N O T I C E

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, October 21st, 2026
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 August 19th, 2026 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
    A. 144 W Liberty Street – Replace 7 Windows (HPC-2026-29)
    B. 137 E Main – Replace French Doors Leading to Deck (HPC-2026-30)
    C. 122 S First Street – Relocate Shed from Other Historic Property (HPC-2026-31)
8. Discussion Items
    A. Potential Remodel for 8 W Main
9. Report of the Community Development Director
    A. Staff-Issued Certificates of Appropriateness
        i. 25 Montgomery – Reside Vinyl with Same (HPC-2026-26)
        ii. 15-17 Mill Street – Reroof, Reside Vinyl with Same (HPC-2026-27)
        iii. 46 N Second – Reroof with Same Materials (HPC-2026-28)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: November 18th, 2026, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Chair

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, August 19th, 2026 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
Chair Dan Stephans	P
Vice-chair Kelly Knoble	P
Vicky Norton	P
Gene Lewis	P
Ashley Massman	P
Amy Corridon	P
Steve Christens	P

Others Present

Colette Spranger, Community Development Director
Brian Holmes (101 W Church)
John Decker (for owners, 112 W Liberty)
Casey Farnum, applicant (42 W Church)
Jason Grover, applicant (144 W Liberty)
Bob/Karen McCallister owner (328 W Main)

3. ***Motion to approve the agenda as printed by Knoble, second by Norton. Motion carried unanimously.***

4. ***Motion to waive the reading of the minutes from the July 15th, 2026 and approve them as printed by Christens, second by Knoble. Motion carried unanimously.***

5. **Civility Reminder** by Stephans.

6. **Citizen appearances.**

   A. None.

7. **Action Items.**

   A. 132 W Main Street – Repair porch with wood railings and Trex composite decking/stairs (HPC-2026-21)

   The applicant was not in attendance. Spranger noted that the photos show the porch is clearly in need of repair. She had not confirmed specific materials with the applicant but assumed from the proposal that the railings would be replaced.

Stephans stated that the porch columns should remain. Several of the existing balusters appear to be in good shape; any that cannot be repaired should be replaced to match the appearance of the existing as closely as possible.

Motion to approve the application with the conditions that the existing columns remain and that any replacement spindles match the existing as closely as possible by Norton, second by Knoble. Motion passes unanimously.

B. 101 W Church – Add ADA ramp platform and AC unit (HPC-2026-22)

Applicant Brian Holmes was in attendance. He has decided to install a full air conditioner rather than mini-splits, which does not change the appearance of the condenser. Of the two stair and lift configurations in the packet, Holmes prefers the second, with the platform lift against the building and the stairs coming out around it. The stairs must be replaced regardless because the risers are not uniform. They will be built with wood treads and risers (Trex would likely be too slippery) and enclosed with aluminum railing meeting commercial 4-inch spacing. Stephans also preferred the second configuration, both for its appearance and because the other option placed a wheelchair user at the head of the stairs between two swinging doors. Holmes added that the lift representative confirmed the door swing works for that location.

Holmes asked whether plain 4x4 posts running up to the porch roof would be acceptable in place of the somewhat decorative existing columns. Stephans said that dimensional posts would be acceptable, since the handrails are dimensional material and decorative posts would mix two architectural languages. Corridon agreed, noting that the Commission discussed last month that the overhang is not original but is necessary to bring the lift up to code.

Motion to approve the application by Massman, second by Corridon. Motion passes unanimously.

Spranger noted that the applicant's next step is Plan Commission for rezoning from a residential to a commercial district, and encouraged commissioners to attend the public hearing in support.

C. 42 W Church – Add Basement Egress Window (HPC-2026-23)

The applicant was in attendance and had nothing to add to the application. Stephans asked why a 4' x 4' window was proposed. The applicant replied that his contractor had measured and said that was the size required by code. Stephans suggested verifying the requirement, since a window roughly 3 feet wide with a sill within 44 inches of the floor would likely meet code and avoid the

cost of widening the opening. He said this was a suggestion, not a requirement, and the applicant agreed to double-check.

The applicant also pointed out that the application includes a new cement path/drive separate from the egress window. Spranger noted that existing paved areas on a property may be repaved at any time.

Motion to approve the application by Knoble, second by Christens. Motion passes unanimously.

D. 144 W Liberty – Replace Aluminum Siding with Vinyl (Hail Related), Replace 7 Windows and Wrap with Aluminum, ~~Rebuild 5 Storm Windows~~, Repair/Rebuild Porches, Replace Cellar Door in Kind, Replace Garage Door (HPC-2026-24)

The applicant was in attendance. Spranger explained that after the hail he originally obtained a permit to re-side in kind with aluminum. However, the only aluminum siding he could find is wider than the existing and available only in white, which would have to be painted. His contractor then backed out, so the permitted work was never completed. Spranger clarified that the applicant is not rebuilding five storm windows. Instead, he obtained quotes for two different sets of replacement windows. She also clarified that the "storm door" is the old metal cellar hatch, which he would replace with a new steel hatch.

The applicant proposes replacing the lower-level original wood windows and their aluminum storms with new white vinyl windows. He stated that most of these windows do not function and some have been painted shut. He has tried restoring several of the windows himself and found it costly and time-consuming, and new storm windows now cost nearly as much as new windows. In his view the change would not affect the appearance from the street. The upper-floor windows would remain, except two on the Second Street side. The stationary angled windows on the Liberty Street side would be sanded and painted white. The existing burgundy aluminum trim wrap would be replaced with white aluminum wrap. The proposed siding is Monogram 4-inch vinyl to match the garage siding, with scallops in the gable peaks on all four sides. The new porch columns would be the colonial-style columns from Menards, because tapered columns were cost-prohibitive. The 1970s garage door would be replaced with a carriage-style door.

Stephans noted that the district allows aluminum or vinyl to replace aluminum or vinyl, and suggested a Dutch lap profile to reduce the visible curve of vinyl. The applicant asked about using board-and-batten on the front porch, where vertical siding currently exists. Stephans noted the

porch shows evidence of later alterations and indicated he would be opposed, preferring uniform siding.

On the windows, Stephans noted that the Secretary of the Interior's Standards call first for repair and then for replacement in kind, and that the Commission does not favor losing original wood windows or using vinyl windows. It was suggested that the applicant consult a historic window restorer. Commissioners also mentioned alternative storm windows, interior storms, and wood or composite replacement windows. Corridon suggested he speak with a neighbor across the street who replaced windows with a wood composite product. Spranger offered to share resources. The applicant preferred to have the rest of the application approved so that he can begin ordering materials, and will submit a separate application for the windows. Spranger will update and extend his existing building permit.

Motion to approve the application with the exception of the windows, which are not approved at this time and will require a separate application by Corridon, second by Massman. Motion passes unanimously.

E. 112 W Liberty – Demo Garage and Construct New (HPC-2026-25)

John Decker appeared on behalf of his daughter and son-in-law, the owners. He described the application in three parts: demolition of the garage, demolition of the lean-to chicken coops to the west of the garage, and construction of a new garage. The garage was likely built in the 1920s and the house in the 1880s. When the Deckers owned the house, they had its siding remediated back to the original shiplap. The garage has horizontal wood novelty siding, two windows each on the north and south sides, personnel doors, and an accordion-style main door. In addition to the reasons in the application, he cited obsolescence, since the garage was built for 1920s automobiles, and security concerns in the alley. For many years the garage served as a distribution substation for the Janesville Gazette and the Wisconsin State Journal, and its interior is still covered in carpet squares. The chicken coops were hastily constructed of wide pine boards on a dirt floor with a shallow roof, and have since been used for storage.

Decker stated that the owners believe they can stay within budget only with vinyl siding. If vinyl is a deal breaker, he invited approval conditioned on one of the Commission's approved substitute materials, such as LP or fiber cement. Corridon confirmed that the new door and window face the house, with no doors or windows on the alley side. Spranger asked whether tax credits are available for rebuilding a garage, and Stephans said they are not available for new construction of

garages. Stephans added that he would like the Evansville Historic District nomination amended to list carriage houses and other resources, such as the brick street, as contributing, and Spranger suggested a CLG grant could fund that work.

Motion to approve the application with the condition that vinyl siding not be used; wood, LP, or another previously approved alternate material may be used by Christens, second by Massman. Motion passes unanimously.

After the vote, Decker mentioned that a local window restorer (Alex Lund) had restored windows for his family, and that eight windows cost about $4,000. Spranger confirmed that a demolition permit application has been submitted. Because demolition and new construction in the historic district require a conditional use permit from Plan Commission, with a noticed public hearing, the item will go to Plan Commission in October.

8. Discussion Items

A. 328 W Main – Asbestos Siding Advice

The owner, Bob McCallister, described hail damage to the home's asbestos cement siding. Their contractor, Adam Miller of Total Exteriors, advised that removing an individual damaged panel risks damaging the overlapping panels and recommended full replacement. Their insurer has agreed to cover full replacement and abatement. The asbestos has been confirmed by Advanced Health & Safety, which also provided the abatement bid. Stephans had provided a written memo, which lists repair compounds and manufacturers near the bottom of page 3. He noted that few shingles need full replacement while many are repairable, and that one replacement product on the market closely matches the original. He cautioned that shingles which have moved enough that the nails no longer hold should be replaced rather than repaired. Christens noted that original wood siding is often found beneath asbestos siding and may have lead paint.

Stephans acknowledged that insurance-funded abatement may be good for the house overall, since the asbestos siding is likely not original and few owners could afford removal without insurance. Corridon asked what the insurer specifies as the replacement; the owner said fiber cement lap siding. Stephans and Spranger agreed this is replacement in kind, which staff can approve administratively with a building permit without returning to the Commission. Stephans said the Commission is not making a recommendation, but did not want his initial comments to discourage the owner from this option.

B. 19 W Church – Update on Porch Removal and Exterior Plans

Spranger reported that the non-original porch has been removed. After inspecting the interior, owner Mike Putnam found original trim around the door and no longer wishes to wall it over. He proposes keeping the door and adding exit stairs. Commissioners were supportive, and Spranger will ask him about plans for the upper door. Removal of the porch also uncovered a covered opening with two metal rings, possibly a cistern or well. Spranger will notify Putnam.

9. **Report of the Community Development Director.**

   A. Staff-Issued Certificates of Appropriateness

   - 133 Grove Street – Rebuild porch in historic style with same materials (HPC-2026-19)
   - 116 Grove Street – Repair brick porch with same materials (HPC-2026-20)

   Spranger reported a Certified Local Government (CLG) grant opportunity that could fund a new survey to update the Evansville Historic District and add contributing resources. With the Commission's agreement, she will work with Stephans on a letter of intent to the State Historic Preservation Office, which may be due soon. She also asked Christens and Lewis to sign a letter supporting state restoration of the warming house, which will go to Common Council.

   Stephans reported that the Grove Society has offered to lead a fundraising effort to restore the bandstand, which will also include what is needed to preserve the warming house. Knoble noted strong community interest in the building at a recent event. Corridon suggested that Evansville Underground Music might help with fundraising. Stephans noted that Dolly Parton performed at the bandstand in the early 1970s.

10. **Correspondence, Comments and Concerns.**

    A. None.

11. **Next Meeting Date:** September 16th, 2026, 6:00 p.m.

12. ***Motion to Adjourn* at 7:10pm by Knoble, second by Corridon. Passes Unanimously.**

Feb 2025 form Date Received:_____ [HPC/CDD] [A/D/C] *Application No.: HPC-2025-____ Agenda Item:_____*

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

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:
	Jason & Beatriz Grover	144 W Liberty St
	Applicant Mailing Address:	Evansville, WI 53536
	144 W Liberty St	**The following information is available on the property's tax bill:**
	Applicant Phone:	Parcel Tax ID Number: 222 001187
	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: 6082191705	AHI Number:
	Owner Email: jasongrover@live.com	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: Jason A Grover **DATE:** _____

Owner or Applicant Signature

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

SECTION	PROPOSED WORK SUMMARY
3	**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:
	Vinyl windows to replace non-functional original wood windows on first and second floor
	Windows will be re-wrapped with aluminum (already approved through previous application)
	Window material will not be easily seen from right-of-way due to aluminum wraps.
	Windows will be custom made to match existing sizes.
	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:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?
	See attached files & images
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:
	Window restorer recommended by commission is retired.
	Applicant has repaired original windows previously but the number needing replacement and the time needed
	to complete each window (~70 hours) is unfeasible.

SECTION	SUPPLEMENTAL QUESTIONS
4	**4A** Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	No, it will augment the historic architecture.
	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.) *Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.*
	Our goal it to put the house closer to it's original appearance after the early 80's remodel removed many of it's charming characteristics.
	4C Have you submitted this project for state or federal tax credits?
	No, not eligible.

JASON GROVER – 144 W Liberty St.

7 extruded replacement windows on 2nd st elevation

Window Estimate from Orfordville Lumber

ALLIANCE -Hawthorne -Vinyl

QTY	Vinyl Size	White on White Base $	With Colored Interior Insulated frames EACH		White Aluminum Storms EACH	
1	24x70	424.03	579.31	579.31	376.50	376.50
2	22x70	776.38	543.47	1086.94	276.50	553.00
2	21x70	776.38	543.47	1086.94	276.50	553.00
2	30x70	848.06	579.31	1158.62	453.97	907.94
		2824.85	2245.56	3911.81	1383.47	2390.44
	TAX	155.37	123.51	215.15		131.47
		2980.22	2369.07	**4126.96**		**2521.91**

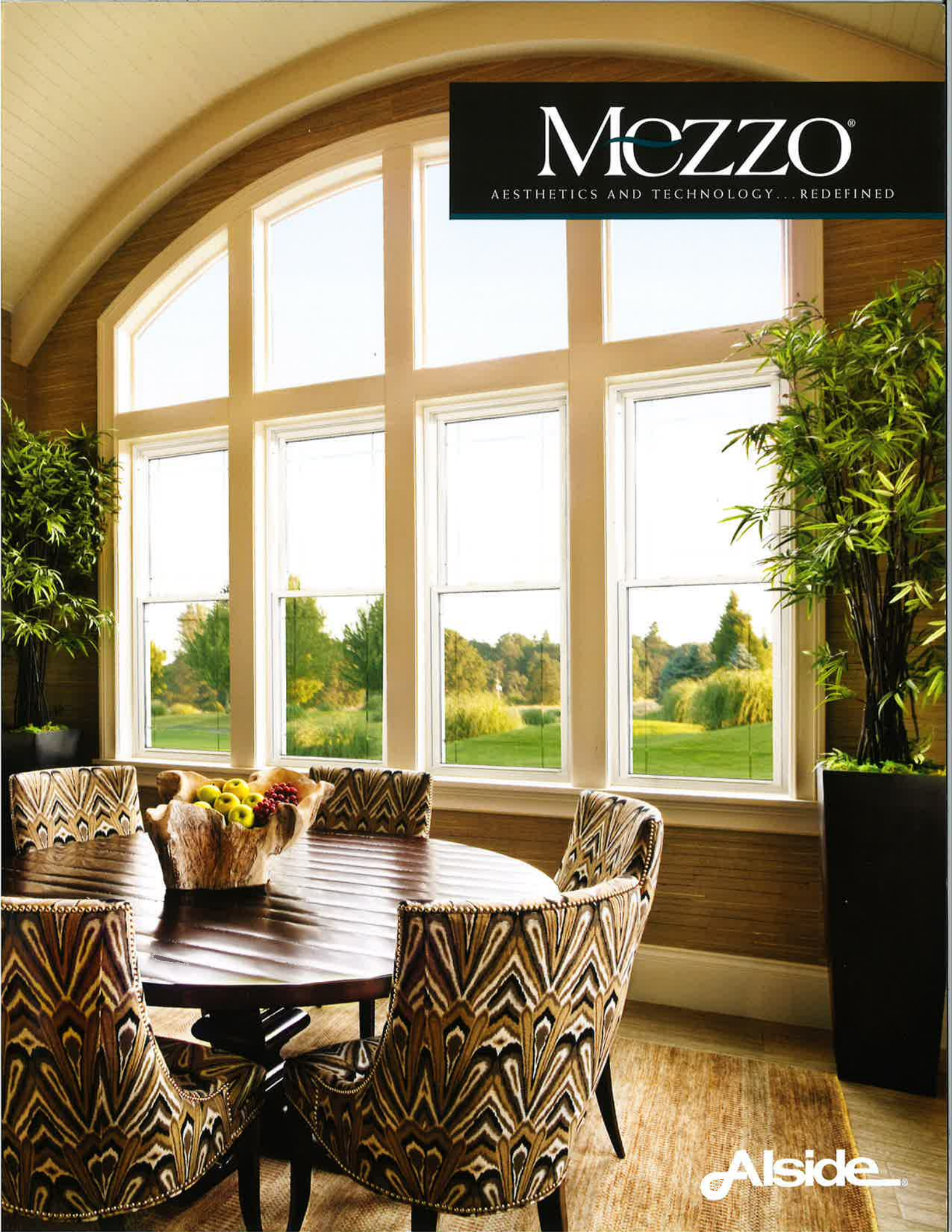
Window Estimates from Brunsell Lumber

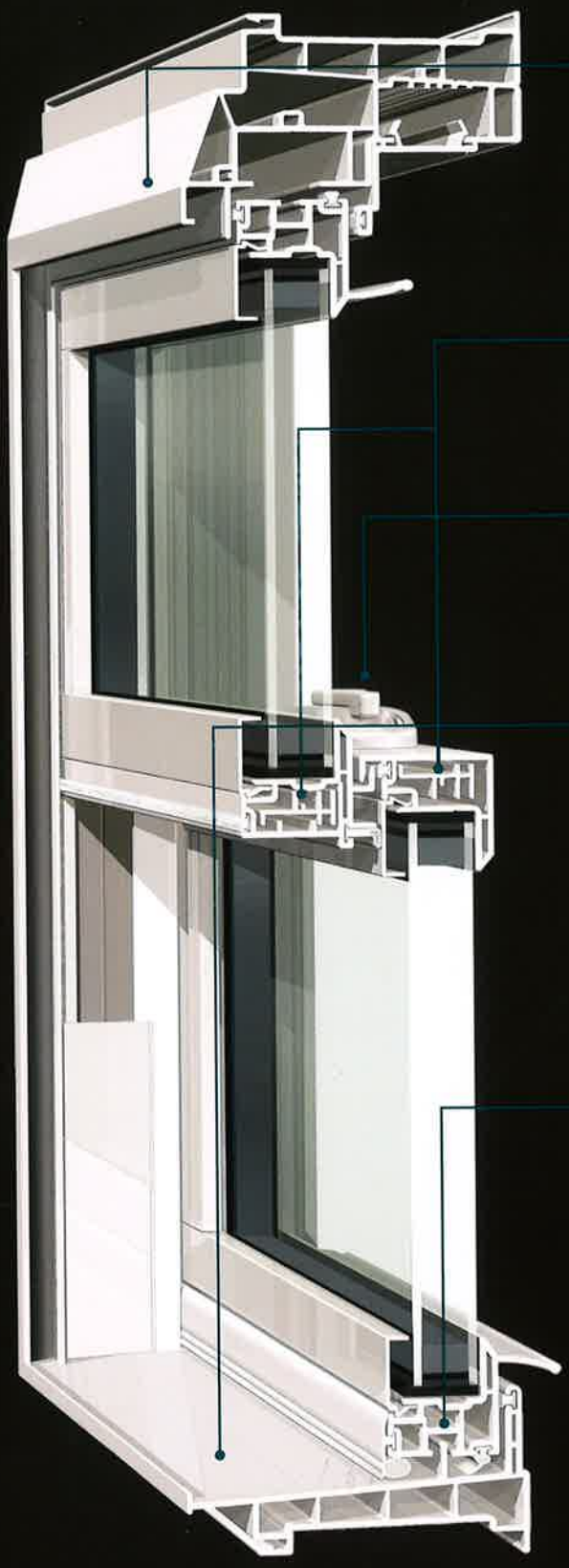
Marvin fiberglass with resin caps and unstained pine interior

QTY	Size	EACH	
1	24x70	827.67	827.67
2	22x70	827.67	1655.34
2	21x70	827.67	1655.34
2	30x70	900.46	1800.92
		3383.47	5939.27
	TAX		326.66
			6265.93

LINDSAY VINYL WINDOWS -No color on interior **CASCO**

QTY	White on White Windows	EACH	Colored Interior Not Avail.	White Aluminum Storms
1	24x70	535.76	535.76	318.61
2	22x70	535.76	1071.52	637.22
2	21x70	535.76	1071.52	637.22
2	30x70	583.97	1167.94	646.5
		2191.25	3846.74	2239.55
	TAX	120.52	211.57	123.18
		2311.77	**4058.31**	**2362.73**


Mezzo®
AESTHETICS AND TECHNOLOGY... REDEFINED
Alside®



EdgeForce
NARROWLINE FRAME AND SASH

The beauty of our EdgeForce narrowline frame and sashes is subtle and substantial at the same time. The sleek design is visually clean and contemporary, with a larger glass area for exceptional daylighting and outside viewing. And beneath the elegance? Internal chambers are meticulously engineered for structural integrity and enhanced energy efficiency.

CoreFX
COMPOSITE REINFORCEMENT

CoreFX is a structural component that never quits. This innovative low-conductive composite reinforcement in the sash meeting rails is designed for energy efficiency and the secure mounting of hardware.[1]

Defense-Tek
SECURE LOCKING SYSTEM

Stylish and strong, this low-profile secure locking hardware features an indicator that tells you if your windows are left unlocked. But the true beauty of Defense-Tek is its end-of-throw cam shift locking action, expertly constructed for increased protection.

Forecaster
TRUE SLOPED SILL

Forecaster elevates both the appearance and performance of Mezzo Windows with its smooth, uniform design. The true sloped sill is expertly crafted to provide a highly efficient drainage system that helps promote water runoff without the use of weep holes.[2]

HP³
TELESCOPING SILL

The benefits distinction here is three-fold: protection from air and water infiltration, increased structural stability and enhanced beauty. The integrated telescoping sill dam effortlessly blends strength with style.

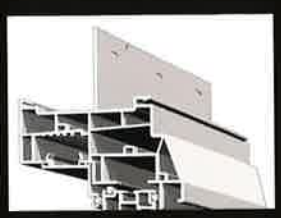
Gatekeeper
SASH-TO-SILL INTERLOCK

When harsh wind and weather hit your home, Gatekeeper stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with Gatekeeper interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength. Combined with three layers of weatherstripping, Gatekeeper delivers unmatched protection, as well as peace of mind.

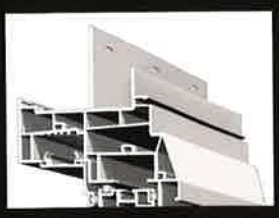
Ocular
SCREEN BULB SEAL

Improved form and functionality is the focus of our Ocular screen bulb seal. The compression bulb aids in the installation and removal of the extruded aluminum screen. The snug fit also helps eliminate light penetration between the screen and frame and helps block insect access.[3]

For enhanced appearance and ease of installation, two additional frame options also are available.[4] Further improve the energy efficiency of Mezzo Windows with a triple-pane insulated glass option.



1-3/8" Nail Fin Set Back



1-3/8" Nail Fin Set Back with J-Channel Adapter



Triple-Pane Glass

[1] Double-hung base model will automatically be upgraded to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.
[2] For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.
[3] Available only with the full screen option.
[4] Not all nail fin options are available in all woodgrains. See your Alside Representative for more details.



Beauty Forged with Performance

The closer you look, the more you'll see why Mezzo is a standout choice for your home.

DISCOVER SUPERIOR QUALITY AND ENERGY EFFICIENCY FOR YOUR HOME

Mezzo's advanced design innovations paired with ultra-efficient insulating glass delivers exceptional functionality and style. Mezzo Windows provide a clean installation because they require no additional wall construction, in comparison to stock windows. Each window is custom-made with various frame and glass options to create the perfect window system for your home. Various selections include:

- Frame Type
- Double- or Triple-Pane Glass
- Sized to Exact Opening

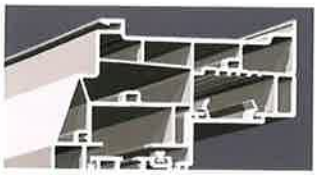
Mezzo Windows achieve exquisite detail you'll appreciate every day, from every angle.



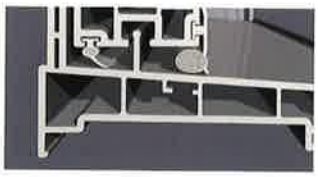
FULLY FUSION-WELDED FRAME AND SASH CORNERS create superior strength and a clean, low-profile finished look.



DUAL-PANE, DOUBLE-STRENGTH GLASS increases strength, durability and insulation.



AIRTIGHT INSULATING CHAMBERS enhance thermal performance and durability.



DUAL BULB SEALS along the bottom of the lower sash improve the appearance and create a tighter seal between the lower sash and true sloped sill when the window is closed and locked.
(Double-hung and single-hung only.)



DUAL VENT STOPS for limited and convenient opening of the window for ventilation.
(Not available on single-hung or single-sliding windows.)



HIDDEN SCREEN TRACK creates a clean-line design for enhanced visual appeal; half screens are standard, optional full screens available.[5]

[5]Full screens are standard on exterior color-finished windows.

FrameWorks® Color Collection

EXCEPTIONAL STYLE FOR EVERY HOME

Architectural elegance, performance and strength – it all comes together in Mezzo's curated color collection. Choose our beautifully resilient Black Exterior Laminate for the luxe look and feel of powder-coated aluminum, or select a FrameWorks exterior color featuring a polyurethane coating that's remarkably strong and fade-resistant. Interior woodgrain laminates are performance-engineered for superb durability that maintains its attractive appearance over the life of the product.

EXTERIOR COLORS



Black Laminate¥ | Architectural Bronze | American Terra | Hudson Khaki

Desert Clay | Sand Dune | English Red | Forest Green

Silver | Castle Gray | Classic Clay†† | Beige††

White††

INTERIOR COLORS



White Woodgrain¥ | Rich Maple Woodgrain | Light Oak Woodgrain | Dark Oak Woodgrain

Foxwood Woodgrain | Cherry Woodgrain | Classic Clay†† | Beige††

White††

¥Black Laminate is available with a White base only. White Woodgrain is available with a Beige or Classic Clay base only.
†† Extruded solid color. Note: Classic Clay base is not available with exterior color finishes.
Note: White, Beige and Classic Clay windows and patio doors will have matching interior hardware. Windows and patio doors ordered with a Light Oak, Dark Oak or Rich Maple interior will receive Pontiac Gold hardware. Windows and patio doors ordered with a Cherry or Foxwood interior will receive Brown hardware.

Applied Building SERVICES

PRICING WORKSHEET

	QTY	SERVICE	PRICE: SERVICE	PRICE: PRODUCT	PRODUCT	ADDITIONAL NOTES
1	5	windows Pocket install	1675.00	2809.17	5 windows	
2	26	wraps	3250.00	1156.38	Linear Foam Coil and Caulk	
3	31	Lead protocol	2790.00	396.00	10% admin fee	
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
			$ 7715.00	$ 4361.55		

TOTAL COST

$ 12,076.55

TOTAL SERVICE COST

TOTAL PRODUCT COST

TECH NOTES: admin fee is only 10% discounted from 25%

JOB #: _____ HOME #: _____

CUSTOMER: _____ CELL #: _____

ADDRESS: _____ COMMENTS: _____

CITY: _____


This porch to be replaced with Colonial columns/ railings
Red squares denotes window slated for total replacement


144





Feb 2025 form Date Received:_____ [HPC/CDD] [A/D/C] *Application No.: HPC-2025-____ Agenda Item:_____*

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

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: Allen Creek Coffee House	Historic Property Address:
	Applicant Mailing Address: 137 E. Main Street Evansville WI 53536	Evansville, WI 53536
	Applicant Phone: - 608-219-4955	**The following information is available on the property's tax bill:**
	Applicant Email: AllenCreekCoffeeHouse@gmail.com	Parcel Tax ID Number: 222 0509013
	If different from above, please provide:	Parcel Number: 6-27- 024.1
	Owner Name: Tommy Hom	**The following information is available by searching the property address at www.wisconsinhistory.org/records):**
	Owner Address: Same	Historic Property Name: —
	Owner Phone: Same	AHI Number: 85249
	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):***
   - Clear photo(s) of every portion of the property that will be affected by the work
   - Historic photograph(s) (if available)
   - Exterior elevations or sketches of existing conditions and proposed work
   - Samples or specifications of proposed materials
   - If Section 3B applies, evidence of un-reparability
   - Site plan (if applicable)
   - 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: _____ **DATE:** Oct 11, 2026
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:

Work Category		Work Category Details
☐ **Roofing**	☐ **Replacement** ☐ **Minor repair**	☐Shingles only ☐Soffit, fascia, or trim work ☐Matching existing materials ☐Change of materials (EG, replacing asphalt with metal)
☐ **Gutters**	☐ **New or repair** ☐ **Replacement** ☐ **Removal**	☐Change of materials ☐Match existing historic materials (metal, etc.) ☐Use new modern materials (vinyl, etc.)
☐ **Siding**	☐ **Minor repair** ☐ **Replacement**	☐Change of materials ☐Match historic materials (wood, cement board, etc.) ☐Use modern materials (plastic, vinyl aluminum, etc.)
☒ **Exterior windows and doors**	☐ **Add new** ☒ **Replacement** ☐ **Removal**	☐Change in dimension or location (height, length) ☐Match historic materials (wood, metal, glass, etc.) ☒Use modern material (plastic, vinyl, aluminum, etc.) ☐Removal, covering or alteration of original trim
☐ **Fences**	☐ **New** ☐ **Repair** ☐ **Replacement**	☐Use new modern materials (vinyl, aluminum, etc.) ☐Matching historic materials (wood, stone, etc.)
☐ **Porch**	☐ **Minor repair** ☐ **Replacement** ☐ **Removal** ☐ **Add new**	☐Match historic material (wood, metal, etc.) ☐Use new modern material (plastic, vinyl, aluminum, etc.) ☐Column, railing, or skirting ☐Decking
☐ **Sidewalk or paving**	☐ **New** ☐ **Repair** ☐ **Replacement**	☐Recreating ☐Matching existing materials ☐Other: _____
☐ **New construc-tion**	☐ **Addition** ☐ **New building** ☐ **Façade alter-ation**	☐Recreating missing architectural features ☐Removing architectural features ☐Other: _____
☐ **Signage and exterior lighting**	☐ **New** ☐ **Repair** ☐ **Replacement**	☐***Signage (Complete Sign Permit Application instead).*** ☐Lighting ☐New alternative materials ☐Matching existing materials
☐**Other**	☐ **New** ☐ **Repair** ☐ **Replacement** ☐ **Removal**	☐New modern materials ☐Match existing materials ☐Removal or altering of original architectural details ☐_____

SECTION	PROPOSED WORK SUMMARY
3	**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: Replace french doors on porch. Replace door frame with same materials. Painting to follow.
	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:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:

SECTION	SUPPLEMENTAL QUESTIONS
4	**4A** Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	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.) *Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.*
	4C Have you submitted this project for state or federal tax credits?

DMR EXTERIORS

ROOFING • SIDING • GUTTERS

6811 W Thornapple Dr
Janesville WI 53548
608-931-6062

Date: October 14, 2026

Location
Tommy Hanna
137 East Main St
Evansville, WI

Roof Color:
Siding Color:
Fascia Color:
Trim Color:

We propose to perform the following scope of work as outlined below: Doors

- Carefully remove French door on east side and back exterior door.
- Furnish and install new Mastercraft steel exterior French doors. Seal for airtight application. Install new LP trim on exterior.
- Furnish and install new Mastercraft primed steel ½ lite (glass) door. Seal for airtight application. Install new LP trim on exterior.
- Complete clean up from work completed above.

Total Cost: $6,320 Payments: 50% down and 50% once complete

Acceptance Signature: _____ Date: 10-15-26

DMR Authorization _____ Date: 10-15-26

Option

- Furnish and install Genius Cool Retractable screen door for French doors. (amazon)
- Furnish and install Larson Lakeview screen away splitview storm door to back door.

Total Cost: $1,400 Accept: _____ Delcine: _____

*** Our company's workmanship warranty is for 10 years on all full replacement contracts.
***All work will be done as described above. Any change from scope of work will result in change on final invoice.
***Customer and DMR Exteriors LLC have 72 hours to cancel this contract. If the contract is cancelled, any downpayment received will be returned within 72 hours.
*** DMR Exteriors LLC reserves the rights to place a lien on any invoices not paid within 30 days. Customer also agrees to pay for any expenses incurred by the contractor for having to place the lien (can include lawyer fees, court fees, and missed time from work)
*** Invoices not paid within 30 days are also subject to being charged an interest fee.
*** DMR Exteriors LLC does not provide any warranty on materials supplied by the customer.
*** Proposal is based on the current market material price. If material costs change this proposal is subject to change accordingly.

Down Pymt $3000 CK #1183

10-15-26



Feb 2024 form Date Received:_____ [HPC/CDD] [A/D/C] *Application No.: HPC-2024-_____ Agenda Item:_____*

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: Gavin A. Buehl	Historic Property Address: 122 S. 1st St. Evansville, WI 53536
	Applicant Mailing Address: 122 S. 1st St. Evansville, WI 53536	**The following information is available on the property's tax bill:**
	Applicant Phone: 608-201-1406	Parcel Tax ID Number: 222 0611011
	Applicant Email: gabuehl@msn.com	Parcel Number: 6-27-701
	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):***
   - Clear photo(s) of every portion of the property that will be affected by the work
   - Historic photograph(s) (if available)
   - Exterior elevations or sketches of existing conditions and proposed work
   - Samples or specifications of proposed materials
   - If Section 3B applies, evidence of un-reparability
   - Site plan (if applicable)
   - 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)***

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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 – 1910 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: _____ **DATE:** 10/10/26
Owner or Applicant Signature

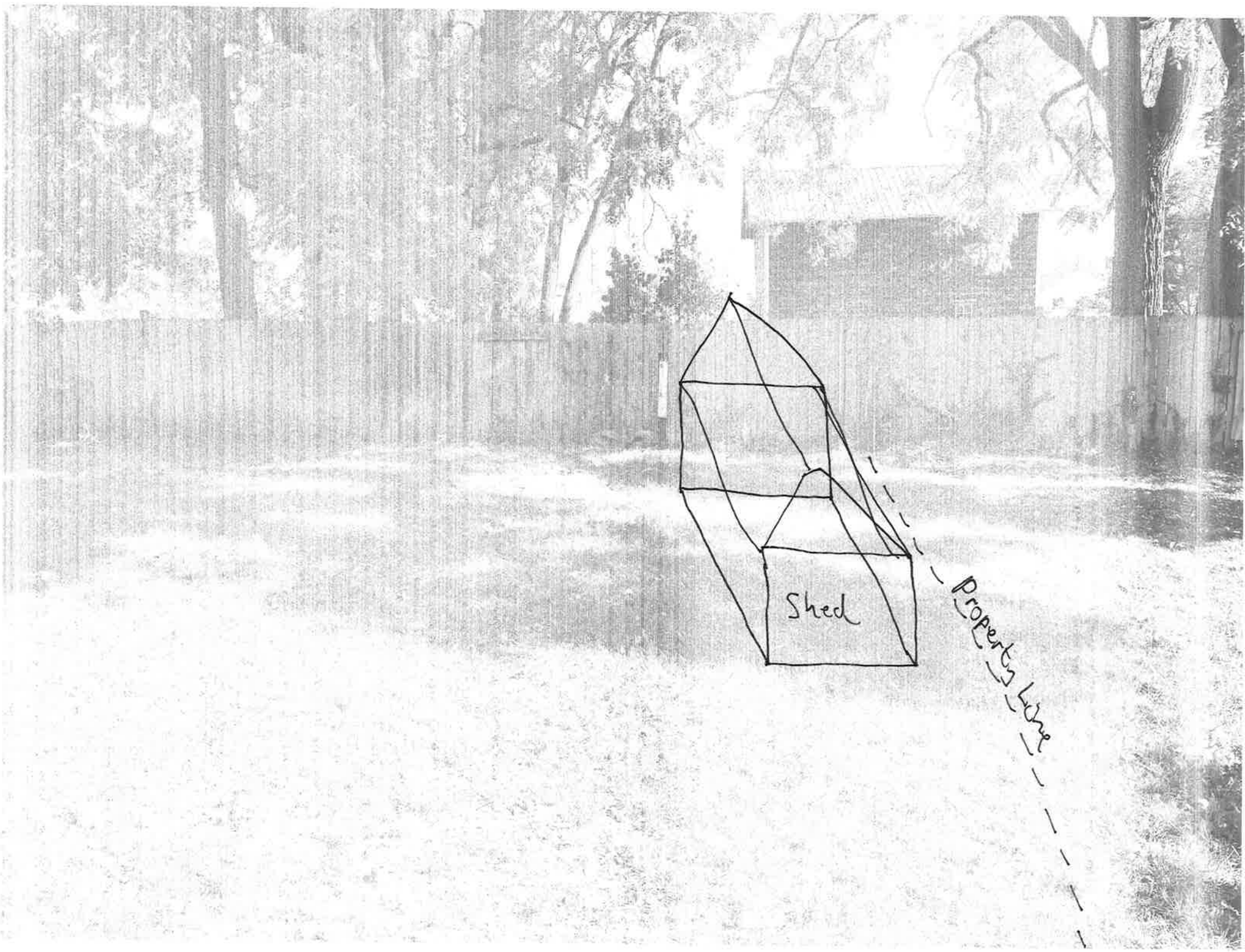
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☐ **Gutters**	☐ **New or repair** ☐ **Replacement** ☐ **Removal**	☐Change of materials ☐Match existing historic materials (metal, etc.) ☐Use new modern materials (vinyl, etc.)
☐ **Siding**	☐ **Minor repair** ☐ **Replacement**	☐Change of materials ☐Match historic materials (wood, cement board, etc.) ☐Use modern materials (plastic, vinyl aluminum, etc.)
☐ **Exterior windows and doors**	☐ **Add new** ☐ **Replacement** ☐ **Removal**	☐Change in dimension or location (height, length) ☐Match historic materials (wood, metal, glass, etc.) ☐Use modern material (plastic, vinyl, aluminum, etc.) ☐Removal, covering or alteration of original trim
☐ **Fences**	☐ **New** ☐ **Repair** ☐ **Replacement**	☐Use new modern materials (vinyl, aluminum, etc.) ☐Matching historic materials (wood, stone, etc.)
☐ **Porch**	☐ **Minor repair** ☐ **Replacement** ☐ **Removal** ☐ **Add new**	☐Match historic material (wood, metal, etc.) ☐Use new modern material (plastic, vinyl, aluminum, etc.) ☐Column, railing, or skirting ☐Decking
☐ **Sidewalk or paving**	☐ **New** ☐ **Repair** ☐ **Replacement**	☐Recreating ☐Matching existing materials ☐Other: _____
☒ **New construc-tion**	☐ **Addition** ☒ **New building** ☐ **Façade alter-ation**	☐Recreating missing architectural features ☐Removing architectural features ☒Other: Shed
☐ **Signage and exterior lighting**	☐ **New** ☐ **Repair** ☐ **Replacement**	☐***Signage (Complete Sign Permit Application instead).*** ☐Lighting ☐New alternative materials ☐Matching existing materials
☐**Other**	☐ **New** ☐ **Repair** ☐ **Replacement** ☐ **Removal**	☐New modern materials ☐Match existing materials ☐Removal or altering of original architectural details ☐_____

Application No.: HPC-2024-_____

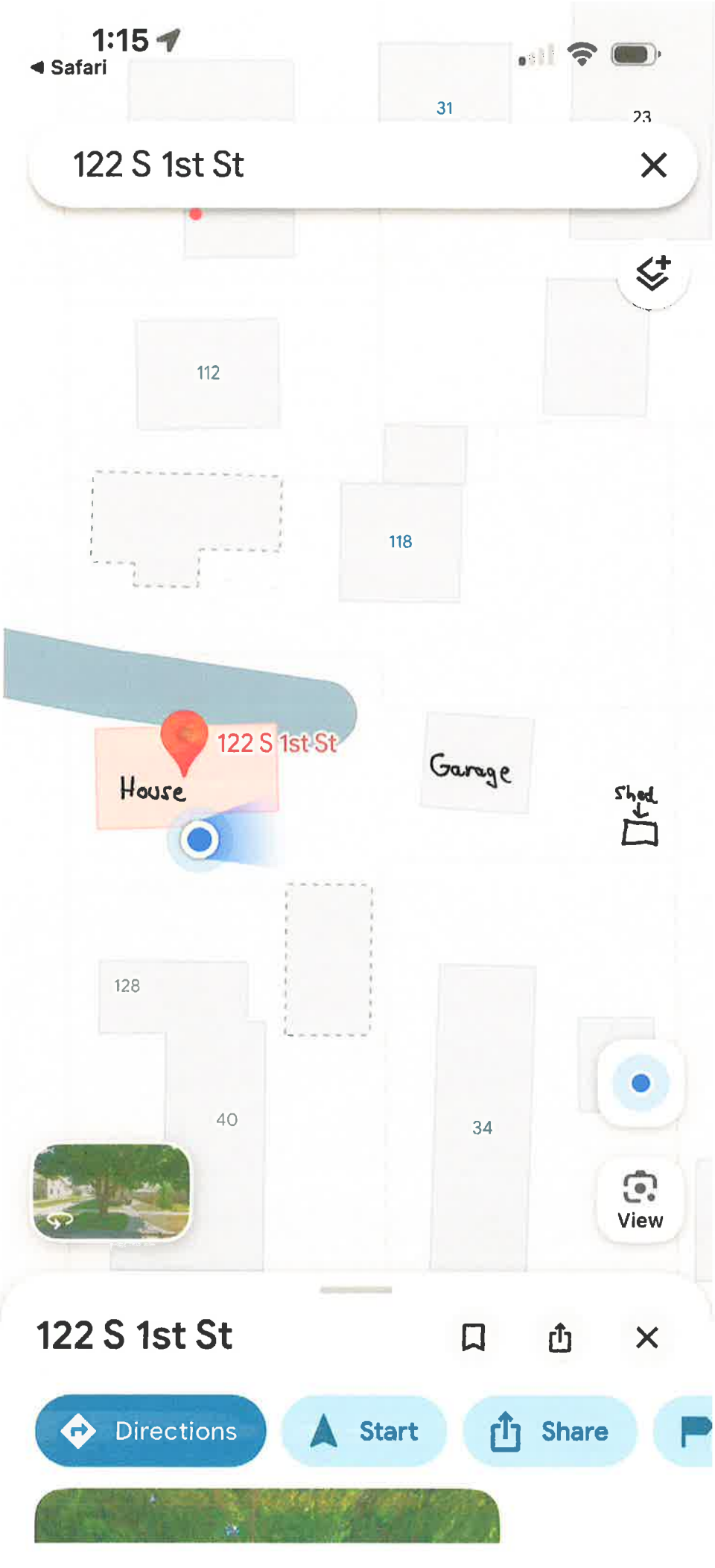
SECTION	PROPOSED WORK SUMMARY
3	**3A** For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done: We want to relocate our shed currently at 303 W. Main to our new home at 122 S. 1st St. It is a premanufactured shed, 10'x14'. It does not have a permanent foundation.
	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:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? N/A
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:

SECTION	SUPPLEMENTAL QUESTIONS
4	**4A** Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	No
	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.) *Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.*
	We are not changing anything on the existing structures. This is just a garden shed.
	4C Have you submitted this project for state or federal tax credits?


Shed
Property Line


Shed
Property Line
POULAM PRO




1:15
Safari
122 S 1st St
31
112
118
122 S 1st St
House
Garage
shed
128
40
34
View
122 S 1st St
Directions
Start
Share