

NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below. Notice is further given that enough members of the City Council may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, November 19th, 2025
City Hall, 3rd Floor, 31 S Madison St, Evansville, WI
6:00 p.m.

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the October 15th, 2025 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 102 W Church – Change Door Hardware and Interior Renovations (HPC-2025-235)
 - i. Motion to approve building permit application for interior renovations related to receiving occupancy as a dwelling unit, with the condition that no changes are made to the exterior of the building.
 - B. 204 W Church – Reroof, Replace Aluminum Siding with Vinyl on all 4 sides (HPC-2025-236)
8. Discussion Items
 - A. 129 W Liberty – Feedback on Proposed Garage Demolition and Construction
 - B. Grange Store Marquee Sign Restoration
9. Report of the Community Development Director
 - A. Staff Approved Certificates of Appropriateness
 - i. 228 W Main – Reroof (HPC-2025-191)
 - ii. 1-5 W Main – Reroof (HPC-2025-198)
 - iii. 124 S Second – Reroof, replace vinyl siding with same (HPC-2025-199)
 - iv. 234 W Liberty - Reroof, gutters, replace vinyl siding with same (HPC-2025-200)
 - v. 136 Garfield – Reroof, replace vinyl siding with same (HPC-2025-201)
 - vi. 349 S First – Reroof (HPC-2025-202)

- vii. 20 Garfield - Reroof (HPC-2025-203)
- viii. 262 W Church – 3” ornamental metal fence (HPC-2025-204)
- ix. 209 W Main – Reroof, replace siding, soffit, gutters with same materials (HPC-2025-205)
- x. 15 Antes Drive – Reroof (HPC-2025-206)
- xi. 19-33 W Main - Reroof (HPC-2025-207)
- xii. 209 W Church - Reroof (HPC-2025-208)
- xiii. 334 W Main – Reroof (HPC-2025-209)
- xiv. 39 W Main – Replace EPDM roof (HPC-2025-210)
- xv. 204 W Main – Reroof (HPC-2025-211)
- xvi. 127 W Church -Reroof (HPC-2025-212)
- xvii. 409 S First – Reroof, gutters (HPC-2025-226)
- xviii. 24 E Main – Reroof (HPC-2025-227)
- xix. 15 W Liberty – Reroof, replace gutters, siding, soffit with same materials(HPC-2025-229)
- xx. 249 W Main – Reroof, gutters, siding replacement in kind (HPC-2025-229)
- xxi. 105 S Fourth – Reroof, gutters, siding replacement in kind (HPC-2025-230)
- xxii. 116 E Main – Reroof (HPC-2025-231)
- xxiii. 114 N Second -- Reroof, gutters, siding replacement in kind (HPC-2025-232)
- xxiv. 210 W Liberty - – Reroof, gutters, siding replacement in kind (HPC-2025-233)
- xxv. 133 S Fourth - – Reroof, gutters, siding replacement in kind (HPC-2025-234)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: December 17th, 6:00 p.m.

12. Motion to Adjourn.

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, October 15th, 2025 at 6:00 p.m.
3rd Floor City Hall, 31 S Madison Street, Evansville, WI 53536**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Alison/Scott Stoker
Vice-chair Kelly Shannon	P	Chris Keaveny
Vicky Norton	P	Sandy/John Decker
Gene Lewis	P	Jenny Wiedel
Norman Barker	A	Michelle Schaefer
Amy Corridon	P	John/Nancy Peterson
Steve Christens	P	Richard/Tina McGaw
.....		Melissa Destree
.....		
.....		
.....		

3. Motion to approve the agenda as written by Christens, second by Norton. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the September 17th, 2025 and approve them as printed. Motion by Norton, seconded by Christens. Motion carried unanimously.

5. Civility Reminder. Stephans noted that the meeting would be conducted civilly.

6. Citizen appearances.

7. Action Items

A. 325 W Main – Cover asbestos siding with vinyl siding (HPC-2025-196)

i. Remove From Table.

Motion to remove by Christens, second by Norton. Motion carried unanimously.

More information provided by contractor suggested that the existing asbestos siding could be repaired with the farming method and was not in bad enough shape where friable material was creating an environmental concern. Several members questioned the risk of creating friable material when foam board was attached to the asbestos siding in order to provide a place for vinyl siding.

- ii. *Motion to approve repair of the asbestos siding on front of house using the farming method with non-damaged siding found on the home's rear. Rest of home can be painted to match; by Christens, second by Lewis. Motion carried unanimously.*

- B. 354 W Main Street – Reroof, replace vinyl siding with same, replace aluminum gutters, cover wood soffit with aluminum (HPC-2025-213)**

Discussion revolved around the proposal to remove drip caps, moulding, and other distinct historic features.

Motion to approve roof, siding, and gutter replacement, with the condition that no wood trim, moulding, or drip caps can be removed. Windows with existing aluminum wrap can be replaced, but no other windows should be trimmed with aluminum; by Stephans, second by Corridon. Motion carried unanimously.

- C. 251 W Liberty – Reroof, replace aluminum siding with vinyl, wrap windows with aluminum (HPC-2025-214)**

Motion to approve application with the condition that smooth shiplap vinyl siding be used, and that only windows with existing wrap may be re-wrapped; by Corridon, second by Shannon. Motion carried unanimously.

- D. 20 N First – Reroof house and garage, replace aluminum siding with vinyl on house, replace gutters, replace trim on windows/doors, remove chimney in rear of house (HPC-2025-215)**

Applicants Alison and Scott Stoker were in attendance. Mentioned that they were having issues getting insurance to pay for all four sides of siding. Commission members noted they would make this a requirement.

Motion to approve application with the condition that smooth shiplap vinyl siding be used, that all four sides be replaced with new siding, and that only windows with existing wrap may be re-wrapped; by Christens, second by Norton. Motion carried unanimously.

- E. 31 Mill Street – Reroof with same materials, replace original windows on 2nd floor with vinyl (Lead Abatement) (HPC-2025-216)**

No action taking, invoking Section 62-8 of the City of Evansville Municipal Code.

- F. 14 Garfield Avenue – Install custom-made wood storm windows (HPC-2025-217)**

Applicant Michelle Schaefer present. Storms are being added as they were not there previously.

Motion to approve application by Christens, second by Norton. Motion carried unanimously.

- G. 143 W Main Street – Re-install gutters, replace porches (rear, east, and 2nd street side) in kind and repair existing railings, replace exterior doors with wood exterior/storm doors, rebuild basement door (HPC-2025-218)**

Applicants John and Sandy Decker present. They summarized their application.

Motion to approve application by Christens, second by Lewis. Motion carried unanimously.

H. 122 S First Street – Replace wood siding with vinyl (HPC-2025-219)

Applicants Richard and Tina McGaw were present and explained the situation. Their house was ran into by a truck and has led to structural damage that will require most of the siding on the northwest side of the house has to be removed in order to right the building. Much discussion about the merits of the existing siding. Because of the extent of the structural damage and the amount of original material that would need to be removed to keep the building in good condition, commissioners felt using vinyl siding could be mitigated by keeping the wood details under the roof eaves and around the bay window on the south side of the home.

Motion to approve the application with the conditions that smooth shiplap vinyl to be used, details on the bay window and eaves to be retained, and that the approval is because of the extent of the structural damage, by Corridon, second by Shannon. Motion passes 5-1.

I. 31 S Madison (City Hall)– Reroof with same materials, install gutters/downspouts to match existing, install aluminum fascia to match existing, replace red cedar shake shingle siding, re-wrap windows with aluminum (HPC-2025-220)

i. Alternative Bid(s): Restore double-hung 3rd floor windows on front façade, restore historically appropriate oval windows

Melissa Destree is in attendance representing the City. She is the architect directing the repair for hail-damaged municipal buildings. Historic Preservation Commission approval is needed to advance these projects. All City-applications this evening include an alternative bid, which may be used if budgets allow.

Repairs to City Hall are to repair the roof, including gutter installation and fixing flashing on the belfry, which has been an entry point for water and animals. She suggests restoring double-hung windows on the 3rd floor.

Motion to approve the application as described, with the alternative bid being preferred and details to be chosen at the City's discretion. Motion by Christens, second by Shannon. Motion carried unanimously.

J. 10 W Church (Police Station) – Reroof metal roof with same materials, install gutters, downspouts, and HVAC equipment (HPC-2025-221)

Chair indicates this can be approved by the Community Development Director, as it is like-for-like replacement.

K. 11 W Church (EMS office) – Reroof with same materials, install gutters to match existing, replace aluminum fascia to match existing, ~~replace vinyl lap siding on upper façade of front of building~~ (HPC-2025-222)

- i. **Alternative Bid:** repour porch concrete, add smooth **square** architectural columns, remove vinyl siding and replace with Azek 5” exposure, **butt-edged** shingle siding

Motion to approve the application without replacing vinyl lap siding on upper façade of building’s front, with the alternative bid being preferred and details to be chosen at the City’s discretion. Motion by Lewis, second by Corridon. Motion carried unanimously.

- L. 22 W Church (Police and EMS garage) -- Reroof with same materials, install gutters/downspouts to match existing, install aluminum fascia to match existing, replace vinyl lap siding, and HVAC equipment (HPC-2025-223)

- ~~i. **Alternative Bid: Remove fishscale and vinyl; replace with smooth board and batten LP Smart Side**~~

Motion to approve the application, using horizontal shiplap LP siding instead of vinyl. Alternative bid not approved. By Lewis, second by Shannon. Motion carried unanimously.

- M. 364 Burr W. Jones Circle - Reroof with same materials, install gutters/downspouts to match existing, install aluminum fascia to match existing, ~~replace aluminum siding in kind~~-(HPC-2025-224)

- i. **Alternative Bid:** Remove aluminum install smooth board and batten LP Smart Side

Motion to approve the application using the alternative bid, with the condition that the white color be maintained. By Shannon, second by Christens. Motion carried unanimously.

- N. 30 Antes Drive – Reroof, with same materials, install aluminum gutters and trim, reside with vinyl to match existing (HPC-2025-225)

- i. **Alternative Bid:** Remove vinyl and install smooth board and batten LP Smart Side

Motion to approve the application using the alternative bid, with the condition that the siding be grey in color. By Christens, second by Shannon. Motion carried unanimously.

8. Discussion Items

A. 112 W Liberty Garage Options

Property owner Jenny Wiedel in attendance to discuss options for demolishing and rebuilding her garage. The current building is in poor condition. A replacement would reflect some of the distinct features of the original. Consensus among members that they were in support of the type of garage that was shown.

9. Report of the Community Development Director

A. Staff Approved Certificates of Appropriateness

10. Correspondence, Comments and Concerns

11. Next Meeting Date: November 19th, 2025, 6:00 p.m.

12. Motion to Adjourn by consensus.

	<h2 style="margin: 0;">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p style="font-size: 24pt; font-weight: bold; margin: 0;">\$0.00</p> <p style="margin: 0;">Application Fee</p>
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This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608) 882-2263 or c.spranger@evansvillewi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: _____	Historic Property Address: _____
	Applicant Mailing Address: _____	Evansville, WI 53536
		The following information is available on the property's tax bill:
	Applicant Phone: _____	Parcel Tax ID Number: 222 _____
	Applicant Email: _____	Parcel Number: 6-27-_____
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: _____	
	Owner Address: _____	
		Historic Property Name: _____
	Owner Phone: _____	AHI Number: _____
Owner Email: _____	Contributing: Y or N	

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. **Application Form with attachments (as outlined in Section 3C and 5):**
 - o Clear photo(s) of every portion of the property that will be affected by the work
 - o Historic photograph(s) (if available)
 - o Exterior elevations or sketches of existing conditions and proposed work
 - o Samples or specifications of proposed materials
 - o If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
2. **Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

All applications are to be submitted and deemed complete at least 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: Don Ward DATE: _____

Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
<p style="text-align: center; font-size: 2em;">3</p>	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<hr/> <hr/> <hr/> <hr/>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

SECTION	SUPPLEMENTAL QUESTIONS
<p style="text-align: center; font-size: 2em;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <p>4C Have you submitted this project for state or federal tax credits?</p> <hr/> <hr/>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Exterior elevations or sketches of existing conditions and proposed work4. Samples or specifications of proposed materials5. If Section 3B applies, evidence of un-reparability6. Site plan (if applicable)7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org8. Additional attachments that may assist in understanding the proposed work



EXHIBIT: _____

Change of Use? See SPS 320.04

The topic comes up quite often regarding the use of existing buildings and whether they can be used as dwellings. A **DWELLING** is defined in [SPS 320.07\(25\)](#) as any building that contains one or two dwelling units, while **DWELLING UNIT** is defined in [SPS 320.07\(27\)](#) as a structure or part of a structure which is used or intended to be used as a home, residence, or sleeping place by one or more persons.

The question is: Can a building that began its life as an accessory or commercial building be used as a dwelling? SPS 320 addresses this exact scenario:

[SPS 320.04\(4\) CHANGE OF USE](#). *A building previously used for another purpose, such as a barn or garage, shall comply with this code upon conversion to residential use.*

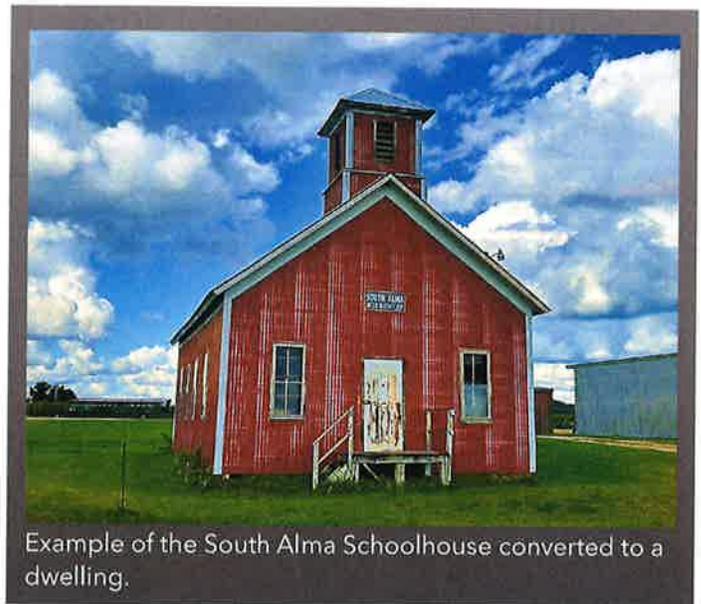
The conversion of a commercial building or an existing accessory building to residential use is an example of what this code section is referring to. As such, it is treated as a new dwelling for the purposes of permitting, inspection, and construction under the Uniform Dwelling Code (UDC) for one- and two-family dwellings.

There are several different aspects of the UDC code to keep in mind when attempting to convert a building into a dwelling. First, a dwelling must meet the requirements set in SPS 320-325. Some of these items are easy to remedy while others are more difficult.

- Exits - SPS 321.03
- Interior circulation - SPS 321.035
- Stairways and elevated areas - SPS 321.04-321.045
- Natural light and ventilation - SPS 321.05
- Safety glazing - SPS 321.05
- Fire separation and blocking - SPS 321.08-321.085
- Smoke detectors - SPS 3321.09
- Carbon monoxide alarms - SPS 321.097
- Protection against decay and termites - SPS 321.10
- Foam plastic insulation (Styrofoam) - SPS 321.11
- Finished grades - SPS 321.12
- Erosion control - SPS 321.25

Also keep in mind requirements for:

- Energy conservation - SPS 322
- HVAC installation - SPS 323
- Electrical installation - SPS 324 and NEC
- Plumbing installation - SPS 325, 382-387



Example of the South Alma Schoolhouse converted to a dwelling.

Other items that may pose a challenge are footing and frost protection requirements as footings need to comply with [SPS 321.25](#). If the conversion involves a previously built pole type building, it is very likely that the footings are undersized. [SPS 321.15\(2\)\(b\)](#) requires a column footing to be a minimum of 2'x2'x1' (width, length, thickness) unless designed through structural analysis. Depending on the post spacing and the width of the dwelling (load being transferred through trusses to posts to footings), they may need to be larger than the minimum required. Buildings built on floating slabs also require analysis to show that the thickened edge is of sufficient size to satisfy the design criteria of [SPS 321.02](#).

Continued on next page

Change of Use continued from previous page

Structural analysis is a term frequently used when discussing the possibility of converting an existing building into a dwelling. [SPS 320.07\(73\)](#) defines **STRUCTURAL ANALYSIS** as a branch of the physical sciences which uses the principles of mechanics in analyzing the impact of loads and forces and their effect on the physical properties of materials in the form of internal stress and strain. What falls under the scope of engineered design/structural analysis? This is a design that falls outside of the UDC prescriptive design tables and specifications. A local inspector can accept them if the underlying code requirements, such as design load requirements, are met. Typical acceptable engineering standards are listed in [SPS 320.24](#) and [321.02](#).

SUMMARY: An existing building can be converted into a dwelling if it meets the requirements of the UDC. Some buildings will be harder than others to convert. Some buildings may be impossible to bring in line with the UDC given access to concealed areas of insulation or excavation required for frost protection and footing verification. In situations where the UDC cannot be met, the owner has the option of submitting a Petition for Variance to propose an alternate method of achieving the code intent. Anything in an administrative code can be petitioned, except for those items that are part of a state statute. Petitions for variances to state administrative codes are reviewed by DSPS or local agencies that have been delegated such authority.

2025 Fall Fire Prevention/FD Safety and Health Training

Wisconsin's Fire Prevention/Safety and Health Program is providing another free Fall training session!

Training started in August and will be going until mid-November. Trainings are held each month in a different district and each session can be attended either in-person and/or virtually. You are not limited to attending the training in your district so you can register for the session that best fits your schedule!

Training Topics:

Updates on Migrant Housing

NFPA 1403 Live Fire Training

CRR-WI CRAIG 1300

Stump the State Q&A (new this year)

Image Trend Elite

NERIS Updates and Q&A

Additional Resources

[Schedule and Registration Information](#)

[Printable Flyer](#) to post at your fire department or organization.

Submit your Stump the State questions to: DSPSSBFirePrevention@wisconsin.gov

Visit the [DSPS Fire Prevention webpage](#) for more program and training information.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 529, Evansville, WI 53536

\$0.00
Application
Fee

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Beverly Coans</i>	Historic Property Address: <i>204 W Church St</i> Evansville, WI 53536
	Applicant Mailing Address: <i>6773 W Thornapple Dr</i> <i>Janesville, WI 53548</i>	The following information is available on the property's tax bill:
	Applicant Phone: <i>608 752 3836</i>	Parcel Tax ID Number: 22? <i>901061</i>
	Applicant Email: <i>beverly711@aol.com</i>	Parcel Number: 6-27- <i>65</i>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	Historic Property Name: <i>N/A</i>
	Owner Address:	
	Owner Phone:	AHI Number:
	Owner Email:	Contributing: Y or N

INSTRUCTIONS: Complete this entire form and submit by mail or email the following:

1. Application Form with attachments (as outlined in Section 3C and 5):

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- Samples or specifications of proposed materials
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Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: *Beverly Coans* DATE: *9/16/25*
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
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<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" type="checkbox"/> Use new modern materials (vinyl, etc.) <i>Already There</i>
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <i>Vinyl 4" white Already</i> <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.) <i>There</i>
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <i>There</i> <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Signage (Complete Sign Permit Application instead). <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p><i>Fence - Repair & Paint Buy some new Roof - Replace Asphalt Shingles & Vents Siding - Replace all with 4" vinyl white 1/4 mil</i></p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>No - siding not available in current aluminum</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p><i>Cannot repair it (siding & roof) Hail Damage</i></p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? <i>It is not currently historically correct. Italianate trim pieces not available or prohibitively expensive. However, it is exactly similar to other houses in the district.</i></p> <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits. It will be exactly how it was when I purchased it in 1998 with the exception of some shutters, and with the ^{previous} removal of the deteriorated lean-to on the North side.</i></p> <p>4C Have you submitted this project for state or federal tax credits?</p> <p><i>No</i></p>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work

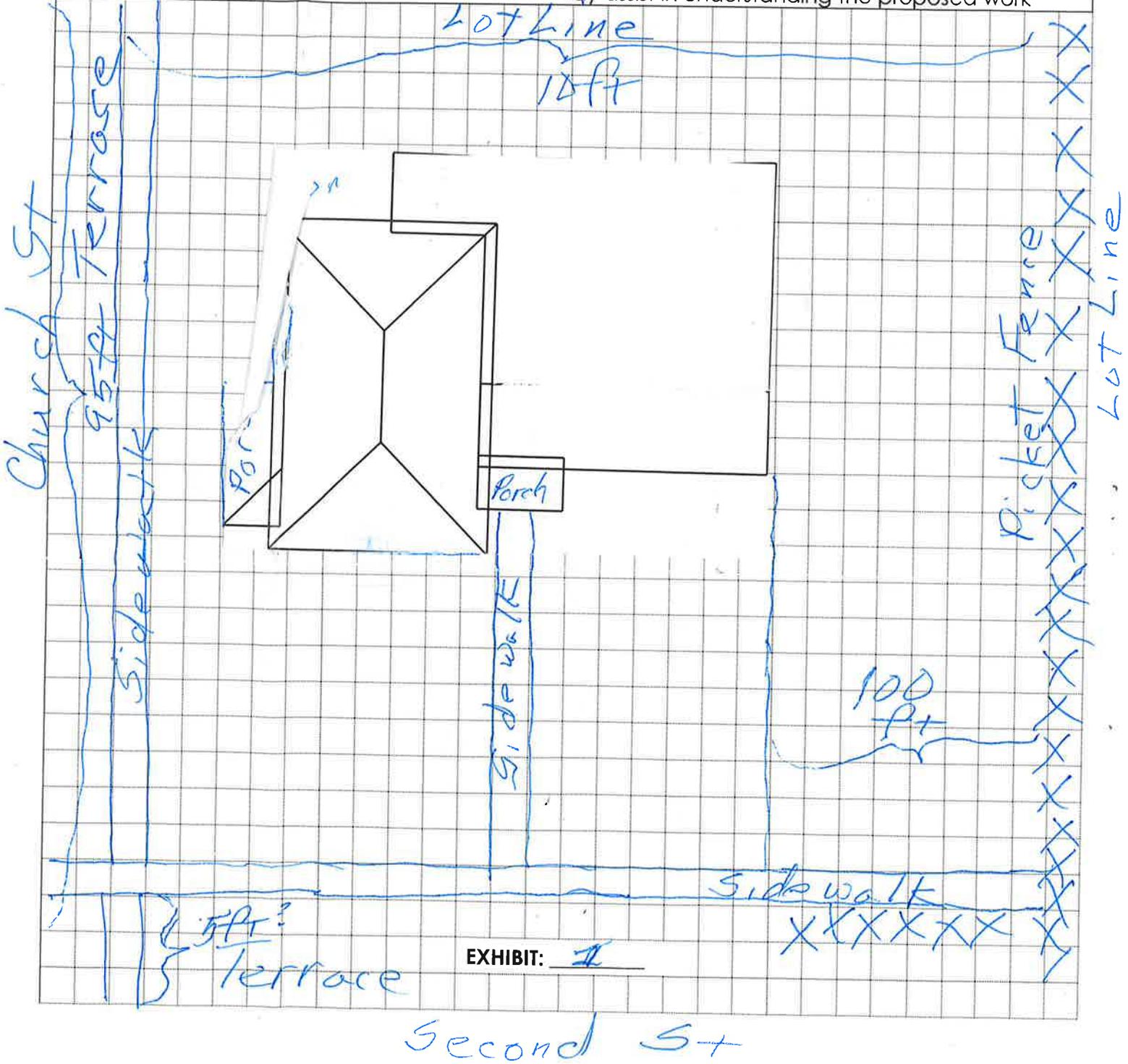


EXHIBIT: 1

PROPERTY RECORD

204 W CHURCH ST

Architecture and History Inventory



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **84930**

PROPERTY LOCATION

Location (Address): **204 W CHURCH ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1868**

Additions: **1979**

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Italianate**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect: **William Morgan**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Evansville Historic District**

National Register Listing Date: **11/16/1978**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES

Additional Information: A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the Wisconsin Historical Society, State Historic Preservation Office. BUILT PRIOR TO 1871.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number

204 W Church

