

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/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, April 20, 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 March 16, 2022 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 225 W Liberty Street – Replace wood windows with same materials (HPC-2022-0088)
 - B. 125 Garfield Avenue – Replace carriage house windows (HPC-2022-0072)
 - C. 129 E Main Street – Install new backyard fence (HPC-2022-0095)
 - D. 34 N Second Street – Replace and move window (HPC-2022-0087)
 - E. 14 Railroad Street – Demolition (HPC-2022-0057)
 - F. 14 Railroad Street – New Construction (HPC-2022-0096)
8. Discussion Items
9. Report of the Community Development Director
 - A. Staff Issued Certificates of Appropriateness
 - i. 115 S First Street – Replacement asphalt shingles with same material (HPC-2022-0082)
 - ii. 33 N First Street – Replace railing and siding with same material (HPC-2022-2091)
 - iii. 443 N First Street – Replace rotted siding and trim with same materials (HPC-2022-0074)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: *May 18, 2022, 6:00 p.m.*
12. 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 March 16, 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 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger, Comm. Development Dir. Jason Sergeant, City Administrator
Vice-chair Gene Lewis	P	Carter Arndt, MSA Professional Services
Steve Culbertson	P	
Katie Sacker	P	
Norman Barker	P	
Cheryl Doerfer	P	
Steve Christens	P	

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

4. Motion to waive the reading of the minutes from the February 16, 2022 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.

7. Applications – Action Items:

A. 360 Burr W Jones Cir – Demolish Aquatic Center, Install Splash Pad (HPC-2022-0052)

Representative from MSA, Carter Arndt, present. Arndt described design the project and the condition of the existing aquatic center. The project also includes reorganization of the parking area. Lewis and Sergeant discussed whether the Veterans Memorial Pool is considered a memorial and Lewis had concerns about the legal implications if it is a memorial. Stephans suggested a recommendation be made for mitigation being the restoration of the landscaping and parking to the southeast of the existing pool. **Motion to approve the application w/condition of mitigation being the restoration of the landscaping and parking to the southeast of the existing pool by Christens, seconded by Doerfer. Lewis opposed. Motion carried, 6-1.**

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

8. Discussion Items:

A. Historic Home Obligations

Colette to send commission updated lists of completed approved projects.

B. Diverting Heavy Trucks Off Historic Brick Main St

- i. Discussion of a possible resolution for diverting heavy trucks off of historic brick Main St and maintaining truck route signage to preserve historic downtown streets. Colette is working on the verbiage for the resolution.

9. Report of the Community Development Director

A. Staff Issued Certificate of Appropriateness

- i. 1 E Main – Replacement of Non-Original Vinyl Windows (HPC-2022-0027)
- ii. 137 W Main – Replace Roofing Shingles (HPC-2022-2028)

B. Website Updates

Colette is working on updating the website to clarify where people can get information.

C. Application Updates

Colette is working on updating the application updated to make them more clear and adding conditions of approval onto the building permit card.

10. Correspondence, Comments and Concerns

A. 34 N Second St – Compliance Issues

Discussion was held regarding the window that was shortened without Commission or Building Permit approval. The commission agreed the homeowner should be cited for the violation.

B. Commission Assistance and Mentoring Program (CAMP) Apr. 6-7

Virtual sessions are being held to provide information for commissioners

11. Next Meeting Date: April 20, 2022 @ 6:00 p.m.

12. Motion to Adjourn by Culbertson, 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, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Susanne Herman</i>	<i>225 W. Liberty St.</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>225 W. Liberty St</i>	The following information is available on the property's tax bill:
	Applicant Phone: <i>608.751.4662</i>	Parcel Tax ID Number: <i>222 001244</i>
	Applicant Email: <i>scherman58@hotmail.com</i>	Parcel Number: <i>6-27-236</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:
	Owner Address:	<i>Homer Potter House</i>
	Owner Phone:	AHI Number: <i>85103</i>
Owner Email:	Contributing <input checked="" type="radio"/> 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):**
 - 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
- 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: *Sue Herman* DATE: *3-31-22*
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 checked="" 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 checked="" 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 type="checkbox"/> Replacement <input type="checkbox"/> Removal <input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Change in dimension or location (height, length) <input checked="" 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
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>Gutters: replace 30 yr. old gutters like-like windows: Rotted storms- wood. I want to REPAIR all that need it eventually, but am concentrating on the 2 worst ones this year.</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? (gutters - like-for-like) windows - no replacements. only repair.</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>

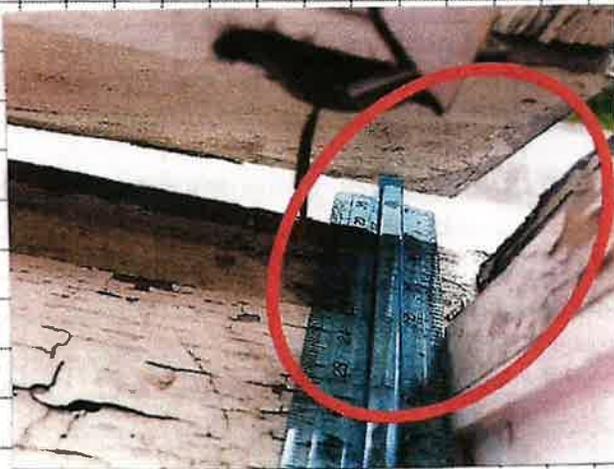
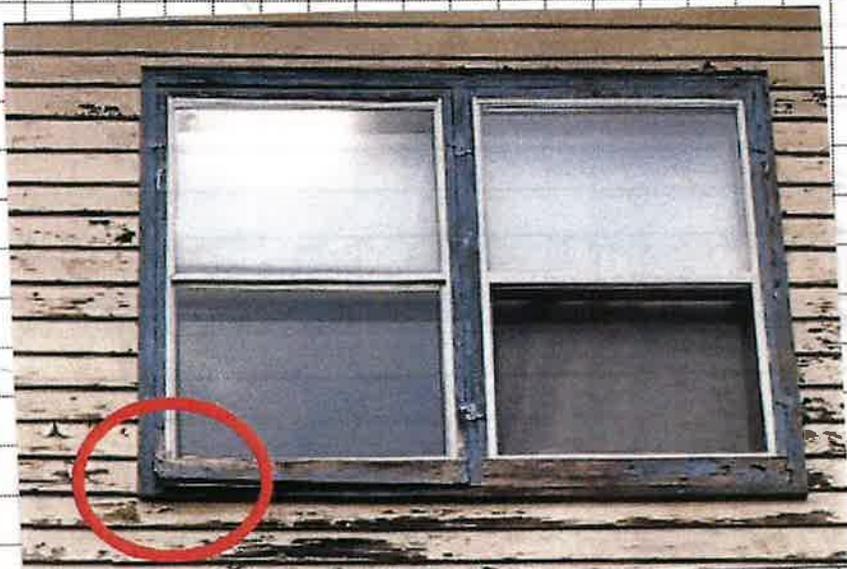
SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No it will not.</p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the 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>#2: "historic character" will be retained by repairing storm windows #6: "deteriorated" wood on storms will be repaired.</p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	
<p>NO</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

West side, large window, 2nd story

- Main issue: Storm window frame is broken



My intention is to restore/rebuild/repair using wood, so that the historic aspect is maintained.

I would like to get this large storm window repaired. The bottom corner is breaking and has pushed outward.

The second picture shows this problem from the inside. In the fall, leaves

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:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____

SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. Each attachment should be marked with an exhibit number.

Storm window: bottom wood rotted, glass fell out and broke. South side



I would like the storm to be repaired and, obviously, get new glass.

Also, the sill is rotted and needs to be repaired.

EXHIBIT: 2

SECTION

SUPPLEMENTAL ATTACHMENTS

5

Use this sheet to attach any additional items. **Each attachment should be marked with an exhibit number.**

Exhibit 3

Gutters & downspouts



The gutter system is approximately 30 years old and in bad shape. On this one, the water is running down behind it along the siding. I put a piece of plywood at the bottom to divert it a little bit away from my limestone foundation. I would like to replace it with the same materials.

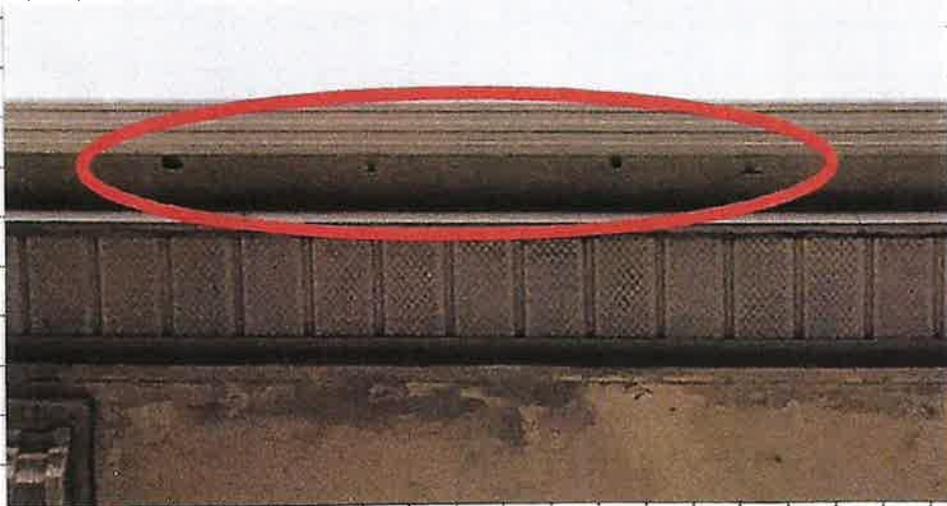


EXHIBIT: 3

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



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NAMES

Historic Name: **HOMER POTTER HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85103**

PROPERTY LOCATION

Location (Address): **225 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1883**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Italianate**

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: .

Bibliographic References: EVANSVILLE REVIEW. MAY 26, 1883.

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



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 colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Paula Yingst</i>	Historic Property Address: <i>125 Garfield Ave</i>
	Applicant Mailing Address: <i>125 Garfield Ave</i>	Evansville, WI 53536
	<i>Evansville WI 53536</i>	The following information is available on the property's tax bill:
	Applicant Phone: <i>817 903 2852</i>	Parcel Tax ID Number: <i>222040001</i>
	Applicant Email: <i>paularyingst@yahoo</i>	Parcel Number: <i>6-27-498</i>
	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: <i>Same</i>	Historic Property Name: <i>Lynn & Ada Johnson Home</i>
	Owner Phone:	AHI Number: <i>85071</i>
	Owner Email:	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: *Paula Yingst*
Owner or Applicant Signature

DATE: *3-25-22*

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>Replacing garage windows</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? vinyl window replacement will look like original from outside</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: I moved in to house June 2021 - There are broken garage windows + squirrels have eaten the wood frame on several windows</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>No - see photo of proposed windows</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. The existing garage windows are in very poor condition! - New windows will help preserve the garage structure</p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	
	No

PROJECT ADDRESS _____ PERMIT # _____

PROJECT DESCRIPTION:	PARCEL #:
	TAX ID #:



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
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA _____ **SQ.FT.** **ESTIMATED PROJECT COST \$** _____

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 _____ **DATE** _____

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** dsps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: _____ **CERTIFICATION #:** 70184
 LARRY SCHALK



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating
Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment
of Historic Properties](#)

[History of the Standards](#)

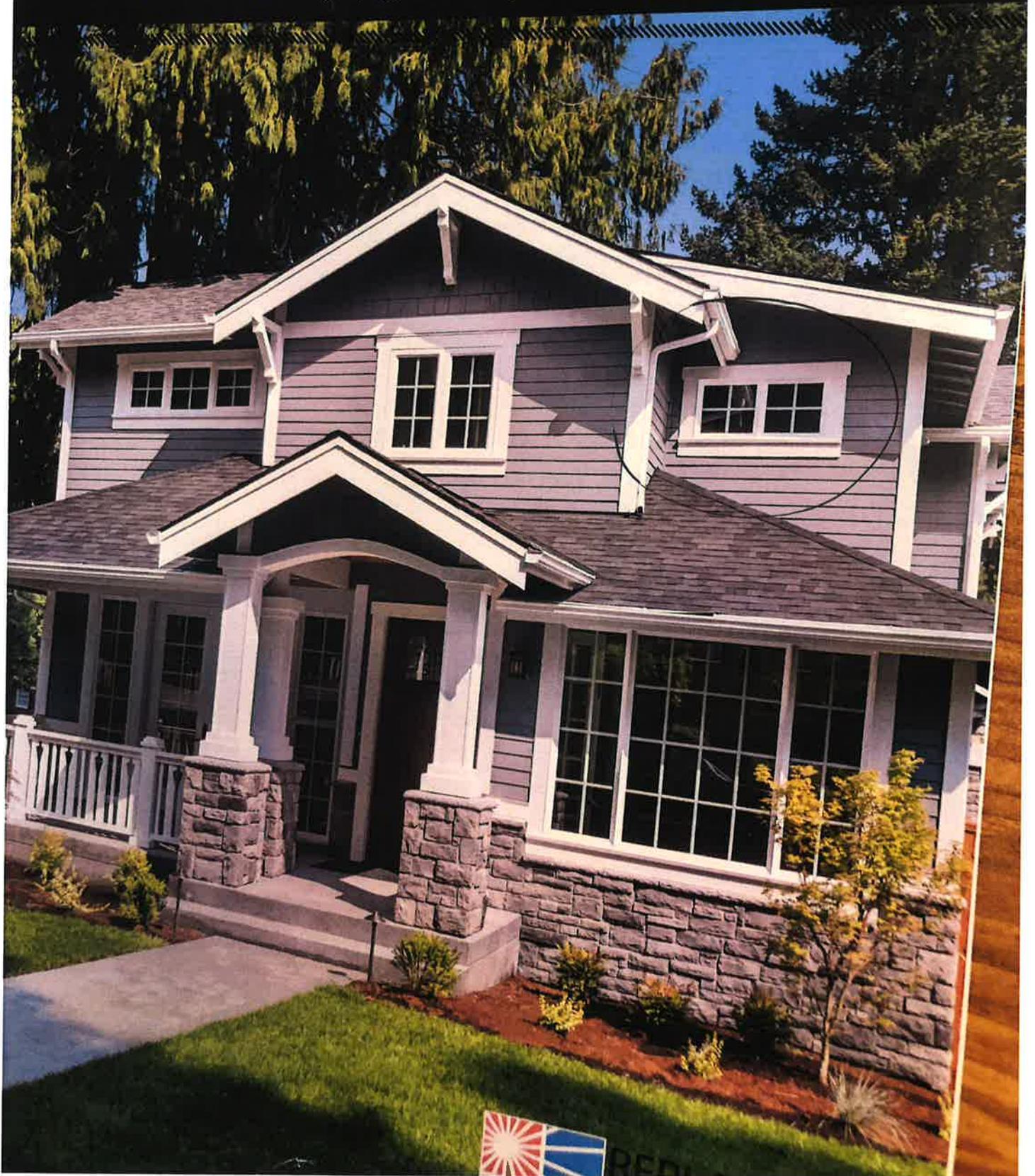
Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.



Premium, Quality Windows





will be white
vinyl slider
window
w grids to
look like
original
windows



current windows



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125 GARFIELD AVE

Architecture and History Inventory

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NAMES

Historic Name: **LYMAN & ADA JOHNSON HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85071**

PROPERTY LOCATION

Location (Address): **125 GARFIELD AVE**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1903**

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: .

Bibliographic References: EVANSVILLE ENTERPRISE. SEPTEMBER 11, 1903. 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?

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:

<p>APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p>\$0.00 Applicati on Fee</p>
---	---

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 colette.spranger@ci.evansville.wi.gov.

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
	Applicant Name:	Historic Property Address:
	Natalie Gefke	129 E Main St
	Applicant Mailing Address:	Evansville, WI 53536
	129 E Main St	The following information is available on the property's tax bill:
	Evansville, WI 53536	
	Applicant Phone: 608-228-9916	Parcel Tax ID Number: 222 _059011__
	Applicant Email: ngefke@gmail.com	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:
		N/A
	Owner Phone:	AHI Number: 85245
	Owner Email:	Contributing: Y

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: Natalie Gefke **DATE:** 04/08/2022
Owner or Applicant Signature

I:\Community Development\FORMS\Application Forms - Word Format\HPC COA Application.docx
 Application No.: HPC-2022-

SECTION		PROPOSED WORK CHECKLIST
		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
<input checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> -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 construction	Addition New building Façade alteration	Recreating missing architectural features Removing architectural features Other: _____
Signage and exterior lighting	New Repair Replacement	<u>Signage (Complete Sign Permit Application instead).</u> 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 _____

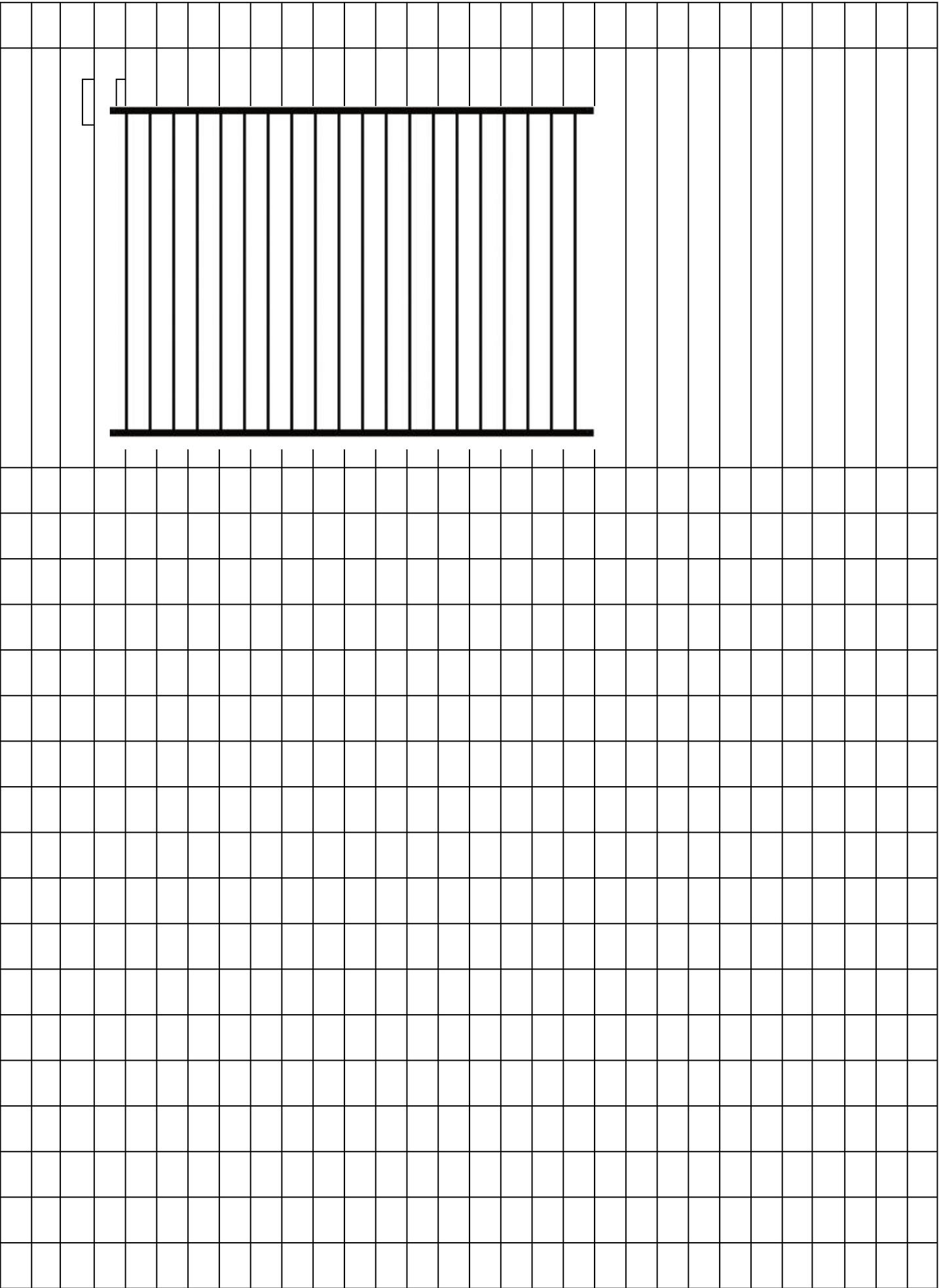
Application No.: HPC-2022-_____

SECTION	PROPOSED WORK SUMMARY
	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:
	Would like to build a fence in my backyard. Will use modern looking materials as requested.
	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?
	No
	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
	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.
	<i>The fence will be built with nice material and it will only be in the backyard so it will not be seen from the road. It will not alter the historic features of the house/area.</i>
	4C Have you submitted this project for state or federal tax credits?
	No

Application No.: HPC-2022-

SECTION	REQUIRED ATTACHMENTS
---------	----------------------



Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#) ■ .

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) ■ stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an [interactive web feature](#).

PROJECT ADDRESS _____ PERMIT # _____	
PROJECT DESCRIPTION:	PARCEL #:
	TAX ID #:

	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
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
CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG LIC/CERT#/EXP PHONE EMAIL
PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ _____
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 _____ DATE _____

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** dsps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: _____ **CERTIFICATION #:** 70184
LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511



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 colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Dynamite Investments</u>	Historic Property Address:
		<u>34 N. 2nd St</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>34 N. 2nd St.</u>	The following information is available on the property's tax bill:
	Applicant Phone: <u>608-712-7116</u>	Parcel Tax ID Number: 222 <u>029004</u>
	Applicant Email: <u>ddent323@gmail.com</u>	Parcel Number: 6-27- <u>445</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: <u>Dave Deut</u>	
	Owner Address:	Historic Property Name:
	<u>34 N. 2nd St</u>	<u>None listed</u>
Owner Phone: <u>608-712-7116</u>	AHI Number: <u>85007</u>	
Owner Email: <u>ddent323@gmail.com</u>	Contributing: Y or <input checked="" type="radio"/> (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: _____ **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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input checked="" 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 checked="" type="checkbox"/> <i>All work was done to repair storm damage</i>

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>Siding - Repairing siding that was damaged from a storm last fall Window - Replacing window that was cracked from a storm - Plan to change size of window due to the room inside being utilized differently</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>No</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>

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>Not to that I can see, same color siding same aluminum style window</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>Siding will be the same Window will be same material Window will be insulated BETTER than the current window</p>	
<p>4C Have you submitted this project for state or federal tax credits?</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 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
photos

EXHIBIT: _____

Area
affected
by
work



Siding that's getting replaced from damage is highlighted below



Window getting replaced in black



New Window installed New being in slightly location Highlighted





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:

Repairing storm damage and window. Using same material and same style aluminum window. Moved window slightly due to inside room being utilized differently

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:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____

PROJECT ADDRESS 34 N 2nd St. PERMIT # _____

PROJECT DESCRIPTION: <u>Repairing siding & window</u>	PARCEL #: <u>6-27-445</u>
	TAX ID #: <u>222 029004</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 <u>Dynamite Investments</u>	ADDRESS <u>34 N. 2nd St</u>	PHONE <u>608-712-7116</u>	EMAIL <u>ddent323@gmail.com</u>
---	--------------------------------	------------------------------	------------------------------------

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 100 SQ.FT. ESTIMATED PROJECT COST \$ 350

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 Dave Dent DATE 4/1/22

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 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** dps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
 LARRY SCHALK

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



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HISTORICAL
SOCIETY

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DONATE

PROPERTY RECORD

34 N 2ND ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85007**

PROPERTY LOCATION

Location (Address): **34 N 2ND 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: **Gabled Ell**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

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 1883 AND 1891.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI.

MADISON: J. J. STONER, 1883. PLAT BOOK OF ROCK CO., WI.

MINNEAPOLIS: C. M. FOOTE & CO., 1891.

RECORD LOCATION

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

Have Questions?





APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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 approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. No historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3). This notice is sent by the City after HPC approval. **Please contact the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Pleasy R. Berg Trust	3/25/22
	AHI Number (available at www.wisconsinhistory.org):	
		Parcel Tax ID Number: 222 065064
	Historic Property Address:	Parcel Number: 6-27-905
	14 Railroad St. EVANSVILLE, WI 53536	Phone: 608-882-0897
		Email: bergrental@att.net
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):
102 E Main St EVANSVILLE, WI 53536		

INSTRUCTIONS: Complete this entire form and submit to City Hall the following:

1. **Application Form with attachments (as outlined in Section 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 Site plan (if applicable)
 - o Copy of demolition notice sent to state
2. **Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**
3. **COA Application for proposed work**

All applications are to be submitted 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 or by authorized representative.

Per Wis. Stat. sec. 943.014., Demolition of a historic building without a City-issued permit is a criminal offense.

SUBMITTED BY: Pleasy R. Berg co-trustee **DATE:** 3/21/22
Owner/Applicant Signature

SECTION	REQUIRED ATTACHMENTS
<div data-bbox="175 296 245 394" style="font-size: 48pt; font-weight: bold;">5</div>	<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. Site plan (if applicable) 4. Exterior elevations or sketches of existing conditions and proposed work 5. Samples or specifications of proposed materials 6. Additional attachments that may assist in understanding the proposed work
<p>EXHIBIT: _____</p>	

3/2/2022

Roger Berg

Berg Reality

Re: House on Railroad St

Roger,

I looked at the house on Railroad St in Evansville with the hopes of remodeling that building. When I opened the front door, a stud from the front wall fell out on the floor. **This wall is unsafe!** In looking at the rest of the building I find that the "ruin" is too great to fix. The foundation has failed in several areas allowing rim boards and sills to rot. This building can't be raised and a new foundation installed because of the unsafe structure above. The front wall has two "hinged" conditions that is making the floor above very unsafe. The only thing holding the second floor up in that room is the exterior sheathing.

You mentioned that if you decide to replace this building with a new one, you will want to remove windows and the new furnace that was installed. I would suggest before you do this you make every effort to stabilize the existing structure. The front wall will need to be braced as this wall is bending into the structure now. You may also have to "shore-up" under the ceiling to help relieve the pressure on the front wall. I would use screws and not nails when doing this work. If studs fall out just by opening the front door I can't imagine what the impact of hammers might do. Be careful!

In all my 50+ years of Architectural work I haven't seen too many buildings designed in this shabby way. Lathe and plaster is what kept this building up all these years. This building was unsafe when it was built.

Jim Helgesen

KAI Architectural Services LLC

DOOR AND FRAME SCHEDULE

MARK	DOOR			GLAZING	FRAME		FIRE RATING LABEL	HARDWARE	NOTES
	SIZE		MATL		DETAIL			LOCK TYPE	
	WD	HGT			JAMB	SILL			
1	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
2	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
3	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
4	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
5	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	POCKET LATCH	6 PANEL
6	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
7	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
8	3'-0"	6'-8"	FIBERGLASS	--	6-7/16"	YES	--	ENTRY / DB	6 PANEL INSULATED
9	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
10	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	POCKET LATCH	6 PANEL
11	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
12	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
13	6'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
14	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
15	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
16	6'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
17	6'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
18	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
19	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
20	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
21	5'-4"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
22	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PULL	6 PANEL
23	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
24	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL
25	2'-0"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
26	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
27	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PASSAGE	6 PANEL
28	2'-8"	6'-8"	WOOD	--	4-7/16"	--	--	PRIVACY	6 PANEL



City of Evansville

www.ci.evansville.wi.gov

31 S Madison St
Po Box 529
Evansville, WI 53536
(608) 882-226

March 8, 2022

RE : 14 RAILROAD BUILDING BEYOND REASONABLE REPAIR

FOUNDATION: Failed in several areas including porch stoop

SILL : Timbers are rotted and have complete failure in some areas

WALLS: Rotten and failed in some areas. Unusual construction which is structurally unsafe

ROOF: Inadequate construction which is structurally unsafe

ELECTRIC: Signs of deterioration and moisture damage – unsafe

PLUMBING: Inadequate system needs replacement including sewer and water lateral

HVAC: Complete system replacement needed

If you have any questions regarding this letter, please contact Larry Schalk, Building inspector and Code Enforcement at larry.schalk@ci.evansville.wi.gov or 608-490-3100

Sincerely,

DO NOT REMOVE

OFFICIAL NOTICE

Location/Item: 14 RAILROAD ST.

- Lacking _____ Permit(s) Need _____ Inspection
- Expired _____ Permit Premises Housekeeping
- Unfit for Use
- Erosion Control:
 - Perimeter Measures Install Maintain
 - Non-Tracking Driveway Install Maintain
 - Sediment Cleanup Street & Sidewalks Adjoining Property

Code Section/Other: UNSAFE - NOT SAFE FOR OCCUPANCY

Action:

- Contact Inspector Now After Corrections
- Correct Now By End Of Today (UDC Tracking Cleanup)
 - By End of Next Workday (UDC Sediment Cleanup)
 - In 48 Hrs (UDC Erosion Controls) By _____
- Stop All Work Except Corrections Code Section: _____

Failure to Comply Subjects You To Applicable Fines & Penalties or Work Stoppages

Inspector/Agency

DATE/TIME OF ENTRY

LARRY SCHALK #7084

Photo Number

Date



March 11, 2022

Mr. Roger Berg
Berg Rentals
102 E. Main St.,
Evansville, WI 53536
Re: 14 Railroad St. Structural Inspection

Dear Roger,

As a follow-up to the structural inspection conducted on March 11, 2022, we offer record of our observations and opinions for the 14 Railroad St. structural inspection. The focus of the inspection was to determine the feasibility of restoring the structure and determine the overall safety and risk of collapse.

Inspection was of a visual qualitative nature and limited only to areas exposed to view and accessible. Inspections did not include soil excavation, use of testing equipment, instrument survey, or examination of elements concealed by other architectural or structural systems. Observations and recommendations herein apply only to exposed elements within scope of condition assessment.

OBSERVATIONS

The structure is a 2-story wood building framed with rough sawn lumber, plaster and lath located in Evansville, WI. The front wall of the building is out of plumb and appears to be leaning into the building at the 2nd floor elevation. The Southwest corner of the foundation has collapsed, and other foundation locations were also observed to have failures. The posts on the front porch were not anchored to the stoop below and are considered a structural concern. The weather-tightness of the building has failed and openings in the walls and roof line can be observed from the outside, at corners and at the roof fascia at the back of the house. A sag can also be observed from the back of the house at the roof line indicating there is also foundation settlement below the floor that could not be observed.

Inside of the house the plaster and lath were removed exposing rough cut 2x4 studs oriented with the weak direction towards the exterior of the walls, which is not code-compliant. Studs were interrupted at two locations per stud in the front wall providing two hinge points that will cause wall buckling from both gravity and lateral loads. No King studs or headers were observed in any of the exposed walls.

Although not a structural issue I did observe significant amounts of black mold in the structure, and we would like to point out the health risks to tenants and workers that are exposed to black mold. Please take all necessary precautions in removal of mold.

Inspection of the basement revealed that the joists at the 1st floor level were notched at each end reducing the shear capacity of each end. Failure had occurred on multiple joists at the end locations. The girder below the floor of the 1st floor was a triple 2x6 rough sawn beam spanning 16 feet. This beam is undersized and a beam size of a triple 2x10 would be more appropriate for this span and tributary width. Holes were also drilled and cut through the joists at several locations lowering the joist bending capacity.

Photos of the inspection can be referenced in Appendix A

CONCLUSIONS

From a life-safety standpoint, the deterioration and poor construction can be classified as structurally significant and could present a significant hazard should the building continue to be occupied. Based on our observations walls, floors and foundations appear to be experiencing structural failure and could result in partial or full collapse of the roof and 2nd floor if left unchecked.

The local building inspector has also flagged the structure as condemned due to its code deficiencies and we agree with the inspector's assessment. The condition of the structure is not up to current or past construction standards and poses a danger to anyone within the building. We do not believe that the structure can be brought up to code without presenting safety concerns for anyone working on the premises. Restoration would require a complete replacement of the foundations, floor systems and wall systems and does not seem to be a feasible option.

We recommend repair of observed deficiencies prior to continued human occupation and use of the facility or a complete demolition of the building.

This report is for the exclusive use of Berg Rentals, and is not intended for any other purpose. Our report is based on field observations and information made available to us at the time of inspection. Should additional information become available, we reserve the right to determine impact, if any, and to revise our opinions and conclusions if warranted by discovery.

We appreciate the opportunity to be of assistance with your structure condition assessment needs. Please feel free to reach out if you have any questions regarding our findings and opinions or require additional assistance implementing the recommendations contained herein.

Sincerely,

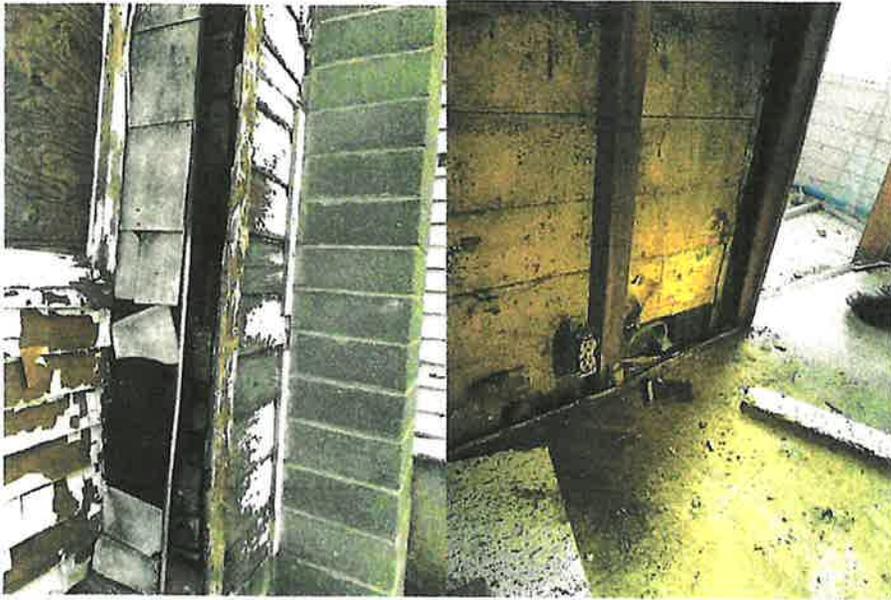
Siebers, Inc.

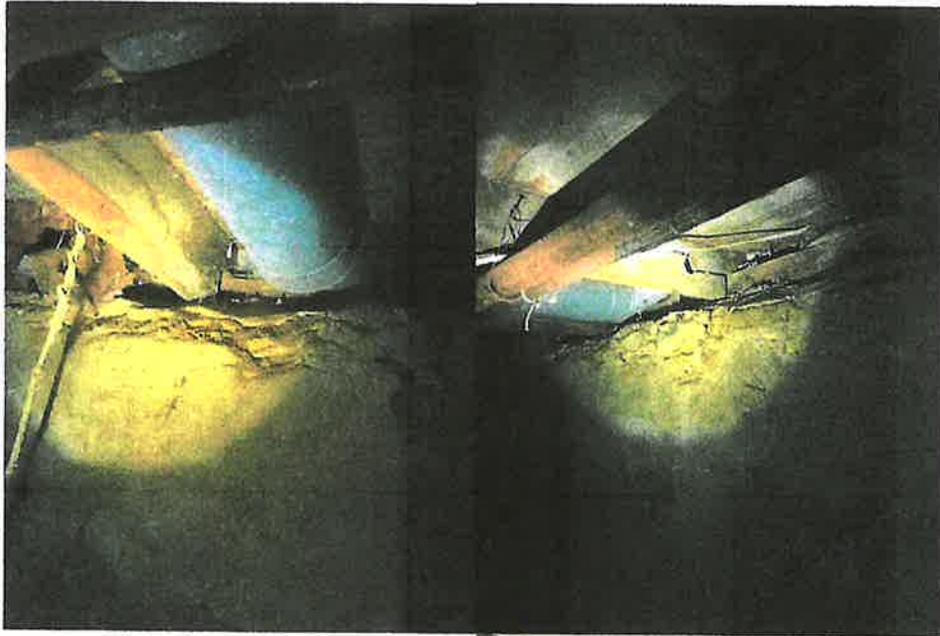


John M. Trava, PE (WI 48469)

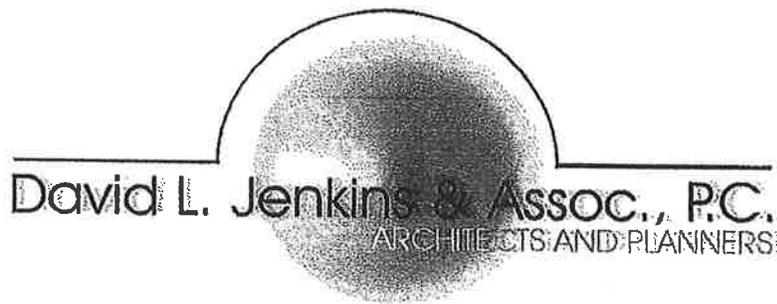
JMT:wts

APPENDIX A









David L. Jenkins & Assoc., P.C.
ARCHITECTS AND PLANNERS

March 15th, 2022

Re : 75 railroad street
Evansville, Wisconsin

Dear Mr. Roger Berg,

The following is an overview of my visit to 75 Railroad Street residence and opinion.

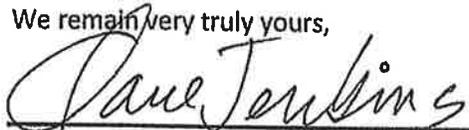
This building is a disaster. It was built with scrap lumber on desicated lime stone foundations with underdesigned floor joists, under designed exterior walls and under designed beams. It cannot be saved. I believe that any attempt to repair this building will only be a life safety issue to the construction workers.

Any attempt to raise the building to repair the foundations will result in a colapse of the building on the workers. I would assume that any agency that forced workers to work in this building would be culpable for any death or injury to the workers. That would be a real tragedy considering that the building does not appear to have any hisorical significance, certainly not enough to risk life or limb to save.

The solution would be to tear the building and foundations out and build a new building with the same appearance as the original. Structurally sound, energy efficient, new exterior, new roof and new windows and doors.

Trusting this meets with your approval,

We remain very truly yours,

 3-15-22

David L. Jenkins Architect, AIA#30031099

Illinois license #001.007508

NCARB # 19,479

DLJ/dlj



EXP 7/22

2020 GLENVIEW ROAD – ROCKFORD, ILLINOIS – 61107

PHONE (815) 397-9771 FAX 9815) 397-9595



Pleasy R Berg Trust
Roger M Berg Construction
City of Evansville

March 24, 2022

Re:

14 Railroad St.
Evansville, WI

To whom it may concern.

To Pleasy R Berg Trust.

The building is uninsurable. The list of serious concerns would continue to make this structure uninsurable even if repairs were made.

To R M Berg Construction.

The moral hazard of using your employees to work in an unsafe environment would be cause for non-renewal of workers compensation insurance

To city of Evansville.

Mandating reconstruction of a condemned building could create a liability issue for the city.

Sincerely,

A handwritten signature in black ink, appearing to read "David Moshers".

David Moshers, CLU, ChFC, ChSNC, CLTC

President

Moshers Insurance

127 W 8th St

Evansville, WI

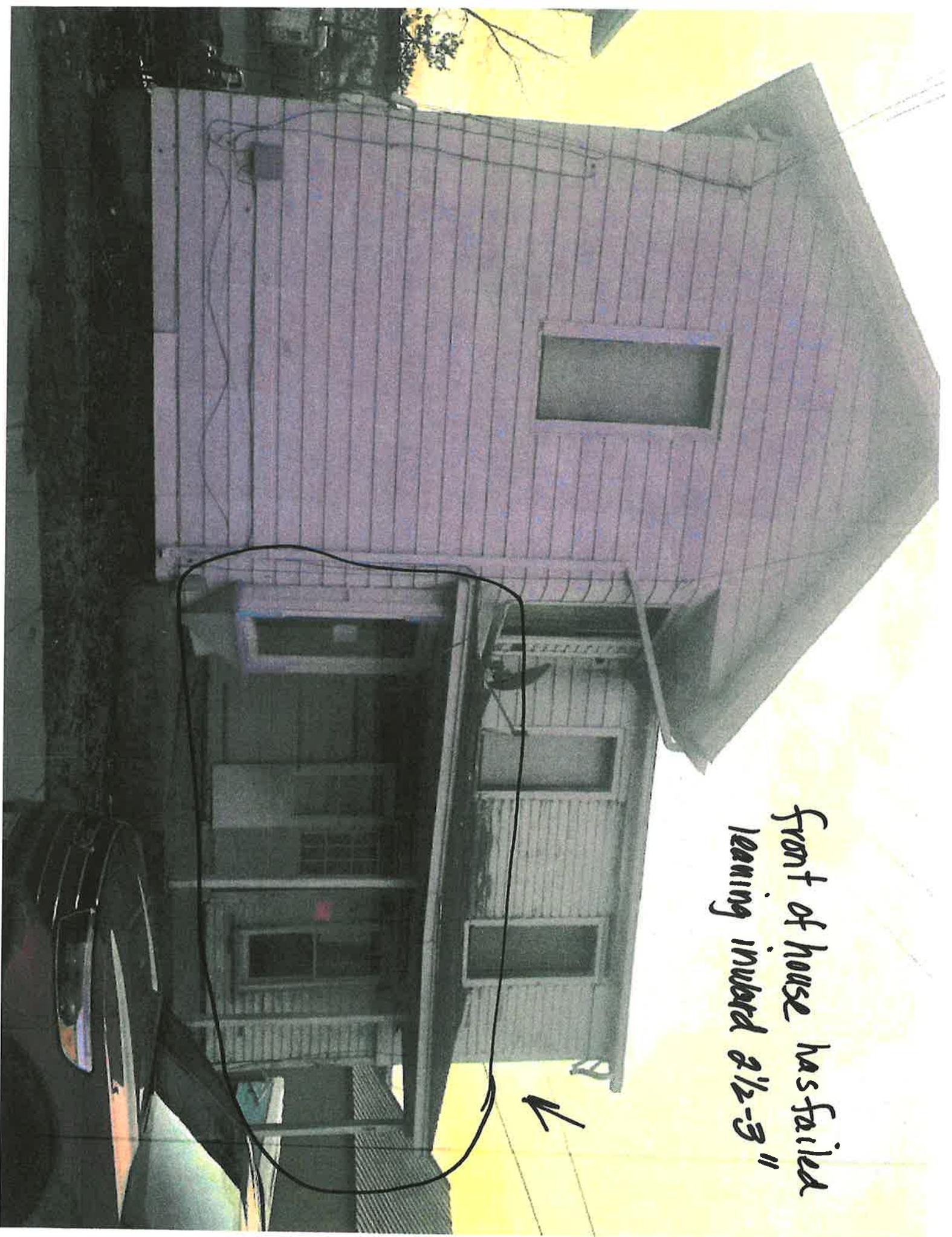
North Foundation
Well is being
in used



NOVA



front of house has failed
leaning inward 2 1/2-3"



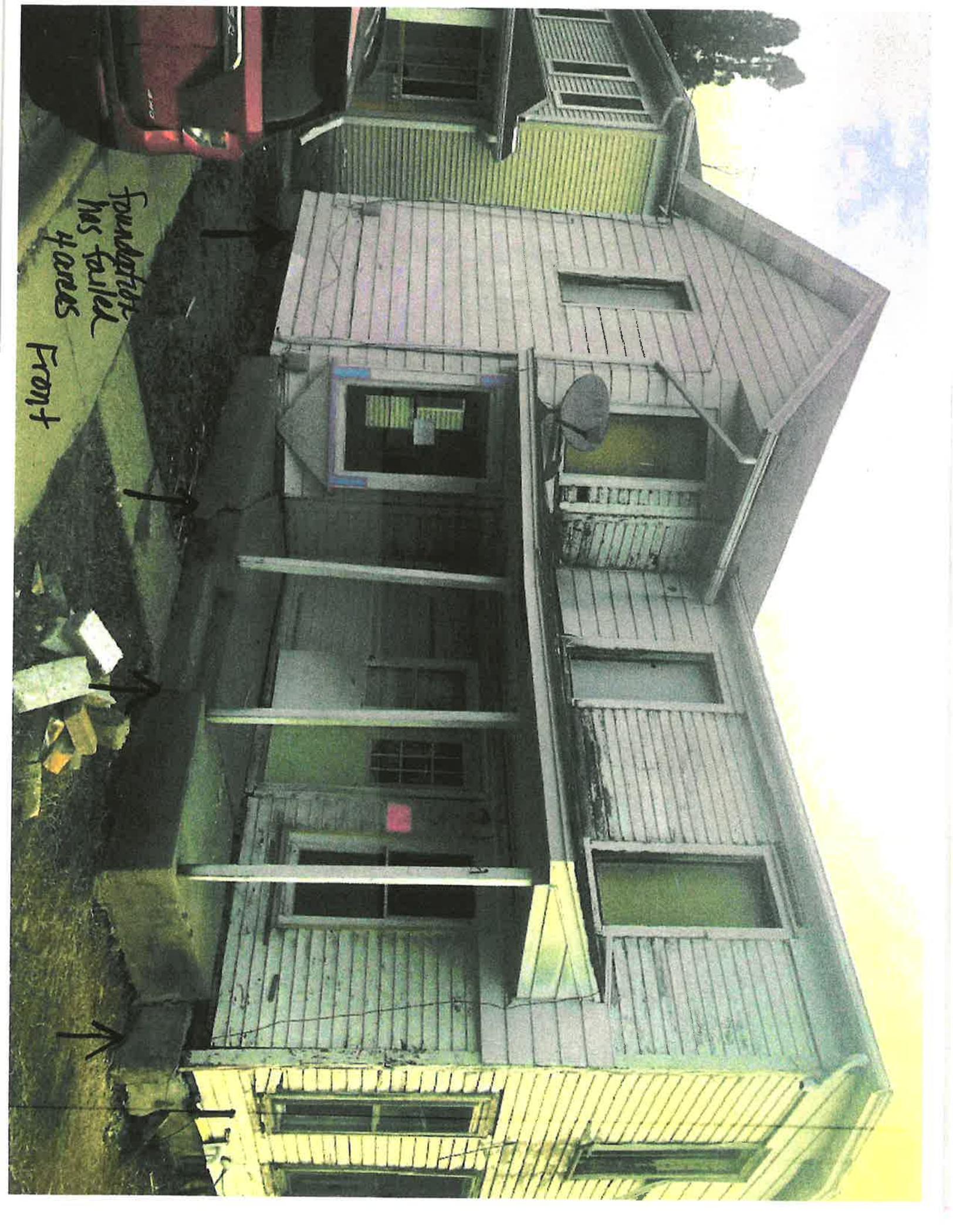
Rafters have failed
↓



Rafter failure

Supports have failed

BRK



foundations
has failed

Front





Foundation has failed



South view



6-27-905

ROCK COUNTY TREASURER
51 S MAIN ST
JANESVILLE, WI 53545-3951

STATE OF WISCONSIN
2021 Real Estate Property Tax Bill
CITY OF EVANSVILLE

Tax ID Number: 222 065064

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 151

PLEASY BERG TRUST
102 E MAIN ST
EVANSVILLE WI 53536-1124

Full Payment Due	1,556.27
On or Before January 31, 2022	
-- or --	
First Installment Payment	961.02
On or Before January 31, 2022	

Please Write In The
Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF EVANSVILLE 2021 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)	
31,700	12,700	44,400	0.7436	0.02847788	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Taxes reduced by school levy tax credit	
42,600	17,100	59,700		95.24	
Taxing Jurisdiction	2020	2021	2020	2021	% Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax	Change
ROCK COUNTY	309,015	348,042	323.23	317.37	-1.81%
CITY OF EVANSVILLE	729,769	725,066	355.18	395.39	11.32%
EVANSVILLE SCHOOL	7,836,968	8,190,554	510.43	492.02	-3.61%
TCDB - BLACKHAWK	420,522	438,348	61.28	59.64	-2.68%
Total	9,296,274	9,702,010	1,250.12	1,264.42	1.1%
			First Dollar Credit	76.20	-3.0%
			Lottery & Gaming Credit	0.00	0.0%
			Net Property Tax	1,173.92	1.4%

Tax ID Number: 222 065064

First Installment Due On
or Before January 31, 2022
\$961.02

First Installment Payable To:

ROCK COUNTY TREASURER
51 S MAIN ST
JANESVILLE, WI 53545-3951

Second Installment Due On
or Before July 31, 2022
\$595.25

Second Installment Payable To:

ROCK COUNTY TREASURER
51 S MAIN ST
JANESVILLE, WI 53545-3951

Net Property 1,190.51
REFUSE COLL 365.76

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH #1694 RF-4887	593,549.09	67.98	2024
SCH #1694 RF-4663	1,219,224.01	139.64	2039

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

27-4-10 0.145 A
NE1/4 ASSESSOR'S PLAT SHEET 5
OUTLOT 58

Tax ID Number: 222 065064

PLEASY BERG TRUST
102 E MAIN ST
EVANSVILLE WI 53536-1124

LP: 14 RAILROAD ST
EVANSVILLE WI 53536-1140

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2022

\$1,556.27

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

Current Taxes for 222 065064

Information updated as of: 03/21/2022

2021 Property Values

Description	Assessed Value	Market Value
Land	31,700	42,600
Improvements	12,700	17,100
Total	44,400	59,700
Assmt Ratio	0.7436	

2021 Tax Information

Taxing Body	Detail Amount
ROCK COUNTY	317.37
CITY OF EVANSVILLE	395.39
EVANSVILLE SCHOOL	492.02
TCDB - BLACKHAWK	59.64

Category	Total Amount
Total Taxes	1,264.42
Special Charges	365.76
Sub-Total	1,630.18
First Dollar Credit	-73.91
Total Due	1,556.27

Balance Due Information

Below is property tax payment information for 222 065064. It lists the tax year(s) and unpaid tax balance with interest included if paid in one of the three months shown.

No Taxes Are Due At This Time

2021 Tax Year Payments

Receipt Dates	Receipt	Description	Amount Paid	Balance
12/17/2021	9999TX01843365	Beginning Balance		1,556.27
		Real Estate Taxes	1,190.51	
		Special Charges	365.76	
		Total Payment	1,556.27	
		Taxes Due		0.00

Rock County provides this information with the understanding that it is not guaranteed to be current, complete or accurate. Conclusions drawn from this information are the responsibility of the user. While every reasonable effort has been made to ensure the timeliness and accuracy of the information, Rock County takes no responsibility for errors and omissions.

For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer office at (608)757-5670.

For questions regarding Tax Listing Information, please contact the Real Property Lister office at (608)757-5610.



Search...



BROWSE ▾

ABOUT

EVENTS

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MEMBERSHIP

DONATE

PROPERTY RECORD

14 RAILROAD ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85266**

PROPERTY LOCATION

Location (Address): **14 RAILROAD 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: **Gabled Ell**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

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: FIRST PORTION BUILT PRIOR TO 1871, WING BUILT BETWEEN 1883 AND 1891.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI. MADISON: J. J. STONER, 1883. BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

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



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 colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Pleasy Berg Trust	14 Railroad St
	Applicant Mailing Address:	Evansville, WI 53536
	102 E Main	The following information is available on the property's tax bill:
	Applicant Phone: 608 887 0897	Parcel Tax ID Number: 222 065064
	Applicant Email: bergrental@aol.net	Parcel Number: 6-27-905
	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: 85266	
Owner Email:	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):**
 - 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: Magn. Berg co-trustee DATE: 4/6/2022
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 checked="" type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input checked="" type="checkbox"/> Other: <u>Recreating Demolished Building</u>
<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>Upon granting the demolition of the existing structure, applicant would like to build a replica.</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>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>see demolition application.</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>Proposed work mimics the original features of the existing structure.</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>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	



**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:

Tax ID Number: 222 _____

Historic Property AHI Number:

Parcel Number: 6-27-_____



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment of Historic Properties](#)

[History of the Standards](#)

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an [interactive web feature](#).



PROJECT ADDRESS _____ PERMIT # _____

PROJECT DESCRIPTION:	PARCEL #:
	TAX ID #:



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
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA _____ **sq.ft.** **ESTIMATED PROJECT COST \$** _____

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 _____ **DATE** _____

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** dsps.wi.gov/UDC-ADMIN-CODE/

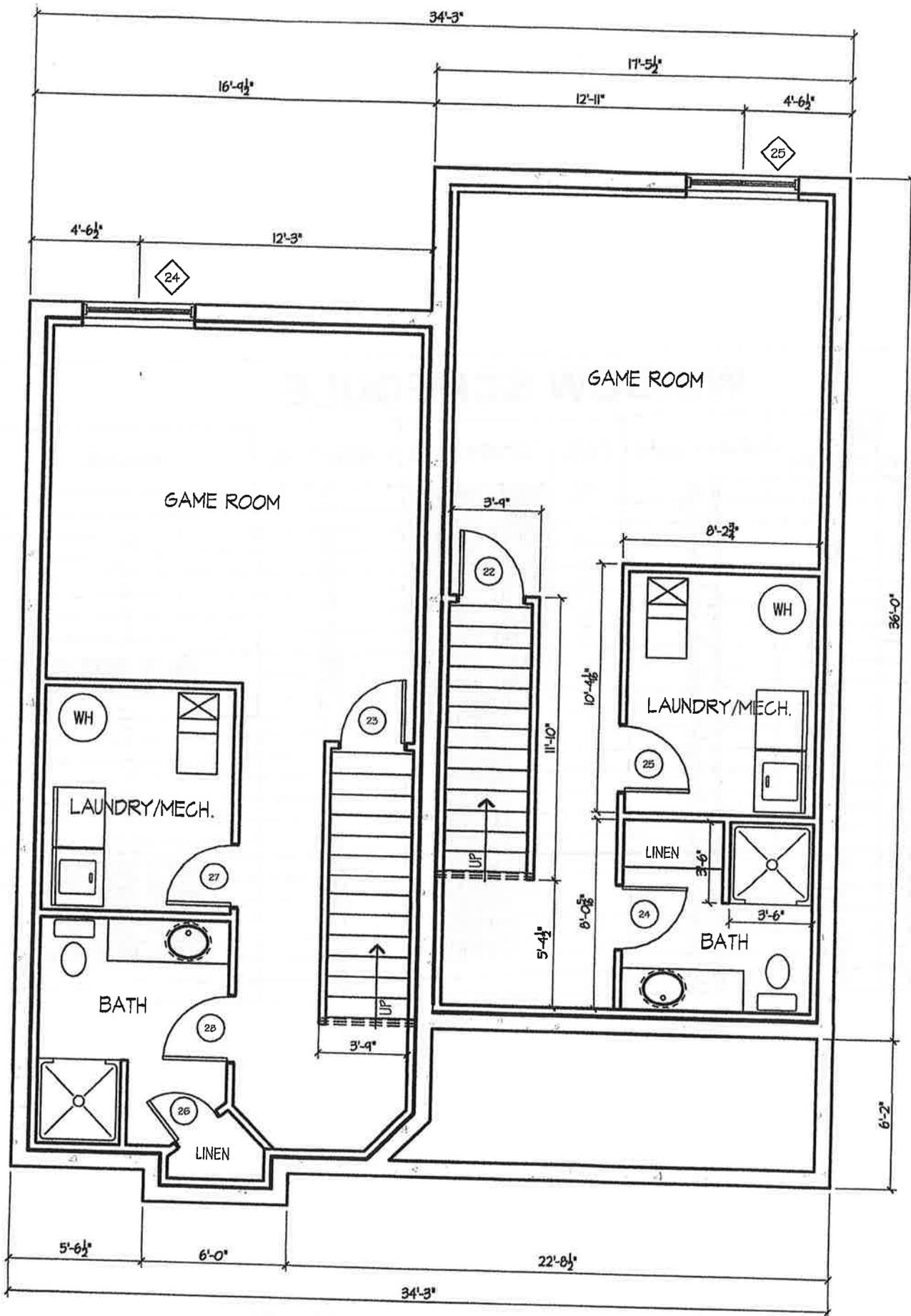
PERMIT FEE: \$ _____ **CHECK #:** _____ **DATE:** _____

PERMIT ISSUED BY: _____ **CERTIFICATION #:** 70184
 LARRY SCHALK



WEST ELEVATION

SCALE 1/4" = 1'-0"



BASEMENT LEVEL

SCALE 1/4" = 1'-0"