

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
Wednesday, February 17, 2021, 6:00 p.m.

Due to recommended social distancing in response to COVID-19, this meeting is being held virtually to ensure the safety of commission members and members of the public. To participate via video, go to this website: meet.google.com/amx-jnqp-vqu. To participate via phone, call this number: 1 323-886-1792 and enter PIN: 691 131 856# when prompted

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the January 20, 2021 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
7. Action Items.
 - A. 8 W Main – New Wall Sign (SIGN-2021-02)
 - B. 32 W Main – Screen Door (HPC-2021-04)
 - C. 111 W Main – Doors (HPC-2020-01)
8. Discussion Items
 - A. 113 E Main – Porch and Stair Repairs (HPC-2020-47)
 - B. 26 Garfield – Porch Replacement (HPC-2020-52)
 - C. 14 N Madison – Window Replacement (HPC-2021-02)
 - D. 100 College Drive – Windows (HPC-2021-03)
 - E. 419 S First – Siding
 - F. 2020 Annual Report
 - G. 20 Mill Street – Demolition Questions
9. Report of the Community Development Director.
10. Correspondence, Comments or Concerns
11. Next Meeting Date: *March 17, 2021 at 6pm, April 21, 2021 at 6pm, and May 19, 2021.*
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 / Virtual
Wednesday January 20, 2021 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Cynthia Hovorka, Applicant
Gene Lewis	P	
VACANT	A	
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda. by Koser, seconded by Lewis. Approved unanimously.

4. Motion to waive the reading of the minutes from the December 16, 2020 meeting and approve them as printed by Lewis, seconded by Christens. Approved unanimously.

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

6. Citizen appearances and Public Presentations.

A. Note: Preservation Hero Awarded to City/Public : Duck House and not the Lake Leota Fireplace

7. Applications- Action Items: None

8. New Business: Discussion Items:

A. 113 E Main – Porch and Stair Repairs (HPC-2020-47).

Applicant not present. This application is under a City Enforcement Action item since last year. Sergeant will meet with City Inspector to compare notes of the application. Sergeant to discuss with applicant the revisions or action to be taken.

B. 26 Garfield – Porch Replacement (HPC-2020-52).

Applicant Cynthia Hovorka present. Hovorka reviewed the project of the side and front porch with some details. During further discussion, the commission asked for details regarding the roof pitch of the front porch, size of the front porch, and the details of the

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porch roof attachment to the house. It was requested to the applicant that the commission would need to view detailed drawings of the front porch and west side elevation.

9. Report of the Community Development Director. Sergeant reported that it was the Duck House that received the Preservation Hero award for City/Public Project and not the Lake Leota Fireplace.

10. Correspondence, Comments and Concerns. None

11. Next Meeting Date: February 17, 2021 *at 6 p.m., Virtual Meeting*

12. Motion to Adjourn by Culbertson, seconded by Christens. Approved unanimously.

7A

SIGN APPLICATION Evansville, Wisconsin

Version: December 2017

General instructions. Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this application off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Application fee	\$75.00 + \$0.50/sq.ft.
Receipt number	1.143030
Date of determination of completeness	2/13/21
Name of zoning administrator	J. Sergeant
Application number	SGN-2021-02
Authorization	

1. Applicant information

Applicant name Andy Gorman c/o Olive You Create & Shoppe

Street address 8 West Main

City Evansville

State and zip code 53536

Daytime telephone number 608-295-6681

Fax number, if any _____

E-mail, if any gormana99@gmail.com

2. Individual or firm erecting sign

Name Andy Gorman

Company Butterfly Gardens Preschool and Nursery, LLC

Street address 92 E Hwy 59

City Edgerton

State and zip code Wisconsin 53534

Daytime telephone number 608-295-6681

Fax number, if any _____

E-mail, if any gormana99@yahoo.com

Name of insurance company Tricore Insurance

Insurance company address PO Box 450 Lancaster, WI 53813

3. Proof of insurance. If a firm or individual that is in the business of erecting, repairing, maintaining, or relocating signs will be installing the sign, please attach proof of liability insurance with the following minimum coverage: \$100,000 bodily injury and \$200,000 aggregate and \$100,000 property damage.

4. Subject property information (where the sign will be located)

Street address	<u>8 West Main Street, Evansville, WI 53536</u>		
Parcel number	<u>6 - 27 - 25</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	<u>B2</u>	Note: The zoning districts are listed below.	
	Business Districts	B-1	B-2 B-3 B-4
	Planned Office District	O-1	
	Industrial Districts	I-1	I-2 I-3

Receipt: 1.143030 89.50
ANDY GORMAN
Feb 3, 2021 12:25PM

SIGN APPLICATION

Evansville, Wisconsin

Version: December 2017

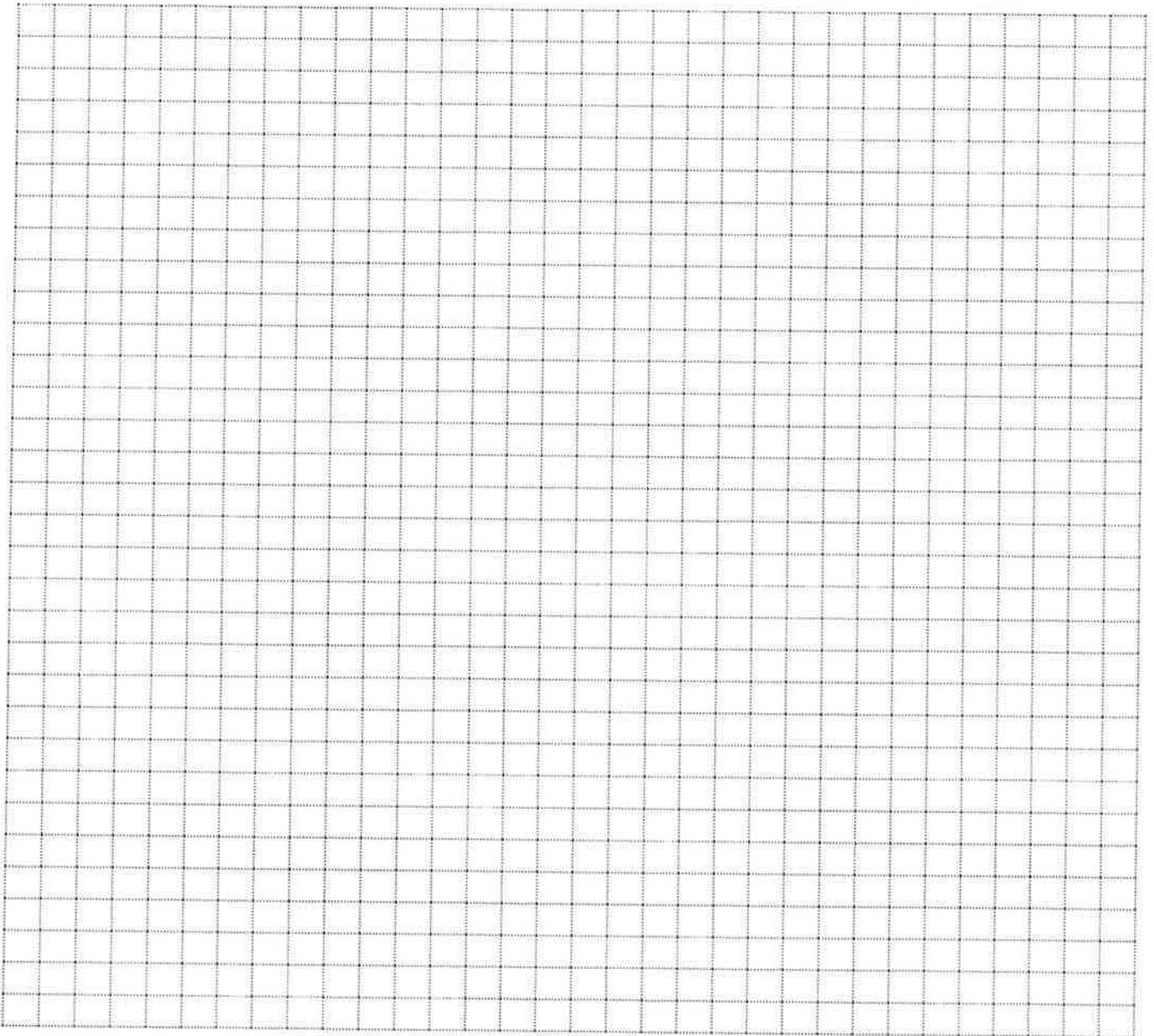
5. Design review.

Is the proposed sign located within a historic preservation district and/or the central business district (B-2)?
Is the proposed sign a sandwich board sign?

Yes No
 Yes No

If you answered yes to both of the questions, provide a sketch of the proposed sign that shows lettering, logos, and other graphics and the overall color scheme. You can use the space below or attach a drawing to this application.

The Evansville Historic Preservation Commission must review and approve the design of the sign, before the application is reviewed to ensure it meets other standards contained in the city's sign code.



SIGN APPLICATION

Evansville, Wisconsin

Version: December 2017

6. Description of signage. For each proposed sign, please provide the following information as applicable.

Dimensions:	7 3/4 feet wide by 3 3/4 feet tall by 1 1/2 inches thick
Materials:	Wood with vinyl lettering
Illumination, if any:	None
Location on the property:	The South Facing Wall of the building
Height above grade:	approx 8 feet above grade
For wall signs, the area of the building's face to which the sign will be attached:	330 square feet

7. Type of signs. For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall	0	0	1	29
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground	0	0	0	0
Pole sign	A sign that is principally supported by one or more columns or poles	0	0	0	0
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that his mounted on the face of a building and is constructed on non-rigid materials (like canvas)	1	80	0	0
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass	0	0	0	0
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.	0	0	0	0
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face	0	0	0	0
Other	Any type of signage that does not fall into one of the above categories				
Total		1	80	1	29

*The existing awning would be removed and the new sign would be installed

SIGN APPLICATION Evansville, Wisconsin

Version: December 2017

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the Community Development Director for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.

Andrew W Gorman

January 14th, 2021

Applicant Signature

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.

9. Authorization – for official use only.

Historic Preservation Commission

Date

Comments or Conditions, if any:

- WALL AREA BEHIND SIGN & WHERE AWNINGS ARE WILL NEED TO BE PAINTED TO MATCH THE FACADE.

Community Development Director

Date

Comments or Conditions, if any:

SEE ABOVE



Olive You

Create & Shoppe

Children's Fashion and Creation Station

Signage Proposal:

Remove the existing canopy that is in disrepair and install our sign. Below is a color photo of the sign we are seeking a permit to install. It is of wood construction with vinyl lettering and border. The size and placement is outlined in the sign permit application that is also attached to this email.



Summary:

We look forward to hearing back from the committee in regards to our sign permit application. As you can imagine storefront signage is the most important advertising a retail store can have. We look forward to increasing our visibility to the community once we have an approved permit.

Sincerely,

Andrew W Gorman

Andrew & Amy Gorman
Olive You Create & Shoppe



Olive You

Create & Shoppe

Children's Fashion and Creation Station

* Not to Scale

Point to Proposed Sign



COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least February 8, 2021. [Click here for more information.](#)



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PROPERTY RECORD 8 W MAIN ST

Architecture and History Inventory

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NAMES

Historic Name:

Other Name: **EVANSVILLE CHAMBER OF COMMERCE**

Contributing:

Reference Number: **85194**

PROPERTY LOCATION

Location (Address): **8 W MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Contemporary**

Structural System:

Wall Material: **Stucco**

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 1936 AND 1949.

Bibliographic References: SANBORN-PERRIS MAPS OF EVANSVILLE, WI.
NEW YORK: 1928(UPDATED 1936, 1949).

RECORD LOCATION

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

Have Questions?



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

SIGN-2021-02

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: gormana99@gmail.com

Sat, Feb 13, 2021 at 11:11 AM

Andy,

Thank you for the recent Application for Certificate of Appropriateness. City staff has preliminarily reviewed the application and the application will be reviewed by the Historic Preservation Commission (HPC). Please note the following will be a condition of approval:

- Wall area behind the sign and where awnings are will need to be painted to match the facade.

The commission will review SIGN-2021-02 at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Thank You - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Brandon Burazin</u>	Historic Property Address: <u>32 W Main Street</u>
	Applicant Mailing Address: <u>1906 W Beltline Hwy Madison WI 53713</u>	Evansville, WI 53536
	Applicant Phone: <u>608-222-1243</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>brandonburazin@gmail.com</u>	Parcel Tax ID Number: 222 <u>063018</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>771</u>
	Owner Name: <u>Anika Raube</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: <u>32 W. Main Street</u>	Historic Property Name: <u>Charles Spencer House</u>
	<u>Evansville WI 53536</u>	AHI Number: <u>34959</u>
	Owner Phone: <u>608-444-2844</u>	Contributing: <input checked="" type="radio"/> Y <input type="radio"/> N
	Owner Email: <u>araube@coylecarpet.com</u>	

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

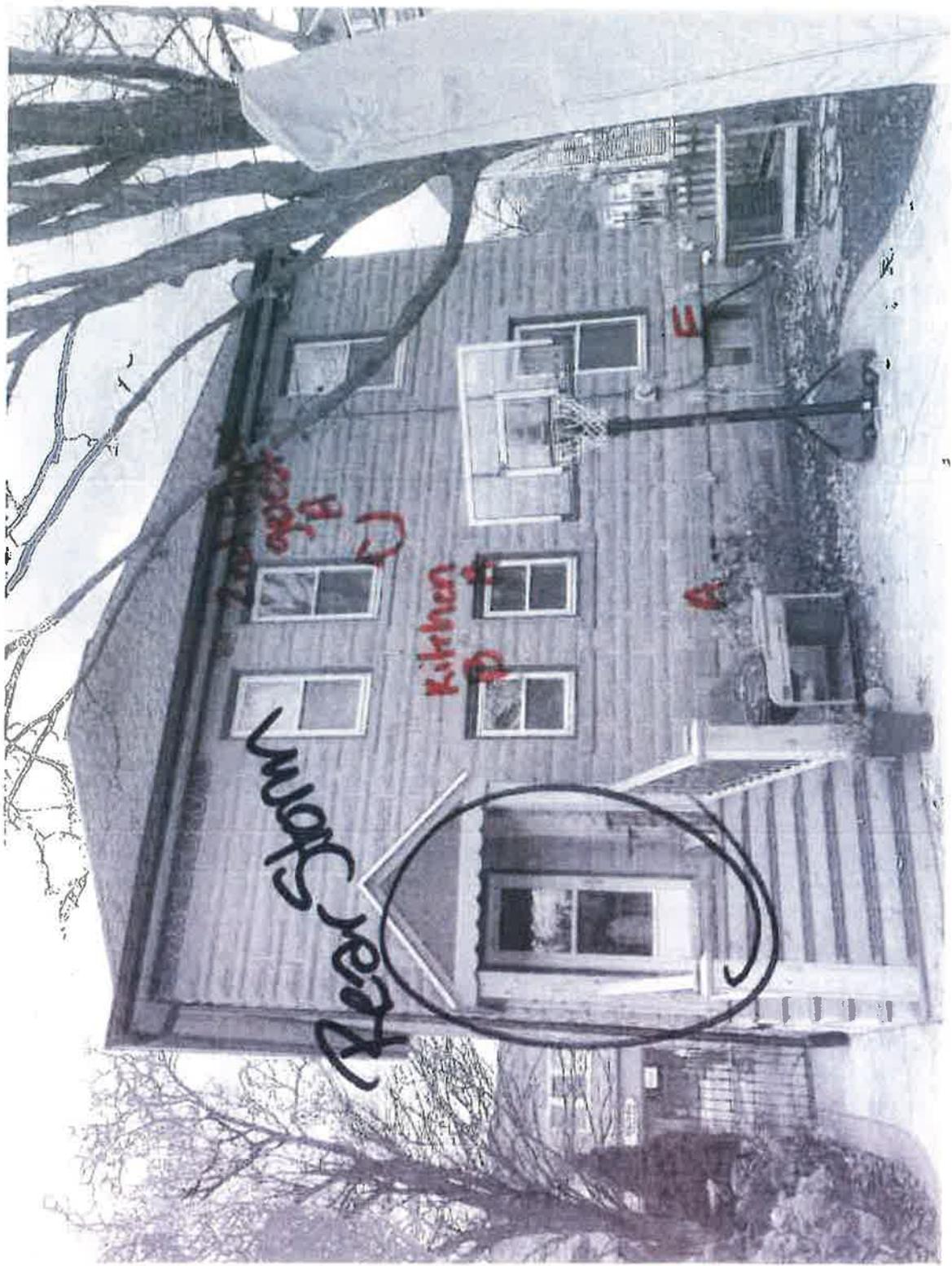
SUBMITTED BY: [Signature]
Owner or Applicant Signature

DATE: 1-28-2021

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input 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>-Replace same size Storm door-</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>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.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>no</p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	
<p>no</p>	



Room 101

Kitchen

Beds

A

C

D

E



Quote# 6797532

Status Unsubmitted Order

PO Number

Job Name
LAUBE

SHIP-TO - 100054
A B C SUPPLY CO #1207
4610 PFLAUM ROAD
MADISON, WI 53718

608-221-8223
608-222-9180 FAX
<https://www.abcsupply.com/>

CUSTOMER:
Ganser - May 2018
stacyhaberman@gansercompany.com

User 1: Ganserconnect
Enter Date: 11/11/2020
Order Type: Quote
Ship Via: TRUCK

Due to industry-wide supply chain shortages your order will most likely experience an extended lead time. After your order is placed, we will acknowledge the ship date as soon as possible. We appreciate your patience and understanding. See the [Order Fulfillment Dashboard](#) for more information about current lead time trends.

Line Product and Price Details Qty



- 1 STORM DOOR 1
- Model 291 Base Price
 - Tariff Surcharge
 - Slimline Z-Bar
 - Color Matched Piano Hinge
 - 1-1/2" Color Matched Bottom Expander
 - Insulated Frame Core
 - Black Windsor Handleset with Deadbolt
 - Product Options -
 - Spectrum 291 Full View
 - Custom Opening Size: 32" x 84"
 - Coal Black
 - Slimline Z-Bar
 - Pre-Hung
 - Color Matched Piano Hinge
 - Hinge on Left (Viewed from Outside)
 - 1-1/2" Color Matched Bottom Expander
 - Insulated Frame
 - Black Windsor Handleset (DH245)
 - Assign a Random Key Number
 - Handleset Prep at Standard Location (39") on Right (Viewed from Outside)
 - Color Matched Dual Closers (DH220-13)
 - Clear Glass
 - Two Screens
- TAG # Laube Rear Door Storm

Outside Looking In

Due to variances in color and manufacturing process, image shown may vary from final product.

Total: ~~\$881.66~~

Total Openings: 1
Total Units: 1

ProVia's Terms & Conditions:
Prices are valid for 30 days.
Terms and Conditions of Sale - www.provia.com/terms

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least February 8, 2021. [Click here for more information.](#)



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32 W MAIN ST

Architecture and History Inventory

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NAMES

Historic Name: **Charles Spencer House**

Other Name: **Anika Laube House**

Contributing: **Yes**

Reference Number: **84958**

PROPERTY LOCATION

Location (Address): **32 W MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

<https://wisconsinhistory.org/Records/Property/HI84958>

Incorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1906**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **American Foursquare**

Structural System:

Wall Material: **Rock-Faced Concrete Block**

Architect: **LORRIN L. HILTON (JANESVILLE)**

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: LATER OWNERS CONVERTED THE GARAGE OF THIS HOUSE INTO A SMALL RETAIL STORE. THIS BUILDING FACES ONTO W. MAIN ST. AND WAS SEPARATELY PHOTOGRAPHED AS 316/34.

Bibliographic References: Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. EVANSVILLE ENTERPRISE. JULY 17, 1905. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, P. 171. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.



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:

Replace one same size storm door.

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: <u>32 W Main St</u>	Tax ID Number: <u>222 063 019</u>
Historic Property AHI Number: <u>84958</u>	Parcel Number: <u>6-27-221</u>



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Trooper Maffet</u>	Historic Property Address: <u>111 W Main St</u>
	Applicant Mailing Address: <u>1906 W. Beltline Hwy Madison WI 53713 53713</u>	Evansville, WI 53536
	Applicant Phone: <u>608-222-1243</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>Troopermaffet@gansercompany.com</u>	Parcel Tax ID Number: 222 <u>001075</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>79</u>
	Owner Name: <u>John & Nancy Peterson</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: <u>111 W. Main St. Evansville WI 53536</u>	Historic Property Name: <u>John T Baker House</u>
	Owner Phone: <u>608-444-9117</u>	AHI Number: <u>89961</u>
	Owner Email:	Contributing: <input checked="" type="checkbox"/> 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: [Signature] DATE: 1-19-2021

Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input 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 checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input 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>Replace rear wood storm door with provia aluminum door with glass</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? 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: NO</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? 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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i> NO</p>
	<p>4C Have you submitted this project for state or federal tax credits?</p>



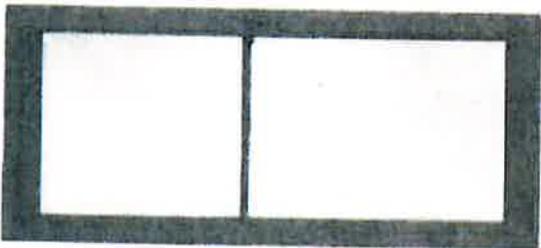
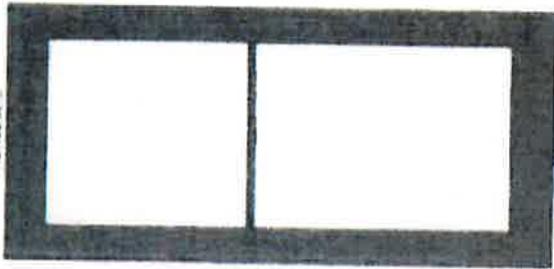
HPC-2021-01



Storm door Proposal / Specs

YOUR PROFESSIONAL-CLASS PRODUCT

Spectrum Series Storm Door - Model 291 Full View



807.289.1835
2150 State Route 28
Supplement, OH 44681

QUOTE INFORMATION

Job: Pederson
Top Pederson Rear Door

DETAILS

- Spectrum 291 Full View
- Coal Black
- Standard Z-Bar
- Pre-Hung
- Color Matched Leaf Hinge
- Hinge on Left (Viewed from Outside)
- 1-1/2" Color Matched Bottom Expander
- Insulated Frame
- Black Weather Single-Point Mortise Handset (DH609-13)
- Locker (DH351-13)
- Assign a Random Key Number
- Handset Prep at Standard Location (39" on Right Viewed from Outside)
- Color Matched Dual Closers (DH220-13)
- Clear Glass
- Two Screens



Contact your dealer to see your product.

Hinges on the Left
Outside Loading In

U-Value (R15-7)

Sound Attenuation (dB)

1.04

0.86

Storm Proofs

Visible Transmittance

0.90

0.73

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be closed to the public until at least February 8, 2021. [Click here for more information.](#)



Search...



BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

111 W MAIN ST

Architecture and History Inventory

PRINT

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FACEBOOK

TWITTER

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NAMES

Historic Name: **John T. Baker House**

Other Name: **John and Nancy Peterson House**

Contributing: **Yes**

Reference Number: **84961**

PROPERTY LOCATION

Location (Address): **111 W MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

HPC-2021-01

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1904**

Additions:

Survey Date: **20062015**

Historic Use: **house**

Architectural Style: **American Foursquare**

Structural System:

Wall Material: **Brick**

Architect: **JOHN T. BAKER**

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: "This substantial cream brick two-story home was built by John T. Baker, the second member of the Baker family to serve as president of the Baker Manufacturing Company. Classical Revival elements include a nearly cubic mass, glazed-tile hip roof with ornately capped dormer, symmetrical facade, and open porch with fluted Ionic columns. Note the evenly spaced decorative modillions under the eaves. This popular classical ornamentation is repeated under the porch eaves. The Baker Manufacturing Company, a builder of pumps and windmills in the early years, has been a foundation of the Evansville economy for over

140 years. Three generations of Baker lived here from 1903 until the 1980s." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. MONTGOMERY, RUTH ANN. EVANSVILLE REVIEW. APRIL 3, 1996, PP. 7, 10. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, P. 162. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991. 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



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:

REPLACE REAR WINDOWS (PREVIOUSLY APPROVED WITH COA HPC 2019 04) \$
REPLACE REAR DOORS

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: 111 W MAIN	Tax ID Number: 222 001075
Historic Property AHI Number: 84961	Parcel Number: 6-27- 78



HPC-2021-01

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2021-01

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: troopermaffet@gansercompany.com

Fri, Jan 22, 2021 at 4:21 PM

Trooper,

Thank you for the application. The windows mentioned in the application have already been approved by action of the Historic Preservation Commission (HPC) in 2019. Your application is complete and will be reviewed at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Thank You - Jason

--

Jason Sergeant**Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285**Fax: (608)-882-2282****Jason.sergeant@ci.evansville.wi.gov***"Best City for young families in Wisconsin" – nerdwallet.com*

Window portion already approved in HPC-2019-04

HPC-2021-01

PROJECT ADDRESS 111 W. Main Street PERMIT # _____

PROJECT DESCRIPTION: <u>Replace 1 same size window & 1 storm door</u>	PARCEL #: <u>6-27-78</u>
	TAX ID #: <u>222 001075</u>



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>John & Nancy Petersen</u>	<u>111 W. Main Street</u>	<u>6084449117</u>	_____

CONTRACTOR: <u>A</u> CONST_ HVAC_ ELEC_ PLBG <u>Jansen Company</u>	LIC/CERT#/EXP <u>173919-1-2-2022</u>	PHONE <u>608-222-1243</u>	EMAIL <u>brandonburazin@jansencompany.com</u>
CONTRACTOR: _____ CONST_ HVAC_ ELEC_ PLBG	LIC/CERT#/EXP _____	PHONE _____	EMAIL _____

CONTRACTOR: _____ CONST_ HVAC_ ELEC_ PLBG LIC/CERT#/EXP _____ PHONE _____ EMAIL _____

CONTRACTOR: _____ CONST_ HVAC_ ELEC_ PLBG LIC/CERT#/EXP _____ PHONE _____ EMAIL _____

PROJECT AREA Windows/doors sq.ft. ESTIMATED PROJECT COST \$ 1,754

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 [Signature] DATE 1-13-2020

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

8A

Initiated by City Enforcement Action



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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:	Historic Property Address:
	<i>Jim Schoenenberger</i>	<i>113 E Main St.</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>312 W Liberty St</i>	The following information is available on the property's tax bill:
	<i>Evansville</i>	Parcel Tax ID Number: 222 <i>001120</i>
	Applicant Phone: <i>882-5494</i>	Parcel Number: 6-27- <i>120</i>
	Applicant Email: <i>schoeny32@go.com</i>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide:	Historic Property Name: <i>None</i>
	Owner Name: <i>Betty Schoenenberger</i>	Owner Address: <i>N 76076 Africa Rd</i>
	Owner Address: <i>Albany, WI</i>	Owner Phone: <i>862-3059</i>
Owner Phone: <i>862-3059</i>	AHI Number: <i>85240</i>	
Owner Email:	Contributing: <input checked="" type="radio"/> 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: *Betty J. Schoenenberger*
Owner or Applicant Signature

DATE: *12/16/20*

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input checked="" 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 checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <i>matches existing</i> <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 checked="" 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 checked="" type="checkbox"/> Decking <i>match existing</i>
<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 type="checkbox"/> Repair <input checked="" 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>steps front & back cover stairwell match existing</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><i>New doors will match existing doors New deck and steps match existing New steps in rear match existing Stair cover match existing one.</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?</p>
	<p><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>_____</p> <p>_____</p> <p>_____</p> <p>_____</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>_____</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.)</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>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	
<p><i>no</i></p>	

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

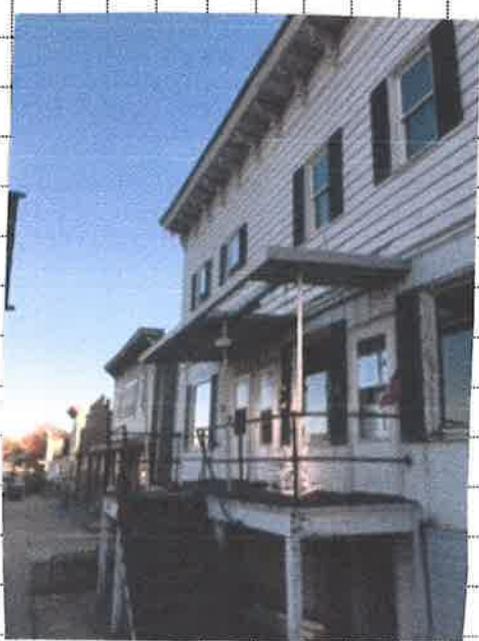


Existing



Existing

2 new doors new doors will match existing



Existing

roof has hole needs replacement, new will match existing

EXHIBIT: _____

New doors will be similar to
this one that is on building now.

HPC-2020-47



Stairway to be covered same
as existing stairway HPC-2020-47





New steps and wood railing
with cattle panel

HPC-2020-47



New steps and wood railing
with cattle panel

HPC-2020-47





HPC-2020-47



NOTICE TO PERMIT APPLICANTS

Cautionary Statement to Owners Obtaining Building Permits

HPC-2020-47

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details of how to be in compliance

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

Wetlands Identification web page: <http://dnr.wi.gov/wetlands/locating.htm>

DNR Waterway & Wetland Permits web page: <http://dnr.wi.gov/waterways>

WI Dept. of Natural Resources Service Center Link: <http://dnr.wi.gov/org/caer/es/servicecenter/ssbycity.htm#milwaukee>

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Signature below indicates receipt and acknowledgement of the contents of this document.

Applicant/Property Owner Name: Jim Schoenberger

Signature: [Signature] Date: 1-13-21

Parcel Number 6 - 27 - 120

Fire Number and Street Address of Project: 113 E Main St.

File Copy

Applicant/Owner Copy



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

COVID-19 Updates: The Wisconsin Historical Society **hours** have changed. See a full list of COVID-19 Closures and Events **HERE**.

HPC-2020-47

Visit our other Wisconsin Historical Society websites!

Choose a website



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PROPERTY RECORD

111-113 E MAIN ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

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NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85240**

PROPERTY LOCATION ▶

Location (Address): **111-113 E MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

HPC-2020-47

PROPERTY FEATURES ▶

Year Built:

Additions:

Survey Date: **2006**Historic Use: **retail building**Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site: **0**Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶National/State Register Listing Name: **Evansville Historic District**National Register Listing Date: **11/16/1978**State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES ▶**Additional Information:** BUILT BETWEEN 1871 AND 1883 ACCORDING TO BIRD'S EYE VIEWS.**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883.**RECORD LOCATION** ▶**Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin****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.

PROJECT ADDRESS 113 E. Main St.

PERMIT # _____

PROJECT DESCRIPTION: <u>Front and back steps</u> <u>2 new exterior doors</u> <u>Cover stairway front</u>	PARCEL #: <u>6-27-120</u>
	TAX ID #: <u>222 001120</u>



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Betty Schoenenberger</u>	<u>N 6676 Attica Rd, Albany</u>	<u>862-3059</u>	<u>—</u>
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Angels Exteriors</u>		<u>354-4663</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

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 4000⁰⁰

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 Betty Schoenenberger DATE 12/16/20

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 - 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/**



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2020-47

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Fri, Jan 22, 2021 at 3:55 PM

To: schoeny32@yahoo.com

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>, Community Development Permits <permits@ci.evansville.wi.gov>, Mark Kopp <mkopp@janesvillelaw.com>

Jim,

Thank you for the application. The Historic Preservation Commission (HPC) reviewed it last week and did not take any actions, they identified the following :

- Cattle panel railings are not historically appropriate for the building
- Covering the north lower entrance would not be historically appropriate
- No concern with the proposed door replacements

Additionally, I spoke with Larry Schalk, Building Inspector and got an update on other safety concerns with the front porch. My take-away is the entire front porch structure needs to be completely rebuilt with new foundations, decking, and roof.

Please engage a design professional to draw up plans and elevations that show the front porch work/rebuild in great detail for approval by the historic commission and inspector. Also, take a look at the recent reconstruction of stairs on the southwest corner of Main and Madison, this is an example of the type of railings that have been approved by HPC.

The commission will review HPC-2020-47 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu>

Please submit the revisions to your application outlined above no later than 2/8/21, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant**Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285**Fax: (608)-882-2282****Jason.sergeant@ci.evansville.wi.gov**



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2020-47

James Schoenenberger <schoeny32@yahoo.com>

Mon, Jan 25, 2021 at 7:51 AM

To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Jason, Victorian spindles are not appropriate for this building i want something that needs no painting , the roof was a add on from 1970 ,I have a budget unless city pays for unneeded expensive upgrades , the stairs are used for nothing and become a place for people walking down town to throw their litter and leaves to gather

[Quoted text hidden]



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2020-47

James Schoenenberger <schoeny32@yahoo.com>

Mon, Jan 25, 2021 at 9:03 AM

To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Jason no mention of back steps and railing , so i can do what i put down on permit

On Friday, January 22, 2021, 03:55:41 PM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

[Quoted text hidden]



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2020-47

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Mon, Jan 25, 2021 at 10:09 AM

To: James Schoenenberger <schoeny32@yahoo.com>

Cc: Mark Kopp <mkopp@janesvillelaw.com>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Jim,

Thanks for the reply, per state and local rules that apply to 113 E Main, any exterior work needs to be approved by the local Historic Preservation Commission. Only they have the authority to approve anything you propose, not you or myself. The commission stated that the cattle panels are not acceptable, nor is enclosing the lower entryway, please resubmit per the guidelines I outlined in my previous email. Also note the additional concern beyond the aesthetic decisions for the structural integrity of the foundation, support, deck, and roof system of the porches.

Specific to your separate email asking about the rear stairs, cattle panels are also not acceptable there, but take a look at any rear stairway rebuilt on W Main and you will see most are conventional modern railings.

Best - Jason

[Quoted text hidden]



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2020-47

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Mon, Jan 25, 2021 at 10:59 AM

To: James Schoenenberger <schoeny32@yahoo.com>

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>, Mark Kopp <mkopp@janesvillelaw.com>

Jim,

You are welcome to propose any alternative you see fit, however it's likely the commission will want to see a roof remain. If the roof is proposed to be removed, you would need to address how you intend to re-side, etc to compensate for the removed portions.

-Jason

On Mon, Jan 25, 2021 at 10:54 AM James Schoenenberger <schoeny32@yahoo.com> wrote:

Jason , on the porch plan can i draw it up without roof for the roof was not original to the porch but a metal add on , and that was Larry's suggestion not historic commission

On Monday, January 25, 2021, 10:44:52 AM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Jim,

The best advice is to resubmit per original email.

-J

On Mon, Jan 25, 2021 at 10:39 AM James Schoenenberger <schoeny32@yahoo.com> wrote:

Jason I do not have a problem with not enclosing lower entry way but Larry S wants steps repaired , they are steps that go no where and nobody uses them , and why are modern railings approved they are so boring and cattle panels or corrugated steel would not be approved , can i just go with pipe railings that are on there now and original to building ,

On Monday, January 25, 2021, 10:09:25 AM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

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Thank You - Jason

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Jason Sergeant

Community Development Director

City of Evansville

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Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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8B



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Cynthia Hovorka</u>	Historic Property Address: <u>26 Garfield Ave</u>
	Applicant Mailing Address: <u>5541 N Eagle Rd</u> <u>Evansville, WI 53536</u>	Evansville, WI 53536 The following information is available on the property's tax bill:
	Applicant Phone: <u>440 382 8270</u>	Parcel Tax ID Number: <u>222 042 009</u>
	Applicant Email: <u>chovorka@hotmail.com</u>	Parcel Number: <u>6-27-516</u>
	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: <u>Annie Gibbs House</u>
	Owner Phone:	AHI Number: <u>85061</u>
	Owner Email:	Contributing: Y or N

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

- Application Form with attachments (as outlined in Section 3C and 5):**
 - 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: Cynthia A. Hovorka DATE: 11/30/2020
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.)
FRONT <input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal <input checked="" type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input checked="" 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 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)
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<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.)
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SIDE <input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input checked="" type="checkbox"/> Decking
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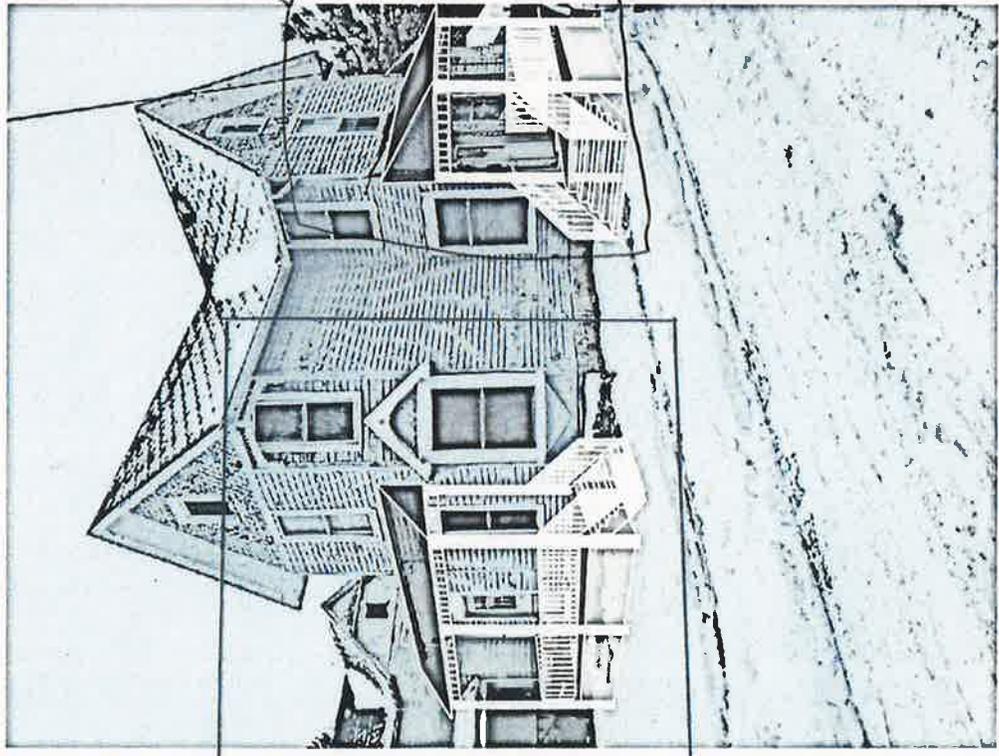
SECTION	PROPOSED WORK SUMMARY
<p>Front Porch</p> <p style="font-size: 2em; text-align: center;">3</p>	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Remove cement step, metal railing Replace with approximately 4'x10' wooden deck, railings, steps to code (riser height, tread depth) wood railing, spandrel; roofing (asphalt shingles)</p>
	<p>Pursuant to State Statute §2.23(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>replacing all materials with wood deck, steps, railing, roof</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>there are no materials that can be replaced at the front entrance. Will mimic posts, spandrel, railing on side deck</p>

SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; text-align: center;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>This will be a marked improvement over current front steps.</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.)</p>
	<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p>Will replace concrete steps with painted wood deck and steps</p>	
<p>ADD roof structure using asphalt shingles</p>	
<p>add posts, railings, spandrel to mimic side porch</p>	
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

SECTION	PROPOSED WORK SUMMARY
<p style="font-size: 2em; margin: 0;">Side Porch</p> <p style="font-size: 3em; margin: 20px 0 0 0;">3</p>	<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>repair, paint spandrels, posts, railings remove cement steps and replace with wood decking and steps remove porch roof, replace wood and asphalt shingle</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>repair NO, see 4A 3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials: sand, paint</p>

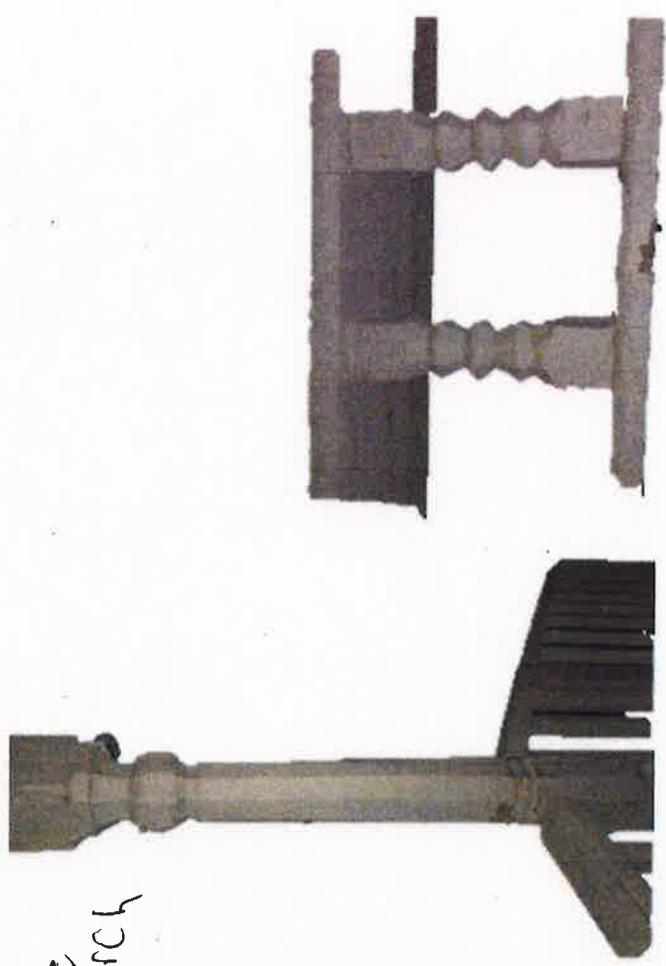
SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; margin: 0;">Side Porch</p> <p style="font-size: 3em; margin: 20px 0 0 0;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No - repair current spandrel, posts, railings</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>repairing current features see photos of spandrel, posts replace concrete steps with painted wood deck, steps</p>
	<p>4C Have you submitted this project for state or federal tax credits? NO</p>

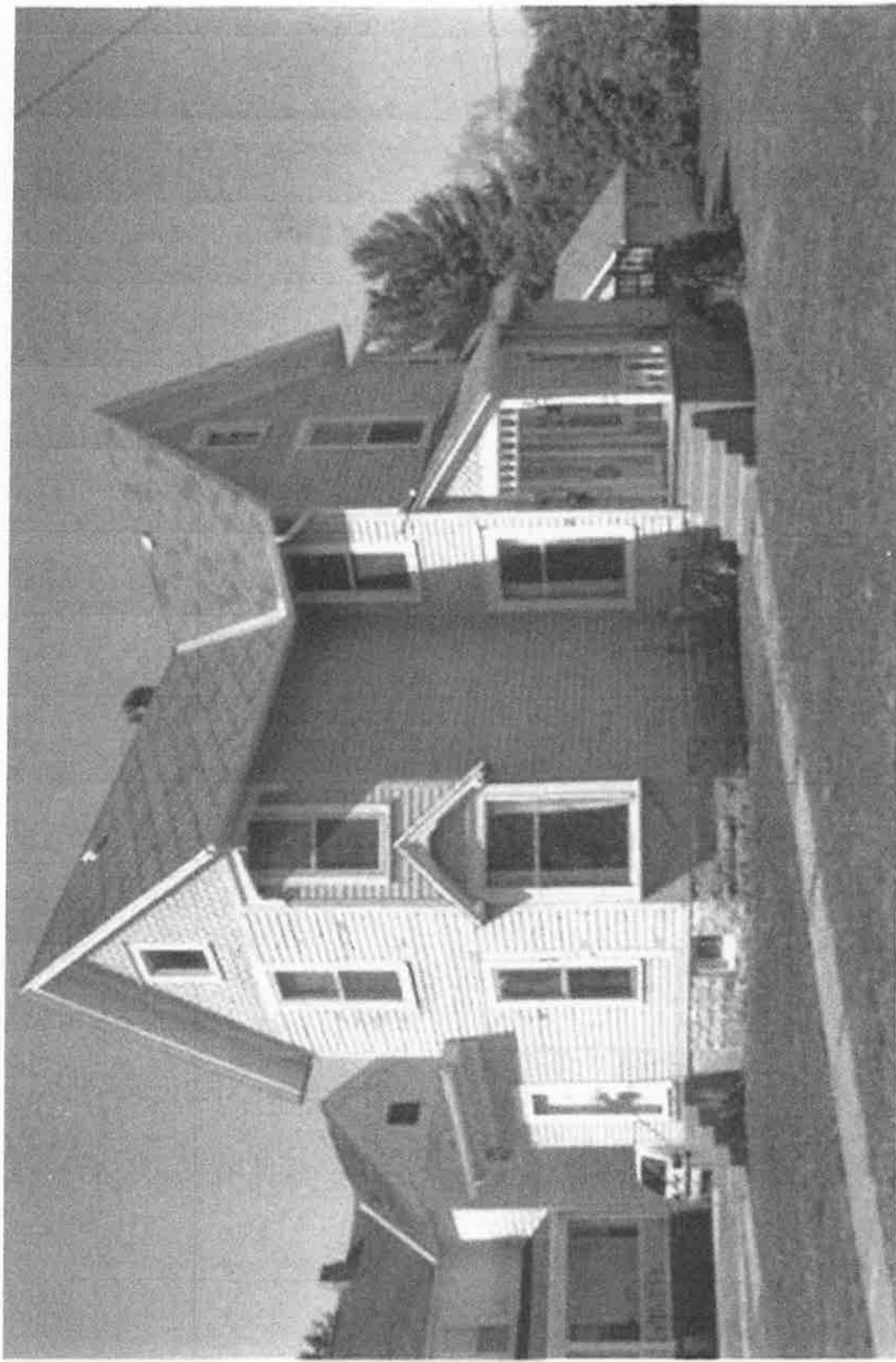
Front porch



Side Porch

26 Garfield Ave.
Front and side porch design
Column and spandrel





HPC-2020-22

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least January 3, 2021. [Click here for more information.](#)

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- Q

PROPERTY RECORD
26 GARFIELD AVE
Architecture and History Inventory

- PRINT
- EMAIL A FRIEND
- FACEBOOK
- TWITTER
- MORE...



NAMES

Historic Name: **ANNIE GIBBS HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85061**

PROPERTY LOCATION

Location (Address): **26 GARFIELD AVE**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1895**

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 TRIBUNE. APRIL 9, 1895.

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,



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: 26 Garfield Ave	Tax ID Number: 222 042009
Historic Property AHI Number: 85061	Parcel Number: 6-27-516



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2020-52

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Fri, Jan 22, 2021 at 4:30 PM

To: Thia Hovorka <chovorka@hotmail.com>

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Thia,

As you know, the Historic Preservation Commission (HPC) reviewed your application last week and did not take any actions, they identified the following :

- A more detailed site plan is needed showing porch locations
- A more detailed elevation drawing is needed of the proposed front porch showing it from the front and west side.

The commission will review HPC-2020-52 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above no later than 2/8/21, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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



26 Garfield

HPC-2020-52

City of Evansville

Community Development Department

www.ci.evansville.wi.gov

31 S Madison St

PO Box 529

Evansville, WI 53536

(608) 882-2266

HPC COA PERMIT INTAKE CHECKLIST

- Send Application
- Receive Application
 - i.* Via e-mail
 - ii.* Via paper
- Send any additional application forms needed
- Receive additional forms *writing on Building Permit Application*
- Get folder, write app number and address
- Stamp or mark app with date received
- Record basic info in spreadsheet
- Create label
- Create digital file
 - i.* GIS Sheet
 - ii.* Scan and save app
 - iii.* LOC Draft
 - iv.* COA approval letter draft
 - v.* Review letter draft
 - vi.* Search and save AHI record
 - vii.* Send additional req. for info



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: Waunakee Remodeling (Shaina Barman)	Historic Property Address: 14 N Madison St
	Applicant Mailing Address: 1001 Frank H St, Waunakee, WI 53597	Evansville, WI 53536
	Applicant Phone: 608-850-2104	The following information is available on the property's tax bill: Parcel Tax ID Number: 222 001011
	Applicant Email: sbarman@waunakeeremodeling.com	Parcel Number: 6-27-14
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: Bret Church <i>Lindy Church</i>	
	Owner Address: 14 N Madison St, Evansville, WI 53536	Historic Property Name: <i>A.C. Thorp Building</i>
	Owner Phone: 608-882-4170	AHI Number: 84947
	Owner Email:	Contributing: Y or N

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

1. Application Form with attachments (as outlined in Section 3C and 5):

- 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.

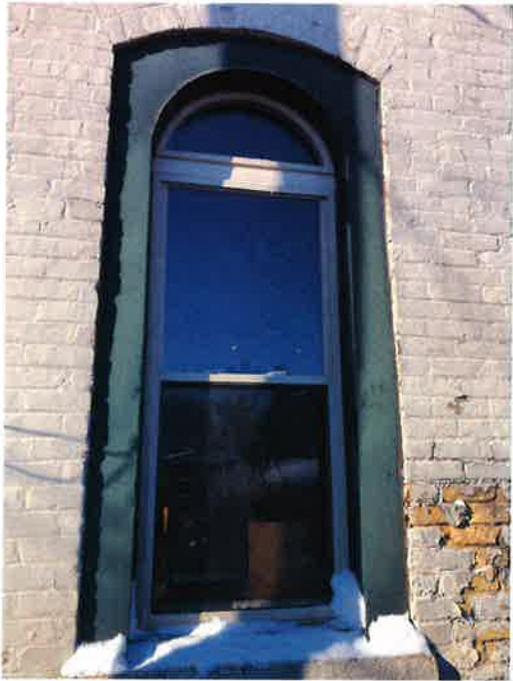
Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: Shaina Barman DATE: 02/02/2021
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<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>There are the four windows in the front of the building and one in the back we are replacing. I've also added some rendered photos of what we plan to do with the current circle top windows. The plan was to eliminate the circle tops, frame in that part of the opening and finish it off with painted plywood.</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>
	Empty space for additional information

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>Eliminate the circle tops, frame in that part of the opening and finish it off with painted plywood to match.</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>Replacing existing windows to match and not changing anything structural with the building. Just removing a circle top window and framing it in with matching materials as seen in the attached photos.</p>
<p>4C Have you submitted this project for state or federal tax credits? <i>NO</i></p>	



Window 1 Before



Window 1 After



Window 2 Before



Window 2 After



Window 3&4 Before



Window 3&4 After



Window 5 Before

HPC-2021-02



Quote

Jackson Pellett (608)477-0073

Bret Church

14 N Madison St
Evansville, WI 53536
6088824170

rSuite PCS 2

ID#	ROOM	SIZE		DETAILS	PRICE
101	Room 1	132 W 71 H		Window: Gliding, Triple, 1:2:1, Base Frame, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass Hardware: Stone, Standard Color Extra Lock Screen: TruScene, Full Screen Grille Style: No Grille Misc: None	
102	Room 1	31 W 83 H		Window: Double-Hung, 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene, Full Screen Grille Style: No Grille Misc: None	
103	Room 1	31 W 83 H		Window: Double-Hung, 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene, Full Screen Grille Style: No Grille Misc: None	
104	Room 1	28 W 61 H		Window: Double-Hung, 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene, Full Screen Grille Style: No Grille Misc: None	
105	Room 1	28 W 61 H		Window: Double-Hung, 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene, Full Screen Grille Style: No Grille Misc: None	
WINDOWS: 5		PATIO DOORS: 0	SPECIALTY: 0	MISC: 0	TOTAL

UPDATED: 02/01/21

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least February 8, 2021. [Click here for more information.](#)



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PROPERTY RECORD

14 N MADISON ST

Architecture and History Inventory

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NAMES

Historic Name: **A. C. THORP BUILDING**

Other Name: **Pete's Inn, Joe's Cafe**

Contributing: **Yes**

Reference Number: **84947**

PROPERTY LOCATION

Location (Address): **14 N MADISON ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1892**
Additions: **1903**
Survey Date: **2006**
Historic Use: **retail building**
Architectural Style: **Commercial Vernacular**
Structural System:
Wall Material: **Brick**
Architect:
Other Buildings On Site: **0**
Demolished?: **No**
Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**
National Register Listing Date: **11/16/1978**
State Register Listing Date: **1/1/1989**
National Register Multiple Property Name:

NOTES

Additional Information: BUILT IN 1892 AND EXPANDED TO THE EAST IN 1903.

Bibliographic References: EVANSVILLE REVIEW. JUNE 7, 1892; JUNE 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,



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 to 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: 14 N Madison St	Tax ID Number: 222 001011
Historic Property AHI Number: 84947	Parcel Number: 6-27-14

PROJECT ADDRESS 14 N Madison St, Evansville, WI 53536

PERMIT # _____

PROJECT DESCRIPTION:
Replacing 5 windows into existing openings.

PARCEL #:
6-27-14

TAX ID #:
272 001011



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 Linda Church ADDRESS 14 N Madison St, Evansville, WI 53536 PHONE _____ EMAIL 608-882-4170
Bret Church

CONTRACTOR: CONST HVAC ELEC PLBG LIC/CERT#/EXP DC#6818 (6/15/21) PHONE 608-850-2104 EMAIL _____
Waunakee Remodeling

CONTRACTOR: CONST HVAC ELEC PLBG LIC/CERT#/EXP DCQ#090702499 (8/25/22) PHONE _____ EMAIL sbarman@waunakeeremodeling.com
Shaina Barman

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 \$ 13,000

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 Shaina Barman DATE 1/26/2021

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

PLOT PLAN MUST INCLUDE : LOT LINES , STREETS AND *EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. * IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. **BUILDING PLANS MUST INCLUDE :** FLOOR PLAN , CROSS SECTION , COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH **SPS 320-325.**

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

PERMIT FEE: \$ 75 CHECK #: _____ DATE: _____

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2021-02

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: sbarman@waunakeeremodeling.com

Sat, Feb 13, 2021 at 10:57 AM

Shaina,

Thank you for the recent Application for Certificate of Appropriateness. City staff has preliminarily reviewed the application and has concerns the proposed window replacements will not be approvable by the Historic Preservation Commission (HPC). Please update your application with the following :

- Submit detailed drawings of the proposed window or a partial mock-up or sample.
- The window tops should remain arched and follow the profile of the original window openings, see attached sketch from a similar application.

The commission will discuss HPC-2021-02 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above as soon as possible, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant**Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285**Fax: (608)-882-2282**[Jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)*"Best City for young families in Wisconsin" – nerdwallet.com***Staff Window Sketch.pdf**

109K

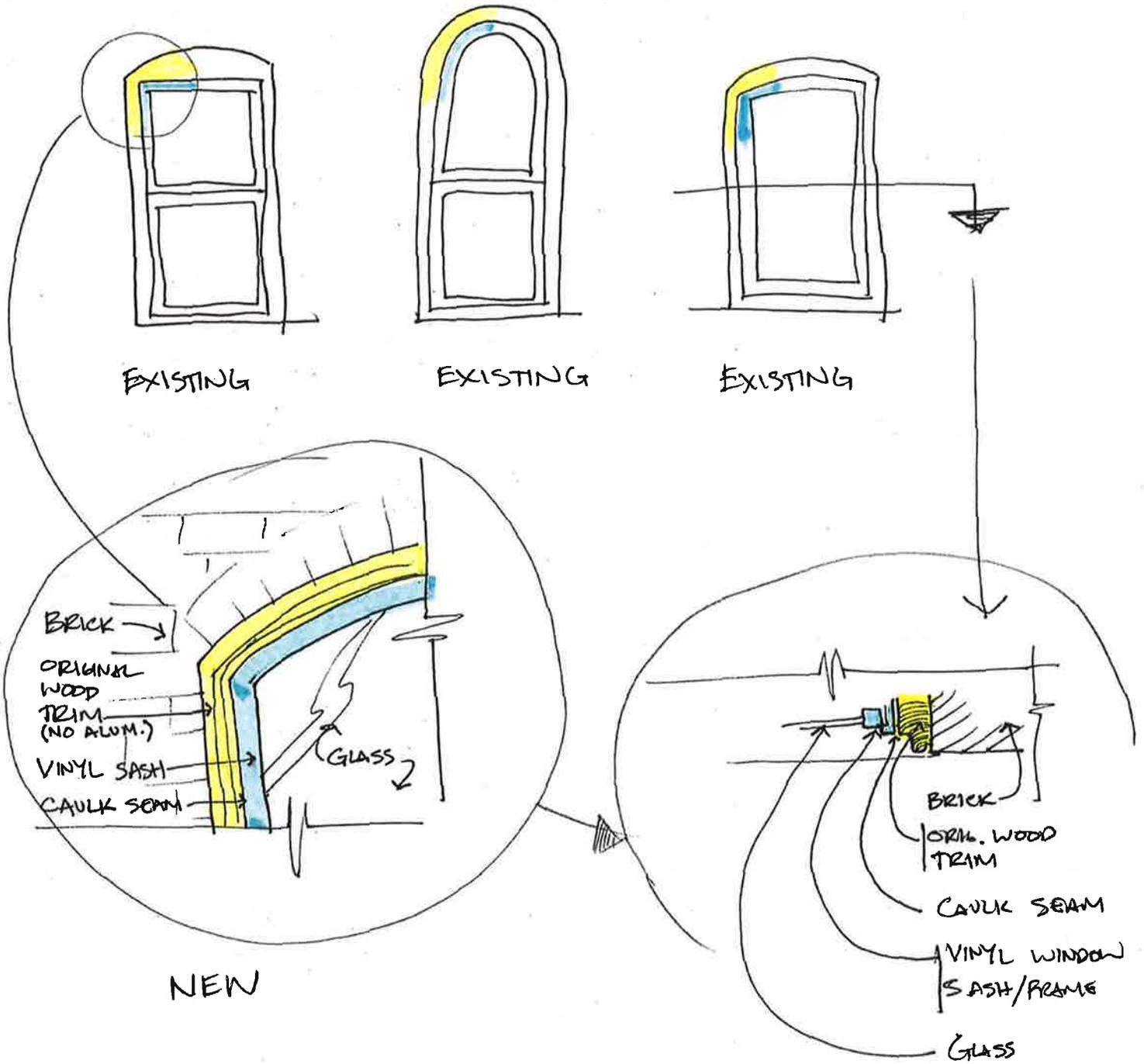


City of Evansville

www.ci.evansville.wi.gov

31 S Madison St
PO Box 76
Evansville, WI 53536
(608) 882-2266

Example Window Replacements - City Staff Sketch



FAÇADE IMPROVEMENT AGREEMENT BETWEEN
LINDA CHURCH, d/b/a PETE'S INN, AND
EVANSVILLE REDEVELOPMENT AUTHORITY

THIS AGREEMENT is made and entered into this 22 day of Dec, 2004.

RECITALS

WHEREAS, Linda Church, d/b/a Pete's Inn, owns the property located at 14 North Madison Street (the "Building"), the first floor of which is occupied by a tavern she operates and the upper floor of which is occupied by apartments;

WHEREAS, the Building, located near the intersection of Madison Street and Main Street, is highly visible;

WHEREAS, the Building is of considerable age and is located in the Evansville Historic District;

WHEREAS, the Evansville Redevelopment Authority (ERA) seeks to encourage owners of property in the downtown to improve their building facades to make downtown Evansville a more attractive place to visit, shop and dine, and to restore the historic appearance of buildings;

WHEREAS, Ms. Church would like to make the following improvements to the Building: replace the roof, replace the windows, repair the exterior masonry, paint the exterior, and add an awning; and

WHEREAS, the estimated cost of these improvements is \$68,500, and Ms. Church is requesting financial assistance from the ERA;

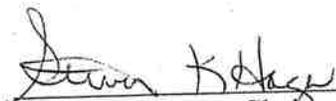
NOW, THEREFORE, in consideration of these recitals and the mutual covenants set forth below, Ms. Church and the ERA mutually agree as follows:

1. PRIVATE IMPROVEMENTS. Ms. Church will make the following improvements to the Building: (a) replace the entire existing roof with a new roof, (b) replace all of the existing and boarded up windows with windows that have curved glass at the top to match the historic window openings, including the four windows on the upper floor that were framed in smaller than the historic window openings, (c) repair the exterior masonry, (d) paint the exterior, and (f) add an awning.
2. REQUIRED DOCUMENTATION. Ms. Church shall deliver to the ERA's executive director copies of (a) two independent estimates of the cost of each item identified in Section 1 and (b) the invoice for each item identified in Section 1.
3. GRANT TO OWNER. If Ms. Church performs the work and provides the documentation discussed in Sections 1 and 2, the ERA will make a grant to Ms Church in an amount equal to (a) 21.9% of the total, actual costs paid by Ms. Church for the items identified in Section 1 or (b) \$15,000, whichever is less.

4. SEVERABILITY. The parties agree in the event any single term of this Agreement is found to be illegal or unenforceable, the remaining terms of the document shall be given full force and effect.
5. BINDING AGREEMENT. This Agreement becomes binding on the ERA when executed by the Chairperson and Executive Director after approval by the ERA's board and the Common Council of the City of Evansville. This Agreement becomes binding on Ms. Church when executed by Ms Church.
6. PARTIES BOUND BY AGREEMENT. This Agreement is binding on the parties, their heirs, successors, and assigns.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first above stated.

Evansville Redevelopment Authority

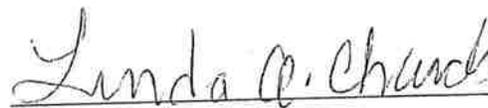


Steven K. Hagen, Chairperson (SEAL)

ATTEST: 

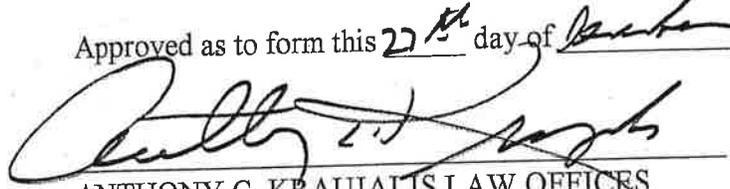
William E. Connors, Executive Director (SEAL)

Linda Church, d/b/a Pete's Inn



Linda Church (SEAL)

Approved as to form this 22nd day of December, 2004.



ANTHONY C. KRAUJALIS LAW OFFICES
Anthony C. Kraujalis
State Bar No. 1015307
City Attorney, City of Evansville

Drafted by William E. Connors, City Administrator, Nov. 9, 2004

	<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 Application Fee</p>
<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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.</p>		

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<u>Rock County Realty, LLC</u>	<u>100 College Dr (cream building)</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>P.O. Box 1643</u>	The following information is available on the property's tax bill:
	<u>Waukesha, WI 53187</u>	Parcel Tax ID Number: <u>222 0012200 1</u>
	Applicant Phone: <u>262-955-3403</u>	Parcel Number: <u>6-27-217.1</u>
	Applicant Email: <u>rockcountyrealty@gmail.com</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide: ^{Comp}	
	Owner Name: <u>Robert Gorecki</u>	
	Owner Address:	Historic Property Name:
<u>546 W 23667 Whispering Hills Ct</u>	<u>Evansville Seminary</u>	
<u>Waukesha, WI 53189</u>	AHI Number: <u>29484</u>	
Owner Phone: <u>262-271-0832</u>	Contributing: <input checked="" type="checkbox"/> Y or N	
Owner Email: <u>rgorecki@wi.rr.com</u>		

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: Robert Gorecki DATE: 2-01-2021
 Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input 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 checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p style="text-align: center;">- replacement of basement unit windows in cream building at Seminary Park</p> <p style="text-align: center;">Apts 7, 8, 9 (12 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? <i>No; the windows were replaced in the 1940's.</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 style="text-align: center;">- The windows are a cheap aluminium and because of rot, tenants in lower units are unable to open the majority of the windows. These tenants are worried about fire safety.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? <i>No, we will keep the same style of window and color.</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>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p><i>"If using the same kind of materials is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered."</i></p> <p style="text-align: right;"><i>pg 3 from above reference.</i></p> <p>4C Have you submitted this project for state or federal tax credits? <i>No.</i></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:

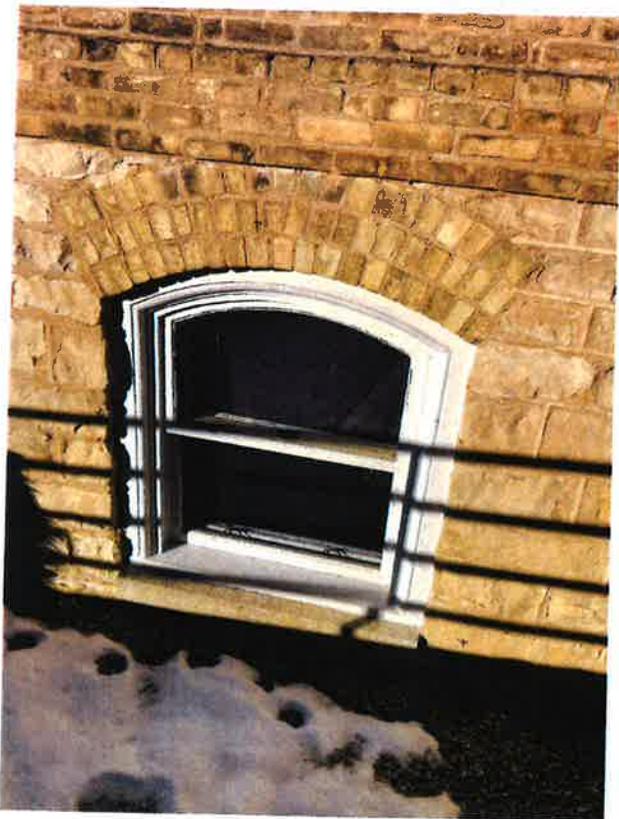
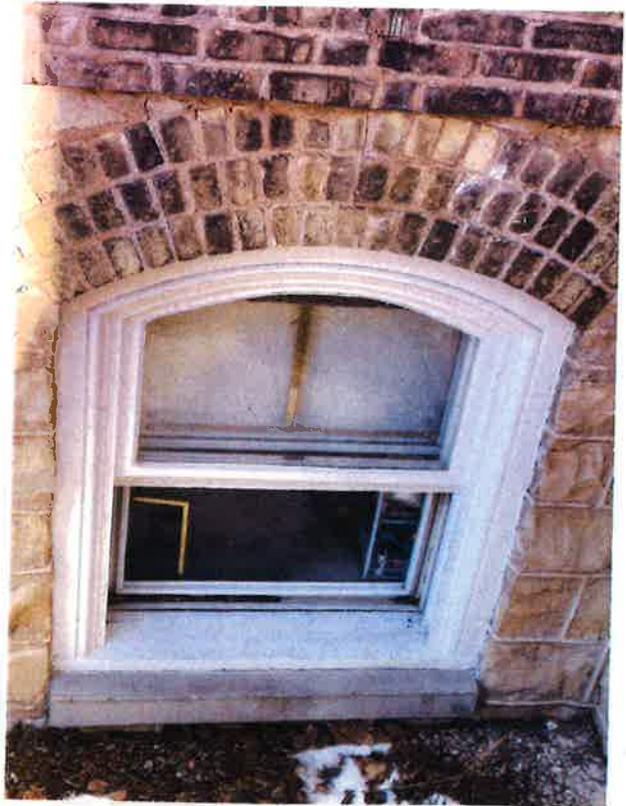
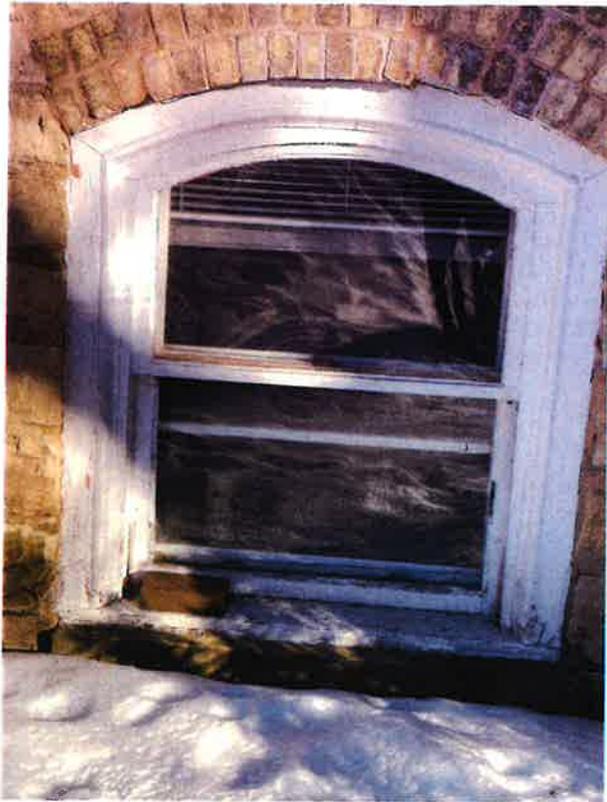
Certificate of Appropriateness is hereby (check one):

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: 100 College Dr	Tax ID Number: 222 00177-001
Historic Property AHI Number: 29984	Parcel Number: 6-27-217.1





Custom Built Vinyl Windows

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

Double Hung
Casement
Bay



Slider
Awning
Picture



Where Quality Comes First
Using "Warm Edge Super Spacer"

INVOICE 10090

DATE 1-18-21
CUSTOMER Rock County Realty
ADDRESS _____
CITY _____
PHONE 762-269-271 0832
JOB NO. Seminary Park

ITEM	QTY	FACTORY SIZE W H	DESCRIPTION	PRICE	EXTENSION
1.	1	30 1/2 X 45 1/2	Double Hung Low E Argon Screens Arch top south		3412.00
2.	11	35 1/2 X 45 1/2	Double Hung Low E Argon Screens Arch Top South	349.00	3839.00
3.		X			
4.		X			
5.		X			
6.		X	Remove old Install New Insulate caulk		2340.00
7.		X	all around		
8.		X			
9.		X			
10.		X			
11.		X			
12.		X			
13.		X			
14.		X			
15.		X			
16.		X			
17.		X			

Specify Colors

- White Lt. Wood Grain
- SD Brown Dk. Wood Grain
- Beige Lt. Wood Grain on Beige
- Sand Tone

TERMS: 50% DOWN; BALANCE UPON COMPLETION

Date: _____ Check No.: _____
Date: _____ Check No.: _____

Customer Signature: _____

SUBTOTAL	6521.00
TAX	
TOTAL	
LESS DEPOSIT	
AMOUNT DUE	



PROPERTY RECORD
100 COLLEGE ST (338 W CHURCH ST)

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES ▶

Historic Name: **EVANSVILLE SEMINARY**
Other Name:
Contributing: **Yes**
Reference Number: **29484**

PROPERTY LOCATION ▶

Location (Address): **100 COLLEGE ST (338 W CHURCH ST)**
County: **Rock**
City: **Evansville**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built: **1855**
Additions:
Survey Date: **2006**
Historic Use: **university or college building**
Architectural Style: **Italianate**
Structural System:
Wall Material: **Brick**
Architect: **JAMES WEST**
Other Buildings On Site: **1**
Demolished?: **No**
Demolished Date:

DESIGNATIONS ▶

8/19/2020

100 COLLEGE ST (338 W CHURCH ST) | Property Record | Wisconsin Historical Society

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: ORIGINALLY WAS A 2 YEAR COLLEGE BEFORE IT BECAME A SEMINARY FOUNDED BY THE METHODIST EPISCOPAL CHURCH. FOUR CORNER CHIMNEYS, CENTRAL TOWER, AND BALUSTRADE WERE REMOVED AT THE TURN OF THE CENTURY. SENATOR ROBERT M. LAFOLLETTE, UW PRESIDENT VAN HISE, AND CHIEF JUSTICE BURR JONES ALL ATTENDED THIS SCHOOL.

05/01/15: La Follette and Van Hise were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the US at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school. The entire complex was converted to apartments by The Gorman Company in a successful "adaptive re-use."

ONE OF THREE HISTORIC BUILDINGS ON THE CAMPUS, THIS BUILDING IS NOW CONNECTED BY A CONTEMPORARY STYLE HYPHEN TO THE 1888 BUILDING NEXT DOOR. A SEPARATE GYMNASIUM BUILDING IS LOCATED ADJACENT AND WAS BUILT IN 1917.

"The Methodist-Episcopal Church and later the free Methodists operated this co-educational preparatory school that influenced the moral and cultural flavor of Evansville for over 50 years. Illustrious graduates of the classical curriculum offered here include Senator Robert "Fighting Bob" La Follette, Sr. and University of Wisconsin President Charles R. Van Hise. These two men were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the U.S. at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school.

The oldest (1856) and most architecturally significant buildings is the three-story red brick main building with Italianate-influenced flattened hip roof, symmetrical facade, and paired brackets. The 8-over-16 windows with plain lintels and sills show some Greek Revival influence. The original four corner chimneys, central tower, and roof balustrade were removed nearly 100 years ago. The cream brick two-story building to the south (now attached) was built in 1884 and shows later Italianate influence in the decorative window hoods and brick string course. The original bell tower has been removed, but the pedimented gables remain. The third building, a three-story dark red brick classroom/gymnasium shows some early modern influence and was built in 1917. The entire complex was converted to apartments by The Gorman Company in a very successful and appropriate "adaptive re-use." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: JANESVILLE GAZETTE 5/21/1994. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, PP. 20-22; 86-87; 202-203. SUBJECT FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

RECORD LOCATION ▶

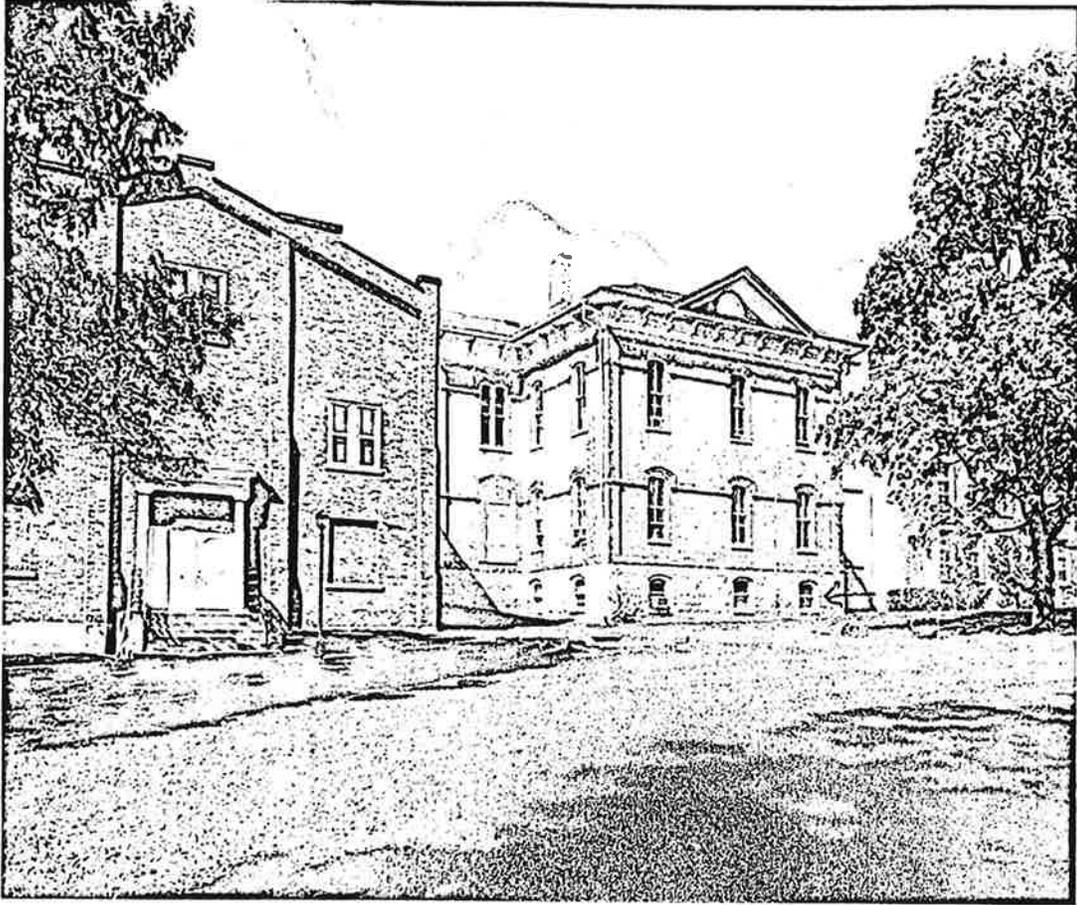
Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

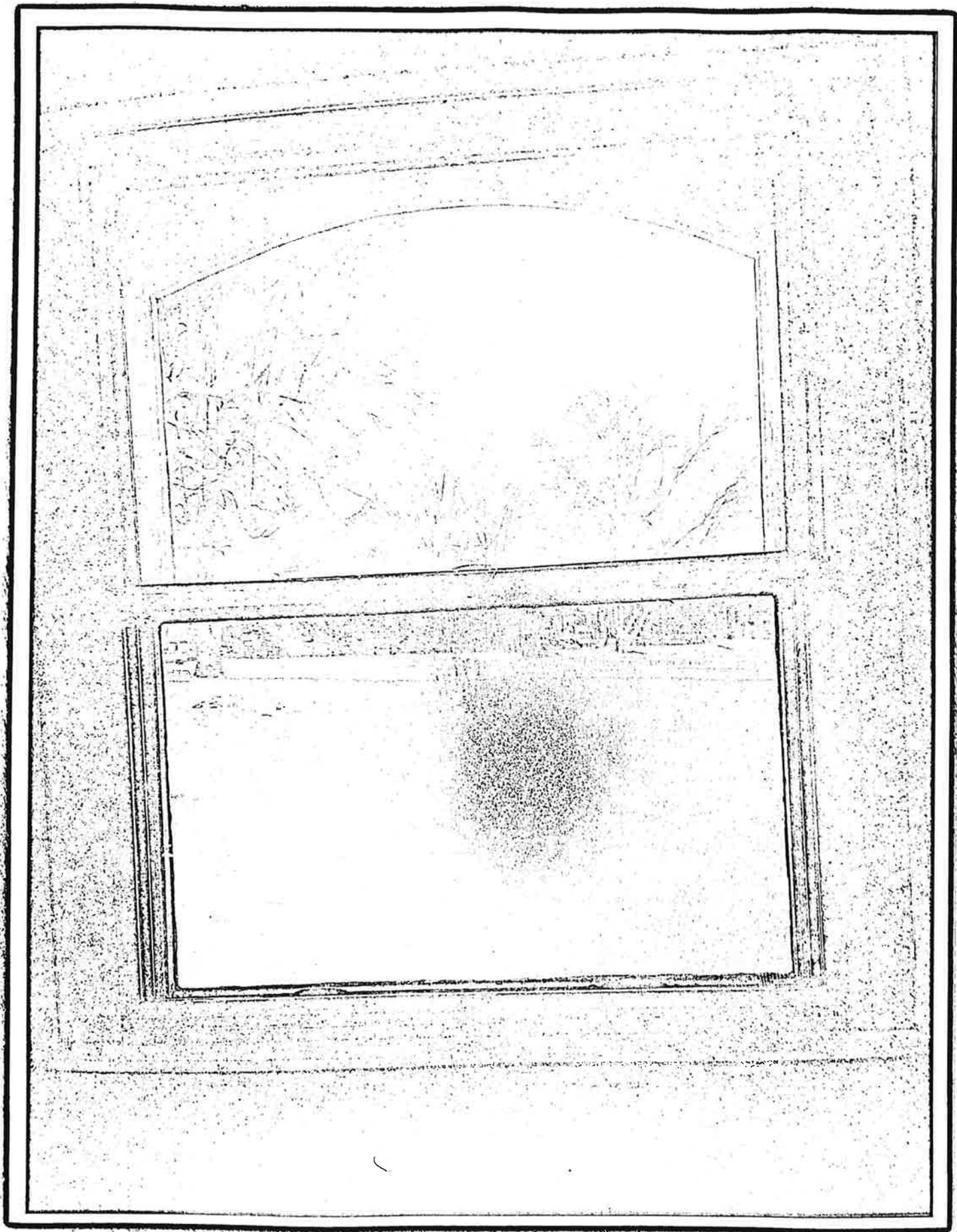
Have Questions?

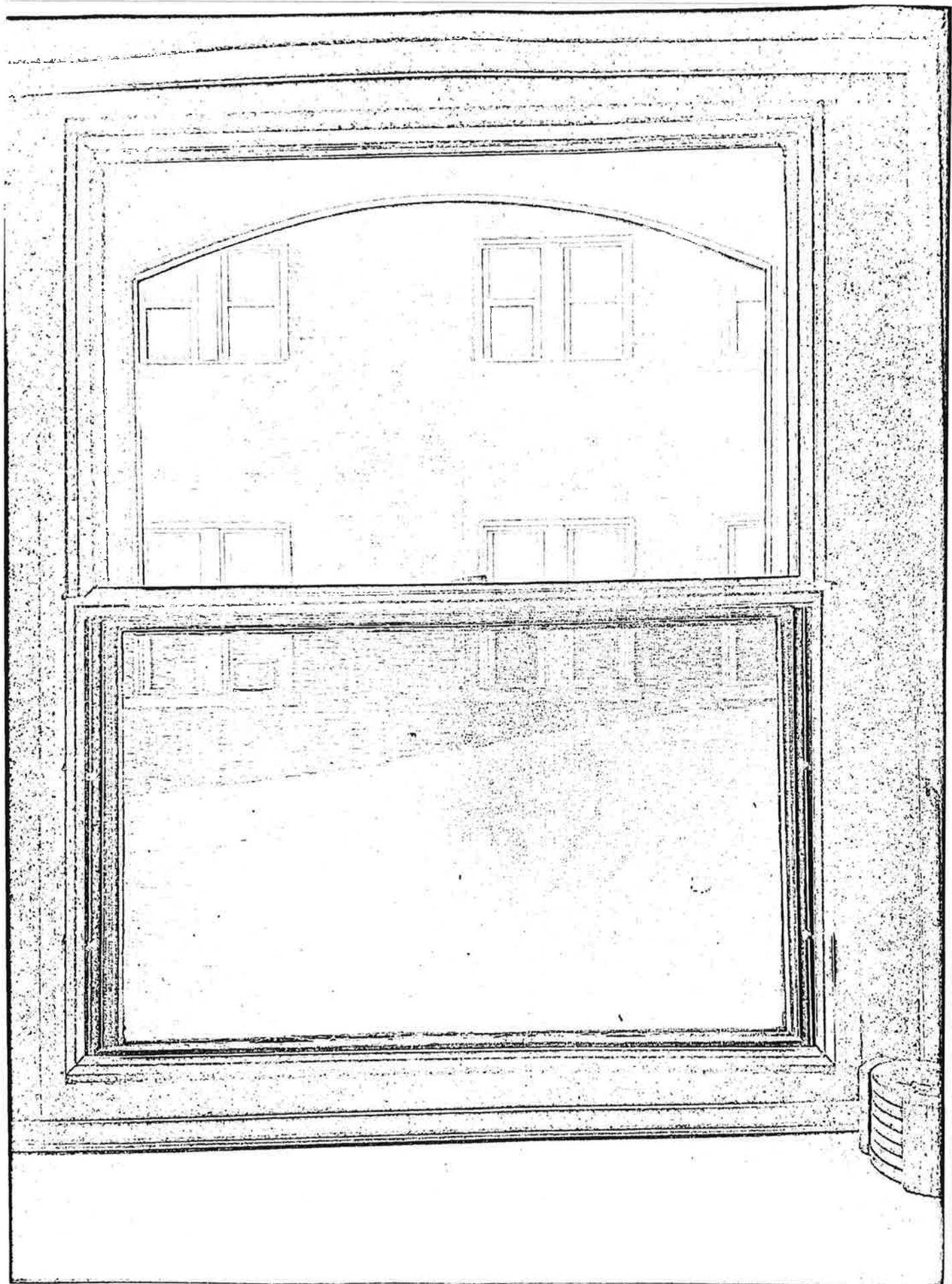
If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

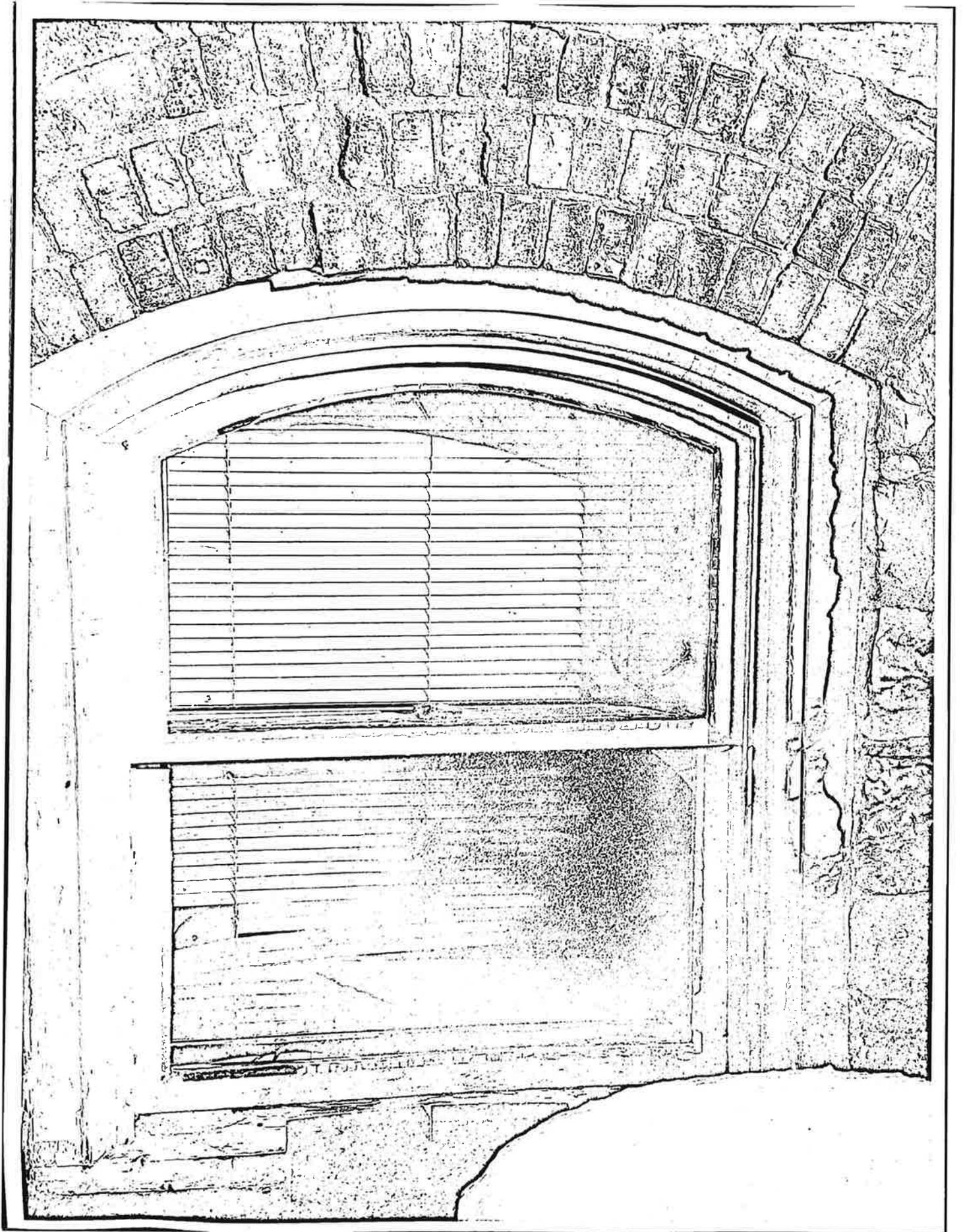
info.danese@wisconsinhistory.org

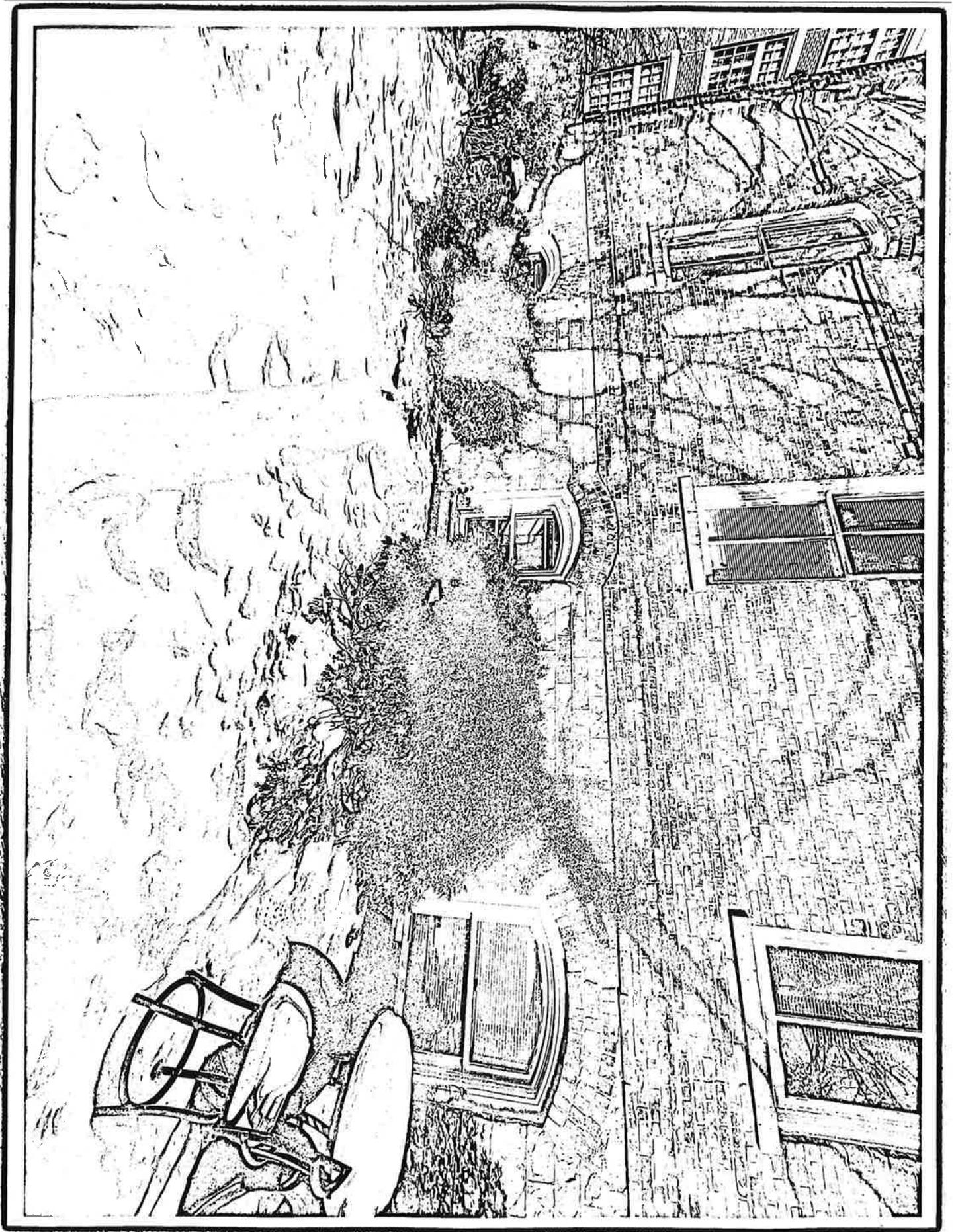
<https://www.wisconsinhistory.org/Records/Property/HI29484>

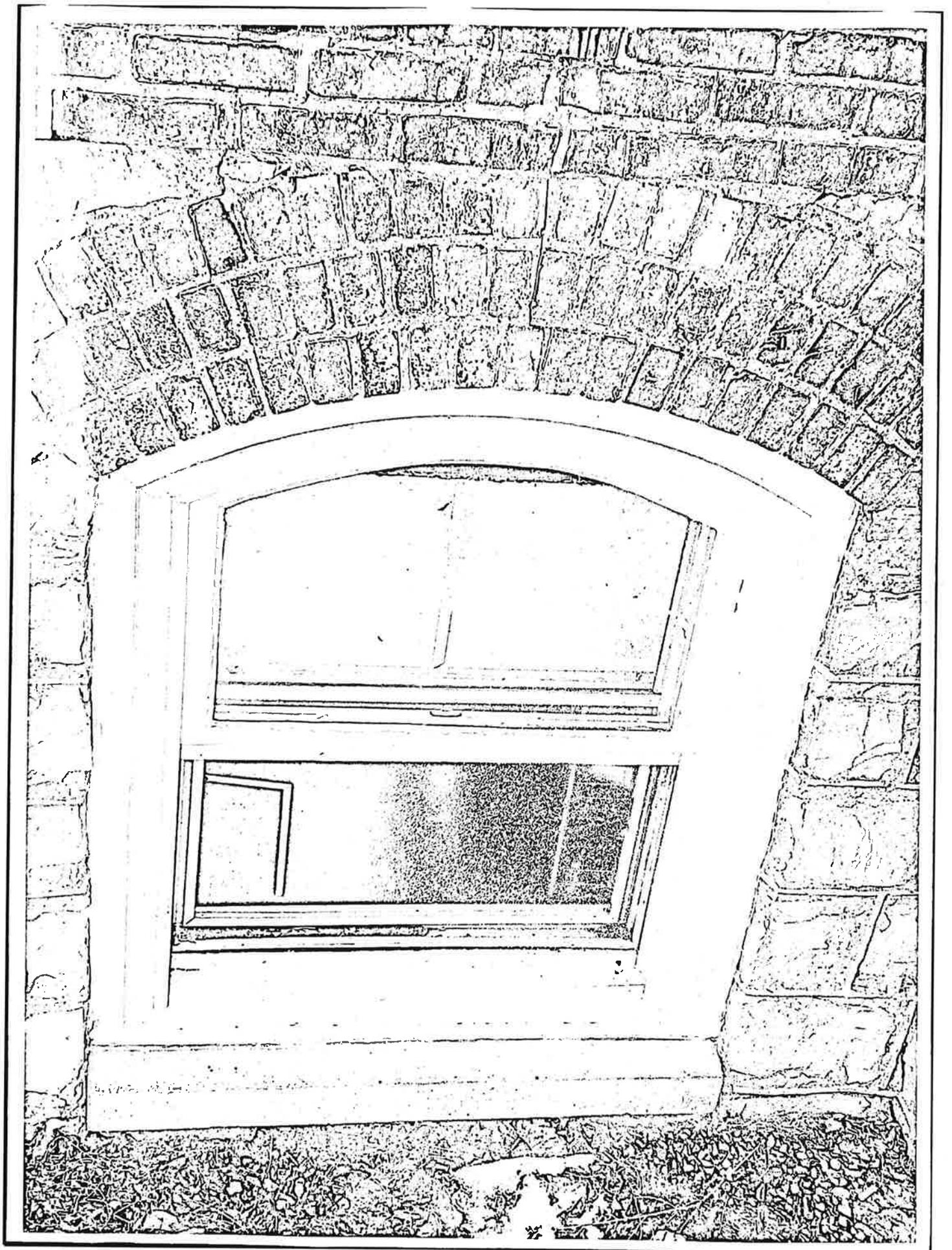




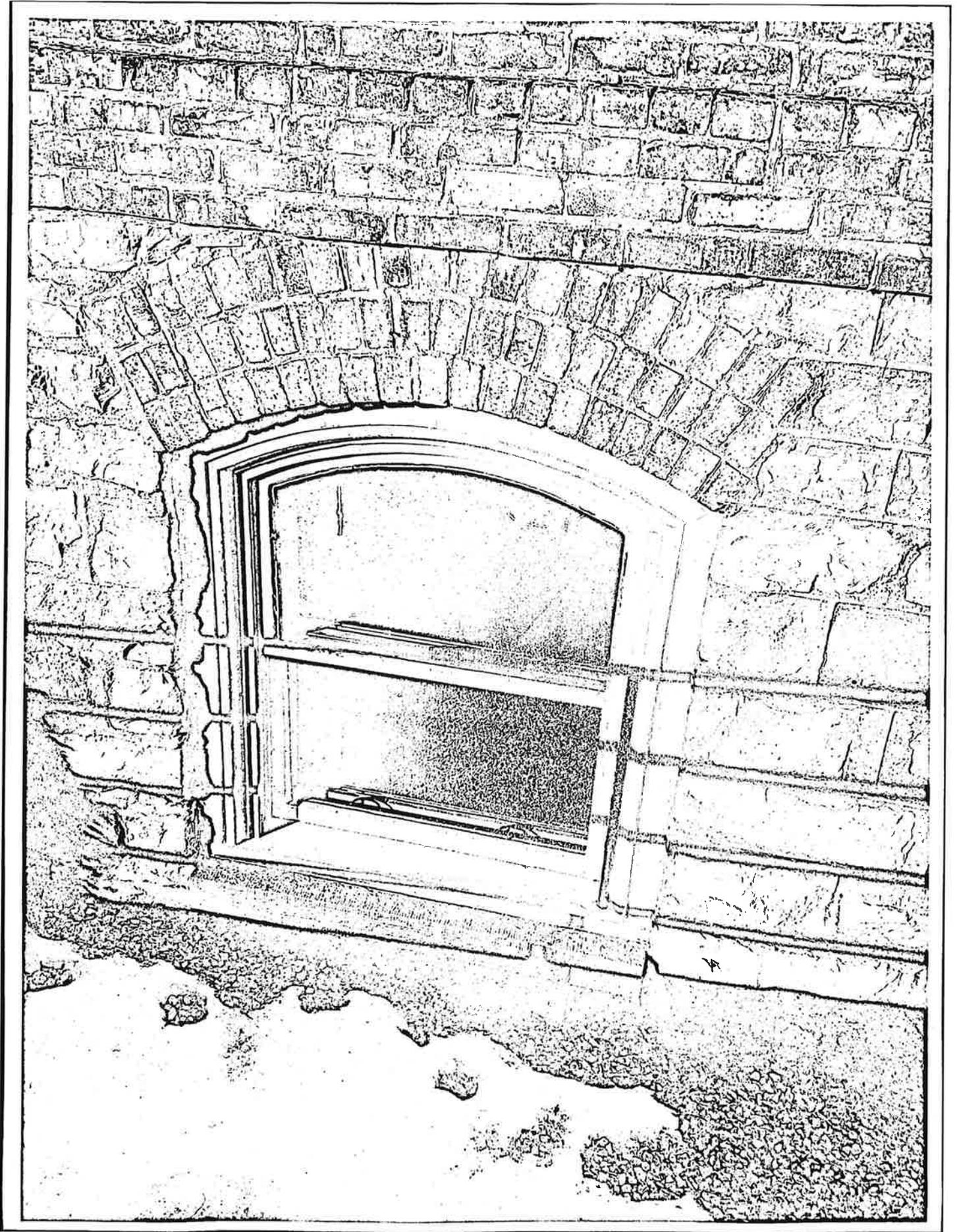














PROJECT ADDRESS 100 College Dr. PERMIT # _____

PROJECT DESCRIPTION: Replace 12 basement Windows at Seminary park Apartments	PARCEL #: <u>6-27-217.1</u>
	TAX ID #: <u>222-00122001</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 windows

OWNER'S NAME	ADDRESS	PHONE	EMAIL
Rock County Realty, PO box 643, Waukesha, WI 53187,		262-955-3403	rockcountyrealty@gmail.com
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Custom Quality Windows</u>		<u>882-2743</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

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 6600

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 Jean Loraetha DATE 2-3-2021

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

PLOT PLAN MUST INCLUDE: LOT LINES, STREETS AND *EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. * IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. BUILDING PLANS MUST INCLUDE: FLOOR PLAN, CROSS SECTION, COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325. DECKS - SEE SPS 320-325 APPENDIX B dps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: LARRY SCHALK CERTIFICATION #: 70184

CALL DIGGERS HOTLINE: 1-800-242-8511



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2021-02 03

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Jean Gorectke <rockcountyrealty@gmail.com>

Sat, Feb 13, 2021 at 11:26 AM

The correct application number was HPC-2021-03

On Sat, Feb 13, 2021 at 11:25 AM Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Jean or Robert,

Thank you for the recent Application for Certificate of Appropriateness. City staff has preliminarily reviewed the application and has concerns the proposed window replacements will not be approvable by the Historic Preservation Commission (HPC). It appears that the proposal is to use the same windows with the applied modifications as 101 E Main. Please update your application with the following :

- Submit detailed drawings of the proposed window and a partial mock-up or sample.
- The window tops should remain arched and follow the profile of the original window openings, see attached sketch from a similar application.

The commission will discuss HPC-2021-02 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above as soon as possible, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

Jason Sergeant

Community Development Director

City of Evansville
31 S. Madison Street
PO Box 529
Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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

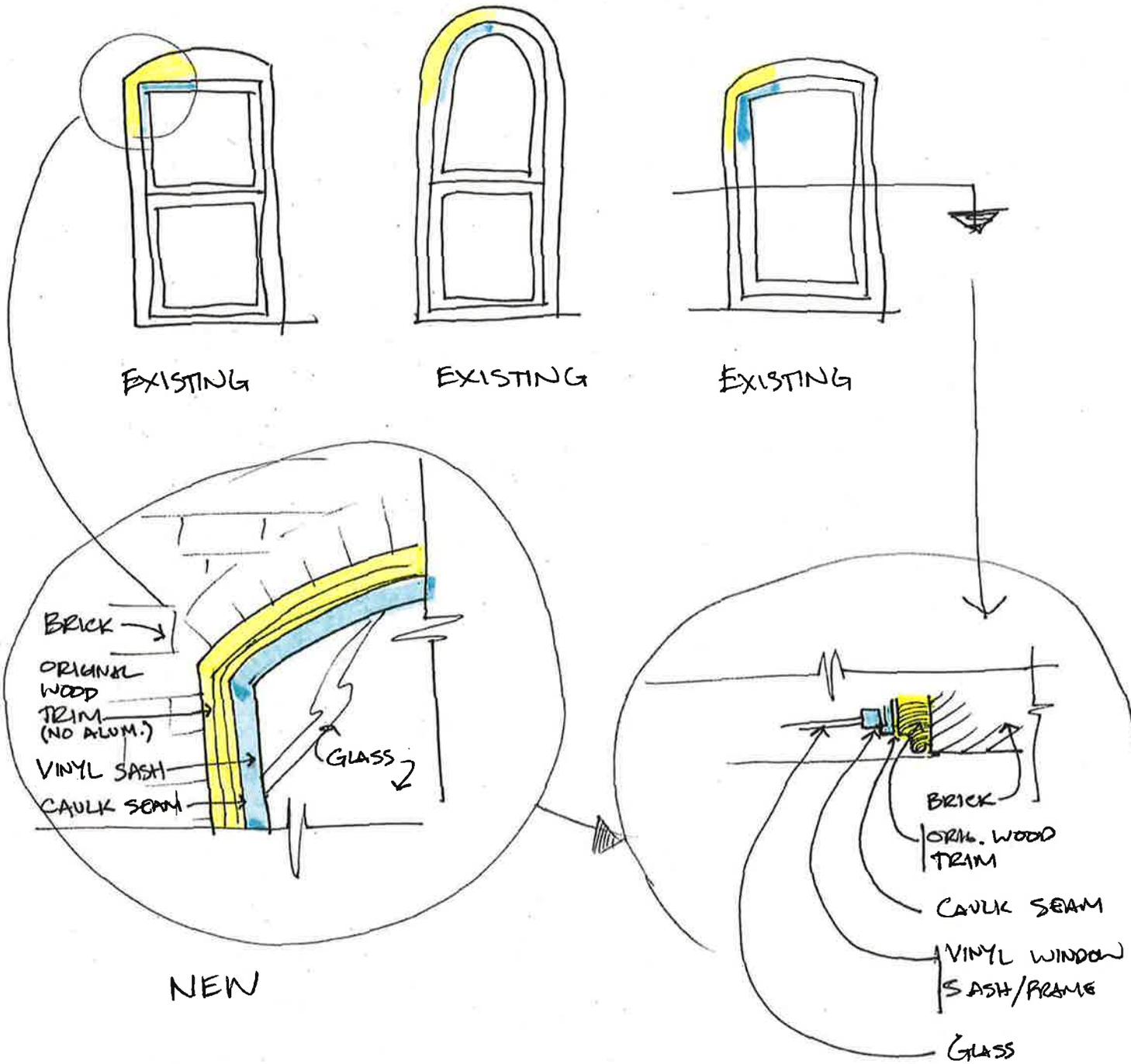


City of Evansville

www.ci.evansville.wi.gov

31 S Madison St
PO Box 76
Evansville, WI 53536
(608) 882-2266

Example Window Replacements - City Staff Sketch





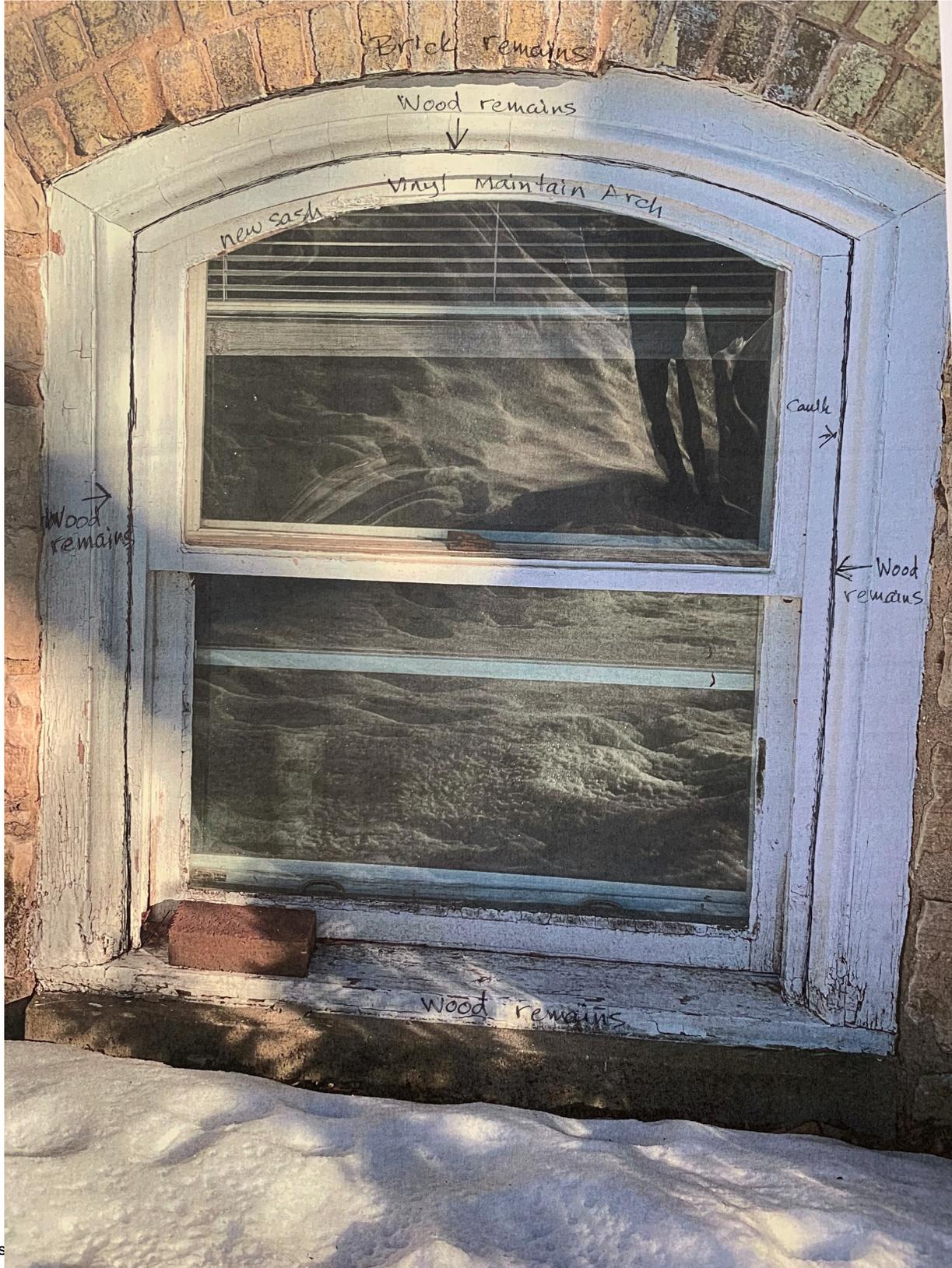
Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2021-02

Jean Gorectke <rockcountyrealty@gmail.com>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Mon, Feb 15, 2021 at 3:55 PM

Hi Jason, Let me know if this will work. I just labeled one of the pictures of an actual window. Thanks, Jean





Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Barn Siding

2 messages

Casey Miller <caseymiller77@gmail.com>
To: jason.sergeant@ci.evansville.wi.gov

Mon, Feb 8, 2021 at 2:22 PM

5" Dutchlap siding. 1st pic is on my barn. 2nd pic is what I would like on the 2 side walls and back wall instead of the vertical steel pole barn siding they approved. It looks like it will match up nicely.



2/13/2021

City of Evansville Mail - Barn Siding



Sincerely,
Casey

Jason Sargeant <jason.sergeant@ci.evansville.wi.gov>
To: Casey Miller <caseymiller77@gmail.com>

Sat, Feb 13, 2021 at 11:30 AM

Casey,

I'll put this under discussion items at the end of the agenda for them at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Thank You - Jason
[Quoted text hidden]

Jason Sargeant
Community Development Director

City of Evansville
31 S. Madison Street
PO Box 529
Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282



DRAFT

City of Evansville Historic Preservation Commission 2020 Annual Report

Prepared by: City of Evansville Historic Preservation Commission

Date Prepared: March 17, 2021

Historic Preservation Commission Administration

Membership:

Evansville's Historic Preservation Commission (HPC) consists of seven members who are appointed by the Mayor. One member of the HPC is simultaneously a City Alderperson and the remaining six HPC members are volunteer citizen members.

Mission:

The HPC reviews proposed changes to existing historic buildings, additions of new buildings and signs in the Historic Districts, and issues Certificates of Appropriateness. The HPC also serves to inform and educate the residents on matters regarding preservation.

Goal:

The Evansville HPC strives to find reasonable solutions for the preservation of Evansville's historic properties, acting as a resource to homeowners in the districts. The HPC also protects Evansville's Historic Districts and other designated properties by administering Evansville's preservation ordinance, Chapter 62 of the Municipal Code.

Annual Communications:

The City typically mails an annual letter or other information to historic district property owners and owners of other designated historic properties. These communications remind owners of the significance of their properties. Letters describe the responsibilities of the property owner and the historic tax credit program when applicable. This Annual Report for 2019 is being sent to all property owners in the districts.

Meetings:

The HPC typically meets the 3rd Wednesday of the month at 6:00 pm in City Hall; 31 S. Madison Street, Evansville WI. Meetings are currently held virtually in response to COVID-19 guidelines

Data:

Number of City of Evansville Parcels: **Approximately 2,340**

Number of City of Evansville Historic Parcels (properties in Historic Districts and designated parcels outside of Historic Districts): **384**

Evansville has **4** Historic Districts listed on the National and State Registers of Historic Places.

There are **351** contributing assets within those Historic Districts.

There are also **4** designated properties not within one of those four Historic Districts as well as **3** properties listed on the State and National Register.

An estimated **\$295,000** was spent on improvements in the district this year.

Historic Preservation Commission Activity

Total number of projects reviewed (alterations, new construction, land divisions, and demolition):

71

Number of Certificates of Appropriateness approving the proposal: **69**

Number of Certificates of Appropriateness not approving the proposal: **1**

Number of Certificates of Appropriateness tabled for further review: **1**

Approval Rate: **98.6%** (*this percentage does not include an application that was tabled for further review*)

Number of appeals of proposals not approved: **0** (Results of appeals: **N/A**)

The HPC has provided the Community Development Director with the authority to provide administrative approval for certain types of work. The Community Development Director administratively approved **20** of the above certificates of appropriateness in 2020.

On occasion, approvals were given with specific conditions. Small modifications from the original applications were also allowed based on approval or recommendation from the Community Development Director and/or the HPC.

Advisory Recommendations to the Planning Commission: **3**

Advisory Recommendations to the Park Board: **1**

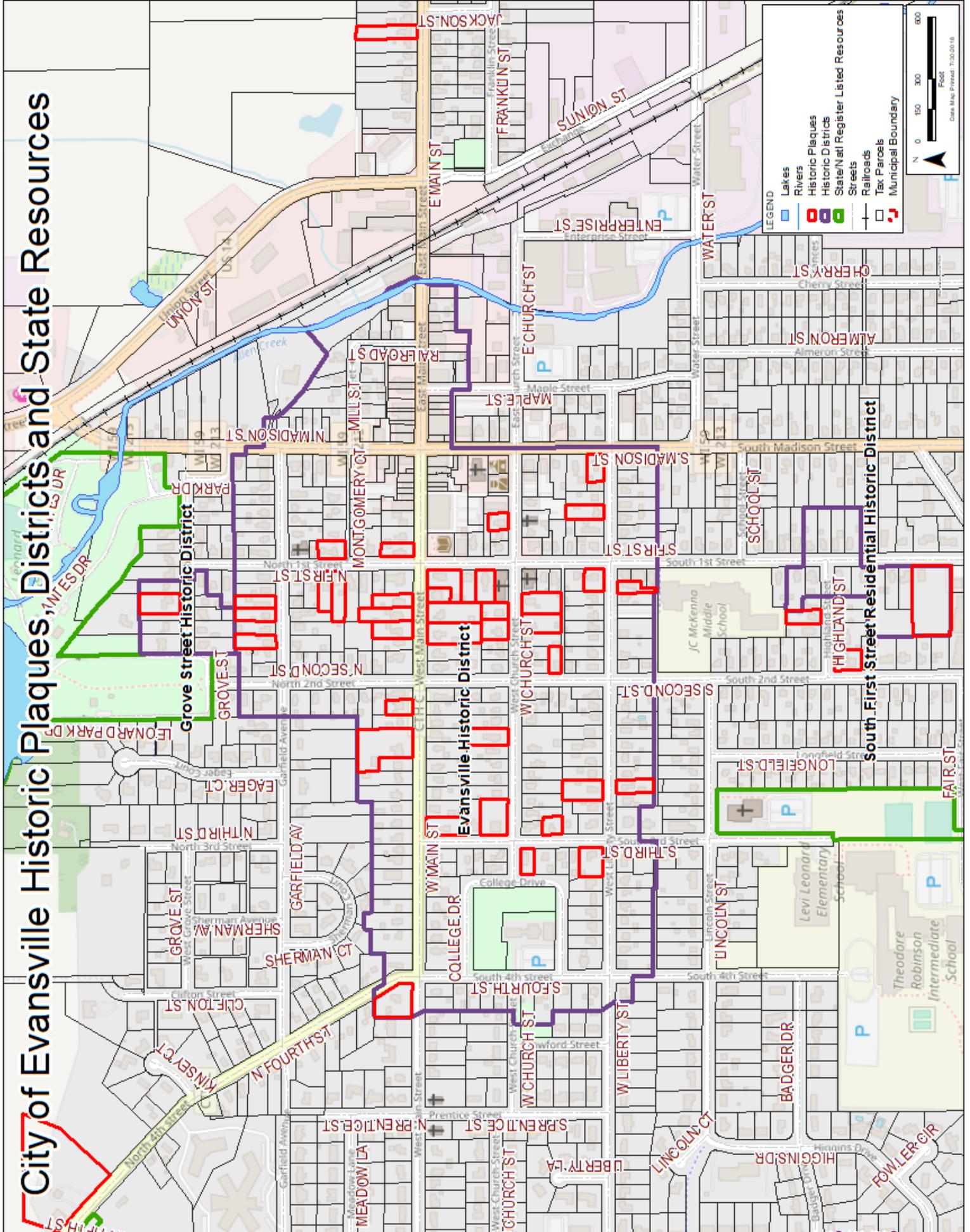
Historic Preservation Commission Project Highlight



After Renovation, 2019

17 W Main completed a renovation this year. The owners updated the interior and exterior, uncovering original tile that would have been visible in 1910 when the building housed the Palace Meat Market. Using historic tax credits from the State of Wisconsin and Building Improvement Grant funds from the City, the owners restored the front façade to its appearance in the early 1900s. The new name reflects the use as a coworking space for entrepreneurs.

City of Evansville Historic Plaques, Districts and State Resources





8G

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

20 Mill Street.

1 message

Steve Mortaloni <smortaloni@gmail.com>
To: jason.sergeant@ci.evansville.wi.gov

Wed, Jan 20, 2021 at 12:11 PM

The buyer inadvertently mixed up the plans. Enclosed are the two plans they mixed up. Can I get approval on both to ensure they can have one?

2 attachments

 **HUse201152021.pdf**
1914K

 **HUse301152021.pdf**
1793K

City of Evansville

Guidelines for New Construction in Historic Districts

The City of Evansville has a rich history of preserving historic buildings for generations to experience and enjoy. Evansville encourages these activities through its ordinances, guiding commissions on the review process, offering businesses façade grants, and coordination with State Tax Credit and grant programs to assist building owners investing in Evansville.

New construction within Evansville's historic districts provides a unique opportunity to contribute to and maintain the community's vibrant history and strengthen our core neighborhoods.

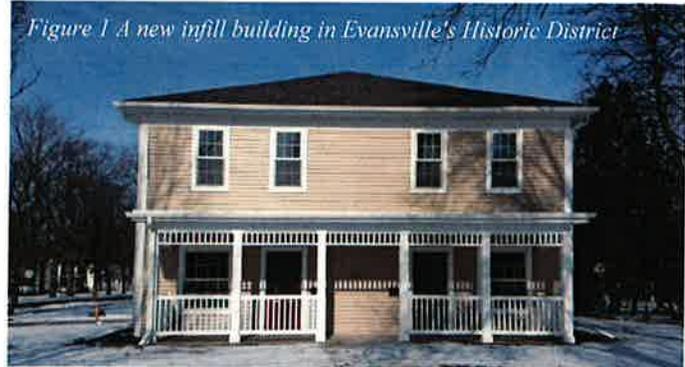


Figure 1 A new infill building in Evansville's Historic District

Steps for constructing a new building in a historic district:

- 1) Receive Certificate of Appropriateness from the Historic Preservation Commission
- 2) Receive approval of a Conditional Use Permit from Plan Commission
- 3) Receive a building permit from building inspector

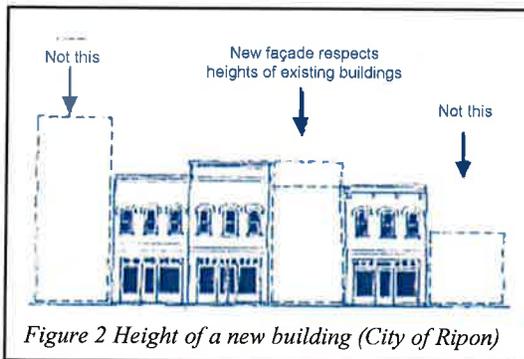


Figure 2 Height of a new building (City of Ripon)

Size, scale and exterior materials are the main focus of design review. Buildings are reviewed based on twelve primary criteria outlined in the Zoning Code (see back of page for the complete list). Typically the structure is compared to the most adjacent historic structures:

If the building is located in a district with tall narrow buildings, a proposed building should also reflect that scale, shape and size.

A proposed building should reflect the typical window and door patterns found in a district with a similar number and placement of doors and windows.

Exterior materials should be similar to others used in the district and consistent with materials used during a districts' period of significance. (Typically 1890's for Evansville, WI)

New buildings in a district offer a unique advantage to build the desired shape and density of buildings in the past and take advantage of the modern conveniences and construction standards of today. It is important to avoid degrading or distracting from a historic district's visual impression. Keep in mind the goal is not to recreate replicas of existing or historic buildings in the districts.

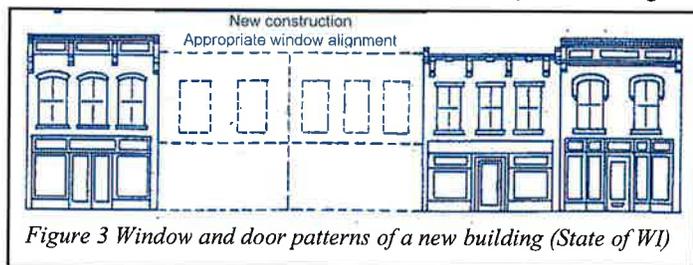


Figure 3 Window and door patterns of a new building (State of WI)



Community Development Director, Jason Sergeant
City of Evansville, 31 S Madison, Evansville, WI
jason.sergeant@ci.evansville.wi.gov or (608)-882-2285

City of Evansville

Guidelines for New Construction in Historic Districts

Section 130-1121 Historic Conservation Overlay District provides guidelines for review by the Historic Preservation Commission and Plan Commission. See the other side of this sheet to better understand how to use these regulations:

"In general, the following items shall be considered in making decisions about conditional use requests within this district:

- (1) Height. All new structures should be constructed to a height visually compatible with the buildings and environment with which they are visually related.*
- (2) Scale. The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related.*
- (3) Proportion of front facades. In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the buildings and environment with which it is visually related.*
- (4) Proportion of openings. The proportions and relationships between doors and windows in the street facades should be visually compatible with the buildings and environment with which they are visually related.*
- (5) Rhythm of solids to voids. The rhythm of solids to voids created by openings in the facade should be visually compatible with the buildings and environment with which it is visually related.*
- (6) Rhythm of spacing. The existing rhythm created by existing building masses and spaces between them should be preserved.*
- (7) Relationship of materials. The materials used in the final facades should be visually compatible with the buildings and environment with which they are visually related.*
- (8) Relationship of textures. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.*
- (9) Relationship of roofs. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.*
- (10) Landscaping. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.*
- (11) Directional expression of front elevation. All street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.*
- (12) Relationship of architectural details. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.*

(Code 1986, § 17.44(3))"



Community Development Director, Jason Sergeant
City of Evansville, 31 S Madison, Evansville, WI
jason.sergeant@ci.evansville.wi.gov or (608)-882-2285

Plan 57-638



1368 sq/ft, 3 beds, 2 baths, 50' wide, 36' 4" deep



Pricing

Plan Set

5 Copy Set	\$889.00
PDF Set	\$889.00
Reproducible Set	\$889.00
8 Copy Set	\$964.00
CAD Set	\$1389.00

Foundation

Basement	+\$0.00
Crawlspace	+\$250.00
Slab	+\$250.00

Framing

Wood 2x4	\$0.00
Wood 2x6	\$150.00

Right-Reading Reverse

Each	+\$150.00
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Additional Construction Sets

Each Additional Set	+\$50.00/each
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Audio Video Design

Each	\$100.00
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Construction Guide

Each	\$39.00
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Material List

Each	+\$125.00
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House Features

Main Floor Master Bedroom	Great Room Living Room
Split Bedrooms	Detached Garage
Walk In Closet	Suited For Narrow Lot
Kitchen Island	Covered Front Porch
Great Room Living Room	Economical To Build

Styles Classifications

Ranch	Cottage
Country	

Specifications

Basement	1268 sq/ft
Garage	576 sq/ft
Main Floor	1368 sq/ft
Porch	170 sq/ft

Depth	36' 4"
Height	19' 2"
Width	50'

Primary Pitch	6/12
Roof Framing	Truss
Roof Type	Composition
Secondary Pitch	8/12

Main Ceiling	9'
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HOUSEPLANS

Questions about this plan? Visit [Houseplans.com](https://www.houseplans.com) today or call 1-800-913-2350

View this plan at <https://www.houseplans.com/plan/1368-square-feet-3-bedroom-2-bathroom-2-garage-ranch-cottage-country-sp264459>

In addition to the house plans you order, you may also need a site plan that shows where the house is going to be located on the property. You might also need beams sized to accommodate roof loads specific to your region. Your home builder can usually help you with this. You may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

To find out what documents you should expect with your house plans, see <https://www.houseplans.com/whats-included>.

In some regions, there is a second step you will need to take to insure your house plans are in compliance with local codes. Some areas of North America have very strict engineering requirements. Examples of this would be earthquake-prone areas of California and the Pacific Coast, hurricane risk areas of the Florida, Gulf & Carolina Coasts. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well. If you are building in these areas, it is most likely you will need to hire a state licensed structural engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren't sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

Additionally, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping. In addition, plans which are used to construct homes in Nevada are required to be drawn by a licensed Nevada architect.

Note: All sales on house plans are final. No refunds or exchanges can be given once your order has been fulfilled or once we have begun to customize a home plan to your specifications.



PLAN 929-47



Photographs may show modified designs.

Home / Style / Country

KEY SPECS



1246 sq ft



3 Beds



2 Baths



1 Floors



2 Garages

Select Plan Set Options

PDF Set - \$995.00

What's included?



Select Foundation Options

Crawlspace - +\$0.00

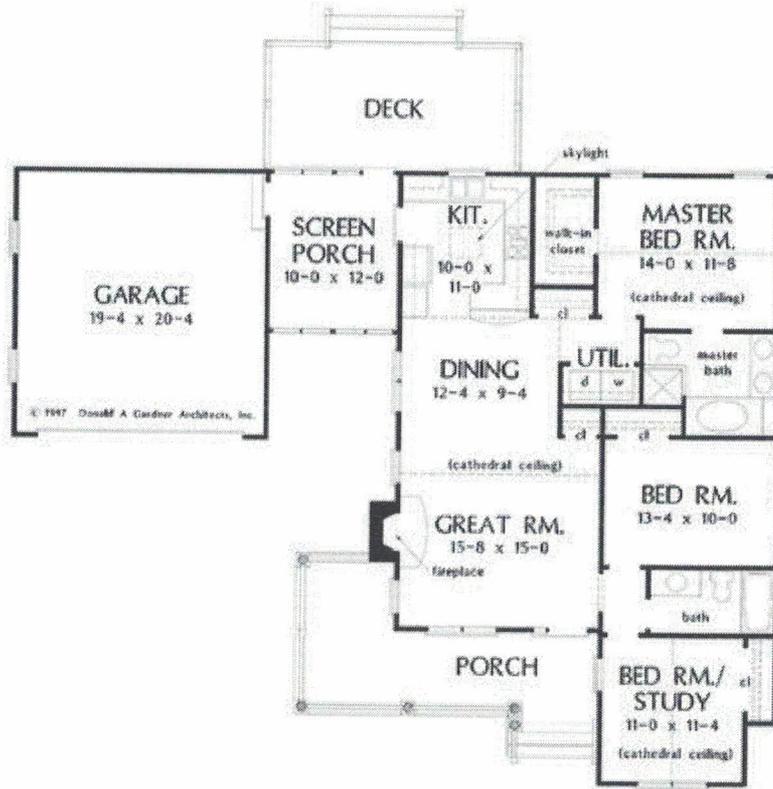


Coupon Codes **ptions**

FLOOR PLANS

Floor Plan - Main Floor

Reverse



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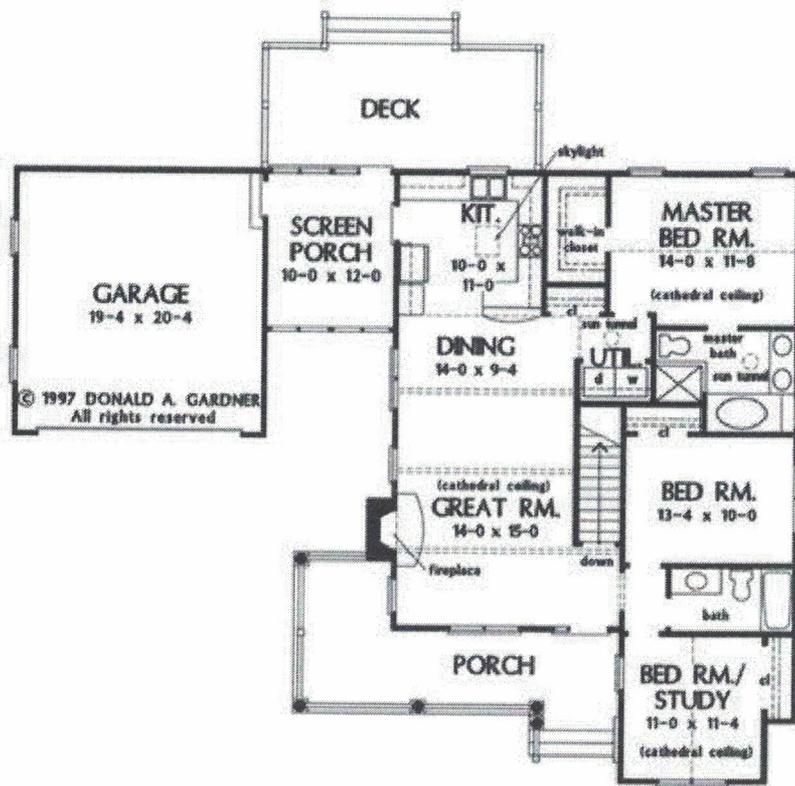
JOIN FOR FREE

[Click to Get Your Trend Report](#)

Floor Plan - Main Floor

Reverse





FULL SPECS & FEATURES

Basic Features

Bedrooms : 3
Stories: 1

Baths : 2
Garages: 2

Dimension

Depth : 48'
Width : 60'

Height : 24'

Area

Total : 1246 sq/ft

Deck: 200 sq/ft

Garage: 420 sq/ft

First Floor: 1246 sq/ft height 8'

**Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

Ceiling