

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.

City of Evansville Historic Preservation Commission
Regular Meeting
City Hall, 31 S Madison St. Evansville, WI 53536
Wednesday, June 15, 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 May 18, 2022 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 125 Garfield Avenue– Replace Garage Trim & Cover Soffit (HPC-2022-0141)
 - i. Motion to Approve Application HPC-2022-0141 with the conditions soffits visible from the street are not covered in aluminum.
 - B. 349 S First Street – Replace Fence (HPC-2022-0145)
 - i. Motion to Approve Application HPC-2022-0145 with the Condition the fence is 16-18” from back of sidewalk, wood, no taller than 6 feet, at least 12” inches from the top 50% open, and any gates are 50% open.
 - C. 51 N First St – Replace Siding, Screen, & Screen Door (HPC-2022-0146)
 - i. Motion to Approve Application HPC-2022-0146
 - D. 129 E Main Street – Fence (HPC-2022-0095)
 - i. Motion to Remove from the Table Approve Application HPC-2022-0145 with the condition the fence is no more than 48” tall and 50% open along side lot lines.
8. Discussion Items
9. Report of the Community Development Director
10. Correspondence, Comments and Concerns
11. Next Meeting Date: *July 20, 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 May 18, 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 Chad Renly, Municipal Services Director
Vice-chair Gene Lewis	P	
Vacant	N/A	
Katie Sacker	P	
Norman Barker	P	
Cheryl Doerfer	A	
Steve Christens	P	

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

4. Motion to waive the reading of the minutes from the April 20, 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.

A. Chad Renly – Stairs at Warming House

Renly advised the stairs at the warming house at the park are structurally unsound. Stairs are not tied in to the warming house and can be removed. Stephans stated he believes the stairs were built after the warming house. The weight of the stairs poses a risk of damage to the building and should be removed sooner rather than later. After discussion with Renly, Stephans, Sergeant, and the commission it was determined to put it on the agenda to take action and send the information to the state to remove the stairs by July 4th, to store the stairs covered in order to protect them, and repair them at a later date. Temporary wood stairs could be put in place in the meantime.

7. Applications – Action Items:

A. 129 E Main St– Install Backyard Fence (HPC-2022-0095)

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Motion to take the application off the table the application by Sacker, seconded by Becker. Motion carried unanimously.

Applicant not present. Discussion was then held regarding the location of the fence and the proposed material. The commission advised vinyl had not been approved in the past, the issue is that in order to approve a material, it cannot alter the character of the historic property or the district. The neighborhood does not have the type of fence that is proposed. If vinyl were to be approved, the commission would prefer a smooth, non-embossed material. The commission recommended the applicant submit alternate material samples that have been approved in the past, like smooth wood or composite.

Motion to table the application pending submission of new materials by Christens, seconded by Lewis. Motion carried unanimously.

B. 112 Grove St – Install Front Storm Door, Garden Fence (HPC-2022-0121)

Applicant Norman Barker Present. Barker described the project as replacing two metal storm doors on the side of the building with screen and adding a custom door on the front. Wood is preferred for the front door; the replacement side doors will be screen.

Motion to approve the application by Christens, seconded by Lewis. Motion carried.

8. Discussion Items:

9. Report of the Community Development Director

A. Staff Issued Certificate of Appropriateness

- i. 8 W Main St – Sign permit**

10. Correspondence, Comments and Concerns

A. 1 E Main St – Removal of Double Leaf Door

Stephans had correspondence regarding replacing double leaf doors with a single leaf door. Stephans advised that if they would approve a single leaf door. The door should swing in and it must not compromise the symmetry of the building.

B. Cannon Base in Lake Leota Park

Stephans had correspondence regarding the concrete cannon base in the park. When the park was listed on the Historic Registry the base was not identified in the inventory as having historic significance and is not original to the cannon or the park. Since the base is within the district it would have to go through the commission in order to remove it. The base is deteriorated and is a target for graffiti. It was discussed that the commission may approve removing the base, it looks weird but it's a good story.

C. Walking Quorum

It was discussed that in order to avoid a walking quorum, commissioners should be Bcc'd on emails instead of Cc'd or being added as main recipients so they can't automatically reply to each other. Such emails should also be printed out and added to the meeting

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packet instead of emailing it if it isn't something that needs to be immediately known by the commissioners.

D. Carriage House

Stephans had said at the last meeting he would go to look at a carriage house that residents had questions about replacing. He has not had a chance to look at it yet.

E. Recognition of Steve Culbertson

Look for someone to write a proclamation to commend Steve Culbertson for his time on the commission.

11. Next Meeting Date: June 15, 2022 @ 6:00

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Tim Magee</i>	Historic Property Address: <i>125 Garfield Ave</i>
	Applicant Mailing Address: <i>16746 W Cain Libby Rd</i>	Evansville, WI 53536
	Applicant Phone: <i>862-6561</i>	The following information is available on the property's tax bill:
	Applicant Email: <i>Mageeconstruction@sbcglobal.net</i>	Parcel Tax ID Number: 222 <i>40001</i>
	If different from above, please provide:	Parcel Number: 6-27- <i>498</i>
	Owner Name: <i>Paula Yingsst</i>	The following information is available by searching the property address at www.wisconsinhistory.org/records :
	Owner Address: <i>125 Garfield</i>	Historic Property Name: <i>Lyman & Ada Johnson House</i>
	Owner Phone: <i>817-903-2652</i>	AHI Number: <i>85071</i>
	Owner Email: <i>Paula.yingsst@yahoo.com</i>	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: *Tim Magee* DATE: *6/7/22*
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 checked="" type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input checked="" type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" 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 ↑trim	<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 checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input checked="" type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p><i>Paula has noted Boards on the front of her garage. The Swiger joint material I would like to use is still not available at this time. Would like to use Azek - also would like to cover existing her garage soffit & fascia</i></p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>NO</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p><i>with aluminum soffit & fascia to prevent squirrels from doing the same damage again. The area is on the level of the garage so not visible from the street. we can run lengthwise so no soffit lines are visible & will look like a continuous run.</i></p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p><i>NO</i></p> <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p><i>Replace wood with similar style Azek</i></p> <p>4C Have you submitted this project for state or federal tax credits?</p>



Search...



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PROPERTY RECORD

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

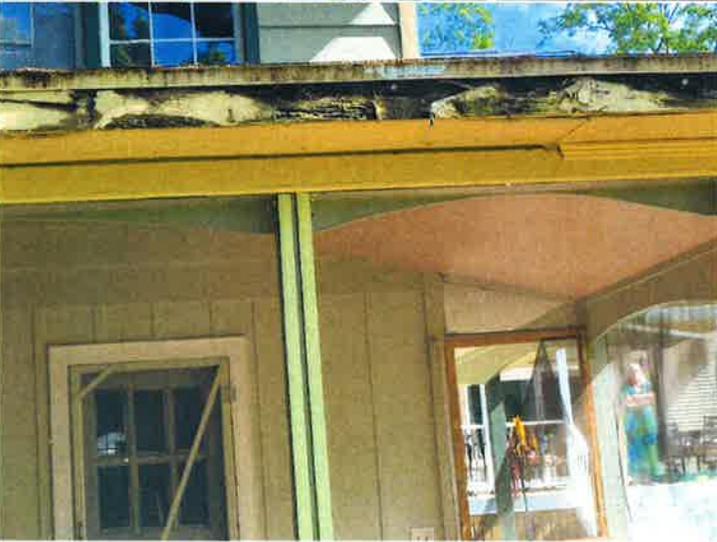
Have Questions?

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

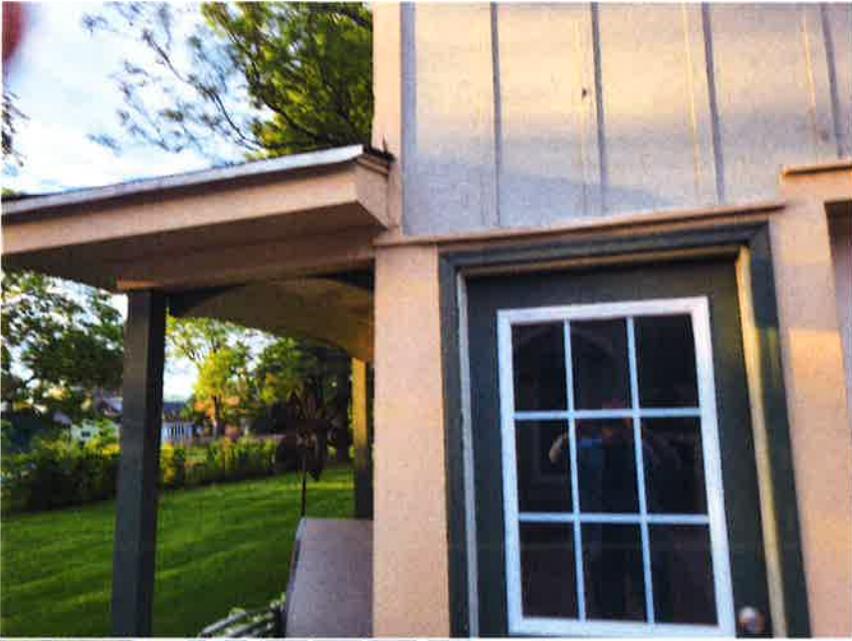
If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information















239K



P3.jpg
217K



P4.jpg
301K

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Community Development Permits <permits@ci.evansville.wi.gov>

Wed, Jun 8, 2022 at 12:40 PM

----- Forwarded message -----

From: **AT&T-Service Inc.** <mageeconstruction@sbcglobal.net>
Date: Tue, Jun 7, 2022 at 10:42 AM
Subject: Re: Paula Lingst
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

She also has rotted fascia on the rear and squirrel holes as well..
Since it is the rear she would like to cover with aluminum soffit & fascia to keep the squirrels from repeating their destruction. Sent in an ordinary permit for rear but Quinn straighten me out on that

On Tuesday, June 7, 2022 at 08:24:39 AM CDT, AT&T-Service Inc. <mageeconstruction@sbcglobal.net> wrote:

Jason,
Paula lives at 125 Garfield and has these boards rotting on the front of her garage.
I wanted to use finger jointed cedar because it has no knots like the boards on there now.
But with Covid they are still not available so I propose to use Azek as it will not rot and will be smooth like current trim boards.
I have enclosed the pictures but have to drop off certificate as my scanner is down.
Thanks,' Tim

[Quoted text hidden]

7 attachments

P1.jpg
174K



Fwd: Paula Lingst

2 messages

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Community Development Permits <permits@ci.evansville.wi.gov>

Wed, Jun 8, 2022 at 12:40 PM

----- Forwarded message -----

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Subject: Paula Lingst
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Thanks,' Tim

--
Jason Sergeant, AICP
City Administrator
jason.sergeant@ci.evansville.wi.gov

City of Evansville
31 S. Madison Street
PO Box 529
Evansville, WI 53536
Office: (608)-882-2266
Fax: (608)-882-2282

"Best City for young families in Wisconsin" – nerdwallet.com

5 attachments



Paula Yingst.jpg
203K



Paula 1.jpg
111K

Paula 2.jpg



P1R.jpg
174K



P2R.jpg
147K



P3R.jpg
89K



P4R.jpg
208K



P5R.jpg
131K



P6R.jpg



176K

PROJECT ADDRESS 125 Garfield PERMIT # _____

PROJECT DESCRIPTION: Replace Rotting wood Trim w/ AZEK trim. on garage cover rotting wood fascia soffit w/aluminum on rear of property, on screens in porch PARCEL #: 6-27-498
 TAX ID #: 222 040001



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Paula Yingst</u>	<u>125 Garfield</u>	<u>817-903-2852</u>	<u>PaulaYingst@yahoo.com</u>
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Maseo</u>	<u>1045-4/28/23</u>	<u>552-6361</u>	<u>maseoconstruction@sbcsjocal.net</u>
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Maseo</u>	<u>10/46 / 9/12/22</u>	<u>same</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

PROJECT AREA Back of Garage aluminum soffit + fascia screens 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 READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE *tu mae* DATE 6/2/22

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

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
 LARRY SCHALK



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: 125 Garfield	Tax ID Number: 222 040001
Historic Property AHI Number: 39071	Parcel Number: 6-27-499



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: James Cunningham	Historic Property Address: 349 - S. First Street
	Applicant Mailing Address: 304 Cherry St	Evansville, WI 53536
	Applicant Phone: 882-0679	The following information is available on the property's tax bill:
	Applicant Email: cusiv2@fastmail.com	Parcel Tax ID Number: 222 023003
	If different from above, please provide:	Parcel Number: 6-27- 405
	Owner Name: Mary Cunningham	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: 349 - S. First Street	Historic Property Name: James & Elpha Gillan House
	Evansville	AHI Number: 140881 + 140982 (Carriage house)
Owner Phone: 508-613-5999	Contributing <input checked="" type="radio"/> or N	
Owner Email: mary.cunningham@gmail.com		

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

SUBMITTED BY: **James Cunningham**
Owner or Applicant Signature

DATE: **9 June 22**

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4.	
Work Category		Work Category Details
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Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials Match existing historic materials (metal, etc.) Use new modern materials (vinyl, etc.)
Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials Match historic materials (wood, cement board, etc.) Use modern materials (plastic, vinyl, aluminum, etc.)
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) Match historic materials (wood, metal, glass, etc.) Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Matching historic materials (wood, stone, etc.)
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 Decking
Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating Matching existing materials Other: _____
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 Other: _____
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 New alternative materials Matching existing materials
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 _____

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>Replace non-historical, rotting fence with architecturally appropriate design</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design, color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>yes</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>Posts and cross members are rotting Fence is near falling down Fence repair nearly as costly and replacement fence is a late 20th Century/low grade design Fence is not historically appropriate</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><i>NO</i></p> <p><i>It will greatly improve the features</i></p> <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits</i></p> <p><i>see attached</i></p> <p>4C Have you submitted this project for state or federal tax credits?</p> <p><i>No</i></p>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability - <i>see attached</i> 6. Site plan (if applicable) 7. NOTE 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
	<p><i>New posts to be black locust for resistance to rot</i></p> <p><i>Posts to be covered in decorative applications (houses) using cedar and Douglas fir (old growth)</i></p> <p><i>Color scheme of the home to be used on painted fence - (no raw wood exposed) see photos</i></p> <p><i>Builder has 30 years experience in carpentry and historical restoration</i></p> <p><i>Location of current fence is in violation of City Code setback regulation</i></p> <p><i>work to begin 2nd week of August 2022</i></p> <p style="text-align: center;">EXHIBIT: _____</p>

Technical Preservation Services

National Park Service
U.S. Department of the Interior



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](#)

Handwritten signature: J. Paul [unclear]

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 exemplars of craftsmanship that characterize a historic property shall be preserved.

NA

NA

Since is non-historical, a late 20th Century addition

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.

- NA 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.
- NA 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- NA 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.
- NA 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](#).

proposed fence line 24 inch set back from sidewalk edge and angled at driveway for visual safety
current location of fence approximately 8 inches from sidewalk edge





existing 1



existing 2

Proposed examples



1



2



3

proposed examples cont.



4



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NAMES

Historic Name: **JAMES & ELPHA GILLIES HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **140881**

PROPERTY LOCATION

Location (Address): **349 S 1ST ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1885**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect: **BENJAMIN S. HOXIE**

Other Buildings On Site: **1**

Demolished?: **No**

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **South First Street Residential Historic District**

National Register Listing Date: **8/10/2011**

State Register Listing Date: **11/19/2010**

National Register Multiple Property Name:

NOTES

Additional Information: THE MODERN CARRIAGE HOUSE ASSOCIATED WITH THIS HOUSE HAS A SEPARATE AHI #140882.

"This distinctive home, located in the South First Street Historic District, was designed by local architect/builder Benjamin Hoxie and shows a number of late 19th Century stylistic influences. The cross-gabled roof, pedimented open wrap-around porch, and extensive cladding are typical of the Queen Anne style. The window trim and vertical corner trim lend a Stick-style look, and the three-story tower has a mansard roof seen in the Second Empire style. Note the garage with dormered mansard roof. Both the tower and garage are recent additions. Real estate investor James

Gillies and his wife, Elpha, had this house built for them by Hoxie, who was their neighbor. They sold the house in 1895, and moved to Colorado, hoping for an improvement in Elpha's health. After her 1897 death, James returned to Evansville." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM. EAGER FREE PUBLIC LIBRARY. EVANSVILLE REVIEW. SEPTEMBER 23, 1998, P. 13 (PHOTO). EVANSVILLE CITIZEN. SEPTEMBER 24, 1998, P. 14 (PHOTO). Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

RECORD LOCATION

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

Have Questions?

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

leah.penzkover@wisconsinhistory.org

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

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

How to Cite

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NAMES

Historic Name: **CARRIAGE HOUSE**

Other Name:

Contributing: **No**

Reference Number: **140882**

PROPERTY LOCATION

Location (Address): **349 S 1ST ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1988**

Additions:

Survey Date: **2006**

Historic Use: **carriage house**

Architectural Style: **Second Empire**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site: **1**

Demolished?: **No**

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **South First Street Residential
Historic District**

National Register Listing Date: **8/10/2011**

State Register Listing Date: **11/19/2010**

National Register Multiple Property Name:

NOTES

Additional Information: THIS GARAGE WAS BUILT AFTER 1988 BY OWNER GLENN MARQUETTE. IT COMPLIMENTS THE HOUSE BUT IS A NON-CONTRIBUTING RESOURCE DUE TO ITS MODERN DATE OF CONSTRUCTION.

Bibliographic References: EVANSVILLE REVIEW. SEPTEMBER 23, 1998, P. 13.

RECORD LOCATION

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



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

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

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

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

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

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

Summary of Work:

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: 349 S 1st	Tax ID Number: 222 023003
Historic Property AHI Number: 140881 + 140882	Parcel Number: 6-27-405



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Tim Magee</i>	Historic Property Address: <i>51 N 1st</i>
	Applicant Mailing Address: <i>16746 W Cassin Libby Rd Evansville WI</i>	Evansville, WI 53536
	Applicant Phone: <i>608-882-6561</i>	The following information is available on the property's tax bill:
	Applicant Email: <i>mageeconstruction@sbcskuba.com</i>	Parcel Tax ID Number: 222 <i>012011</i>
	If different from above, please provide:	Parcel Number: 6-27- <i>326.1</i>
	Owner Name: <i>Jim Bates</i>	The following information is available by searching the property address at _____):
	Owner Address: <i>51 N 1st Evansville</i>	Historic Property Name: <i>Albert E O'Xon House</i>
	Owner Phone:	AHI Number: <i>70513</i>
	Owner Email: <i>jwbates13@gmail.com</i>	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 _____

2. Building Permit (cost cannot begin until building inspection 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 type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
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 screen + screen mold with same material as the now. Replace wood screen door with custom wood screen door. Replacing rotted cedar siding with cedar siding</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? Garage is not historic but using same materials</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>siding is rotted screen is slots + moldy will heal when removed wood screen door replaced with wood screen door.</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</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>4C Have you submitted this project for state or federal tax credits? NO</p>





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NAMES

Historic Name: **Albert E. Dixon House**

Other Name:

Contributing: **Yes**

Reference Number: **70513**

PROPERTY LOCATION

Location (Address): **51 N 1ST ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1902**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System: **Balloon Frame**

Wall Material: **Clapboard**

Architect: **William Meggott**

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: A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the Wisconsin Historical Society, State Historic Preservation Office. Meggott worked for Claude and Starck but designed houses on his own too. Albert E. Dixon was an employee of the D.E. Wood Butter Company. "Local architect and carpenter William Meggott built this 2.5-story home for Albert Dixon, an employee of the D.E. Wood Butter Company. This is another fine home on North First Street that shows a blend of popular turn-of-the-century styles. Of particular interest are the three-panel bay window in the east gable, Palladian window in the south gable, and garland ornamentation on the front porch. The narrow wood siding and leaded

glass windows are original. The iron grillwork porch columns probably are not. A large open room on the third floor was designed for entertaining guests." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: Evansville Review 3/12/1997. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

RECORD LOCATION

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

Have Questions?

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leah.penzkover@wisconsinhistory.org

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

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

How to Cite

For the purposes of a bibliographic entry on Facebook, follow this model:



**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: 51 N 1st St	Tax ID Number: 222 012011
Historic Property AHI Number: 70513	Parcel Number: 6-27-326.1

<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 _____

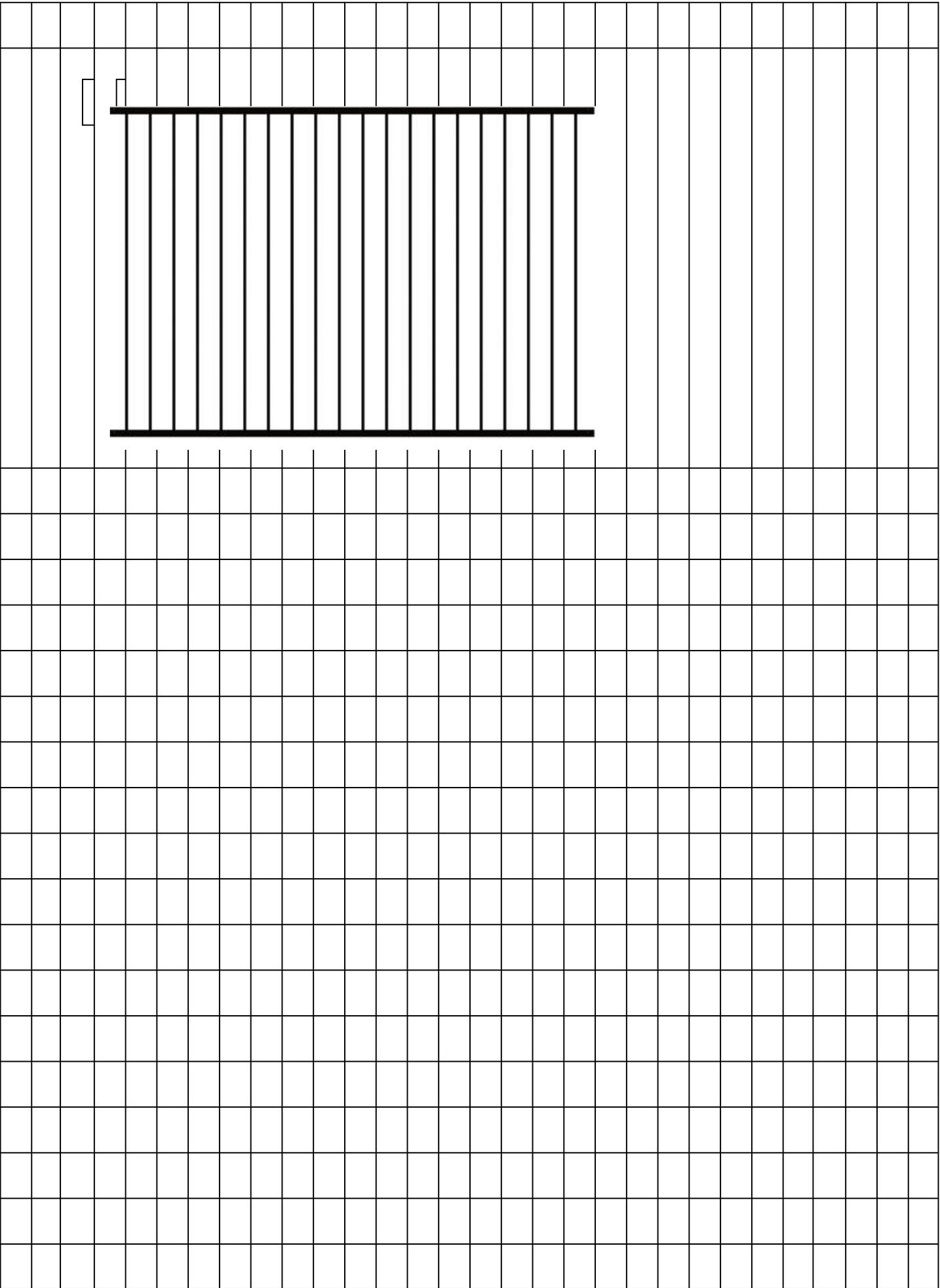
Application No.: HPC-2022-_____

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
	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>No</p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></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><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></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>4C Have you submitted this project for state or federal tax credits?</p> <p>No</p>

Application No.: HPC-2022-

SECTION	REQUIRED ATTACHMENTS
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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

129 E Main Street

HPC-2022-0095

Supplemental materials for proposed fence

8:51



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Product Images



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129 E Main Street
HPC-2022-0095
Supplemental materials for proposed fence

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