

## 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, May 15, 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 April 17, 2019 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Applications.
  - A. 288 N Fourth – Construct Garage Addition (Application HPC-2019-16)
  - B. 257-529 W Liberty – Rebuild Portion of Home with a new Garage (Application HPC-2019-17)
  - C. 257-259 W Liberty – Demolition of Historic Structure (Application HPC-2019-18)
  - D. 42 W Church – Replace Windows (Application HPC-2019-19)
  - E. 17 W Main – New Sign (Application HPC-2019-21)
8. New Business.
  - A. Motion to recommend to Common Council Resolution 2019-13, commending Betsy Ahner for her service to the City of Evansville.
  - B. Discussion of Process to Issue a Plaque to 288 N Fourth Street
9. Old Business.
  - A. Lake Leota Park – Misc. Project updates
10. Report of the Community Development Director.
  - A. Staff issued Certificates of Appropriateness – Steps/Handrails Reconstruction at 349 S First (Application HPC-2019-13), Roof at 349 S First (Application HPC-2019-114), and Roof at 25 Montgomery (Application HPC-2019-20)
11. Correspondence, Comments or Concerns
12. Education and News: [www.wisconsinhistory.org](http://www.wisconsinhistory.org), “Identifying Historic Windows”
13. Motion to Adjourn.

Next Meeting Dates: *Wednesday, June 19, 2019 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 March 20, 2019 at 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

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

2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Ryan Sands, Applicant
Gene Lewis	P	John Mulligan, Applicant
Ald. Joy Morrison	P	Matt Wald, Applicant
Matt Koser	P	Roger Berg, Applicant
Cheryl Doerfer	P	Ian Rigg, City Administrator
Steve Christens	P	Jon Frey, Applicant

3. **Election of Commission Chair, Vice-Chair, and Secretary.** *Motion to appoint Stephans as Chair by Koser, seconded by Culbertson, approved unanimously. Motion to appoint Steve Culbertson as Vice-Chair by Koser, seconded by Stephans, approved unanimously. Motion to appoint Doerfer as Secretary by Doerfer, seconded by Stephans, approved unanimously.*
4. *Motion to approve the agenda and move item 3 to end by Culbertson, seconded by Koser. Approved unanimously.*
5. *Motion to waive the reading of the minutes from the March 20, 2019 meeting and approve them as printed by Koser, seconded by Culbertson. Approved unanimously.*
6. **Civility Reminder.** Stephans noted the City's commitment to civil discourse.
7. **Citizen appearances.** None other than those appearing for agenda items.
8. **Applications**
- A. **307 S First/111 W Liberty (JC Mckenna)– New Parking Lot (Application HPC-2019-06).** Sergeant informed commission an updated set of drawings was handed out. Sands summarized the proposal noting recent revisions. Commission discussed concern with amount of parking on site. Sands indicated the project is meeting requirements of district and city. Currently 52 stalls exist and the site plan includes 76 spaces. Sergeant shared there would be cause to reduce total parking based on historic use of the site. *Motion to accept application HPC-2019-06 finding the proposal meets the criteria outlined in the decision form with the following condition a masonry sug, artifact, or other large masonry*

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**structure added at entrance. Motion by Doerfer, seconded by Koser. Approved unanimously.**

- B. 236 W Church – Reconstruct Side Porch (Application HPC-2019-07.)** Mulligan explained project would include new foundation and windows. Commission discussed if the porch was original. Sergeant noted the porch is likely not original, if it is, the windows being replaced were added at a later date. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Doerfer, seconded by Culbertson. Approved unanimously.**
- C. 259 W Liberty – Demolition (Application HPC-2019-10).** Berg explained that discussions have continued with the insurance company and it has become evident the total reconstruction will cost \$425,000 and insurance will pay out around \$375,000. The ownership group of the property is not willing to spend money above insurance payout to repair structure. Koser asked if the idea discussed last month to remove half the house was looked into. Berg said he asked insurance company and assumed they would then cut the payout in half. Commission discussed if reconstructing a garage on the half removed would be cheaper than rebuilding. Berg explained they would not want to have just a one unit and would want to come out of this with the same number of units and no out of pocket costs. Berg said they would like to rebuild a new two family house that would be better for the neighborhood. Commission discussed the demolition and expressed concern that not all options had been researched. Stephans noted another buyer may be found that could do the work at a lower cost. Culbertson made a motion to accept the application. Motion did not move forward for lack of a second. **Motion to deny the application finding the proposal would have an adverse effect on the site and district by Lewis, seconded by Morrison. Approved unanimously.**
- D. Burr West Jones, Leonard-Leota Park – Premanufactured Storage Shed (Application HPC-2019-08.)** Rigg explained proposal. Stephans asked if the shed could have a hip roof. Frey was unsure if that was made by shed company. Culbertson state a hip roof would make the shed taller and more noticeable for door height. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Christens. Approved unanimously.**
- E. Burr West Jones, Leonard-Leota Park – Concession Stand Awnings (Application HPC-2019-09.)** Rigg and Frey explained proposal. Stephans asked if the existing window cover could be configured to become an awning when open. Frey said it swung into the building and didn't see how it could be reversed easily. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Morrison. Approved unanimously.**

**9. New Business.** None

**10. Old Business**

**A. Lake Leota Park – Misc. Project Updates.** None

**11. Report of the Community Development Director.**

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**A. Staff Issued certificates of appropriateness.** Roof at 213 S Second and 129 W Church

**12. Correspondence, Comments and Concerns.**

**13. Education and News.** Sergeant shared Window article

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

**Next Meeting Dates:** Wednesday, May 15, 2019 at 6:00 p.m.





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the 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 Submitted: RECIEVED 5/6/2019
	Tami Tishler	<span style="border: 1px solid black; padding: 2px;">5-5-19</span>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	Parcel Tax ID Number: 222 06903303
	84834	Parcel Number: 6-27-933.03
	Historic Property Address:	Phone: 828-777-8005
	Fourth 288 N 4th St. Evansville, WI 53536	Email: tamitishler@yahoo.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:

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

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

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

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: 5-5-19

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
<b>Work Category</b>		<b>Work Category Details</b>
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	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	Change of materials Match existing <u>historic</u> materials (metal, etc.) 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 checked="" type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input checked="" type="checkbox"/> <b>New alternative materials</b> <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	<p style="text-align: center;"><b><u>Please also complete and attach a sign application.</u></b></p> <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 the left-hand column of Section 2, briefly 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>Project consist of adding a 12x18 addition to an existing addition constructed in 2004 on the East side of the house and attaching a 14x22 (309 sq ft) garage which complies with the R-1 district zoning restricting total garage square footage not to exceed foundation of dwelling (see exhibit 5). The 2004 addition has vinyl siding and shingle roof. New garage addition will be constructed with LP SmartSide or similar and same shingle roof. Addition will have a 6x12 mud room with pedestrian door to garage and pedestrian door to house; 2 or 3 windows; garage door, and pedestrian door to yard. Addition will also have 12x12 screened porch with existing house windows replaced with slider door for interior access. Existing deck will be moved to back of house.</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>No</p> <hr/> <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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>This addition will not destroy any historic materials and does not make contact with any original structure. Effort will be made to conform with the appearance of main house.</p>

SECTION

SUPPLEMENTAL ATTACHMENTS

5

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

The following exhibits are attached  
Exhibit

- 1: Survey map showing property lines + structures
- 2: Sketch - aerial of structures with new builds
- 3: Sketch - side elevation with new builds
- 4: Sketch - front elevation with new builds
- 5: Structure measurements by appraiser in 2018
- 6: Photo - side - south
- 7: Photo - side - west

~~EXHIBIT:~~



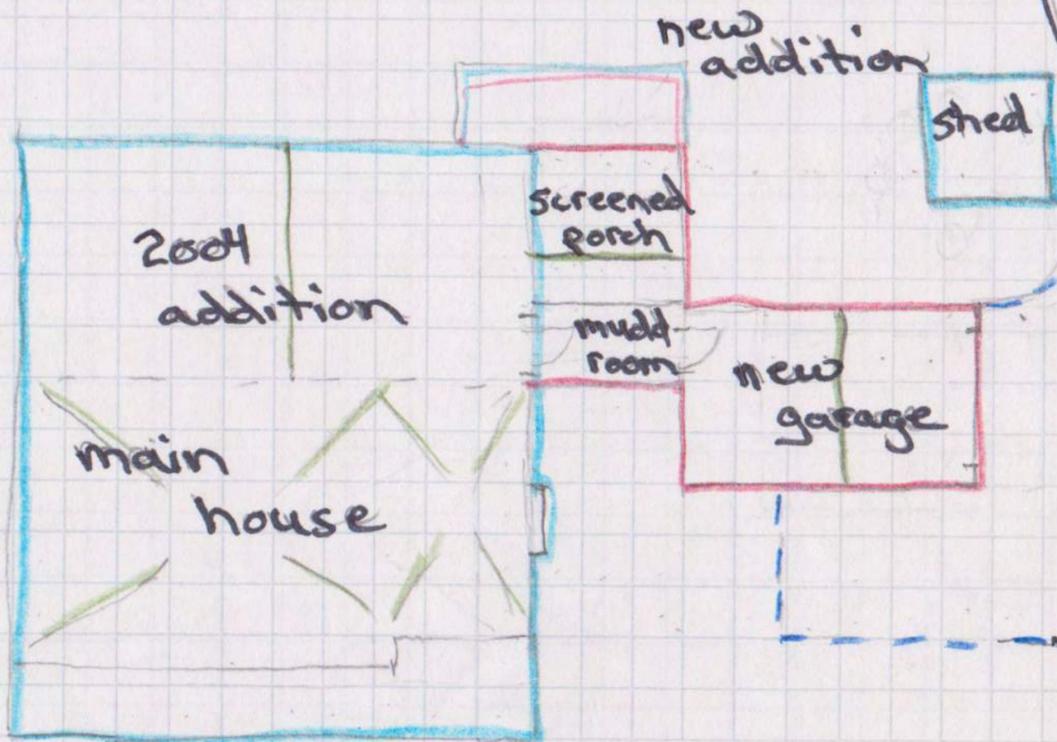
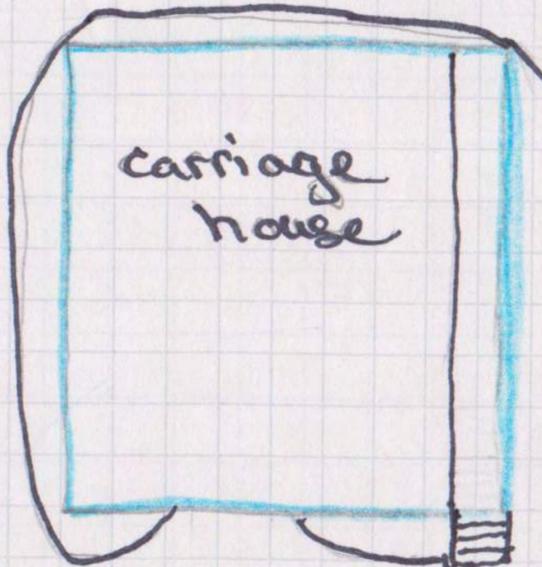
# Site Plan

1 block ~ 4'

288 N 4th St.

Legend

- roof lines — lines
- existing structures — outline
- new structures — outline
- new concrete --- lines



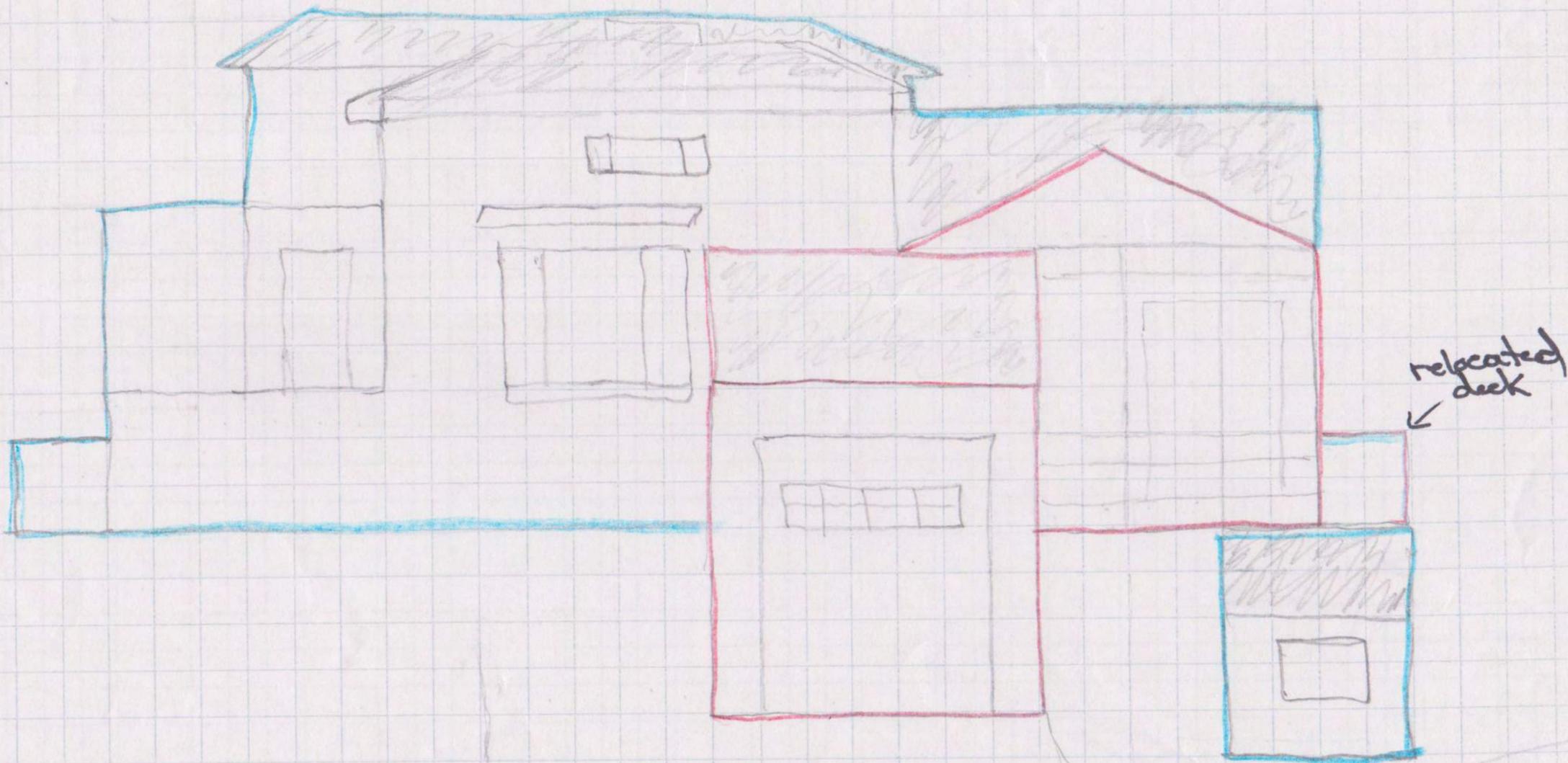
1 block ~ 2'

288 N 4th St.

# Side Elevation

existing structures — outline

new structures — outline



FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

FIVE STAR.  
★★★★★

1 block ~ 2'

288 N 4th St.

Front Elevation  
existing structure - outline  
new structure - outline

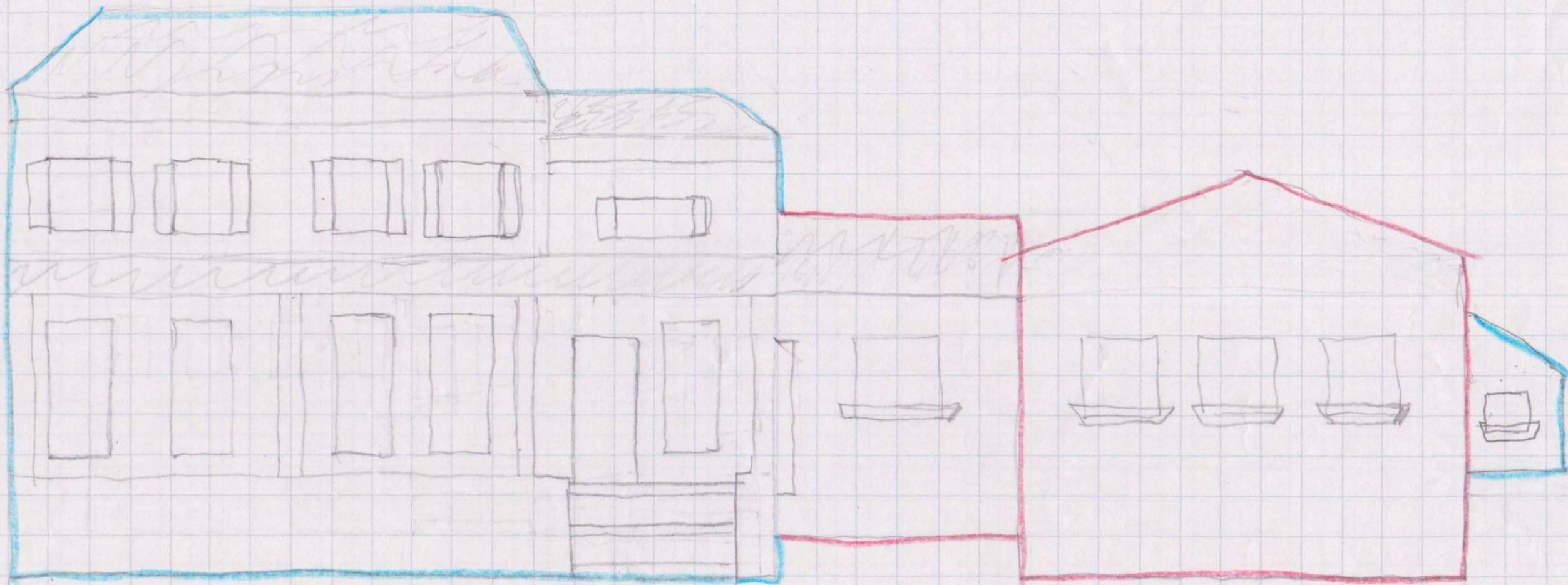


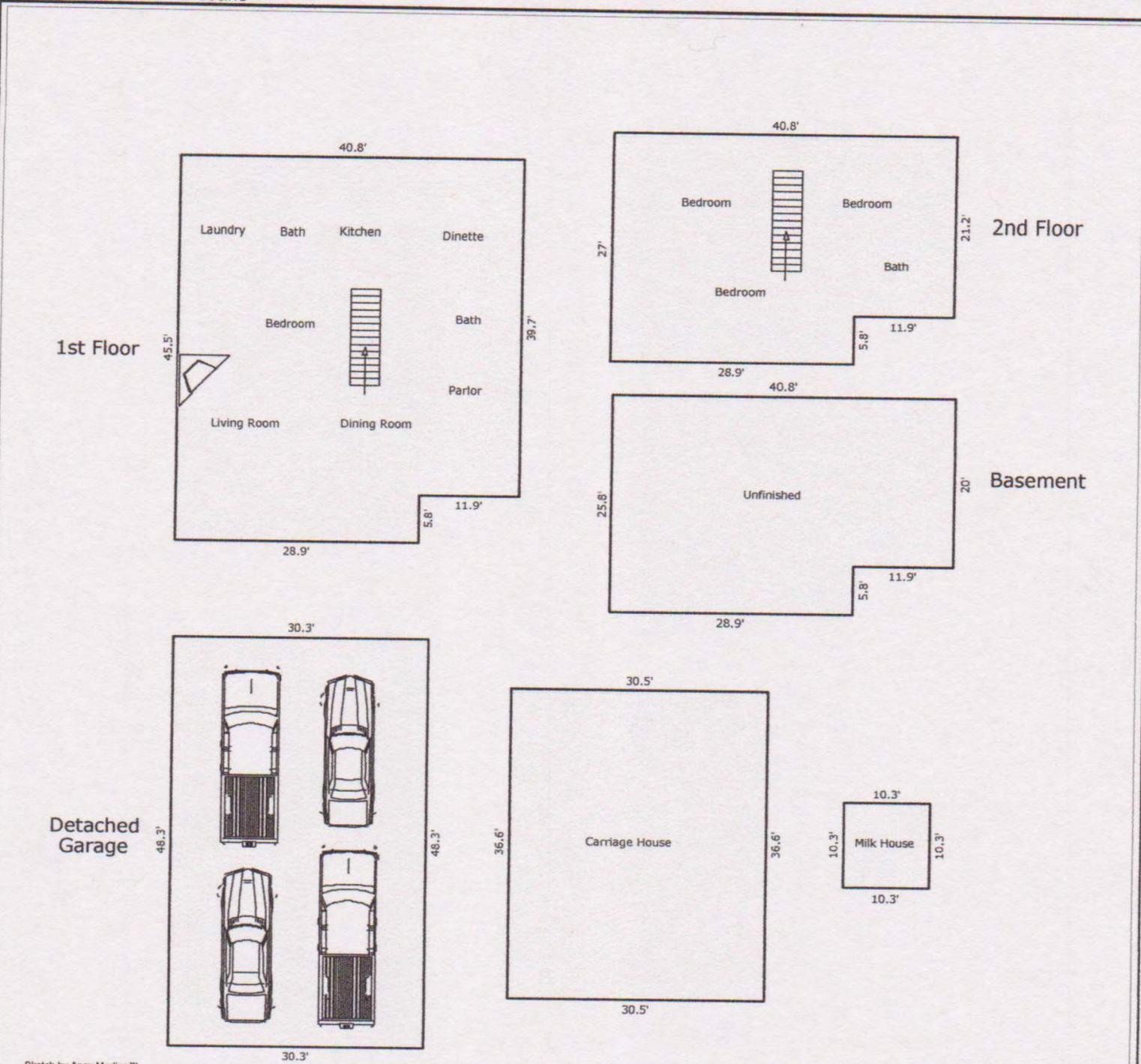
exhibit 4

HPC-2019-16

FLOORPLAN SKETCH

Borrower: Tami Tishler  
 Property Address: 288 N. 4th Street  
 City: Evansville  
 Lender: Caliber Home Loans

File No.: 1805182m  
 Case No.: 9701415417  
 State: WI  
 Zip: 53536



Sketch by Apex Medina™  
 Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1787.4		First Floor		
	Second Floor	1032.6	2820.0	40.8 x 39.7		1619.8
BSMT	Basement	983.6	983.6	5.8 x 28.9		167.6
GAR	Garage	1463.5	1463.5	Second Floor		
OTH	Carriage House	1116.3		21.2 x 40.8		865.0
	Milk House	106.1	1222.4	5.8 x 28.9		167.6
Net LIVABLE Area		(rounded)	2820	4 Items	(rounded)	2820

*324' available for garage*

*exhibit 5*



exhibit 6



exhibit 7



CONTACT US

BROWSE

SEARCH

EVENTS

STORE

### PROPERTY RECORD 288 N 4TH ST

## Architecture and History Inventory

PRINT    EMAIL A FRIEND    FACEBOOK    TWITTER    MORE...



### NAMES

Historic Name: **Wellington Smith House**  
Other Name:  
Contributing:  
Reference Number: **84834**

### PROPERTY LOCATION

Location (Address): **288 N 4TH ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

### PROPERTY FEATURES

Year Built: **1860**  
Additions:  
Survey Date: **20062009**  
Historic Use: **house**  
Architectural Style: **Italianate**  
Structural System:  
Wall Material: **Stucco**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

### DESIGNATIONS

National/State Register Listing Name:  
National Register Listing Date:  
State Register Listing Date:  
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:

Votes for Women Mug



Price: \$25.95

An 1860's Spanferkel (German Pig Roast) - 08/17/2019

CONTACT US

NOTES ▶

**Additional Information:** THIS HOUSE WAS STUCCOED AT A LATER DATE AND THERE IS A MODERN ADDITION ACROSS THE REAR. A FINE, INTACT ASSOCIATED CARRIAGE BARN IS ADJACENT TO THE HOUSE AND HAS ITS OWN AHI NUMBER (AHI# 86367).

2013- "The Wellington Smith house was constructed in 1860. It is a two-story Italianate house with stucco cladding and a low hipped roof. The house is rectangular in plan, with a central block, and a lower side wing and a modern one-story rear addition. The house has brackets at the eaves, typical of the Italianate style. A broad porch, probably a later addition, with square piers and a low wall stretches across the front of the house. The house appears to retain several of its original tall windows but other windows are modern replacements."  
"CTH C between 5th St and 1st St", WisDOT ID #5960-00-00", Prepared by Justin Miller and Jennifer R. Jarvey (2009).

**Bibliographic References:** ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM. EAGER FREE PUBLIC LIBRARY. EVANSVILLE ENTERPRISE. SEPTEMBER 6, 1979.

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](mailto: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".

HPC-2019-16



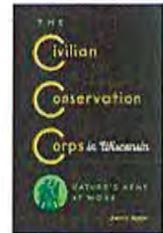
Price: \$50.00

Suffragists 1920 Mug



Price: \$25.95

The Civilian Conservation Corps in Wisconsin: Nature's Army at Work



Price: \$18.95

Wisconsin Places - Frosted Glasses - Set of Four!



Price: \$57.50

Wisconsin Wine Tasting - 05/24/2019



Price: \$40.00



# City of Evansville

## Community Development Department

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

May 13, 2019

Tami Tishler  
288 N Fourth Street  
Evansville, WI  
(sent via email)

**RE: Application HPC-2019-16 for Certificate of Appropriateness on parcel 6-27-933.03 (288 N Fourth)**

Tami,

Thank you for your recently submitted *Application for Certificate of Appropriateness*. This letter is to inform you the application has been deemed complete and is scheduled for review on **May 15<sup>th</sup>, 2019 starting at 6pm by the Historic Preservation Commission**. The meeting will be held on the 3<sup>rd</sup> floor of City Hall at 31 S Madison Street in Evansville, WI 53536.

If you have any questions regarding this letter, please contact Jason Sergeant, Community Development Director at: [jason.sergeant@ci.evansville.wi.gov](mailto: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

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

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

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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

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

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

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

HISTORIC PROPERTY INFORMATION	
Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number: 84834	Parcel Number: 6-27-_____

PROJECT ADDRESS 288 N 4th St. Evansville PARCEL # \_\_\_\_\_ PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION 12x18 addition connecting to a new 14x22 garage



# BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT

31 S. Madison St, PO Box 76, Evansville, WI 53536

LARRY SCHALK (608)490-3100

[larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov)

PERMIT REQUESTED:  CONSTRUCTION  HVAC  ELECTRIC  PLUMBING  OTHER \_\_\_\_\_

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Tami Tishler</u>	<u>288 N 4th St.</u>	<u>828-777-8005</u>	<u>tami.tishler2@yahoo.com</u>

CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Center Construction, LLC</u>		<u>608-876-6868</u>	<u>centerconstruction@hotmail.com</u>

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

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

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

PROJECT AREA 308 ft<sup>2</sup> garage 216 ft<sup>2</sup> addition SQ.FT. ESTIMATED PROJECT COST \$ 943,000

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

APPLICANT'S SIGNATURE [Signature] DATE 5-5-19

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

PLOT PLAN MUST INCLUDE : LOT LINES , STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS ( DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS.

BUILDING PLANS MUST INCLUDE : FLOOR PLAN , CROSS SECTION , COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325 . DECKS - SEE SPS 320-325 APPENDIX B [dsps.wi.gov/UDC-ADMIN-CODE/](http://dsps.wi.gov/UDC-ADMIN-CODE/)

PERMIT FEE \$ \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT ISSUED BY : \_\_\_\_\_ CERTIFICATION # \_\_\_\_\_

CALL DIGGERS HOTLINE 1-800-242-8511



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 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 checked="" type="checkbox"/> New construction	<input checked="" 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"/> <b><u>Please also complete and attach a sign application.</u></b> <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	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Site plan (if applicable)</li><li>4. Exterior elevations or sketches of existing conditions and proposed work</li><li>5. Samples or specifications of proposed materials</li><li>6. Additional attachments that may assist in understanding the proposed work</li></ol>



EXHIBIT: \_\_\_\_\_



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PROPERTY RECORD

259 W LIBERTY ST

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES

Historic Name: DANIEL AND ANGELINE JOHNSON HOUSE
Other Name:
Contributing: Yes
Reference Number: 68565

PROPERTY LOCATION

Location (Address): 259 W LIBERTY ST
County: Rock
City: Evansville
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: 1863
Additions:
Survey Date: 2006
Historic Use: house
Architectural Style: Gabled Ell
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:

Votes for Women Mug



Price: \$25.95

An 1860's Spanferkel (German Pig Roast) - 08/17/2019

**NOTES** ▶

**Additional Information:** A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation.

**Bibliographic References:** EVANSVILLE REVIEW 7/31/1996.

**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](mailto: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

**HPC-2019-17**



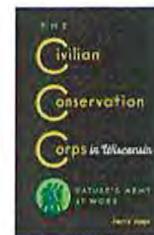
Price: \$50.00

Suffragists 1920 Mug



Price: \$25.95

The Civilian Conservation Corps in Wisconsin: Nature's Army at Work



Price: \$18.95

Wisconsin Places - Frosted Glasses - Set of Four!



Price: \$57.50

Wisconsin Wine Tasting - 05/24/2019



Price: \$40.00



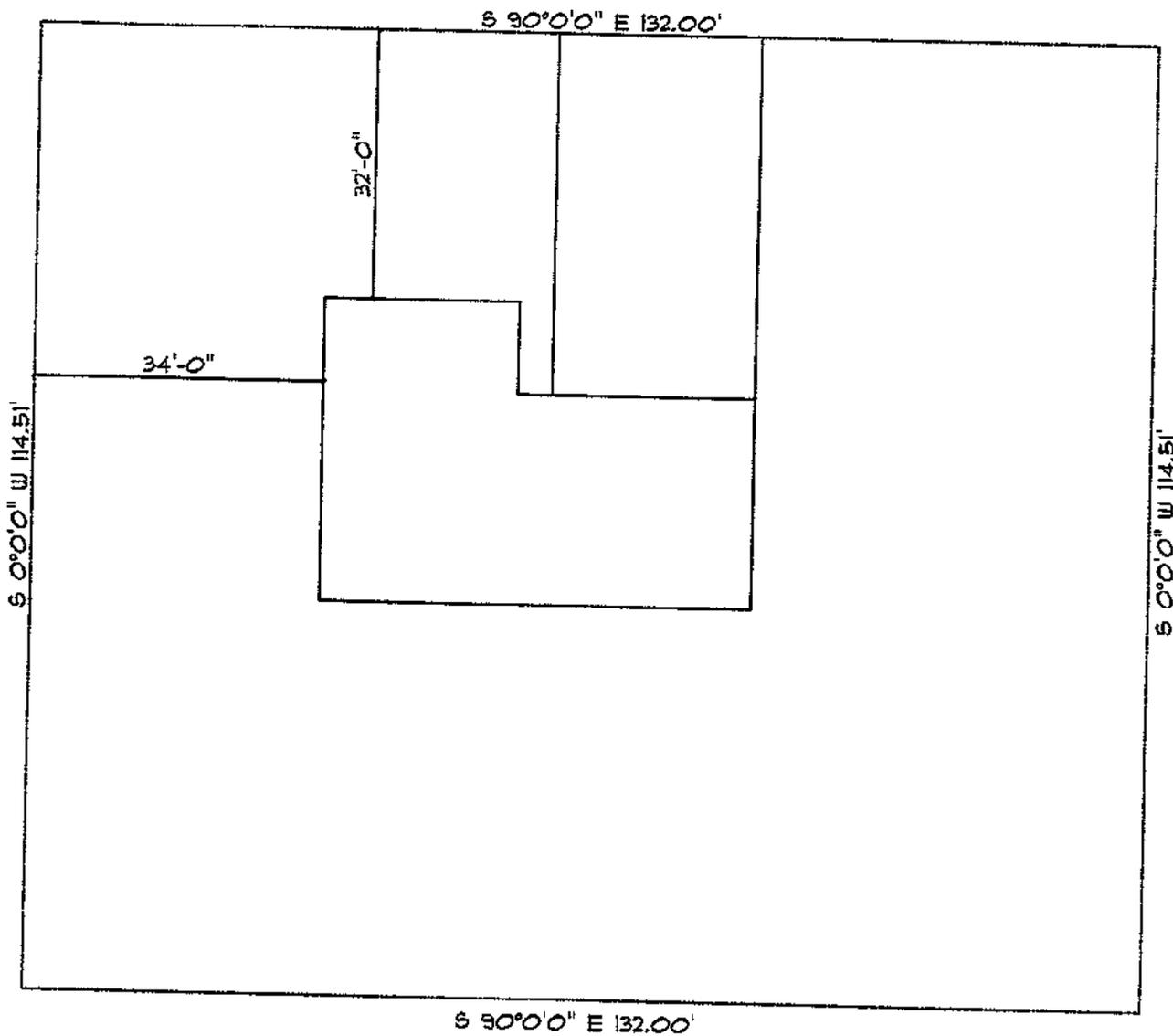
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

257-259 W. Liberty

W. LIBERTY ST.

S. THIRD ST.





# City of Evansville

## Community Development Department

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

May 13, 2019

Greg & Peg Properties LLC  
102 E Main Street  
Evansville, WI 53536  
(sent via email)

**RE: Application HPC-2019-17 and HPC-2019-18 for Certificate of Appropriateness and CUP-2019-03**

Mr. Berg,

Thank you for your recently submitted *Application for Certificate of Appropriateness*. This letter is to inform you the application has been deemed mostly complete and is scheduled for review on **May 15<sup>th</sup>, 2019 starting at 6pm by the Historic Preservation Commission**. The meeting will be held on the 3<sup>rd</sup> floor of City Hall at 31 S Madison Street in Evansville, WI 53536. The following items are still needed as well:

- Landscape Plan
- Proposed Materials and material samples
- Contractor quote to repair the structure
- Exterior Elevations of all sides of building

If you have any questions regarding this letter, please contact Jason Sergeant, Community Development Director at: [jason.sergeant@ci.evansville.wi.gov](mailto: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

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

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

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

RECONSTRUCT EAST SIDE OF BUILDING WITH A 2-CAR GARAGE

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>257-259 W LIBERTY</u>	Tax ID Number: 222 <u>001238</u>
Historic Property AHI Number: <u>68565</u>	Parcel Number: 6-27- <u>231</u>

PROJECT ADDRESS: 257-259 W. Liberty St PARCEL # 6-27-231 PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION Reconstruct building after fire



# BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT

HPC-2019-17

31 S. Madison St, PO Box 529, Evansville, WI 53536

LARRY SCHALK (608)490-3100

[larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov)

PERMIT REQUESTED:  CONSTRUCTION \_\_\_ HVAC \_\_\_ ELECTRIC \_\_\_ PLUMBING \_\_\_ OTHER \_\_\_\_\_

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Greg-Peg Properties LLC</u>	<u>102 E. MAIN ST.</u>	<u>608-882-0897</u>	<u>bergental@ATT.net</u>

CONTRACTOR: <u>CONST</u> <u>HVAC</u> <u>ELEC</u> <u>PLBG</u>	LIC/CERT#/EXP	PHONE	EMAIL
--	---------------	-------	-------

CONTRACTOR: <u>CONST</u> <u>HVAC</u> <u>ELEC</u> <u>PLBG</u>	LIC/CERT#/EXP	PHONE	EMAIL
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CONTRACTOR: <u>CONST</u> <u>HVAC</u> <u>ELEC</u> <u>PLBG</u>	LIC/CERT#/EXP	PHONE	EMAIL
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CONTRACTOR: <u>CONST</u> <u>HVAC</u> <u>ELEC</u> <u>PLBG</u>	LIC/CERT#/EXP	PHONE	EMAIL
--	---------------	-------	-------

PROJECT AREA \_\_\_\_\_ SQ.FT. ESTIMATED PROJECT COST \$ \_\_\_\_\_

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

APPLICANT'S SIGNATURE Gregory J. Jensen Member DATE 5-7-19

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

PERMIT FEE \$ \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT ISSUED BY : \_\_\_\_\_ CERTIFICATION # \_\_\_\_\_

CALL DIGGERS HOTLINE 1-800-242-8511





## APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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

**\$0.00**  
Application  
Fee

This is a request for approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <i>4/50</i>
	<i>GREG &amp; Peg Properties LLC</i>	<i>5/7/19</i>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	Parcel Tax ID Number: <i>222 001238</i>
	<i>68565</i>	Parcel Number: <i>6-27-231</i>
	Historic Property Address:	Phone: <i>608-882-0897</i>
	<i>257-259 W. Liberty St. EVANSVILLE, WI 53536</i>	Email: <i>bergreental@att.net</i>
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):
<i>102 E. MAIN ST EVANSVILLE, WI 53536</i>		

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

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

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Site plan (if applicable)
- Copy of demolition notice sent to state

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. COA Application for proposed work**

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

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

SUBMITTED BY: *Margy S. Nelson Member*  
Owner/Applicant Signature

DATE: *5-7-19*

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	<p style="text-align: center;"><i>TEAR OFF THE 257 SIDE AND REPLACE WITH ATTACHED 2+ GARAGE</i></p> <p style="text-align: center;"><small>257 SIDE REPAIR</small></p>
	Why is demolition of the structure necessary?
	<p style="text-align: center;"><i>257 SIDE STRUCTURE / BASEMENT IS VERY POOR CONDITION</i></p>
	How long have you owned the property?
<p style="text-align: center;"><i>SINCE 12/2018</i></p>	

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	<p style="text-align: center;"><i>Redo of both sides is cost prohibitive</i></p>
	What alternatives to demolition have you considered?
	<p style="text-align: center;"><i>Redo of both sides is cost prohibitive</i></p>
	What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?
<p style="text-align: center;"><i>SEE ATTACHMENT</i></p>	
What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building? <small>[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]</small>	
<p style="text-align: center;"><i>Estimate for redo of 257-259 is \$447,000</i></p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Site plan (if applicable)</li><li>4. Exterior elevations or sketches of existing conditions and proposed work</li><li>5. Samples or specifications of proposed materials</li><li>6. Additional attachments that may assist in understanding the proposed work</li></ol>



EXHIBIT: \_\_\_\_\_

Visit our other Wisconsin Historical Society websites!



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## PROPERTY RECORD 259 W LIBERTY ST

### Architecture and History Inventory

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#### NAMES ▸

Historic Name: **DANIEL AND ANGELINE JOHNSON HOUSE**  
Other Name:  
Contributing: **Yes**  
Reference Number: **68565**

#### PROPERTY LOCATION ▸

Location (Address): **259 W LIBERTY ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

#### PROPERTY FEATURES ▸

Year Built: **1863**  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Gabled Ell**  
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:

Votes for Women Mug



Price: \$25.95

An 1860's Spanferkel (German Pig Roast) - 08/17/2019

NOTES ▶

**Additional Information:** A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation.

**Bibliographic References:** EVANSVILLE REVIEW 7/31/1996.

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](mailto: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

HPC-2019-18



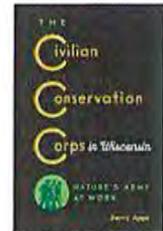
Price: \$50.00

Suffragists 1920 Mug



Price: \$25.95

The Civilian Conservation Corps in Wisconsin: Nature's Army at Work



Price: \$18.95

Wisconsin Places - Frosted Glasses - Set of Four!



Price: \$57.50

Wisconsin Wine Tasting - 05/24/2019



Price: \$40.00



# City of Evansville

## Community Development Department

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

May 13, 2019

Greg & Peg Properties LLC  
102 E Main Street  
Evansville, WI 53536  
(sent via email)

**RE: Application HPC-2019-17 and HPC-2019-18 for Certificate of Appropriateness and CUP-2019-03**

Mr. Berg,

Thank you for your recently submitted *Application for Certificate of Appropriateness*. This letter is to inform you the application has been deemed mostly complete and is scheduled for review on **May 15<sup>th</sup>, 2019 starting at 6pm by the Historic Preservation Commission**. The meeting will be held on the 3<sup>rd</sup> floor of City Hall at 31 S Madison Street in Evansville, WI 53536. The following items are still needed as well:

- Landscape Plan
- Proposed Materials and material samples
- Contractor quote to repair the structure
- Exterior Elevations of all sides of building

If you have any questions regarding this letter, please contact Jason Sergeant, Community Development Director at: [jason.sergeant@ci.evansville.wi.gov](mailto: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 PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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.

The Historic Preservation commission is authorized to grant permits to demolish a historic structure when the standards found in section 62-36(11) 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 the above decision criteria):

DEMOLISH EAST SIDE (257 W LIBERTY) OF HOME

**Additionally, no historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3)**

Date City sent notice to WHS \_\_\_\_\_

Permit to Demolish (check one):

Approved,  Denied, or  Approved with the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved by: \_\_\_\_\_

HPC Chairperson Signature

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

### HISTORIC PROPERTY INFORMATION

Historic Property Address: <u>257-259 W LIBERTY</u>	Tax ID Number: 222 <u>001238</u>
Historic Property AHI Number: <u>68565</u>	Parcel Number: 6-27- <u>231</u>



	<h2 style="margin: 0;">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 76, Evansville, WI 53536</p>	<p style="font-size: 1.2em; font-weight: bold; margin: 0;">\$0.00</p> <p style="margin: 0;">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](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant name: <u>Casey Farnum</u> <u>Amber Farnum</u>	Date received: <u>5/10/2019</u>
	AHI number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ): <u>85040</u>	Parcel Tax ID Number: <u>222 001105</u>
	Historic property address: <u>49 West Church Street</u> <u>Evansville WI 53536</u>	Parcel Number: <u>6-27-106</u>
		Phone:
		Email: <u>KCFarnum@gmail.com</u> <u>KCFarnum</u>
	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):**

- Clear photo(s) of any portion of the property that will be affected by the work
- Historic photograph (s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- Site plan (if applicable)

**B. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**C. Sign Application (if applicable)**

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

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

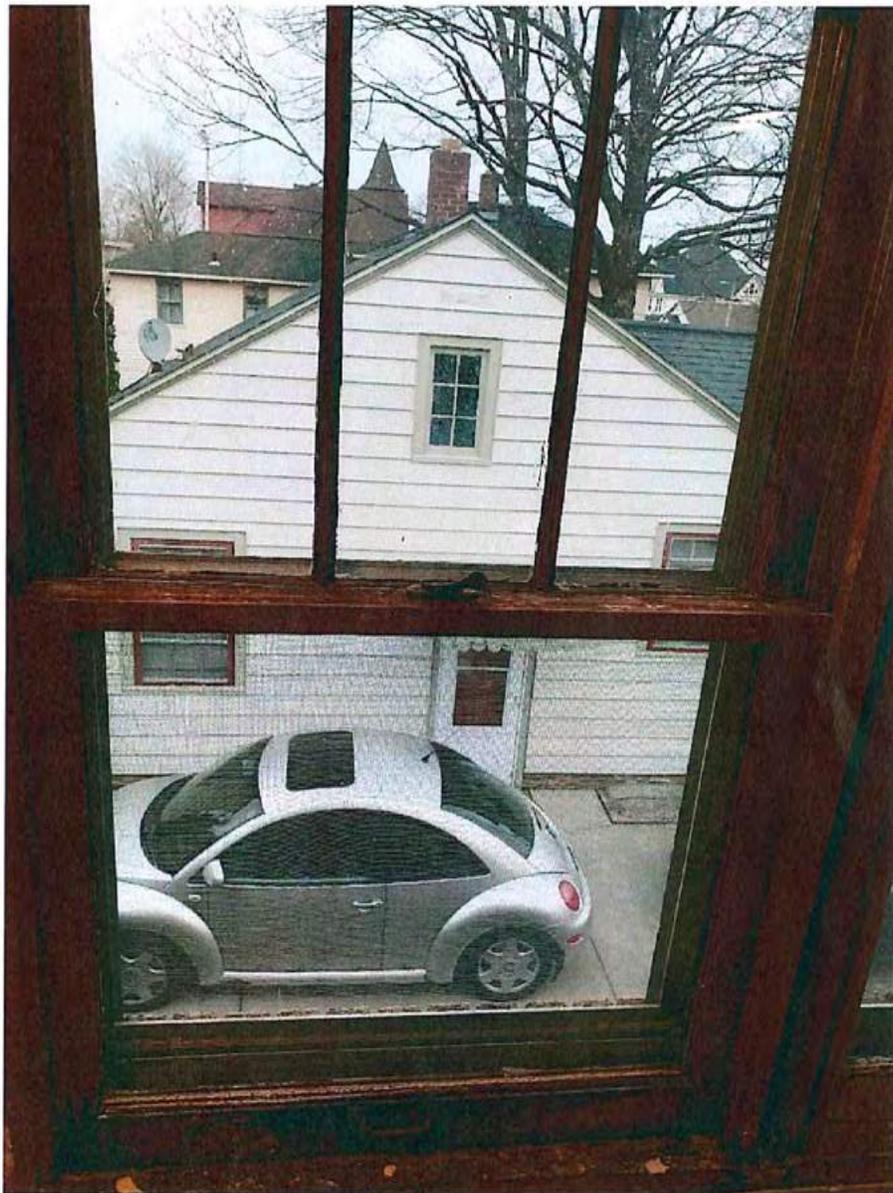
SUBMITTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Owner/Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please Check all boxes that apply and provide more detail in Sections 3 and 4	
Work Category	Work category details	
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> shingles only <input type="checkbox"/> soffit, fascia, or trim work <input type="checkbox"/> matching existing materials <input type="checkbox"/> change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <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 checked="" type="checkbox"/> Match Historic materials (Wood, Metal, Glass, etc.) <input type="checkbox"/> Use modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (Wood, Stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (Wood, Metal, etc.) <input type="checkbox"/> Use new modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Column, Railing or Skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> 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"/> <b><u>Please also complete and attach a sign application.</u></b> <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"/> _____

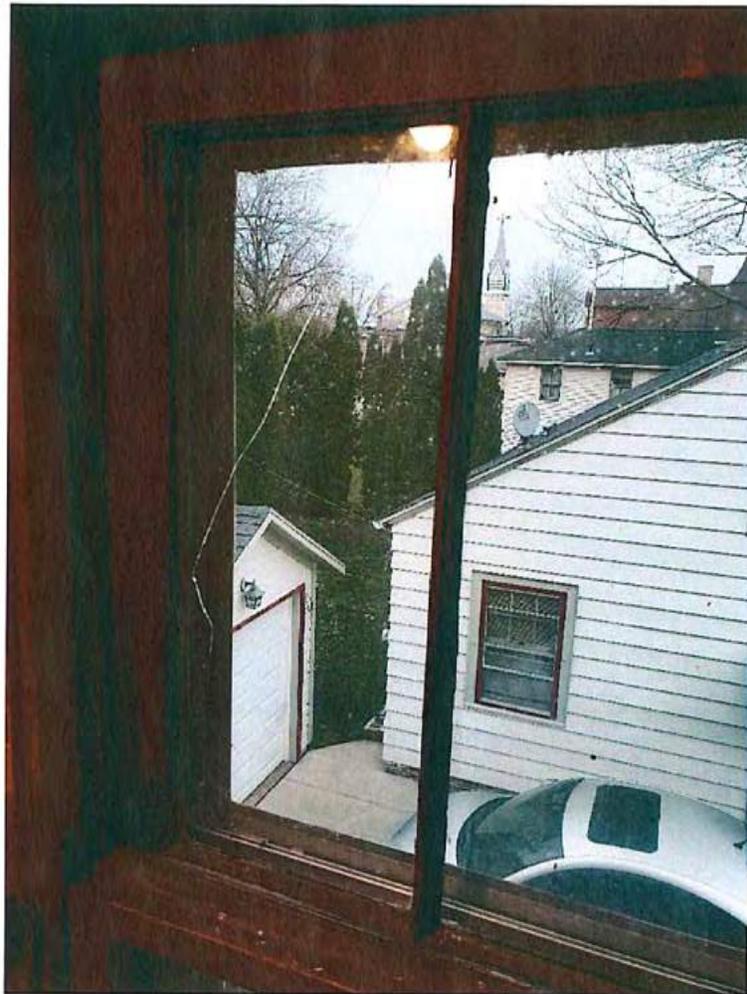
SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>Replacing upstairs 2nd Floor windows to match 1st Floor windows. Windows will be the same color and material as first floor windows.</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>No, the replacement windows will not change anything about the architectural design.</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 <a href="http://www.nps.gov/fps/standards/rehabilitation.htm">www.nps.gov/fps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p><b>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.</b></p>











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PROPERTY RECORD

# 42 W CHURCH ST

## Architecture and History Inventory

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### NAMES

Historic Name: **FORREST BRIGHAM HOUSE**  
Other Name:  
Contributing: **Yes**  
Reference Number: **85040**

### PROPERTY LOCATION

Location (Address): **42 W CHURCH ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

### PROPERTY FEATURES

Year Built: **1940**  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Tudor Revival**  
Structural System:  
Wall Material: **Brick**  
Architect:  
Other Buildings On Site: **0**  
Demolished?: **No**  
Demolished Date:

### DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**  
National Register Listing Date: **11/16/1978 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:

Votes for Women Mug



Price: \$25.95

An 1860's Spanferkel (German Pig Roast) - 08/17/2019

NOTES >

Additional Information:

Bibliographic References: SANBORN-PERRIS FIRE INSURANCE MAPS OF EVANSVILLE. 1928 (1936), 1928 (1949). EVANSVILLE REVIEW. JULY 4, 1940.

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

HPC-2019-19



Price: \$50.00

Suffragists 1920 Mug



Price: \$25.95

The Civilian Conservation Corps in Wisconsin: Nature's Army at Work



Price: \$18.95

Wisconsin Places - Frosted Glasses - Set of Four!



Price: \$57.50

Wisconsin Wine Tasting - 05/24/2019



Price: \$40.00



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

---

## HPC-2019-19 Information Needed

3 messages

---

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

Mon, May 13, 2019 at 9:24 AM

Casey and Amber,

Your application was received, however additional information is needed:

1. Contractor estimate to repair existing windows
2. product specification sheet and detail of new windows
3. sample of proposed windows
4. Signature on application

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](mailto:jason.sergeant@ci.evansville.wi.gov)

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

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**doc06605620190513093921.pdf**  
3334K

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**Casey Farnum** <kcfarnum@gmail.com>  
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Mon, May 13, 2019 at 3:52 PM

Hi Jason,

It is unclear to me what sections in the application the additional information is needed?

1. Contractor estimate to repair existing windows, does not ask for this information in the application, also, why is this necessary for approval of appropriateness?
2. product specification sheet and detail of new windows- what section of the application does this fall under? I see no section requesting a product specification sheet, nor do I know where to find this.
3. sample of proposed windows- Would a picture of the first floor windows suffice? The windows that will be installed on the second floor will be made to match the first floor windows. Also, unclear of what section in the application this falls under.
4. Signature on application- Apologies, I must have forgotten to sign this form.

I am curious to what actions are taken to homeowners that live in the historic district that do not get approval prior to completing home improvement projects. What is the purpose of this application for appropriateness?

Thanks for your help.

Casey

[Quoted text hidden]

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**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>  
To: Casey Farnum <kcfarnum@gmail.com>

Mon, May 13, 2019 at 4:49 PM

Casey,

Thanks for the email. See the current application form here: [http://ci.evansville.wi.gov/content/permit\\_forms/HPC%20COA%20Application.pdf](http://ci.evansville.wi.gov/content/permit_forms/HPC%20COA%20Application.pdf)

In response to your questions:

- 1.) See the decision form on the second to last page. The Historic Preservation Commission recently adopted new review criteria to be compliant with state law.
- 2.) See Page one, the required attachments listed in instructions box. Most window manufactures provide this, it is usually a brochure with technical drawings enclosed.
- 3.) See Page one, the required attachments listed in instructions box. A picture of existing window may suffice, the commission makes this determination.

A COA is required to have a building permit issued (I also realized one of these was not included with the application, please submit one as well: <http://ci.evansville.wi.gov/content/Building%20Permits.pdf>). Without a building permit, work cannot be performed. Work done without a building permit is subject to fines per section 1-11 of the municipal code: <http://ci.evansville.wi.gov/content/Ordinances/0001-GeneralProvisions.doc>. Double permit fees would also apply once a permit is submitted.

Hope this helps - Jason

[Quoted text hidden]



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

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

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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

**Approved, [ ] Not approved, or [ ] Approved with the following conditions:**

---



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

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

**HISTORIC PROPERTY INFORMATION**

Historic Property Address:	42 W Church	Tax ID Number: 222 001105
Historic Property AHI Number:	85040	Parcel Number: 6-27-106

	<p><b>APPLICATION FOR</b>  <b>CERTIFICATE OF APPROPRIATENESS</b>                  CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION                  31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p><b>\$0.00</b>                  Application                  Fee</p>
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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: <u>Bel Kay Investments Inc</u>	Date Submitted:
	<u>Paul Saevre</u>	<u>5/13/19</u>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	Parcel Tax ID Number: 222 <u>001090</u>
	<u>80471</u>	Parcel Number: 6-27- <u>91</u>
	Historic Property Address:	Phone: <u>608-921-6174</u>
	<u>17 W MAIN</u>	Email: <u>saevreproperties@gmail.com</u>
	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:

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

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

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

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: Paul Saevre DATE: 5/13/19  
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 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 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 checked="" type="checkbox"/> Signage and exterior lighting	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <i>Slan-2019-03</i> <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	For each Item that was checked in the left-hand column of Section 2, briefly 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.)
	SEE SIGN PERMIT

SECTION	SUPPLEMENTAL QUESTIONS
4	Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)
	<b>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</b>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Site plan (if applicable)</li><li>4. Exterior elevations or sketches of existing conditions and proposed work</li><li>5. Samples or specifications of proposed materials</li><li>6. Additional attachments that may assist in understanding the proposed work</li></ol>





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Wisconsin History

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SEARCH

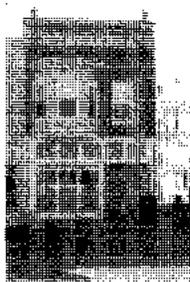
EVENTS

STORE

### PROPERTY RECORD 17 W MAIN ST

### Architecture and History Inventory

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#### NAMES >

Historic Name: **Libby Bros. Building**  
Other Name:  
Contributing: **Yes**  
Reference Number: **80471**

#### PROPERTY LOCATION >

Location (Address): **17 W MAIN ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

#### PROPERTY FEATURES >

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

#### DESIGNATIONS >

National/State Register Listing Name: **Evansville Historic District**  
National Register Listing Date: **11/16/1978 12:00:00 AM**

#### 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.

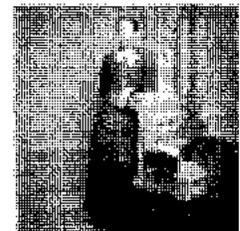
#### RELATED ARTICLES

##### 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:

Haunted Kilbourn Walking Tour - June 7, 2019



Price: \$10.00

Wisconsin Cheese Board - Made in

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

National Register Multiple Property Name:

NOTES

Additional Information: A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation.

15/04/15: A fire in 1896 destroyed all of the buildings from this building east to the Madison Street corner, with the exception of the Winstan and Sons store. Nineteen businesses were lost. Thus all of the buildings from this site to 1st corner date from 1897 or later.

Bibliographic References: MONTGOMERY, RUTH ANN. EVANSVILLE REVIEW, JUNE 4, 1997, PP. 10-11. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. 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.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: \$38.95

Iron Coat Hook - Hand Made!



Price: \$4.95

An 1860's Spanferkel (German Pig Roast) - 08/17/2019



Price: \$50.00

Frank Lloyd Wright's Penwern: A Summer Estate



Price: \$29.95

An Evening with Agatha Christie - 6/29/19



Price: \$20.00

# SIGN APPLICATION Evansville, Wisconsin

SIGN-2019-03

Version: December 2017

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

**- Office Use Only -**

Application fee	\$75.00 + <del>\$0.50/sq.ft.</del>
Receipt number	_____
Date of determination of completeness	5/14/2019
Name of zoning administrator	J.S.
Application number	SIGN-2019-03
Authorization	_____

**1. Applicant information**

Applicant name Paul Saevre  
 Street address 12242 W Spring Valley Cms  
 City Janesville  
 State and zip code WI 53548  
 Daytime telephone number 608-921-6174  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any \_\_\_\_\_

**2. Individual or firm erecting sign**

Name Main St Signs  
 Company \_\_\_\_\_  
 Street address \_\_\_\_\_  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number \_\_\_\_\_  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any \_\_\_\_\_  
 Name of insurance company \_\_\_\_\_  
 Insurance company address \_\_\_\_\_

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

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

Street address	<u>17 W Main</u>	
Parcel number	<u>6-27-91</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>B-2</u> Note: The zoning districts are listed below.	
	Business Districts	B-1 <u>B-2</u> B-3 B-4
	Planned Office District	O-1
	Industrial Districts	I-1 I-2 I-3

SIGN APPLICATION  
Evansville, Wisconsin  
Version: December 2017

SIGN-2019-03

5. Design review.

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

Yes     No  
 Yes     No

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

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



**SIGN APPLICATION**  
 Evansville, Wisconsin  
 Version: December 2017

SIGN-2019-03

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

Dimensions:	26.75" x 146.75"
Materials:	Composite
Illumination, if any:	None
Location on the property:	Above storefront window
Height above grade:	8 ft
For wall signs, the area of the building's face to which the sign will be attached:	500 <input checked="" type="checkbox"/> square feet

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

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall	1	27 <input checked="" type="checkbox"/>		
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground				
Pole sign	A sign that is principally supported by one or more columns or poles				
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that is mounted on the face of a building and is constructed on non-rigid materials (like canvas)				
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass				
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.				
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face				
Other	Any type of signage that does not fall into one of the above categories				
Total		1	27 <input checked="" type="checkbox"/>		

**SIGN APPLICATION**  
 Evansville, Wisconsin  
 Version: December 2017

SIGN-2019-13

**8. Applicant certification**

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

	<p align="center">5-13-19</p>
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Applicant Signature

Date

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

**9. Authorization – for official use only.**

<p>_____</p> <p>Historic Preservation Commission</p>	<p>_____</p> <p>Date</p>	<p>Comments or Conditions, if any:</p>
<p>_____</p> <p>Community Development Director</p>	<p>_____</p> <p>Date</p>	<p>Comments or Conditions, if any:</p>



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

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

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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

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

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

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

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>17 W MAIN</u>	Tax ID Number: 222 <u>001090</u>
Historic Property AHI Number: <u>80471</u>	Parcel Number: 6-27- <u>91</u>



**CITY OF EVANSVILLE  
RESOLUTION #2019-13**

*Commending Betsy Ahner for her Service to the City of Evansville*

**WHEREAS**, Betsy Ahner was appointed to the City of Evansville Historic Preservation Commission in October 2003; and

**WHEREAS**, Betsy immediately began serving as Secretary of the Commission; and

**WHEREAS**, Betsy continued to serve as secretary over many of her proceeding 9 terms on the commission; and

**WHEREAS**, Betsy served on the Historic Preservation Commission as an advocate for preservation and always shared knowledge with fellow commissioners; and

**WHEREAS**, these accomplishments and service reflect the knowledge and dedication Betsy Ahner has brought to her service on behalf of the City of Evansville; and

**WHEREAS**, Betsy Continues to serve on the Redevelopment Authority; and

**WHEREAS**, Betsy deserves appreciation and recognition for her service and efforts on behalf of the Evansville community.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Common Council of the City of Evansville, on behalf of the Historic Preservation Commission and all residents, do hereby thank Betsy Ahner for her dedicated public service and wish him much future happiness.

Passed and adopted this 11<sup>th</sup> day of June 2019.

\_\_\_\_\_  
William C. Hurtley, Mayor

ATTEST:

\_\_\_\_\_  
Judy L. Walton, City Clerk

Introduced:    --/--/2019  
Adopted:       --/--/2019  
Published:     --/--/2019





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# Historic Building Window Types

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Your historic house or building might have any of a variety of different original window styles. If your original windows are damaged or not as energy-efficient as you would like them to be, you might be tempted to replace them with modern window styles. However, your original windows are an important character-defining feature of your building — and there are many great reasons why you should [keep and repair your original windows](#). Before you start making repair decisions for your original windows, you should understand what type of windows you have and how they are constructed.

## Window Construction Materials

The most common material used to construct original windows in historic houses and buildings throughout Wisconsin was wood. Pine was the primary wood used, but fir was used occasionally. All wooden sashes were made with one or the other, but never with hardwoods. Hardwoods have too much tannic acid and do not hold paint properly. Sometimes a hardwood veneer was applied to the interior side of window sashes.

The second most common window construction material was steel. Historic steel casement windows used steel made from iron ore, which made them more rust-resistant and structurally stable than today's steel windows. Today's steel is primarily made from scrap steel instead of iron ore. Some commercial double-hung windows were made from sheet metal formed into a channel that mimicked the size and shape of wood window parts.

In the mid-20th century, builders began to use aluminum double-hung, casement, and awning windows in residential and commercial buildings.

## Double-Hung Windows

There is a good chance your historic house or building has double-hung windows. The double-hung window is the most common type of historic window in Wisconsin. A double-hung window has one window sash on top and one on the bottom. Each of the two window sashes move up and down using a counter balance system. Up until about 1950, this counter balance was a cast-iron sash weight, a sash pulley, and sash cord to connect the weights to the sides of the window sashes. After 1950, double-hung windows were constructed with a spring balance. A large spring attached to the sides of the window sashes was used to lift and lower the sash. Most double-hung windows have an exterior storm window and a separate screen window. The screen covers the entire window opening so the top sash can operate the way it was intended.



Restored 1859 true divided light, double-hung window. Source: Bob Yapp

Your double-hung windows were designed as an early air conditioning system. If you lower the top window sash three inches and raise the bottom sash three inches, two things will happen: the heat and

### Explore the Category

**Category:**How to Preserve Your Historic Building

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- [Windows and Doors](#)
- [Understanding Historic Preservation](#)

### Have Questions?

Contact Jen Davel by phone at 608-264-6490 or by email:

[jen.davel@wisconsinhistory.org](mailto:jen.davel@wisconsinhistory.org)

humidity will leave your nose through the top gap, and cooler breezes will enter your nose through the lower gap. If you use your double-hung windows this way, you can save substantially on air-conditioning costs. This is one great reason why you should save your historic double-hung windows.

Most double-hung windows in residential and commercial structures were made with wood. Occasionally the double-hung windows used in commercial buildings were constructed with hollow steel channels. Often, double-hung windows had true divided lights (multiple panes divided by a wood or steel muntin). Some had leaded stained or colored glass, or even etched or beveled glass.

CONTACT US

### Casement Windows

Casement windows were used in both houses and commercial buildings. A casement window has hinges on the side of its sash or sashes, much like a door. It might be made of wood or steel. Casement windows were used in residential houses from many different eras and in many different house styles. The casement windows used in historic commercial buildings were generally made of steel.

A casement window can be configured to open into the building or open outward. If it swings inward, it is sometimes referred to as a French window. Casement windows often have a storm window fitted on either the outside or inside depending on the direction of the swing. Most casement windows have brass or bronze hardware that tightly latches the window shut. Many casement windows have true divided lights (multiple panes divided by wood or steel muntins). Some have leaded stained or colored glass, or even etched or beveled glass.



Classic steel casement window in a Tudor Revival style house. Source: Bob Yapp

### Awning Windows

Awning windows have sashes that are hinged on the top to allow the window to open upwards and inwards. Older historic houses and smaller commercial buildings usually have awning windows in the basement or in stairwells that have limited space. Commercial buildings such as warehouses and industrial buildings often had steel versions of awning windows. Because awning windows were hinged on the top, they allowed massive amounts of air to flow through them when they were open. This characteristic made them ideal for letting heat out in the summer. They were also designed for storm and screen windows.



Wood basement awning window that is hinged on the top to open inward. Source: Bob Yapp

### Hopper Windows

Hopper windows have sashes that are hinged on the bottom and open downward. Hopper windows are not common, but they were used in some mid-20th-century commercial buildings and houses. They were made of wood, steel and even aluminum.



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