

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 members of the City Council might be in attendance. 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. Due to COVID-19, this meeting will provide the option to participate virtually. To participate via video, go to: meet.google.com/amx-jnqp-vqu or by phone, dial: 323-886-1792 and enter PIN: 691 131 856# when prompted

City of Evansville Historic Preservation Commission
Regular Meeting
City Hall, 31 S Madison St. Evansville, WI 53536
Wednesday, October 20, 2021, 6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the September 15, 2021 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
 - A. 246 W Liberty – Roof, Windows, and Doors (HPC-2021-39)
 - B. Downtown Murals
8. Discussion Items
 - A. 20 Mill Street – Demolition and Reconstruction (placeholder)
9. Correspondence, Comments or Concerns
10. Next Meeting Date: *November 17, 2021.*
11. Motion to Adjourn.

These minutes are not official until approved by the City of Evansville Historic Preservation Commission.

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday September 15, 2021 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

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	Jason Sergeant, Community Development Dir. Chris Eager, Applicant
Vice-chair Steve Culbertson	A	Denise Jansen Eager, Applicant
Gene Lewis	P	Anika Laube, Applicant
Katie Sacker	P	Carol Ballmer, Applicant
Vacant	A	Janice Turner, Applicant
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda by Doerfer, seconded by Lewis. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the August 18, 2021 meeting and approve them as printed by Lewis, seconded by Sacker. Motion carried unanimously.

5. Civility Reminder. Stephans noted the City's commitment to civil discourse.

6. Citizen appearances and Public Presentations. None present

7. Applications- Action Items:

A. 126 Garfield – Fence and Porch (HPC-2021-19)

Applicant not present. Motion to remove from table by Sacker, seconded by Christens. Motion carried unanimously.

No action taken as project was to replace in kind. Project is already complete and no issues were found with materials or design used.

B. 32 W Main – Windows (HPC-2021-32)

Applicant Anika Laube present. Applicant described the project which is the second phase of a project. The same materials were to be used in this phase as in the previous phase that was previously approved. Motion to approve the application on condition

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that only the vinyl windows are to be replaced by Sacker, seconded by Christens.

Motion carried unanimously.

C. 19 S First – Roof (HPC-2021-35)

Applicant not present. ***by Stephens, seconded by Sacker. Motion carried unanimously.***

D. 245 W Liberty – Fence (HPC-2021-36)

Applicant Carol Ballmer present virtually but muted. **Motion to approve the application with condition of smooth not embossed fencing be used by Doerfer, seconded by Sacker. Motion carried unanimously.**

E. 233 W Church – Shed (HPC-2021-37)

Applicant Janice Turner present, action item moved to top of agenda. Applicant described the location of the shed which is not clearly visible from the street and that the shed would match the house in color. **Motion to approve the application by Christens, seconded by Lewis. Motion carried unanimously.**

Applicant arrived late. Applicant described the location of the shed and clarified that the shed would not be visible from the street. The color of the shed was discussed and the applicant stated there would be no issue with getting the shed in white to match the home. **Motion to remove from the table due to arrival of applicant by Culbertson, seconded by Sacker.**

Motion to approve application with condition that the shed be white if attainable to match the home by Culbertson, seconded by Christens. Motion carried unanimously.

F. 239 W Liberty – Roof and Porch (HPC-2021-38)

Applicants Denise and Chris Eager present. Applicants described the current porch and the proposed changes. **Motion to approve the application as submitted by Christens, seconded by Lewis. Motion carried unanimously.**

8. Discussion Items:

A. 20 Mill St – Demolition and Reconstruction (HPC-2021-10 and HPC-2021-16) (placeholder)

Applicant not present. No discussion held, no action taken.

9. Correspondence, Comments and Concerns.

Sergeant gave an update on the pool and splash pad project planning with construction beginning summer or fall of next year. Sergeant also gave an update on the Community Development Director search.

10. Next Meeting Date: October 20, 2021 @ 6:00

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11. Motion to Adjourn by Christens, seconded by Sacker. Motion carried unanimously.



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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>TruHome Inc</u> <u>(Jordyn VanMatre)</u>	Historic Property Address: <u>246 W Liberty St.</u>
	Applicant Mailing Address: <u>1807 12th Ave</u> <u>Monroe WI 53566</u>	Evansville, WI 53536
	Applicant Phone: <u>608 426 6767</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>jordynv@truhomeinc.com</u>	Parcel Tax ID Number: 222 <u>001208</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>205</u>
	Owner Name: <u>Scott & Joanne Smith</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: <u>246 W Liberty St.</u>	Historic Property Name: <u>Almeron</u>
	Owner Phone: <u>608-295-4068</u>	<u>Eger Rental House</u>
	Owner Email: <u>Scott.SmithUSA246@gmail.com</u>	AHI Number: <u>85110</u>
		Contributing: <input checked="" type="radio"/> 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: Jordyn VanMatre DATE: 10/8/2021
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 checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input checked="" type="checkbox"/> Shingles only <i>on sunroom only</i> <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 checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" 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.) <input checked="" 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 checked="" 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
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 style="text-align: center; font-size: 24px;">see attached</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?</p> <p style="text-align: center; font-size: 24px;">yes, windows</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>windows have been repaired numerous times, current paint is bubbling & will start cracking/flaking. wood windows are deteriorated and deemed unrepairable by TruHome Inc.</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p style="text-align: center; font-size: 24px;">no</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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>Historic character will be retained & preserved. There will be no changes to home's structure & no changes to window size or placement. Stained glass windows (a distinctive feature of home) will be preserved. wood windows are deteriorated & deemed unrepairable by TruHome Inc.</p>
<p>4C Have you submitted this project for state or federal tax credits?</p> <p style="text-align: center; font-size: 24px;">no</p>	

Application for Certificate of Appropriateness

More information regarding the residence of Scott and Joanne Smith (246 W Liberty Street)

Windows

- We will be replacing 12 windows. 3 of those 12 windows have stained glass. We will be preserving the stained glass and installing windows below the preserved stained glass.
- The windows will be vinyl windows in the color of “cherry woodgrain” on the interior and white vinyl on the exterior.
- We will be wrapping the exterior of the windows in white exterior trim cladding. The original trim around the window itself will be staying.
- We will be replacing a back exterior door, similar to the door that is currently there. It will be a white door with half glass.



Roof

- We will be replacing the shingles over the sunporch. The color of shingles the homeowners have chosen is Chateau Green.



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

See attached photos

EXHIBIT: _____









**DECISION FORM FOR
CERTIFICATE OF APPROPRIATENESS**
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, Evansville, WI 53536

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of HPC or the Community Development Director.

Certificate of Appropriateness Decision Criteria: The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:

- Original material is severely or significantly deteriorated as defined by the N.P.S.**
- Contractor estimate demonstrates the un-repairability of original materials**
- Replacement material is similar in [] design, [] color, [] scale, [] architectural appearance, and [] other visual qualities _____**

Summary of Work:

Certificate of Appropriateness is hereby (check one):

Approved, [] Not approved, or [] Approved with the following conditions:

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>246 W Liberty St.</u>	Tax ID Number: 222 <u>00 1208</u>
Historic Property AHI Number: <u>86110</u>	Parcel Number: 6-27- <u>205</u>



Search...



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ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

246 W LIBERTY ST

Architecture and History Inventory

PRINT

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TWITTER

MORE...



NAMES

Historic Name: **ALMERON EAGER RENTAL HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85110**

PROPERTY LOCATION

Location (Address): **246 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

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: BUILT BETWEEN 1881 AND 1908.

Bibliographic References: ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

RECORD LOCATION

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

Have Questions?

PROJECT ADDRESS 246 W Liberty St.

PERMIT # 20210295

PROJECT DESCRIPTION:
Replacing windows & reroofing sun porch roof. There is no change to existing structure.

PARCEL #
6-27-205
TAX ID #:
222001209



BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT
31 S. Madison St. PO Box 529, Evansville, WI 53536
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME: Scott & Joanne Smith ADDRESS: 246 W Liberty St. PHONE: 608-295-4068 EMAIL: Scott.Smith USA 246 03@gmail.com

CONTRACTOR: CONST HVAC ELEC PLBG LIC/CERT#/EXP: DC-081600030 11/1/21 PHONE: 6084266767 EMAIL: Jordan V W Truborn@wi.com

CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG LIC/CERT#/EXP _____ PHONE _____ EMAIL _____

CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG LIC/CERT#/EXP _____ PHONE _____ EMAIL _____

CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG LIC/CERT#/EXP _____ PHONE _____ EMAIL _____

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 7,000.00

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE Jordan VanMatre DATE 10/8/2021

CONDITIONS OF APPROVAL: THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS. FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.

PLOT PLAN MUST INCLUDE: LOT LINES, STREETS AND *EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. * IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. BUILDING PLANS MUST INCLUDE: FLOOR PLAN, CROSS SECTION, COMPLETE CONSTRUCTION DETAILS

IN COMPLIANCE WITH SPS 320-325.
DECKS - SEE SPS 320-325 APPENDIX B dpsps.wi.gov/UDC-ADMIN-CODE/

PERMIT FEE: \$ 50 CHECK # _____ DATE: _____

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK