

NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below in City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. 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, March 20, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

AGENDA

1. Call to Order
2. Roll Call.
3. Motion to approve the agenda.
4. Motion to waive the reading of the January 16, 2019 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Applications.
 - A. 32 W Main St – New Gutters, Soffits, and Fascia (Application HPC-2019-01)
 - B. 230 W Church – Request to Modify Application HPC-2019-03
 - C. 111 W Main St – Replace Windows (Application HPC-2019-04)
8. New Business.
 - A. 259 W Liberty Street Discussion
 - B. WI Act 280 Discussion
 - i. SHPO Memo
 - ii. Motion to approve revised COA decision form.
9. Old Business.
 - A. Lake Leota Park – Misc. Project updates
10. Report of the Community Development Director.
 - A. Staff issued Certificates of Appropriateness – None issued this month
11. Correspondence, Comments and Concerns
12. Education and News: WAHPC-CAMP Event in Oshkosh, WI
13. Adjournment.

Next Meeting Dates: *Wednesday April 17, 2019 and Wednesday at 6:00pm*

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday January 16, 2019 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order.** Culbertson called the meeting to order at 6:15 pm
2. **Roll Call:**

| Members | Present/Absent | Others Present |
|-----------------------------|-----------------------|---|
| Chair Dan Stephans | A | Community Development Dir. Jason Sergeant |
| Vice-chair Steve Culbertson | P | Anika Laube, Applicant |
| Secretary Betsy Ahner | A | John and Jean Petri, Applicants |
| Ald. Joy Morrison | P | Scott Amrhein, Applicant |
| Matt Koser | P | |
| Cheryl Doerfer | P | |
| Steve Christens | P | |

3. **Motion to approve the agenda by Doerfer, seconded by Koser. Approved unanimously.**
4. **Motion to waive the reading of the minutes from the December 12, 2018 meeting and approve them as printed by Morrison, seconded by Christens. Approved unanimously.**
5. **Civility Reminder.** Culberston noted the City’s commitment to civil discourse.
6. **Citizen appearances.** None other than those appearing for agenda items.
7. **Applications**
 - A. **32 W Main – New Gutters, Soffits and Fascia (Application HPC-2019-01).** Laube summarized applicant. Commission discussed application noting the comment form the state for soffits to match existing materials. Sergeant informed a difference of opinion on that term could be possible from the commission and the state. Sergeant noted the state did approve the work, but may not of ben aware of the aluminum soffit. Laube noted the material would be similar to wood and would require less maintenance. Commission would like to know more information from the state on what is considered a like material before proceeding. **Motion to table the application, by Koser, seconded by Christens. Approved unanimously.**
 - B. **133 Grove St– Replace Windows (Application HPC-2019-02).** Petri shared a product sample of the replacement window, noting it was wood construction and had divided lites. **Motion to accept the application, by Christens, seconded by Culbertson. Approved unanimously.**
 - C. **230 W Church – Replace Windows (Application HPC-2019-03).** Amrhein explained replacement windows. Sergeant noted only the change ins size of the window on the

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side would be problematic. **Motion to accept the application with the condition the west kitchen window remains same size with two double hung windows, by Christens, seconded by Culbertson. Approved unanimously.**

8. New Business. None

9. Report of the Community Development Director.

A. Staff Issued certificates of appropriateness. None

10. Correspondence, Comments and Concerns. Sergeant shared an email from Betsy Ahner who submitted her resignation as a result of scheduling conflicts. The Commission discussed and thanked her for years of service and dedication. Sergeant encouraged anyone interested or aware of the vacancy to pass possible volunteer's names along to the Mayor.

11. Education and News. Sergeant shared a Preservation Training Brochure

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

Next Meeting Dates: Wednesday, February 20, 2019 and Wednesday, March 20, 2019 at 6:00 p.m.



City of Evansville

Community Development Department

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

March 19, 2019

STAFF MEMO

To: Historic Preservation Commission (HPC)
FR: Jason Sergeant, Community Development Director

RE: COA Application HPC-2019-01

The applicant replaced the fascia and soffit with aluminum on the subject building in late 2018 after receiving approval from the State Historic Preservation Office (SHPO) as part of a tax credit application. The City of Evansville became aware of the work after it had begun. Consequently, the applicant worked with the city to submit the correct application materials for city review. At the January 2019 HPC meeting, the commission tabled the application review and asked for guidance on how to proceed from the state and city staff with regards to the state's requirement that an "in-kind" material be used.

After discussing with SHPO, it is concluded that the replacement soffit material is not "in-kind" to what was likely painted wood originally. SHPO tax credit review is typically more thorough than the level of review the city does on applications. Historically, the HPC has relied on and echoed the approval of the state when they review a project. However, in the context of this application the substitute material used does not meet what city staff would consider to be an in-kind material or a material with similar visual qualities.

Therefore, it is recommended the application is approved with the following motion:

Application HPC-2019-01 is approved finding the state of Wisconsin reviewed and approved a material replacement for the gutters, soffits, and fascia of the building, with the following conditions:

- 1. Any future replacement of the soffit should be done with a material that is similar to smooth painted wood.***
- 2. Future work outlined in State Tax Credit application will require HPC review and approval prior to start***



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

32 W Main

JENNIFER N DAVEL <jennifer.davel@wisconsinhistory.org>

Thu, Jan 24, 2019 at 10:15 AM

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

Cc: Dan Stephans <djsaia@stephans.org>

Hi Jason,

While we are always here as a resource, we do not and cannot intervene in local matters. With that being said, the information below is purely informational and not a directive or recommendation on how your landmarks commission should review local landmarks. Always follow your ordinance.

In-kind means using the same material when the original material is deteriorated beyond repair. There are times however when using the same material is not technically or economically feasible, then a compatible substitute material may be considered. Substitute materials must closely match the design, surface texture, finish, details and other visual qualities.

Best,

Jen Davel

Preservation Architect

State Historic Preservation Office

Wisconsin Historical Society

816 State St, Rm 312, Madison WI 53706

608-264-6490 (O)

Jen.davel@wisconsinhistory.org

Wisconsin Historical Society

Collecting, Preserving, and Sharing Stories Since 1846

[Quoted text hidden]

| | | |
|---|--|--|
|  | <p>APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 76, Evansville, WI 53536</p> | <p>\$0.00 Application Fee</p> |
|---|--|--|

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form, it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

| SECTION | APPLICANT AND PROPERTY OWNER INFORMATION | |
|---------|--|---|
| 1 | Applicant name: | Date received: |
| | ANIKA LAUBE 32 W MAIN EVANSVILLE, WI 53536 | 1/2/19 <i>J</i> |
| | Historic property AHI number: 84958 <i>J</i> | Parcel Tax ID Number: 222 063018 <i>J</i> |
| | Historic property address: 32 W. MAIN ST. | Parcel Number: 6-27-771 |
| | | Phone: 608-444-2844 |
| | | Email: alaube@coylecarpet.com |
| | Owner name (if different from above): | Owner Phone (if different): |
| | | |
| | Owner address (if different from above): | Owner Email (if different): |
| | | |

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

A. Application Form with attachments (as outlined in Section 5):

- o Clear photo(s) of any 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 Site plan (if applicable)

B. Building Permit

C. Sign Application (if applicable)

All applications are to be submitted ten days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:30pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

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: *Anika Laube* DATE: 12/26/18

Owner/Applicant Signature

| SECTION | | PROPOSED WORK CHECKLIST |
|--|---|--|
| <h1>2</h1> | | Please Check all boxes that apply and provide more detail in Sections 3 and 4 |
| Work Category | | Work category details |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair | <input type="checkbox"/> shingles only <input type="checkbox"/> soffit, fascia, or trim work <input type="checkbox"/> matching existing materials <input type="checkbox"/> change of materials (EG, replacing asphalt with metal) |
| <input checked="" type="checkbox"/> Gutters | <input type="checkbox"/> New or Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal | <input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.) |
| <input type="checkbox"/> Siding | <input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (Wood, cement board, etc.) <input type="checkbox"/> Use modern materials (Plastic, Vinyl aluminum, etc.) |
| <input type="checkbox"/> Exterior windows and doors | <input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal | <input type="checkbox"/> Change in Dimension or location (Height, Length) <input type="checkbox"/> Match Historic materials (Wood, Metal, Glass, etc.) <input type="checkbox"/> Use modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim |
| <input type="checkbox"/> Fences | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (Wood, Stone, etc.) |
| <input type="checkbox"/> Porch | <input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new | <input type="checkbox"/> Match historic material (Wood, Metal, etc.) <input type="checkbox"/> Use new modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Column, Railing or Skirting <input type="checkbox"/> Decking |
| <input type="checkbox"/> Sidewalk or paving | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials |
| <input type="checkbox"/> 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"/> Signage and Exterior Lighting | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <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>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>Gutters & soffits to be replaced/redone</p> <p>Wood rot & squirrel activity had badly damaged the animal activity in the attic prompted work</p> <p>new metal tongue & groove, 100% soffits over new wood fascia & metal fascia</p> <p>gutters were replaced with 6" vs. 4" in Black vs. Dark Brown</p> |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|--|
| 4 | <p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p style="text-align: center;">no</p> <p>Please 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 the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</p> |

| SECTION | REQUIRED ATTACHMENTS |
|---------|---|
| 5 | <p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ul style="list-style-type: none">A. Clear photo(s) of any portion of the property affected by the workB. Historic photograph (if available)C. Site plan (if applicable)D. Exterior elevations or sketches of existing conditions and proposed workE. Samples or specifications of proposed materialsF. Additional attachments that may assist in understanding the proposed work |



BEFORE-FRONT
EXHIBIT: _____

SECTION

SUPPLEMENTAL ATTACHMENTS

5

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



BEFORE - REAR

EXHIBIT: _____



BEFORE - SIDES



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Search input field

SEARCH

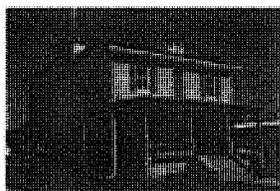
EVENTS

STORE

PROPERTY RECORD 32 W MAIN ST

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



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:
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 12:00:00 AM
State Register Listing Date: 1/1/1989 12:00:00 AM
National Register Multiple Property Name:

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

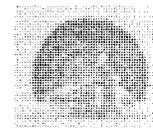
RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:

Genealogy Strategies and Methodology



Price: \$40.00

Madison in the Sixties



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.

RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, Division of Historic Preservation, 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:

joe.derose@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".



Price: \$29.95

Leaping the Chasm Journal



Price: \$14.95

Forward 1848 Sweatshirt



Price: \$42.95

The Misunderstood Mission of Jean Nicolet: Uncovering the Story of the 1634 Journey



Price: \$28.95

Seipp's Beer Stein



Price: \$49.95

DIVISIONS

- Library-Archives
- Museums and Historic Sites
- Historic Preservation
- Office of Programs and Outreach
- Administrative Services

GENERAL INFORMATION

- About the Society
- Media Room
- Hours
- Staff Directory
- Employment
- Volunteer
- Privacy Policy

SELECTED PROGRAMS

- National History Day
- Wisconsin Historical Images
- Office of School Services
- Wisconsin Historical Society Press
- State Historic Preservation Officer (SHPO)
- State Archives & Gov. Publications
- Speakers Bureau

SERVICES FOR

- Educators
- Government Agencies
- Journalists
- Legislators
- Local Historians

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WISCONSIN HISTORICAL SOCIETY

RECEIVED DEC 06 2018

BY: 84958

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION PART 1 - EVALUATION OF SIGNIFICANCE

1. PROPERTY ADDRESS Street 32 West Main Street City Evansville County Rock ZIP 53536

() Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY LISTING NAME Charles Spencer House 84958

(X) Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY NAME OF HISTORIC DISTRICT Evansville Historic District

() PRELIMINARY CERTIFICATION Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH PAGES

2. OWNER'S NAME Anika Laube Street 32 West Main Street City Evansville State WI ZIP 53536 Telephone (days) 608/444-2844 Email address a.laube@coylecarpet.com

3. PROJECT CONTACT Anika Laube Email address a.laube@coylecarpet.com Telephone (days) 608/444-2844

4. PHOTOGRAPHS Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

5. OWNER'S CERTIFICATION I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER [Signature] DATE 12/26/18

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office Wisconsin Historical Society - Room 312 816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY WHS PROJECT NO. WI 180 382 The State Historic Preservation Office has reviewed this application and has determined that: [X] the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit. [Signature] DATE 12.10.18 For Jim Draeger, State Historic Preservation Officer



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

Property Address 32 West Main Street, Evansville WI 53536

INSTRUCTIONS Complete this page of the form ONLY if you are applying for PRELIMINARY CERTIFICATION. Enclose photographs of all sides of the building's exterior, and interior spaces. Also include photographs of the site and any outbuildings (such as garages, barns, or other agricultural buildings). The photographs should clearly illustrate the appearance of the property and its significant features.

6. BUILDING DATA

Date of construction 1906 Source of date Wisconsin Historical Society
Dates (or approximate dates) and brief description of alterations _____

Has the building been moved? () Yes () No

If yes, when and from where? _____

7. DESCRIBE WHY THE PROPERTY IS IMPORTANT

Rock-faced concrete Block is unique
American Foursquare Architect Lorrin L.
Hilton (Janesville)

Home has been kept in very good care
with minimal changes to original
design - original unpainted woodwork
all remaining.



WISCONSIN HISTORICAL SOCIETY

RECEIVED DEC 06 2018

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION PART 2 - DESCRIPTION OF PROPOSED WORK

- 1. PROPERTY ADDRESS Street 32 West Main Street, City Evansville County Rock ZIP 53536
2. OWNER'S NAME Anika Laube Street 32 West Main Street City Evansville State WI ZIP 53536 Telephone (days) 608 444-2944 Email address alaube@coylecarpet.com
3. PROJECT CONTACT Anika Laube Email address alaube@coylecarpet.com Telephone (days) 608 444-2944

4. OWNER'S CERTIFICATION I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I agree to submit the Request for Certification of Completed Work within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project. I understand that I may not start work until I have received written approval from SHPO.

SIGNATURE OF OWNER [Signature] DATE 12/06/18

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office Wisconsin Historical Society - Room 312 816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY WHS PROJECT NO. WI/80382
The State Historic Preservation Office has reviewed this application for the above name property and has determined that:
[] the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
[X] the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
[Signature] DATE 12.10.18
For Jim Draeger, State Historic Preservation Officer
NON-CERTIFICATION
[] THE OWNER MAY NOT CLAIM THE TAX CREDIT: The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
[] THE OWNER MAY NOT CLAIM THE TAX CREDIT: The property has not been determined to be historic property for purposes of this program.
DATE
For Jim Draeger, State Historic Preservation Officer



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HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 - DESCRIPTION OF PROPOSED WORK

7. INSTRUCTIONS Describe each item of your project and the materials and methods you propose

soffits are rotten, large holes expose the attic space where squirrels have gotten into the house to live.

gutters are coming away from the house & not appropriate size, bent, bowed etc.

materials as noted on attached bids/orders with Bansen

SEND COMPLETED APPLICATIONS TO

State Historic Preservation Office
Wisconsin Historical Society - Room 312
816 State Street
Madison, WI 53706



WISCONSIN HISTORICAL SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION REQUEST FOR FIVE YEAR PROJECT PHASING

INSTRUCTIONS If you wish to claim rehabilitation expenses beyond the standard two-year period, you must complete this form and submit it along with the Part 2 application. Make sure that you have listed all of the work in the Part 2 application, then break down the work into annual phases.

1. PROPERTY ADDRESS

Street 32 West Main Street
City Evansville County Rock ZIP 53536

Work to be performed in YEAR 1
Calendar Year 2019

replace/repair soffits & gutters on main house

Work to be performed in YEAR 2
Calendar Year 2020

replace windows & framing/sills in attic due to rotten wood

Work to be performed in YEAR 3
Calendar Year 2021

masonry on outside fireplace stack to be repaired & filled in where large voids are

Work to be performed in YEAR 4
Calendar Year 2022

masonry on front porch columns to be shored up - front porch soffits rebuilt, railing to be added

Work to be performed in YEAR 5
Calendar Year 2023

new roof on porch

OWNER'S CERTIFICATION

I hereby apply for five-year phasing for the above-stated project.

SIGNATURE OF OWNER

[Handwritten signature]

DATE: 12/26/18

STATE HISTORIC PRESERVATION OFFICE USE ONLY

I hereby approve the phasing plan for this project

WHS PROJECT NO. WTI190382

[Handwritten signature]

DATE 12-10-18

For Jim Draeger, State Historic Preservation Officer

SUPPLEMENTAL PHOTOS (SUBMITTED 1/16)

| SECTION | REQUIRED ATTACHMENTS |
|---------|---|
| 5 | <p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ul style="list-style-type: none">A. Clear photo(s) of any portion of the property affected by the workB. Historic photograph (if available)C. Site plan (if applicable)D. Exterior elevations or sketches of existing conditions and proposed workE. Samples or specifications of proposed materialsF. Additional attachments that may assist in understanding the proposed work |



AFTER - FRONT

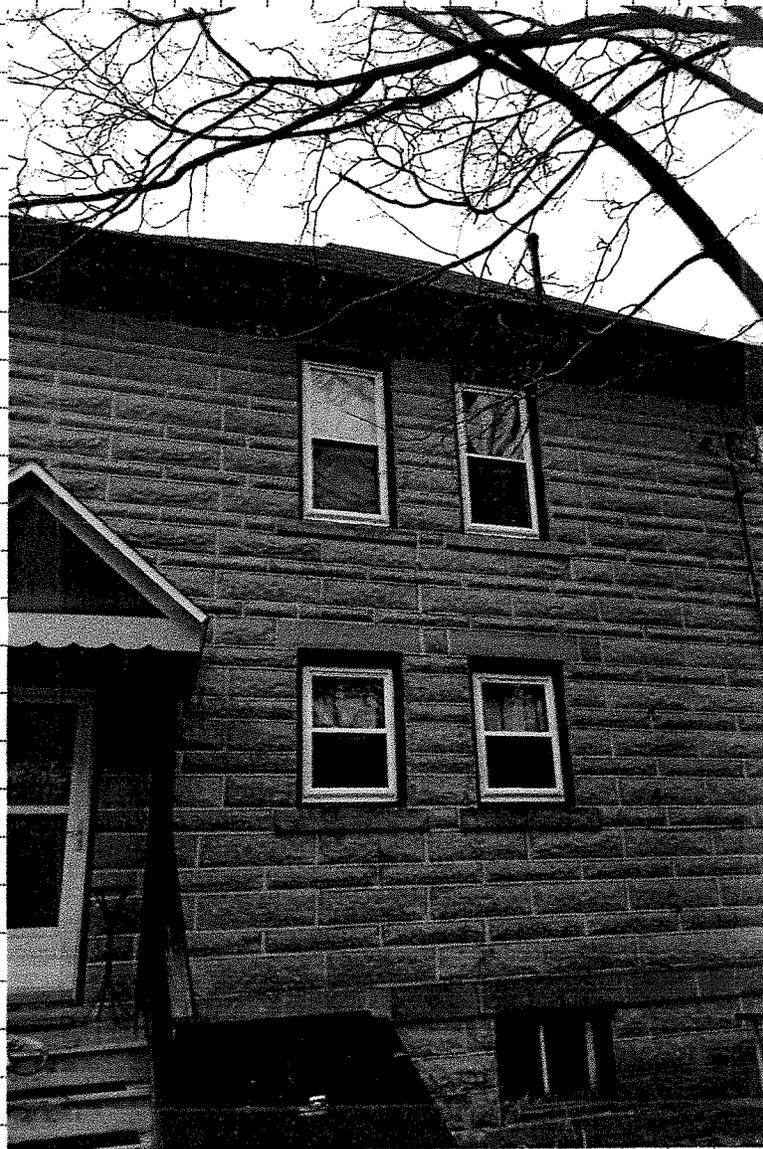
EXHIBIT: _____

SECTION

SUPPLEMENTAL ATTACHMENTS

5

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



AFTER - REAR

EXHIBIT: _____

SECTION

SUPPLEMENTAL ATTACHMENTS

5

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



AFTER - SIDES



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

This decision form will be completed by the chair of the 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*

Summary of work (include reasons why proposal does or does not meet each standard):

REPLACE GUTTERS, SOFFITS & FASCIA

Certificate of Appropriateness is hereby:

- Approved**
- Not approved**
- Approved with conditions:**

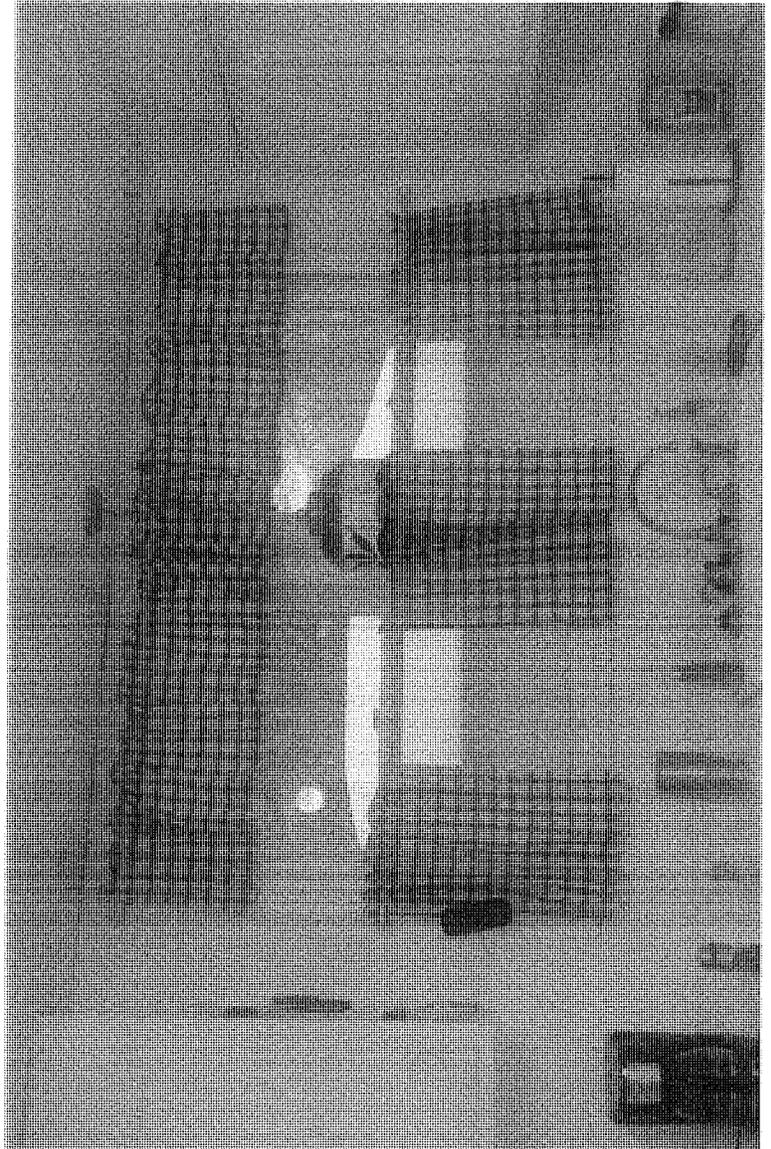
Approved by: _____
Community Development Director or HPC Chairperson Signature

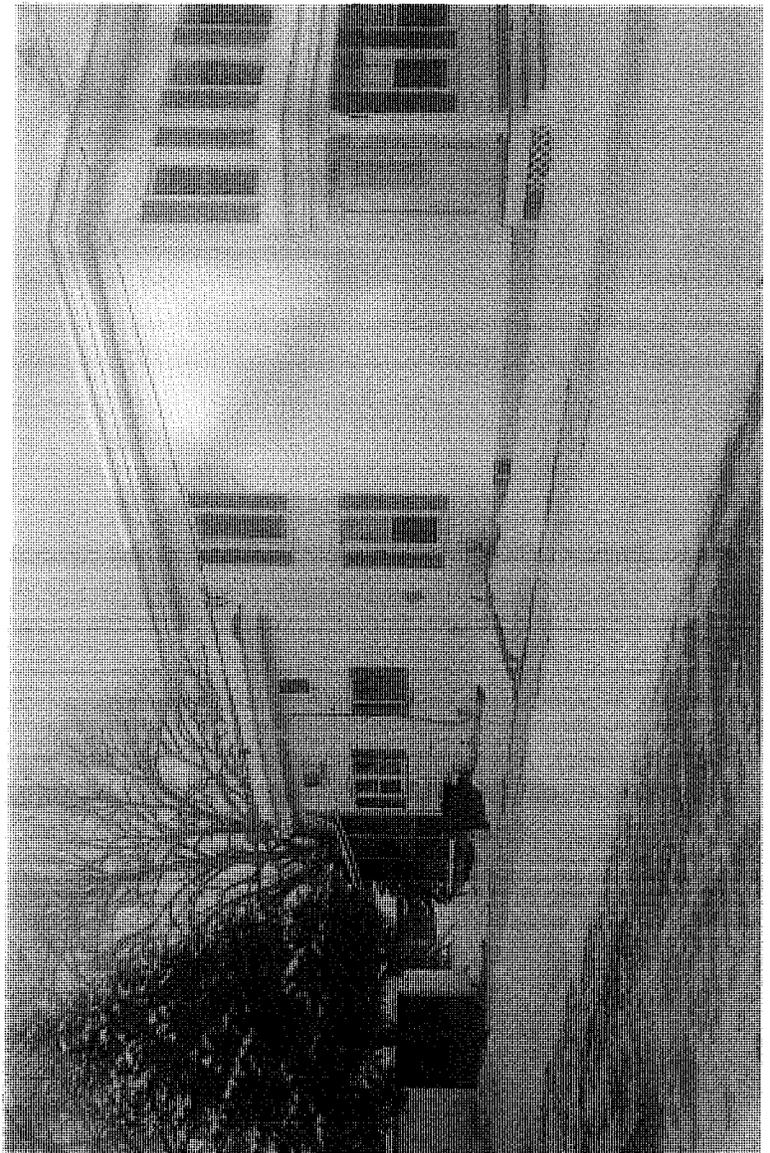
Date: _____

HISTORIC PROPERTY INFORMATION

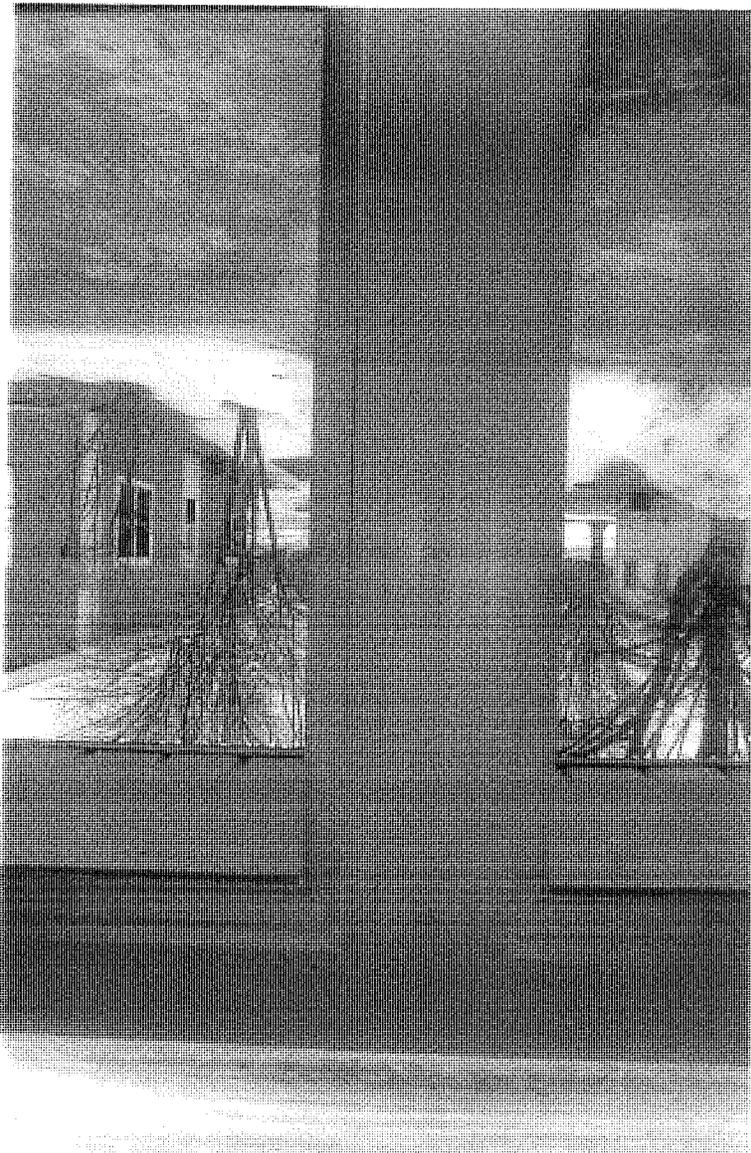
| | |
|---|----------------------------------|
| Historic property address: <u>32 W MAIN</u> | Tax ID Number: 222 <u>063018</u> |
| Historic property AHI Number: <u>84958</u> | Parcel Number: 6-27- <u>771</u> |

Window opening 67"
Two 28" windows with 5" mull
want to make one 48" opening
and install two 24" mullered Replacement











City of Evansville

Community Development Department

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

January 22, 2019

Scott Amrhein
230 W Church
Evansville, WI 53536

RE: Application HPC-2019-03 for Certificate of Appropriateness on parcel 6-27-69 (230 W Church)

Mr. Amrhein,

Thank you for your continued efforts to maintain and improve Evansville's Historic Districts. The purpose of this letter is to inform you that a submitted *Application for Certificate of Appropriateness* was approved by the City of Evansville Historic Preservation Commission on January 16th, 2019. The commission approved the replacement of windows and doors specified in your application with the condition the west kitchen window remains the same size with two double hung windows.

You will find a copy of the Certificate of Appropriateness and Application enclosed, keep these for your records. Your work cannot begin until a building permit is issued. If you have any questions regarding a building permit, contact the Building Inspector. You can reach him at: larry.schalk@ci.evansville.wi.gov, or by phone at (608)-490-3100.

If you have any questions regarding this letter, please contact Jason Sergeant, Community Development Director at: jason.sergeant@ci.evansville.wi.gov or (608)-882-2285.

Sincerely,

Jason Sergeant
Community Development Director

*Enclosures: HPC Application, Certificate of Appropriateness
CC: Larry Schalk, Building Inspector*



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

This decision form will be completed by the chair of the 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

Summary of work (include reasons why proposal does or does not meet each standard):

REPLACE REAR DOOR, EAST WINDOW, WEST WINDOW INCLUDING
CHANGING DOOR AND WINDOW SIZES

Certificate of Appropriateness is hereby:

- Approved
- Not approved
- Approved with conditions:

WEST KITCHEN WINDOW REMAINS SAME SIZE WITH TWO
DOUBLE HUNG WINDOWS

Approved by: Stephen Cutler
Community Development Director or HPC Chairperson Signature

Date: 1/16, 2019

HISTORIC PROPERTY INFORMATION

Historic property address: 230 W CHURCH

Tax ID Number: 222 001065

Historic property AHI Number: 84932

Parcel Number: 6-27- 69



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 76, Evansville, WI 53536

50.00
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 City of Evansville as a historic building or historic site. Complete all sections of this form, it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

| SECTION | APPLICANT AND PROPERTY OWNER INFORMATION | |
|---------|--|---------------------------------|
| 1 | Applicant name: | Date received: 1-9-19 |
| | SCOTT AMZWEIN | |
| | Historic property AHI number: 04932 | Parcel Tax ID Number: 222001065 |
| | Historic property address: | Parcel Number: 6-27-69 |
| | 730 W Church | Phone: 920 979 3600 |
| | | Email: SCOTTEL770 @ |
| | | SBC6106AC.NET |
| | Owner name (if different from above): | Owner Phone (if different): |
| | Owner address (if different from above): | Owner Email (if different): |
| | | |

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

A. Application Form with attachments (as outlined in Section 5):

- o Clear photo(s) of any 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 Site plan (if applicable)

B. Building Permit

C. Sign Application (if applicable)

All applications are to be submitted ten days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:30pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

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: _____
Owner/Applicant Signature

DATE: 1-9-2019

| 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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> 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 checked="" type="checkbox"/> Change in Dimension or location (Height, Length) <input type="checkbox"/> Match Historic materials (Wood, Metal, Glass, etc.) <input checked="" type="checkbox"/> Use modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim |
| <input type="checkbox"/> Fences | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (Wood, Stone, etc.) |
| <input type="checkbox"/> Porch | <input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new | <input type="checkbox"/> Match historic material (Wood, Metal, etc.) <input type="checkbox"/> Use new modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Column, Railing or Skirting <input type="checkbox"/> Decking |
| <input type="checkbox"/> Sidewalk or paving | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials |
| <input type="checkbox"/> 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"/> Signage and Exterior Lighting | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <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>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> |
| | <p>Change Back Patio Entrance to 36" DR.</p> |
| | <p>Protect windows on EAST side in existing</p> |
| | <p>change size of SBL window to single west side</p> |
| | <p>Picket replacement window BATH RM west side</p> |
| | <p> </p> |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|---|
| 4 | <p>Will the proposed work alter any of the distinctive features or historic architectural details of the property? <i>No</i></p> |
| | <p> </p> |
| | <p>Please 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 the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</p> |
| | <p style="text-align: center;"><i>NONE</i></p> |
| | <p> </p> |

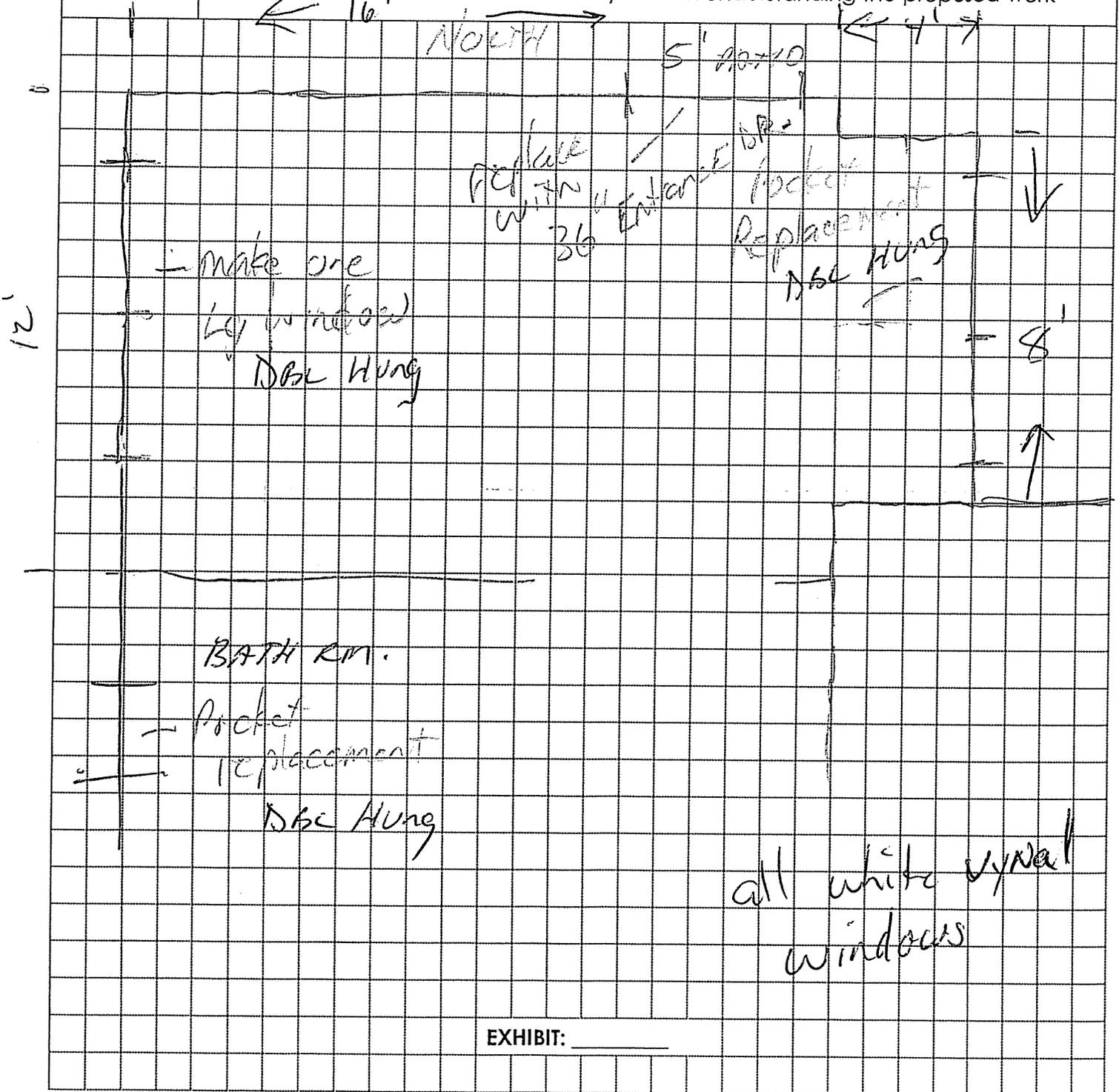
SECTION

REQUIRED ATTACHMENTS

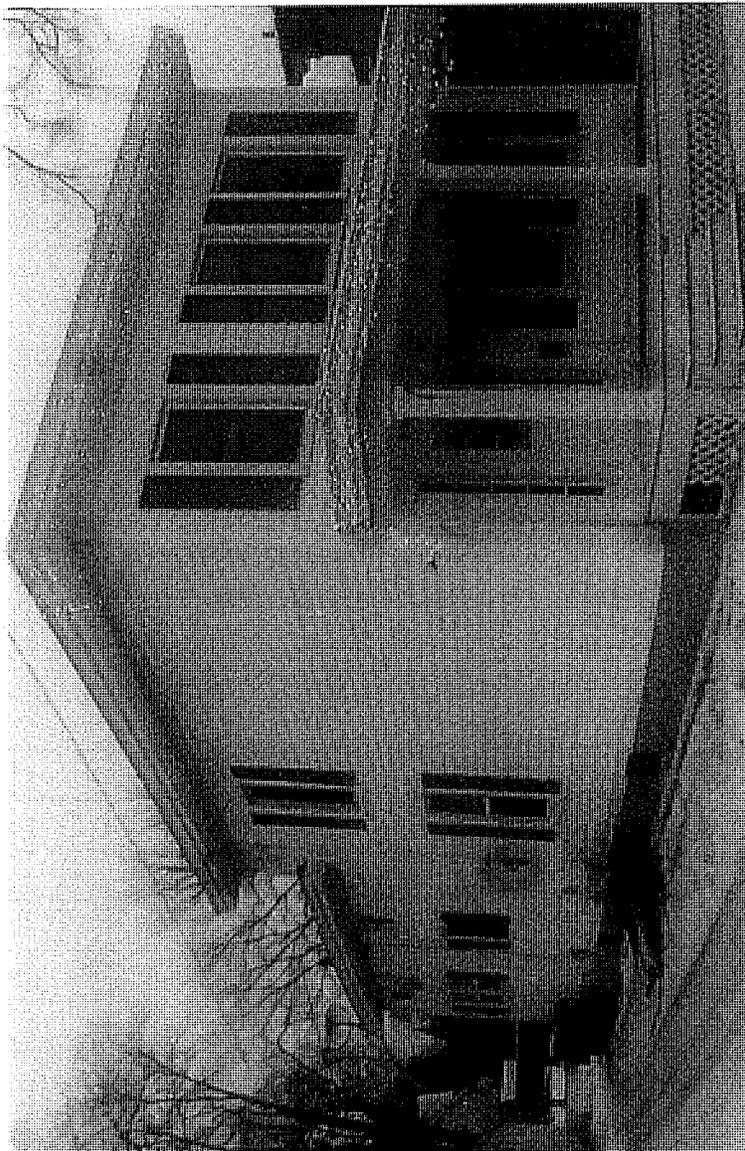
5

Please attach the following required items using the space below or additional sheets as necessary, **Each attachment should be marked with an exhibit number:**

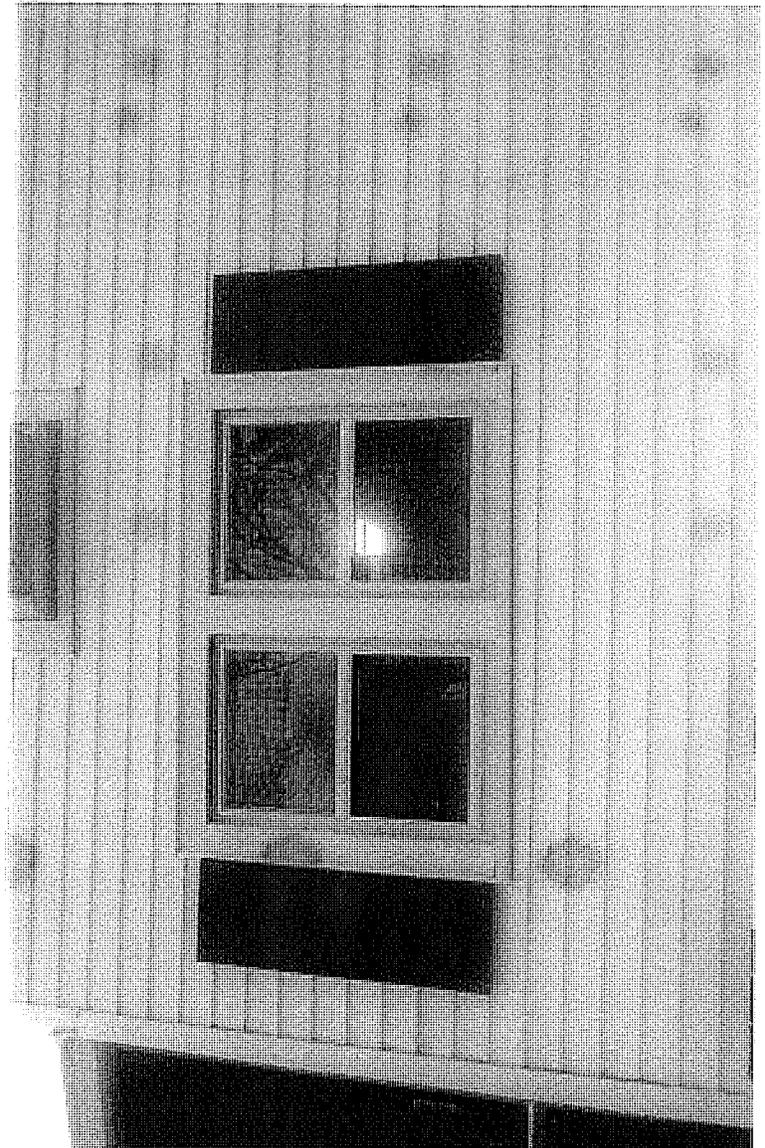
- A. Clear photo(s) of any portion of the property affected by the work
- B. Historic photograph (if available)
- C. Site plan (if applicable)
- D. Exterior elevations or sketches of existing conditions and proposed work
- E. Samples or specifications of proposed materials
- F. Additional attachments that may assist in understanding the proposed work



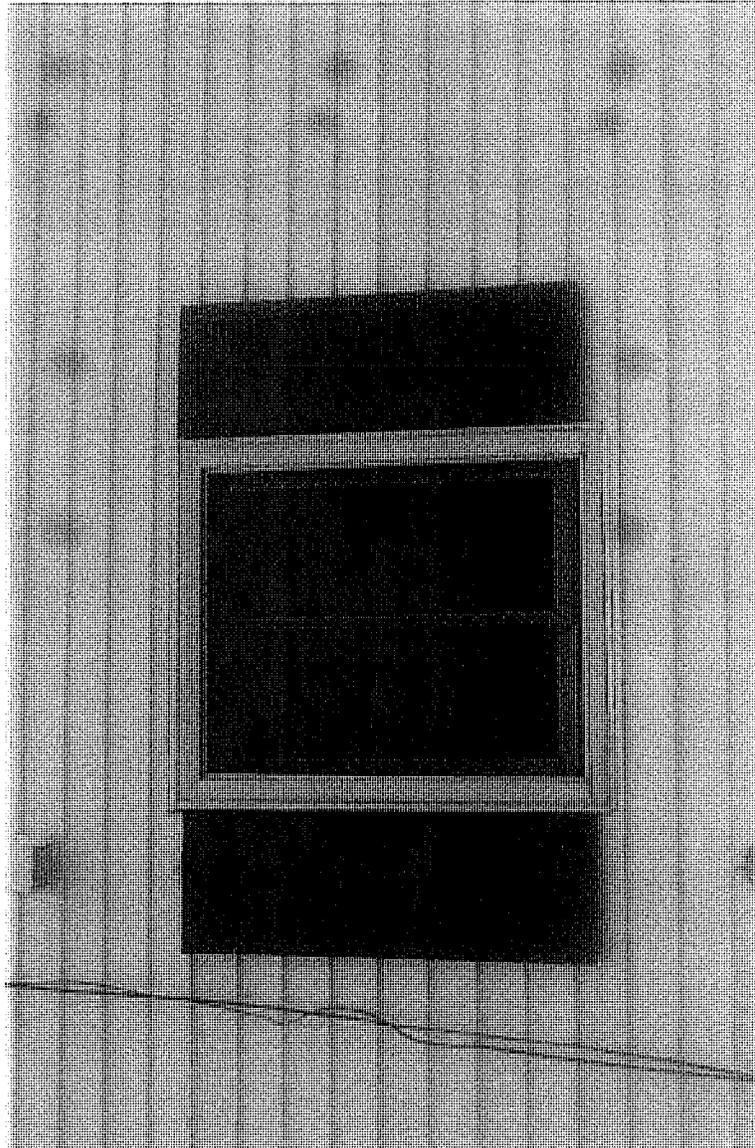
View From sidewalk west side



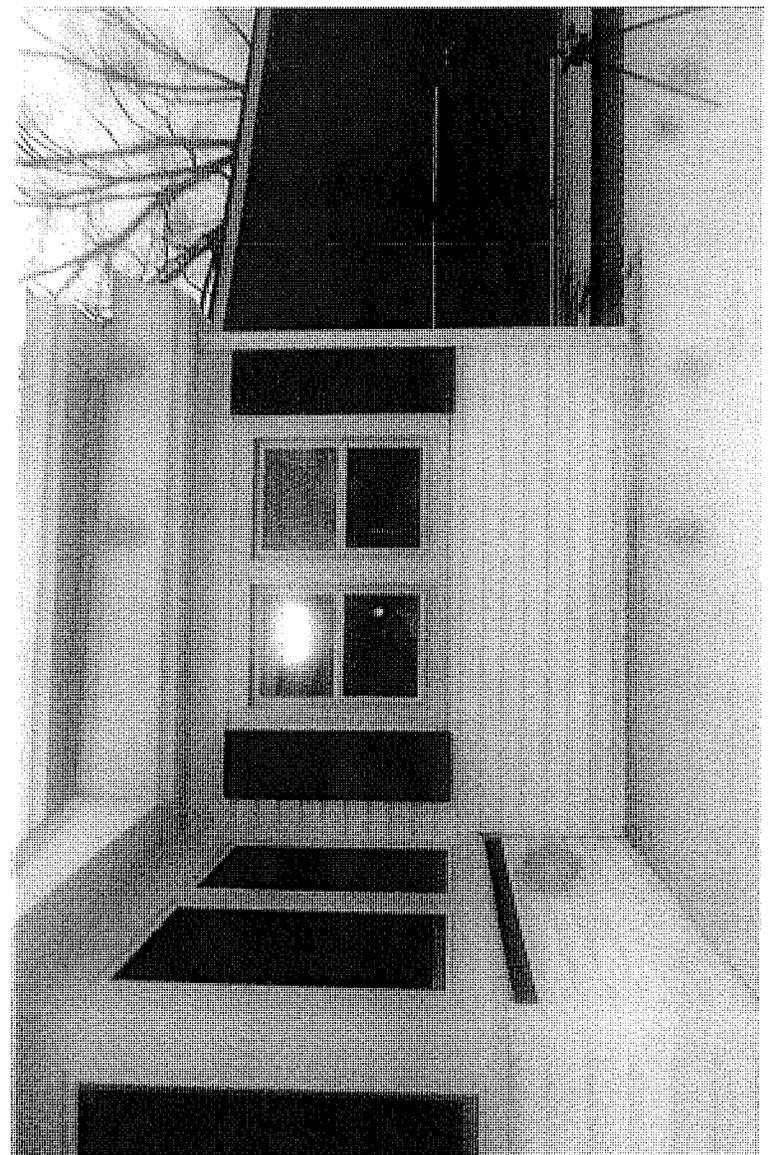
Kit. West - out of level - dropping
Make one Bigen window - 156c Hung
Fill in siding to look existing



WEST SIDE BATH RM.
Slider - New Pocket DBC Hung

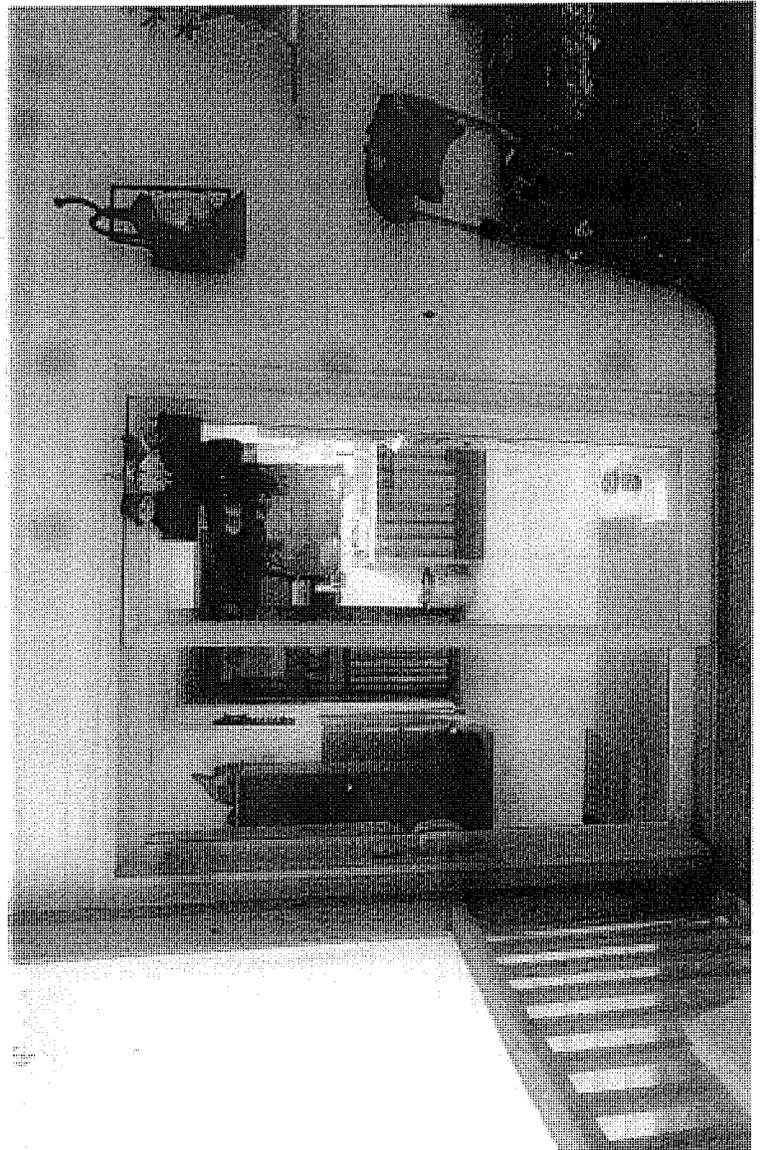


Kit. EAST
Pocket replacement NBL wing
Can not see from side walk





5'0" Patio Door in kit.
replace with 36"
Entrance. keeping it
to the right side





WISCONSIN
HISTORICAL
SOCIETY

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STORE

PROPERTY RECORD

230 W CHURCH ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **84932**

PROPERTY LOCATION

Location (Address): **230 W CHURCH ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Italianate**

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 12:00:00 AM**

State Register Listing Date: **1/1/1989 12:00:00 AM**

National Register Multiple Property Name:

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:

Leaping the Chasm Journal



Price: \$14.95

Madison In the Sixties



NOTES >

Additional Information: BUILT BEFORE 1871 ACCORDING TO BIRD'S EYE VIEW.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.

RECORD LOCATION >

Wisconsin Architecture and History Inventory, Division of Historic Preservation, 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:

joe.derose@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".

CONTACT US



Price: \$29.95

Genealogy Strategies and Methodology



Price: \$40.00

The Misunderstood Mission of Jean Nicolet: Uncovering the Story of the 1634 Journey



Price: \$28.95

Seipp's Beer Stein



Price: \$49.95

Wisconsin Wool Pillow



Price: \$45.00

DIVISIONS

- Library-Archives
- Museums and Historic Sites
- Historic Preservation
- Office of Programs and Outreach
- Administrative Services

GENERAL INFORMATION

- About the Society
- Media Room
- Hours
- Staff Directory
- Employment
- Volunteer
- Privacy Policy

SELECTED PROGRAMS

- National History Day
- Wisconsin Historical Images
- Office of School Services
- Wisconsin Historical Society Press
- State Historic Preservation Officer (SHPO)
- State Archives & Gov. Publications
- Speakers Bureau

SERVICES FOR

- Educators
- Government Agencies
- Journalists
- Legislators
- Local Historians

CONNECT WITH US

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- YouTube
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- Pinterest



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 76, 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 City of Evansville as a historic building or historic site. Complete all sections of this form, it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

| SECTION | APPLICANT AND PROPERTY OWNER INFORMATION | |
|---------|--|--|
| 1 | Applicant name: John & Nancy Peterson | Date received: <div style="text-align: center; opacity: 0.5;">RECEIVED CITY OF EVANSVILLE</div> |
| | Historic property AHI number: 84961 | Parcel Number: 6-27-78 |
| | Historic property address: 111 West Main Street | Parcel Tax ID Number: 222 001075 |
| | | Phone: 608 882 6086 |
| | | Email: flamingo63@att.net |
| | Owner name (if different from above): Peterson Living Trust | Owner Phone (if different): |
| | Owner address (if different from above): | Owner Email (if different): |
| | | |
| | | |

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

- Application Form with attachments (as outlined in Section 5):**
 - o Clear photo(s) of any portion of the property that will be affected by the work
 - o Historic photograph (if available)
 - o Exterior elevations or sketches of existing conditions and proposed work
 - o Samples or specifications of proposed materials
 - o Site plan (if applicable)
- Sign Application (if applicable)

All applications for HPC review are to be submitted ten (10) days prior to the HPC meeting. The HPC typically meets on the third Wednesday of each month at 6:30pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

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

SUBMITTED BY: **DATE:** 21 FEB 2019
Owner/Applicant Signature

| SECTION | PROPOSED WORK CHECKLIST | |
|--|---|--|
| 2 | Please Check all boxes that apply and provide more detail in Sections 3 and 4 | |
| Work Category | | Work category details |
| <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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> 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.) fiberglass <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"/> 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"/> Signage and Exterior Lighting | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <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>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>Window Replacement Timeline - 20 original windows [1903]</p> <ul style="list-style-type: none"> * April 2018 - 8 window replaced [2 east, 5 south, 1 west] * April 2019 - 5 windows planned [2 east, 3 west] * Fall 2019 - 6 windows planned [remaining windows - north] <p>Reason for replacement-</p> <ul style="list-style-type: none"> *Condition - wood rot due to icing in the winter; many missing storm windows [no storms 2nd floor] and screens; upper sash sag causes gaps * Cleaning and maintenance - unable to completely clean from interior, exterior access dangerous due to height; deteriorating caulk and glazing * Energy efficiency - significant heat loss through glass emission and air infiltration <ul style="list-style-type: none"> - old windows - single pane, wood sash - new windows - low-E, argon filled, double pane, fiberglass sash |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|---|
| 4 | <p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>No</p> <p>Windows are custom built to fit existing opening and will retain original ratio of smaller upper sash and square lower.</p> <p>Black is the original color of the sash and frame exterior</p> <ul style="list-style-type: none"> - photographic evidence and remaining storms - present color was painted in the 1960s <p>Please 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 the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</p> <p>The new windows will conform to the Standards of Rehabilitation, with an exception of Standard #6. The new windows will match originals in size, design, and color, but not material.</p> <p>Windows with distinctive beveled glass will not be altered, but may get custom-made storms to protect distinctive feature. Basement and attic windows will not be altered due to access and unique design.</p> |

| SECTION | REQUIRED ATTACHMENTS |
|---|--|
| <p style="font-size: 48pt; text-align: center;">5</p> | <p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Clear photo(s) of any portion of the property affected by the work <input type="checkbox"/> Historic photograph (if available) <input type="checkbox"/> Exterior elevations or sketches of existing conditions and proposed work <input type="checkbox"/> Samples or specifications of proposed materials <input type="checkbox"/> Site plan (if applicable) <input type="checkbox"/> Additional attachments that may assist in understanding the proposed work |

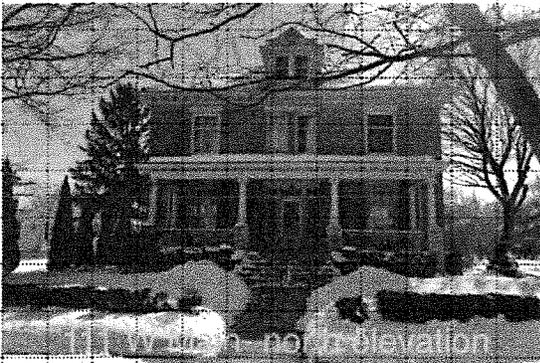
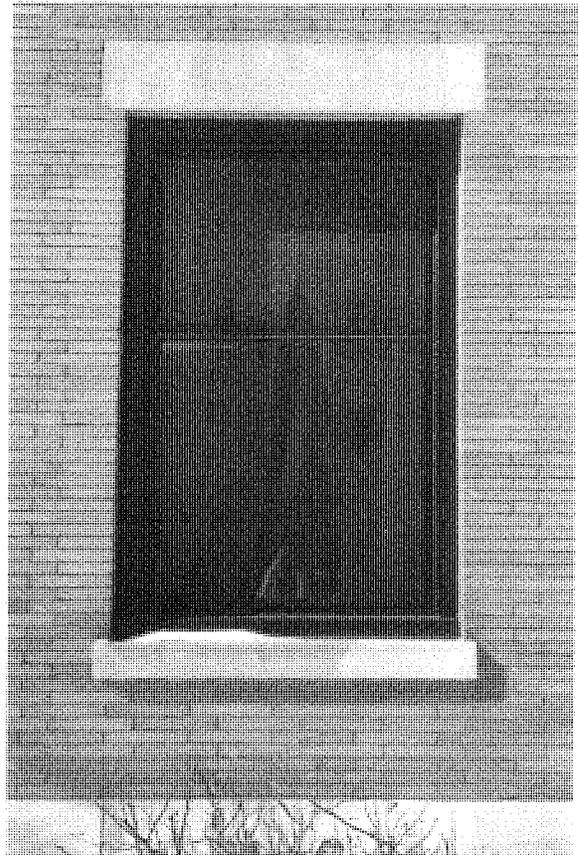


EXHIBIT: 1



Original window [1903]

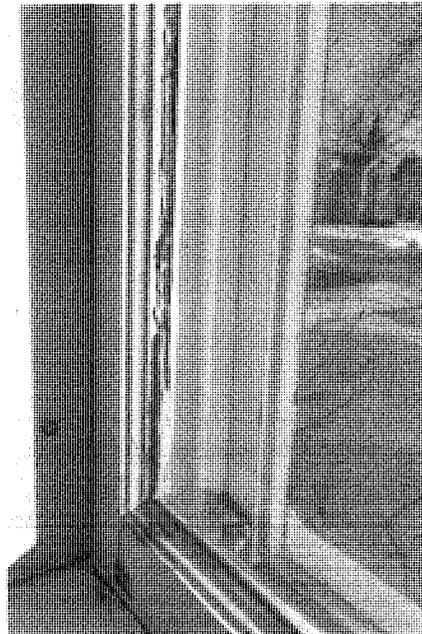
Single pane, wood sash



Replacement window [2018]

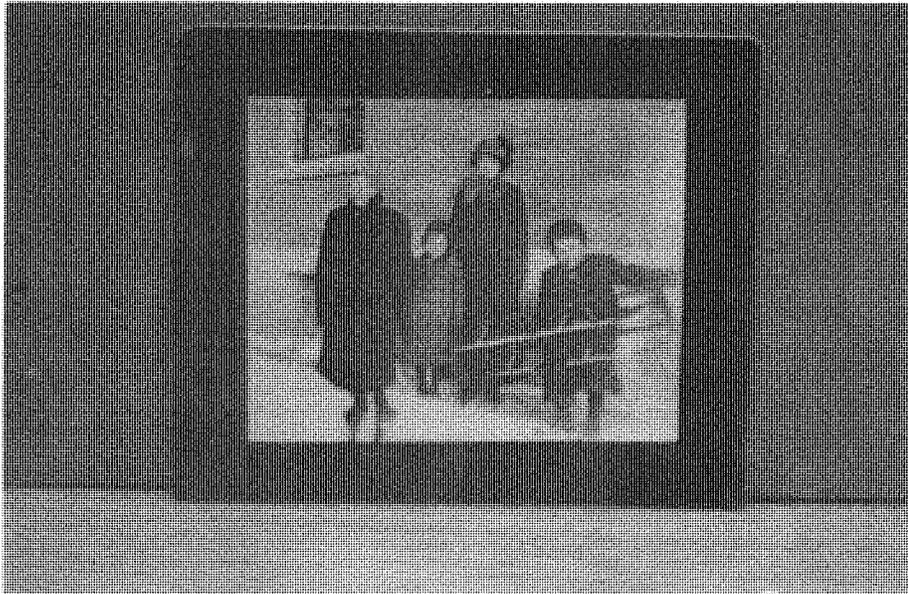
Low-E, argon filled, double pane
fiberglass sash

* 2



Examples of window conditions [interior]

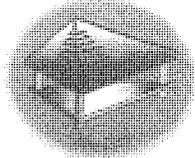
Handwritten signature or initials



Baker children and nanny [circa early 1900s]

Note : kitchen window with black trim

#4

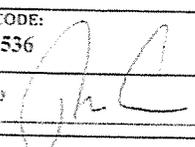


Ganser Company, Inc.

1906 W. Beltline Hwy. Madison, WI 53713
 Phone (608) 222-1243 Fax (608) 222-8199
 www.GanserCompany.com

Ganser COMPANY
Ganser has the answer

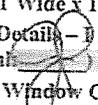
Agreement

| | | |
|---|---|---------------------|
| AGREEMENT SUBMITTED TO: John and Nancy Peterson | PHONE NUMBER: 882-6086/576-8806 | DATE: 11/27/2018 |
| MAILING STREET NUMBER & ADDRESS: 111 W. Main Street | PROJECT'S NAME: Peterson Additional Window Replacement | |
| MAILING CITY & ZIP CODE: Evansville, WI 53536 | PROJECT'S PHYSICAL ADDRESS: Same | |
| Authorized Ganser Company Representative's Signature:  | Note: This agreement may be withdrawn by Ganser Company if not accepted within <u>15</u> days | |

We hereby submit specifications and estimates for:

5 INSERT WINDOWS: INFINITY® BY MARVIN

(A Ganser Exteriors Exclusive)

- ✓ Work to take place 1st or 2nd quarter of 2019.
- ✓ The required building permit is included in this agreement.
- ✓ Extend Ganser Company's Workmanship Warranty to 5 years and includes a Limited Lifetime Manufacturer's Warranty on the INFINITY® windows. All subcontracted work is one year unless otherwise specified. (See ¶10 of Contract Terms & Conditions for more details.)
- ✓ As the existing windows are removed, use drop cloths and tarps where necessary to minimize the dust and debris inside and outside of the building.
- If necessary, a dumpster will be placed in driveway: (See ¶2 of Contract Terms & Conditions Initials) (Ganser Company may elect to use alternate means of disposal at its own option and expense).
- ✓ Professionally install and insulate, Infinity's made to order, Ultrex® Pultruded Fiberglass windows.
- ✓ Install a flexible flashing in the threshold of each opening to prevent water damage to the frame of the building.
- ✓ DESCRIBE WINDOWS AND LOCATIONS HERE: Install (1) 1 Wide x 1 High Cottage Insert Double Hung in Bedroom #1 B, (1) 1 Wide x 1 High Cottage Insert Double Hung in Bedroom #3 B, (1) 1 Wide x 1 High Cottage Insert Double Hung in Bedroom #4 A, (1) 1 Wide x 1 High Cottage Insert Double Hung in Dining A, (1) 1 Wide x 1 High Cottage Insert Double Hung in Living B. Total of 5 Insert Windows.
- ✓ Window Order Detail - I have signed off on the enclosed Marvin specification sheets to confirm order accuracy. (Initial: )
 - Exterior Window Color:
 - EBONY (BLACK)
 - Interior Window Color:
 - STONE WHITE
 - Window Hardware:
 - OIL RUBBED BRONZE
 - Glass: LoE3/ERS and Argon Gas Filled - The standard glazing on Infinity that reflects heat back to its source and enhances thermal efficiency.
 - Screens: Standard fiberglass screens.
- ✓ Wrap the existing brickmold with prefinished aluminum coil. Caulk to the existing siding channel.
 - Exterior Clad Color: Black. (Initial: )

BASE INVESTMENT: LABOR, MATERIALS, INSURANCE, AND SALES TAX\$ 7, 813.00
 50% down and 50% upon substantial job completion.

Original Leg
 Document

CONTRACT TERMS AND CONDITIONS

1. FINAL CONTRACT: IF YOU DO NOT SEE A SPECIFICATION, TERM, REPRESENTATION OR CONDITION YOU ARE RELYING ON, INCLUDED IN WRITING IN THIS PROPOSAL, YOU MUST HAVE IT ADDED IN WRITING BEFORE YOU ACCEPT THIS PROPOSAL. WHEN ACCEPTED, THIS PROPOSAL BECOMES THE PARTIES' FULL, FINAL AND ONLY CONTRACT. ANY REPRESENTATIONS MADE DURING PRIOR NEGOTIATIONS AND NOT EXPLICITLY EMBODIED IN WRITING IN THIS PROPOSAL ARE NOT INTENDED TO BE PART OF THIS CONTRACT, CAN NO LONGER BE RELIED ON FOR ANY PURPOSE, INCLUDING THE DECISION TO ACCEPT THIS PROPOSAL, AND ARE NOT BINDING.

2. STANDARD EXCLUSIONS: Unless specifically included on this proposal, this Contract does not include labor or materials for the following work (any exclusions in this paragraph which have been lined out and initialed by the parties do not apply to this Agreement):

- a.) Removal and disposal of any materials containing asbestos or any other hazardous material as defined by the EPA.
- b.) Custom milling of any wood for use in project.
- c.) Moving Owner's property.
- d.) Cleaning dust or debris that falls into the attic or from attic rafters during re-roofing.
- e.) Labor or materials required to repair or replace any Owner-supplied materials.
- f.) Correction of concealed substandard framing or roof decking.
- g.) Removal and replacement of existing rat or insect infestation.
- h.) Damage to driveway or grounds due to passage of Ganser vehicles weighing up to 10 (ten) tons is a risk assumed by the Owner (Owner warrants that the driveway is adequate for the passage of Ganser's loaded construction vehicles.)

i.) Ganser is not responsible for minor consequential damages such as plaster cracking, drywall nails popping, or small dents in decking, which are a normal consequence of re-roofing, re-siding, replacement doors/windows, remodeling, and additions in existing structures.

3. CHANGE ORDERS: On fixed contracts, every oral direction of the Owner or the Owner's authorized agent, if it entails additional time or expense, shall be handled as a change order. Change orders shall be reduced to writing by Ganser, and signed by the Owner. The Work, as modified by the Owner or the Owner's agent's oral directions, may proceed immediately, at the discretion of Ganser, pending written confirmation of the change order. The Owner shall be responsible for such additional cost or delay as may reasonably relate to the directed changes. Any additional services performed by Ganser pursuant to such written or oral direction shall be paid for as set forth herein unless otherwise agreed to in writing. Unless Customer objects in writing to a written change order within five (5) days of presentation by Ganser, including both an explanation of the reasons for the objection and a statement of the amount the Customer believes is reasonably related to the directed changes, the change order shall be deemed accepted, whether signed by the Customer or not, and the Customer shall be bound by it, all objections having been waived.

4. START AND COMPLETION DATES: Unless otherwise noted on the reverse side, the start date will be within 180 days of acceptance of this proposal, and the Substantial Completion date will be within 6 months after the actual start date. If for reasons beyond the direct control of Ganser, completion is delayed, Owner will not unreasonably refuse to execute a change order reflecting the delayed completion date. Substantial Completion occurs when the work is completed, in accordance with this Contract, to the point where that it can be utilized for its intended purpose, regardless of any defect in the work that does not prevent the work from being utilized for its intended purpose.

5. CONCEALED CONDITIONS: This Agreement is based solely on the observations Contractor was able to make of the structure in its current condition at the time this Agreement was bid. If additional Concealed Conditions are discovered once work has commenced which were not visible or anticipated at the time this proposal was bid, Contractor may stop work and point out these unforeseen conditions to Owner so that Owner and Contractor can execute a Change Order for any Additional Work. If the owner or the owner's agent directs the work to proceed, or fails to promptly respond to Ganser, the work may proceed and the owner shall be responsible for the additional cost or delay as may reasonably relate to the unforeseen conditions. Concealed pipes and wiring damaged during re-roofing or re-siding shall constitute a concealed condition, subject to an additional charge to Owner for moving, replacing or repairing, if the concealed pipes or wiring is not installed in conformity to current building codes.

6. DELAYED PAYMENT PENALTIES: Payment is due within 10 days of invoice. Penalty interest charges will be applied on all late payments under this Agreement. "Late Payments" are defined as any payment not received within 10 days of mailing or delivery of the invoice by Ganser. Mailing is presumed to be on the invoice date. Penalty interest accrues at the rate of 1.5% per month on any outstanding balance, from date of invoice. Advance payment for materials to be stockpiled on site and progress payments may be required and invoiced. Credit is not being extended under this Proposal/Agreement. All payments on this obligation or any resulting judgment will be applied first to costs of collection under 6B below, if any, next to accrued interest, and the balance to principal. The obligations of this paragraph and 6B, below, shall continue to apply until actual payment in full, notwithstanding the reduction to judgment of the underlying obligation.

7. NOTICE CONCERNING CONSTRUCTION DEFECTS: Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file your lawsuit, and you must provide your contractor or window or door supplier the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by applicable warranty provisions.

8. DISPUTE RESOLUTION AND ATTORNEY'S FEES: Any controversy or claim arising out of, related to, or concerning this Agreement, shall be brought and heard in Wisconsin Circuit Court. The laws of the State of Wisconsin shall govern interpretation of this contract. Owner agrees to pay all of Ganser's costs of collection or litigation for any claim arising out of, related to, or concerning this Contract or any resulting lien claim, including payment of Ganser's reasonable actual (a) attorney's fees, (b) expert witness fees, (c) witness expense (including employee time at charge-out rates), (d) out of pocket costs, (e) collection agency fees, and (e) other litigation related expenses. The obligations of this paragraph shall continue to apply until actual payment in full, regardless of whether the underlying claim is reduced to judgment, or not.

9. INSURANCE: For new construction, Owner shall carry Builder's Risk insurance covering the construction and associated structures, and shall include Ganser as a named insured. Ganser's workers are fully covered by Workers' Compensation Insurance.

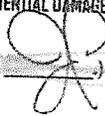
10. LIMITED WARRANTY: All materials are guaranteed to be as specified. Ganser agrees to correct any defective Contractor- or Subcontractor-supplied labor used for new construction in this project for a period of one year following substantial completion of all work, unless a longer period is specified on the reverse side. This is Ganser's sole and exclusive workmanship warranty. This is a "Make-Good Warranty." There is no warranty Ganser's work will be defect-free; only that any defect as to workmanship will be corrected pursuant to the terms of this Limited Warranty. The Owner's sole remedy for any defect in materials (including labor and supplies necessary to repair or replace defective materials) shall be to the manufacturer's warranty and is strictly with the manufacturer, not with Ganser. Ganser shall have no obligation to perform under this warranty unless paid in full on this contract, and provided actual notice and opportunity to perform its warranty repair obligations, during the warranty period. Refusal to allow access to the building site, when requested by Ganser so that it can perform under this Contract, is a material breach of this Contract, entitling Ganser to immediate payment of the full contract price and releasing Ganser of any further obligations under this Contract and this Limited Warranty.

No warranty is provided by Contractor on any materials furnished by the Owner for installation. No warranty is provided on any existing materials that became attached to Ganser's work or are removed and/or reinstalled by Ganser. Ganser does not warranty that existing/used materials will not be damaged during the removal and reinstallation process. Where Ganser attempts to save and reuse existing/used materials, or structural surfaces, the Owner assumes all risk of breakage and/or defect. Due to the inherent difficulty in locating, correcting, and permanently repairing leaks in existing roofs and siding that are not completely removed and replaced for repair, including flashings, no performance warranty or guarantee is provided with respect to such limited repair work.

THE EXPRESS LIMITED WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, HABITABILITY, DEFECT-FREE WORK OR FITNESS FOR A PARTICULAR USE OR PURPOSE. THIS LIMITED WARRANTY EXCLUDES CONSEQUENTIAL AND INCIDENTAL DAMAGES AND PRECLUDES IMPLIED WARRANTIES TO THE FULLEST EXTENT PERMISSIBLE UNDER STATE AND FEDERAL LAW.

ANY AND ALL LIABILITY OF GANSER WHETHER IN CONTRACT, IN TORT, INCLUDING NEGLIGENCE, OR OTHERWISE SHALL EXPIRE WITH GANSER'S WORKMANSHIP WARRANTY. NEITHER GANSER NOR ITS SUPPLIERS SHALL BE LIABLE, WHETHER IN CONTRACT OR IN TORT, (INCLUDING NEGLIGENCE), OR UNDER ANY OTHER LEGAL THEORY, FOR LOSS OF USE, REVENUE OR PROFIT, OR OF SUBSTITUTE USE OR PERFORMANCE OR FOR INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, OR FOR ANY OTHER LOSS OR COST OF SIMILAR TYPE, OR FOR CLAIMS FOR DAMAGES OF OWNER'S CUSTOMERS.

Revised 11-1-13

(Initial(s): )

ADDITIONAL NOTES AND COSTS

- ✓ Any work stoppage not directly authorized by Ganser Company Inc. that results in any lost downtime, set-up, equipment rental, or other charges incurred by Ganser Company Inc., will be billed as an additional charge to the owner at the rate of 97.00/ man hr., including the cost of materials, and/or equipment rental charges. (Initial: GP)
- ✓ I hereby acknowledge receipt of the Right-to-cure Brochure. (Initial: GP)
- ✓ I hereby acknowledge receipt of two (2) copies of the Consumer's Right-to-cancel Notice. (Initial: GP)
- ✓ I hereby acknowledge receipt of the Consumer's Right to Receive Lien Waivers. (Initial: GP)
- ✓ A 50% Deposit is required upon acceptance of this proposal. (Financing Available - Please ask for details)
- ✓ I hereby acknowledge that I was offered financing terms as an optional means of payment for this project and have elected to decline such financing (Initial: GP Decline), or have elected to accept such financing (Initial: GP Accept).
- ✓ Replacement of spaced, rotten, cracked, or delaminated materials, not included in this bid, will be replaced on a time and material basis, at a rate of \$97.00/hr. plus the cost materials. (Necessary painting is priced separately)
- ✓ In case of an emergency or other event that requires immediate communication with the homeowner, the following numbers and email addresses should be used by Ganser Company, Inc. representatives to reach the homeowner.
582-609-1574-5500. flamingob3ealth.net
- ✓ **Marketing & Advertisement Consent:** I hereby permit and authorize Ganser Company, Inc., to use for advertising and marketing purposes my name, images of me and my home, and/or testimonials from me as to the home improvement project done for me by Ganser Company. I understand I will not be compensated or otherwise reimbursed for the use of my name or the other authorized materials. (Accept: GP (Initials) or Decline: _____ (Initials: _____))

PREPARATION NOTES

- **EMERGENCY CONTACTS:** Please leave us with your daytime email or phone number.
- **PROJECT ACCESS:** The driveway must be cleared of equipment and/or vehicles for access to our dumpsters, trucks, and equipment.
- **RE-ROOFING IS VERY LOUD:** Do you have arrangements for children and/or pets? (Your Ganser Company Representative can help you with the boarding of your pet.)
- **YOUR HOUSE WILL SHAKE:** Because we are literally removing tons of roofing materials and then installing the new products, lighting fixtures, pictures, shelves, unstable furniture, etc. should be taken off walls or stabilized.
- **ATTIC PREP:** Dust and debris may come into the attic during the re-roofing process. If your attic is used for storage, it should be covered with plastic. (Ask your Ganser Company Representative for attic protection pricing if this is a concern.)
- **GARAGE PREP:** If you have an open-raftered garage, dust and debris may come into the garage. Please cover or remove any items and/or vehicles from the garage if this is a concern.
- **POWER:** Let your Ganser Company Representative know where there is an outside power source.
- **PLANTINGS:** The flowers, shrubs and other foliage in and around your home might be damaged as a result of this work. While our crew members will take care in avoiding such damage, the debris, walking access, ladders, and tarps required to do the job correctly will more often than not result in damage to some of the foliage around the home. It is recommended that you remove and temporarily transplant any prized planting out of the work area to prevent it from damage or destruction. The Ganser Company is not responsible for damage done to plants in and around the work area. (Ask your Ganser Company Representative for optional transplanting and protective coverings pricing if this is a concern.)
- **CATHEDRAL CEILING:** Owner must alert their Company Representative of a cathedral ceiling situation

ACCEPTANCE OF AGREEMENT: The above prices, specifications and conditions, together with the TERMS AND CONDITIONS incorporated in this document, are hereby ACCEPTED. You are authorized to do work as specified. Payment will be made as outlined herein.

Signature: [Signature] Date: 30 NOV 18

Signature: _____ Date: _____

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, GANSER CO., INC HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO GANSER CO., INC, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH SUCH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. GANSER CO., INC AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Original Legal Document





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HISTORICAL
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SEARCH

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STORE

PROPERTY RECORD

111 W MAIN ST

Architecture and History Inventory

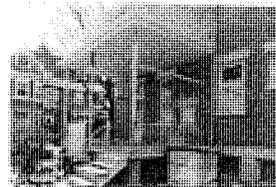
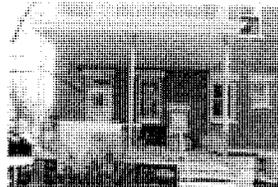
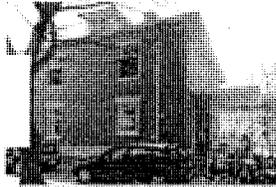
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NAMES ▸

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:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▸

Year Built: **1904**

Additions:

Survey Date: **2006**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 12:00:00 AM**State Register Listing Date: **1/1/1989 12:00:00 AM**

National Register Multiple Property Name:

RESOURCE
DESCRIPTIONSAbout the National
Register and State
Register of Historic
Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin
Architecture and History
Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible
for the National Register
or State Register of
Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our
Online Store:

Blacksmithing Apprenticeship -
March 30



Price: \$200.00

Sausage Making Apprenticeship -

NOTES

Additional Information: 04/30/2015: John T. Baker was the second member of the Baker family to serve as president of the Baker Manufacturing Company, a builder of pumps and windmills. This company has been a foundation of the Evansville economy for over 140 years. Three generations of Bakers lived here from 1903 until the 1980s.

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. Historic Evansville Walking Tour brochure, 2014.

RECORD LOCATION

Wisconsin Architecture and History Inventory, Division of Historic Preservation, 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:

joe.derosé@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.

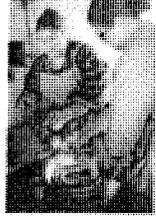
How to Cite

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".

HPC-2019-04



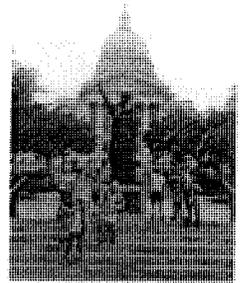
Price: \$120.00

Proxmire: Bulldog of the Senate



Price: \$28.95

Badger Explorations Youth Workshop: Urban Adventures, May 18



Price: Prices Vary.

Genealogy Strategies and Methodology - March 23



Price: \$40.00

Damn the Old Tinderbox!



Price: \$19.95

CONTACT US



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

HPC-2019-04

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: flamingo63@att.net

Fri, Mar 15, 2019 at 2:39 PM

Applicant,

Your COA application will be reviewed at the next Historic Preservation Commission meeting on 3/20/19 at 6pm. Please provide product samples of windows if possible in advance of this meeting.

Thanks - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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

This decision form will be completed by the chair of the 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*

Summary of work (include reasons why proposal does or does not meet each standard):

Certificate of Appropriateness is hereby:

- Approved**
- Not approved**
- Approved with conditions:**

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

| | |
|--|----------------------------------|
| Historic property address: <u>111 W MAIN</u> | Tax ID Number: 222 <u>001075</u> |
| Historic property AHI Number: <u>84961</u> | Parcel Number: 6-27- <u>78</u> |



WISCONSIN
HISTORICAL
SOCIETY

DATE: March 5, 2019
TO: Wisconsin Local Historic Preservation/Landmark Commissions
FROM: State Historic Preservation Office
RE: Interpretation of Recently Enacted Commission Review Legislation

State Statutes grant units of government the authority to enact ordinances to regulate historic places for the purpose of preserving these properties' significant characteristics. To do so, units of government may pass ordinances creating landmark commissions to designate historic places. Subject to these provisions, commissions may designate and regulate historic landmarks and all property within landmark historic districts to preserve the character of both individual historic landmarks as well as the character of each district.

Effective April 2018 new language related to commission review of historic properties was added to State Statutes:

In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this section, the [unit of government] shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

This language was drawn from the Secretary of the Interior's Standards for Rehabilitation, and gives very specific guidance to commissions that only apply to repairs and replacements.

Questions have arisen about whether this language requires commissions to approve all new materials. In our interpretation, this new language does not change the role of the commission, but rather empowers it to determine if a material or product is an appropriate replacement. All other powers of commissions under their local ordinances remain.

During the commission's COA review process, the commission should first determine if repair is feasible or replacement is warranted. If no repair or replacement is needed, proceed according to established process. If yes, the commission, using its expertise, should determine if the repair or replacement materials are sufficiently "similar" to original materials. The commission, not the owner, make this determination. If the commission rules that the material is not similar, it has the authority to deny a certificate of appropriateness. In the commission's decision documentation, it should clearly state that it reviewed this question and give factual reasons why the material is or is not similar in design, color, scale, architectural appearance, and other visual qualities.

This legislation does not give an owner unilateral approval for any material or project they propose. Ultimately it is the commission's responsibility to review each project application objectively against their ordinance and to provide a professional opinion of appropriateness.





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

Tax Credit

JENNIFER N DAVEL <jennifer.davel@wisconsinhistory.org>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Wed, Jan 16, 2019 at 2:45 PM

Hi Jason,

Attached is a guide that both our office and the National Park Service uses to help determine the window's level of deterioration. Below is language that our office uses to help explain what a good match would need to have:

Replacement windows must match the appearance, materials, size, design, proportions, and profiles of the existing windows. In general, replacement units will be acceptable if: 1) the muntin patterns match those of the original windows; 2) the glazed openings (total window openings, side-to-side and top-to-bottom) are within 1-1/2" of those of the original windows; 3) the windows either incorporate true divided lights or use applied muntins permanently attached to the interior and exterior frames with a spacer bar between the glass and 4) If low-E glass is utilized, it must be clear and non-reflective with a Visual Light Transmittance of 70 or higher.

Our website also has several articles that may help. These can be found here: www.wisconsinhistory.org/preserve-your-building by clicking on the windows and doors tab.

Attached I am also sending you a list of the homeowner and commercial projects from 2016-2018. I think the best way to do this in the future is to just email me and I can run a new report for you to see the progress.

Best,

Jen Davel

Preservation Architect

State Historic Preservation Office

Wisconsin Historical Society

816 State St, Rm 312, Madison WI 53706

608-264-6490 (O)

Jen.davel@wisconsinhistory.org

Wisconsin Historical Society

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[Quoted text hidden]

3 attachments **wdw survey guide.pdf**
117K **evansville 2016-2018.xlsx**
15K **evansville fed 2016-2018.xlsx**
14K

Levels of Deterioration

At each of the windows where historic sash remain, a number of features were observed, including general conditions, paint, glazing, level of sash deterioration, and level of frame/masonry opening deterioration. The level of deterioration was evaluated as follows:

Wood Windows

| | |
|---------------------------|--|
| Minor Deterioration | paint intact on interior; only minimal peeling on exterior; no serious deterioration of wood; glass generally intact; joints sound; brick mold/frame extant and intact; glazing compound largely intact; windows repairable |
| Moderate Deterioration | interior paint varies and exterior paint shows notable peeling; despite recent paint, visible gouging in wood rails and stiles, particularly at edges where a significant amount of wood has worn away; joints holding but showing signs of weakening; some areas where glazing compound is missing or has been replaced by caulk; many windows of this type are likely repairable but at significant cost |
| Significant Deterioration | significant loss of exterior paint; interior paint varies (some windows recently repainted); wood surfaces showing deterioration significant enough to require replacement; most windows have gaping joints, allowing moisture in and resulting in rot or cracking of wood and weakening of the joint; many areas where glazing compound is missing or has been replaced by caulk; some wood elements are splintering (particularly lower rails); frames/ brick mold missing paint and showing signs of deterioration to wood; weak joints causing bowing or rails |
| Severe Deterioration | one or more joints failed (some held together with metal angle braces); notable sections of wood cracked or missing; little exterior paint and varying amounts of interior paint; some glazing compound replaced with caulk |

Steel Windows

| | |
|---------------------------|---|
| Moderate Deterioration | some paint remaining but significant peeling; rust visible on many of the steel members; notable loss of glazing compound; some window handles already missing; some caulk in place of glazing compound; windows generally do not close properly; notable amount broken glass panes |
| Significant Deterioration | very little interior paint remaining; some joints deteriorated to the point where gaps are visible; many lower rails rusted and metal expanded, threatening joint failure; some joints already failed; wide mullions heavily rusted and spalled; significant loss/broken glass; some steel elements have begun to warp; most handles rusted off |
| Severe Deterioration | one or more joints failed; some steel elements rusted completely through; notably warped steel elements; typically only traces of paint remaining |



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

This decision form will be completed by the chair of the 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 following (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 unrepair-ability of original materials
- Replacement material is similar in [] design, [] color, [] scale, [] architectural appearance, and [] other visual qualities _____

Summary of work (include reasons why proposal does or does not meet each standard):

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

| | |
|-------------------------------|---------------------------|
| Historic property address: | Tax ID Number: 222 _____ |
| Historic property AHI Number: | Parcel Number: 6-27-_____ |

