

## 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](https://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, February 16, 2022, 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 January 19, 2022 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
  - A. 113 E Main – Replace Windows (HPC-2022-0020)
8. Discussion Items
  - A. 246 W Liberty – Replace Wood Windows (HPC-2022-0030)
  - B. Historic Home Obligations
  - C. Diverting Heavy Vehicles Off Historic Brick Main Street
9. Correspondence, Comments and Concerns
  - A. Community Local Government (CLG) Report for SHPO
10. Next Meeting Date: *March 16, 2022.*
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 January 19, 2022 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 6:01 pm

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Colette Spranger, Comm. Development Dir. Jason Sergeant, City Administrator
Vice-chair Gene Lewis	P	James Schoenenberger, Resident
Steve Culbertson	P	Casey Miller, Applicant
Katie Sacker	P	Sue Berg, Tourism Comm. Member
Vacant	-	
Cheryl Doerfer	P	
Steve Christens	P	

**3. Motion to approve the agenda by Christens, seconded by Culbertson. Motion carried unanimously.**

**4. Motion to waive the reading of the minutes from the December 15, 2021 meeting and approve them as printed by Christens, seconded by Lewis. Motion carried unanimously.**

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

**6. Citizen appearances and Public Presentations.**

**A. Schoenenberger**

James Schoenenberger appeared to present changes and seek approval from the commission on his application, HPC-2021-26. The minor changes made to the front façade design were reviewed and accepted by the commission.

**B. Sue Berg – Tourism Commission**

- i. Downtown Murals** – Berg discussed the prospective murals on Main St and the process of the project and drumming up interest with building owners and artists.
- ii. Historic Walking Guide** – Updates were given by the commission on the creation of an updated historic walking guide for the district.

**7. Applications – Action Items:**

**A. 433 S First – Demolition of Carriage House (HPC-2022-0006)**

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Applicant Casey Miller present. Miller discussed the condition of the carriage house having a significant lean, leaning against carriage house in neighboring property. Miller also advised State Farm will not insure the carriage house and recommended demo at time of purchase. The history of the carriage house was discussed including that the garage door was made to replicate the original carriage house built by Benjamin Hoxie. Miller advised he didn't know what he would do to replace the carriage house and commissioners explained rules for maintaining historic character of the district. **Motion to table the application by Culbertson, seconded by Sacker. Motion carried.**

**B. 433 S First – Replace Windows, Siding (HPC-2022-0007)**

Applicant Casey Miller present. Miller explained the condition of the windows. Miller stated he had not contacted a contractor with experience refurbishing historic wood windows. Commissioners explained how to find a contractor with that experience and advised that if such a contractor declared them unrepairable, then the windows could be replaced with like materials. **Motion to table the application by Christens, seconded by Culbertson. Motion carried.**

**C. 32 W Main – Replace Windows, Chimney (HPC-2022-0014)**

Applicant Anika Laube present. The commission discussed that it makes sense to replace the windows the match the others. Lewis and Stephens remember discussing the project at the last meeting and wanting to see a quote to replace the original fabric. Doerfer described the historic standards they are required to meet. Discussion moved to the chimney portion of the project. Laube explained that the chimney is falling in on the inside and can't be repaired as it can't be brought to code. The commission discussed possible ways to stabilize and protect the chimney and Culbertson suggested seeing if the chimney/fireplace can be saved below the damage. **Motion to table the application by Culbertson, seconded by Sacker. Motion Carried.**

**8. Discussion Items:**

**A. Preservation Hero 2022**

**9. Correspondence, Comments and Concerns.**

**A. CAMP Announcement**

Spranger mentioned an upcoming learning opportunity being offered by the Wisconsin State Historic Preservation Office. Details are pending.

**B. Heavy Trucks Driving on Brick Road on Main St**

Discuss for possible vote at next meeting.

**C. Historic Home Obligations**

Lewis discussed the obligations that come with owning a historic home and how to educate owners.

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

**10. Next Meeting Date:** February 16, 2022 @ 6:00 p.m.

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





## 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](mailto:jason.sergeant@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Betty Schoenenberger	113 E Main St.
	Applicant Mailing Address:	Evansville, WI 53536
	Sub 76 Attica Rd Albany, WI	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: 862-3059	Parcel Tax ID Number: 222 001120
	Applicant Email:	Parcel Number: 6-27-120
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name: Schoenenberger Jurvors	Historic Property Name: N/A
	Owner Address: same as above TVHS	Owner Phone:
		AHI Number: 89240
	Contributing: Y or N	

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

- 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 - should be able to get from supplier/00:179c
  - 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](http://www.wisconsinhistory.org)
- 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: Betty Schoenenberger DATE: 1/24/22  
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 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 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 checked="" type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <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><b>3A</b> 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>replace windows that have rotted sills</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><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p><b>3C</b> 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>Vinyl replacement window interior trim stays as is exterior wood covered in aluminum and chaulked.</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>no</p>
	<p><b>4B</b> 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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> 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><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	

~~After~~ replaced





Before



What look like after  
replaced



Before

# Custom Quality Windows

1928 N. Old 92  
Evansville, WI 53536  
608-882-2743

Double Hung • Awning • Bay • Casement  
Slider • Patio Doors • Picture

Custom Built Vinyl Windows

Why you should choose Custom Quality Windows for your replacement and new constructions needs.

- 1. Quality.** Outstanding performance, energy efficiency and easy maintenance make Custom Quality Windows your best choice in windows. Whether you're remodeling or building new, our quality materials, years of experience in producing windows proves our windows are ideal to meet today's need for efficiency and affordability.
- 2. Protection.** With Custom Quality Windows you can rest easy, secure in the protection of our full warranty. All vinyl parts are guaranteed for a lifetime and the insulated glass units are warranted against all defects including fog-up for a period of twenty years.
- 3. Value.** Because each of our windows is specially built for you to exactly fit your opening, you can custom design the window you need. Select only the options you want from our large selection. From basement to attic and from basic to dramatic, the window you want is the window we'll build for you.

All styles of Custom Quality Windows are available in these colors.



Note: Due to printing variations, colors represented are approximate. If exact color samples are required, please contact your distributor for assistance.

Get windows  
put in from

**COVID-19 Updates:** For the most up-to-date information on accessing our services [learn more here](#).



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## PROPERTY RECORD

# 111-113 E MAIN ST

## Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85240**

### PROPERTY LOCATION

Location (Address): **111-113 E MAIN 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: **retail building**

Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site: **0**

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 1871 AND 1883 ACCORDING TO BIRD'S EYE VIEWS.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883.

## RECORD LOCATION

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



# 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:

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**Certificate of Appropriateness is hereby (check one):**

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

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

### HISTORIC PROPERTY INFORMATION

Historic Property Address: 113 E Main St	Tax ID Number: 222 001120
Historic Property AHI Number: 85240	Parcel Number: 6-27-120

PROJECT ADDRESS 113 E Main St.

PERMIT # 20220020

PROJECT DESCRIPTION: <u>windows</u> <u>replace 2-3 windows</u>	PARCEL #: <u>6-27-120</u>
	TAX ID #: <u>222001120</u>



### 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	ADDRESS	PHONE	EMAIL
<u>Betty Schornewberger</u>	<u>N 676 Attica Rd.</u>	<u>862-3059</u>	

CONTRACTOR:	CONST_HVAC_ELEC_PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Jim Schornewberger</u>			<u>(608) 882-5494</u>	

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 windows      SQ.FT.      ESTIMATED PROJECT COST \$ 1500<sup>00</sup>

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 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE Betty Schornewberger      DATE 1/29/22

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 STRJCTURES. \* 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** [dps.wi.gov/UDC-ADMIN-CODE/](https://dps.wi.gov/UDC-ADMIN-CODE/)

PERMIT FEE: \$ \_\_\_\_\_ CHECK #: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT ISSUED BY: \_\_\_\_\_ CERTIFICATION #: 70184  
LARRY SCHALK



Truhome Inc.  
1807 12th ave  
Monroe, WI 53566  
608-426-6767

Scott and Joanne Smith  
246 W Liberty St  
Evansville, WI 53536

The the items below are listed as part of your upcoming window project:

- replace any rotten material as needed
- install new white self contained storm(12)

Investment>.....	down>.....	>Monthly
\$7233	\$2535(35%)	\$100

Josh Listerud  
Truhome Inc/BathPlanet of Madison  
[joshL@truhomeinc.com](mailto:joshL@truhomeinc.com)  
Cell:815-266-9866



Truhome Inc.  
 1807 12th ave  
 Monroe, WI 53566  
 608-426-6767

Scott and Joanne Smith  
 246 W Liberty St  
 Evansville, WI 53536

The the items below are listed as part of your upcoming window project:Wood window replacement

- remove and dispose of existing windows
- replace any rotten material as needed
- install new wood custom windows with oak interior (12)DH
- foam insulate around window
- seal inside
- wrap and seal outside with white aluminum
- 10year accidental glass breakage warranty
- lifetime labor and material warranty

Investment>.....down>.....>Monthly
\$37464                      \$13115(35%)                      \$571

Josh Listerud  
 Truhome Inc/BathPlanet of Madison  
[joshL@truhomeinc.com](mailto:joshL@truhomeinc.com)  
 Cell:815-266-9866