

## 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, January 20, 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](https://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 December 16, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
7. Action Items.
8. Discussion Items
  - A. 113 E Main – Porch and Stair Repairs (HPC-2020-47)
  - B. 26 Garfield – Porch Replacement (HPC-2020-52)
9. Report of the Community Development Director.
10. Correspondence, Comments or Concerns
11. Next Meeting Date: *February 17, 2021 at 6pm.*
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 December 16, 2020 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:**

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

**3. Motion to approve the agenda with the addition of adding 26 Garfield Ave to 8.A. by Lewis, seconded by Culbertson. Approved unanimously.**

**4. Motion to waive the reading of the minutes from the December 9, 2020 meeting and approve them as printed with the addition of the word “temporary” in 11.C. “Stephens will draft a letter to acknowledge the **temporary...**” by Koser, seconded by Culbertson. Approved unanimously.**

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

**6. Citizen appearances.** Citizen Victoria Nor as an observer.

**A. Care and Maintenance of Historic Wood Windows**

**B. Recognition of Preservation Heroes**

- Residential: 45 N First
- Commercial: 24 E Main
- City/Public: Lake Leota Fireplace

**7. Applications- Action Items:**

**1. 109 S Madison – Porch Repairs (Application HPC-2020-42).**

Applicant Gernetzke informed the commission that he has found a company that will turn a 10’ post to match the posts that are being replaced.

**Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Lewis. Approved unanimously.**

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**8. New Business: Discussion Items:**

- A. 26 N Garfield Ave** – Applicant not present. Commission reviewed the packet. Questions arose and details were needed. Sergeant will inform applicant to present detail information at next meeting.

**9. Old Business - None**

**10. Report of the Community Development Director. None**

**11. Correspondence, Comments and Concerns. None**

**12. Next Meeting Date:** January 20, 2021 *at 6 p.m., Virtual Meeting*

**13. Motion to Adjourn by Christens, seconded by Koser. Approved unanimously.**



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Jim Schaeenenberger</i>	<i>113 E Main St.</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>312 W Liberty St</i>	<b>The following information is available on the property's tax bill:</b>
	<i>Evansville</i>	
	Applicant Phone: <i>882-5494</i>	Parcel Tax ID Number: 222 <i>001120</i>
	Applicant Email: <i>schoeny32@aol.com</i>	Parcel Number: 6-27- <i>120</i>
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name: <i>Betty Schaeenenberger</i>	
	Owner Address: <i>N Dale 76 Attica Rd</i>	Historic Property Name: <i>None</i>
<i>Albany, WI</i>		
Owner Phone: <i>862-3059</i>	AHI Number: <i>85240</i>	
Owner Email:	Contributing: <input checked="" type="radio"/> Y <input type="radio"/> 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](http://www.wisconsinhistory.org)
- Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

All applications are to be submitted and deemed complete at least 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person.

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

SUBMITTED BY: *Betty J. Schaeenenberger* DATE: *12/14/20*  
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 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"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input 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 &amp; back cover stairwell match existing</i>

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>New doors will match existing doors                      New deck and steps match existing                      New steps in rear match existing                      Stair cover match existing one.)</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>no  <b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

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



Stairway to be covered same  
as existing stairway





New steps and wood railing  
with cattle panel



New steps and wood railing  
with cattle panel







# NOTICE TO PERMIT APPLICANTS

## Cautionary Statement to Owners Obtaining Building Permits

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

SS 113 E. Main St.

PERMIT #

DESCRIPTION:

and back steps  
new exterior doors  
over stairway front

PARCEL #:

6-27-120

TAX ID #:

222 001120



# 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
Betty Schoenenberger	N 6676 Attica Rd, Albany	862-3059	—
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Angels Exteriors		354-4663	
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 \$ 4000<sup>00</sup>

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



## DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

Summary of Work:

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Certificate of Appropriateness is hereby (check one):

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

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

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

### HISTORIC PROPERTY INFORMATION

Historic Property Address: 113 E main	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**.

Visit our other Wisconsin Historical Society websites!

Choose a website



BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE



**PROPERTY RECORD**

**111-113 E MAIN ST**

**Architecture and History Inventory**

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



**NAMES** ▶

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85240**

**PROPERTY LOCATION** ▶

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

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES ▶

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

## DESIGNATIONS ▶

National/State Register Listing Name: **Evansville Historic District**

National Register Listing Date: **11/16/1978**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

## NOTES ▶

**Additional Information:** BUILT BETWEEN 1871 AND 1883 ACCORDING TO BIRD'S EYE VIEWS.

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

## RECORD LOCATION ▶

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

### 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](mailto:leah.penzkover@wisconsinhistory.org)

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

- AHJ 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.



## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
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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
	Applicant Phone: <u>440 382 8270</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Email: <u>chovorka@hotmail.com</u>	Parcel Tax ID Number: <u>222 042 009</u>
	<b>If different from above, please provide:</b>	Parcel Number: <u>6-27-516</u>
	Owner Name:	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner 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:

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

SUBMITTED BY: Cynthia A. Hovorka  
Owner or Applicant Signature

DATE: 11/30/2020

SECTION		PROPOSED WORK CHECKLIST
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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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<b>FRONT</b> <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
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<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)
<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.)
<b>SIDE</b> <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
<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"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

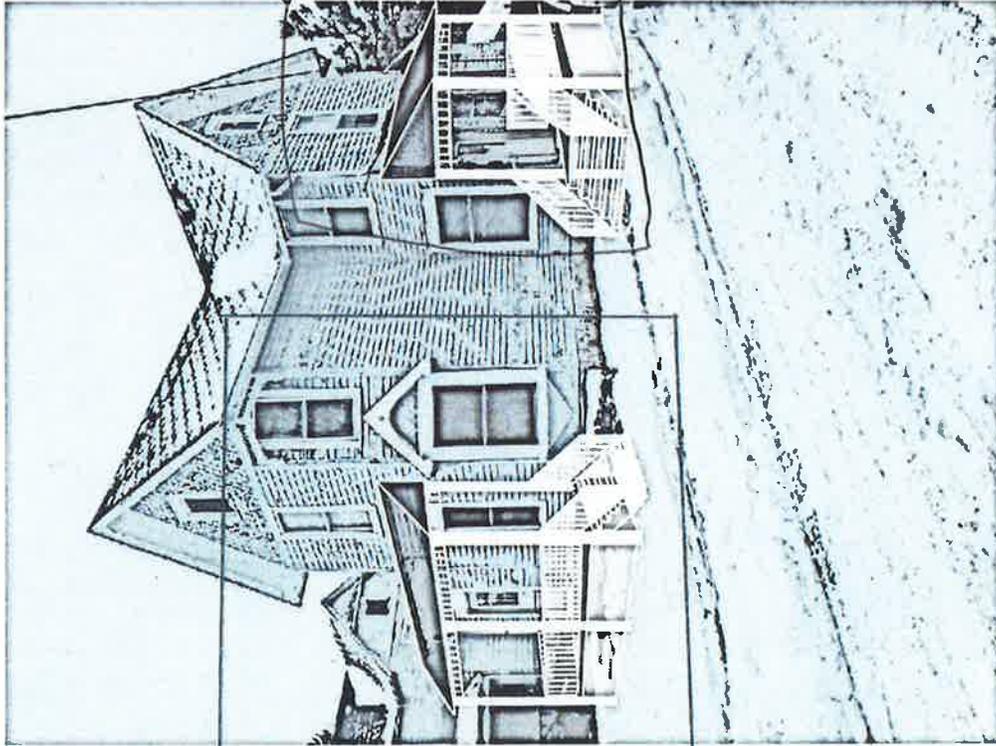
SECTION	PROPOSED WORK SUMMARY
<p>Front Porch</p> <p style="font-size: 2em; text-align: center;">3</p>	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Remove cement step, metal railing                      Replace with approximately 4x10' 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><b>3B</b> 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><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>
<p>there are no materials that can be replaced at the front entrance.</p>	
<p>Will mimic posts, spandrel, railing on side deck.</p>	

SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; text-align: center;">4</p>	<p><b>4A</b> 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><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</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><b>4C</b> Have you submitted this project for state or federal tax credits? NO</p>	

SECTION	PROPOSED WORK SUMMARY
<p style="font-size: 2em; text-align: center;">3</p> <p style="font-size: 1.5em; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Side porch</p>	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>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><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?  <del>repair</del> NO, see 4A</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:                      sand, paint</p>

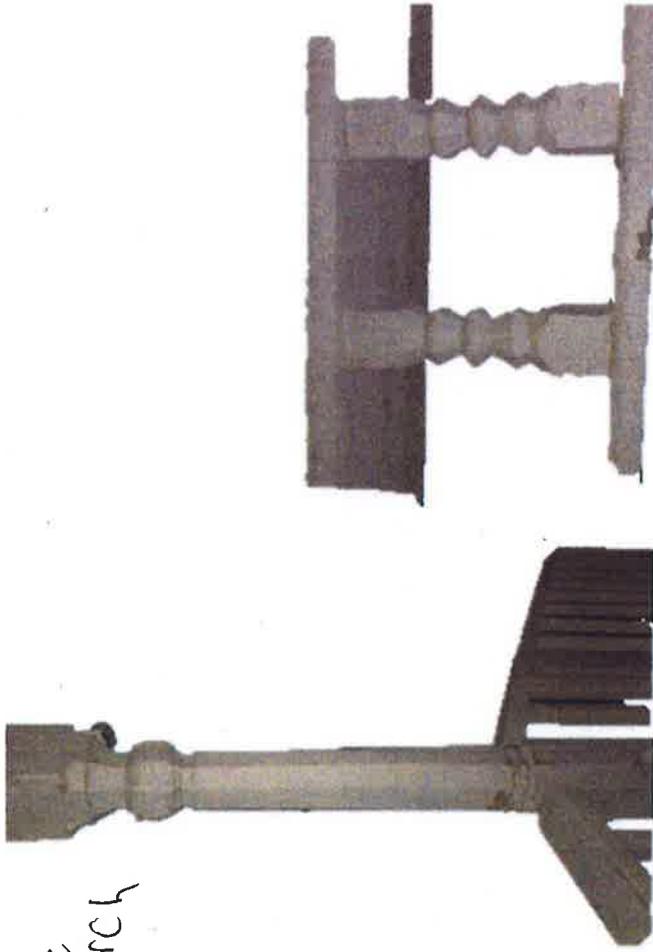
SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; text-align: center;">4</p> <p style="font-size: 1.5em; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Side porch</p>	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No - repair current spandrel, posts, railings</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)                      Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>repairing current features                      see photos of spandrel, posts                      replace concrete steps with painted wood deck, steps</p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits? NO</p>	

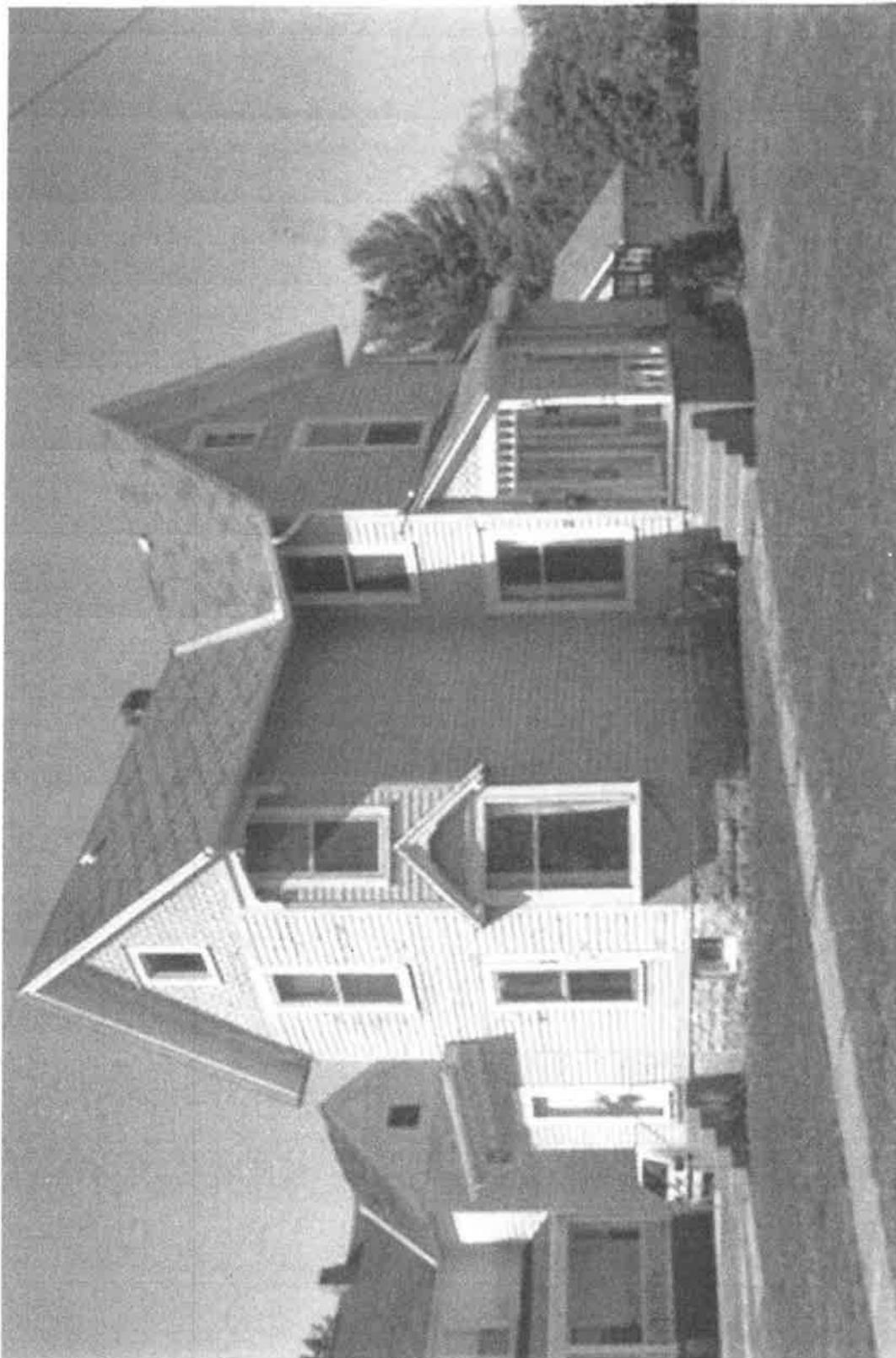
Front porch



side porch

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





**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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**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,**

## 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](mailto:leah.penzkover@wisconsinhistory.org)

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

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

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

### How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

## RESOURCE DESCRIPTIONS

### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are

<https://www.wisconsinhistory.org/Records/Property/HI85061>



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

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

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

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

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

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

Summary of Work:

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

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

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

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

**HISTORIC PROPERTY INFORMATION**

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