

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, December 18, 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 November 11, 2019 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Applications.
 - A. 10 W Liberty – Replace Windows (Application HPC-2019-68)
8. New Business.
9. Old Business.
10. Report of the Community Development Director.
 - A. Staff issued Certificates of Appropriateness: 13 S Madison – Repair Stairs (Application HPC-2019-71)
11. Correspondence, Comments or Concerns
12. Next Meeting Dates: *January 15, 2019 at 6:00pm*
13. Motion to Adjourn.

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday November 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:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Rebecca Mackie, Applicant
Gene Lewis	P	
Ald. Joy Morrison	P	
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

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

4. Motion to waive the reading of the minutes from the October 16, 2019 meeting and approve them as printed by Culbertson, seconded by Christens. Approved unanimously.

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

6. Citizen appearances. None.

7. Applications

A. 10 W Liberty – Replace Windows (Application HPC-2019-68).

Applicant was not present and the application lacked important information.

Motion to table until the next meeting Application HPC-2019-68. Motion by Koser, seconded by Morrison. Approved unanimously.

B. 239 W Church – Fence (Application HPC-2019-67.) Mackie explained the fence would be unfinished treated pine. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form.** Motion by Christens, seconded by Lewis. Approved unanimously.

C. 1 Mill – Signs (Application SIGN-2019-06 and HPC-2019-69). State Bank of Cross Plains is going through the process of updating their Logo which will be completed by the Fall of 2020.

D. 2 E Main – Signs (Application SIGN-2019-07 and HPC-2019-70). State Bank of Cross Plains is going through the process of updating their Logo which will be completed by the Fall

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of 2020. **Motion to accept the applications of Agenda Items 7C and 7D finding the proposal meets the criteria outlined in the decision form with the condition Signage that includes flat cut letters and logo is approved by commission no later than October 21, 2020 and installed by no later than November 24, 2020. Motion by Koser, seconded by Christens. Approved unanimously.**

8. New Business.

- A. Stephens shared information of the lectures and programs he attended at the local History & Historic Preservation Conference.

9. Old Business

- A. **Lake Leota Park – Duck House update.** Stephens reported that there was no response from the State Historical Preservation regarding the application of the Duck House and that the State response time had passed.
- B. **Annual Letter, End of Year Report, and 2020 HPC Meeting Dates.** **Motion to accept the Annual Letter, End of Year Report, and 2020 HPC Meeting Dates. Motion by Culbertson, seconded by Christens. Approved unanimously.**

10. Report of the Community Development Director.

- A. **Staff Issued certificates of appropriateness.** – 35 Garfield – Replace Shingles (Application HPC-2019-66).

11. Correspondence, Comments and Concerns. Commission discussed the City Historical Plaque/Landmarks criteria and it was decided to add this item to the next meeting's agenda.

12. Next Meeting Dates: Wednesday, December 18, 2019 at 6:00 p.m.

13. Motion to Adjourn by Koser, seconded by Culbertson. Approved unanimously.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Initiated by City Enforcement Action

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>LISA BUA</u>	Date Submitted: RECEIVED
		NOV 13 2019
	AHI Number (available at www.wisconsinhistory.org): <u>85076</u>	CITY OF EVANSVILLE
	Historic Property Address: <u>10 W. Liberty St.</u>	Parcel Tax ID Number: 222 <u>061006</u>
		Parcel Number: 6-27- <u>696</u>
		Phone: <u>608 358 5016</u>
		Email: <u>buagirl buagirl@yahoo.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: Lisa Bua

Owner/Applicant Signature

DATE: 10/21/19

Windows, replace and change size

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 checked="" type="checkbox"/> Change in dimension or location (height, <u>length</u>) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

Windows, replace and change size

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>Replace broken exterior window with new energy efficient window.</p>

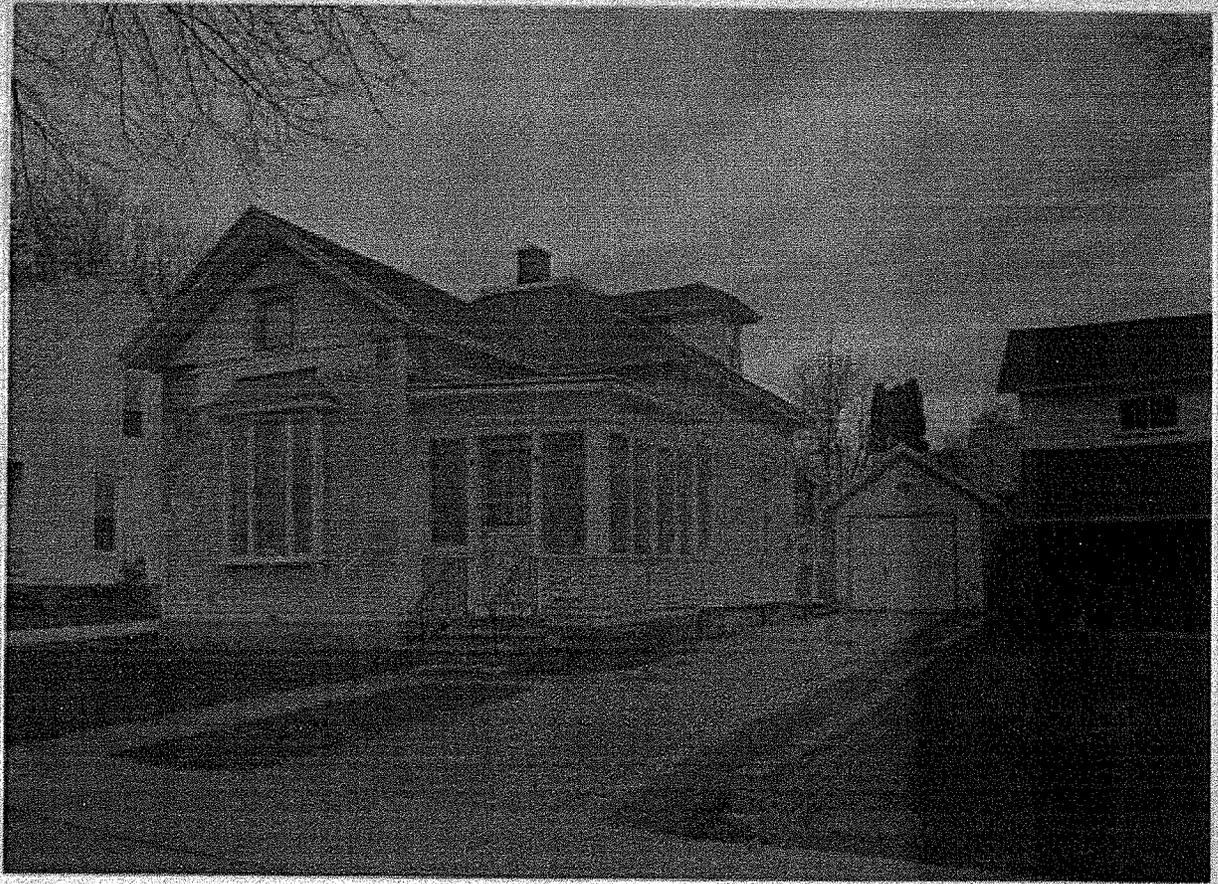
SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO</p>
	<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>I am planning to re side of the house in 2020 - (1) I will submit an application - (2) in residing the house - the replacement window will be blended seamless in with the design.</p>

SECTION	REQUIRED ATTACHMENTS
<h1>5</h1>	<p style="text-align: right;">Windows, replace and change size</p> <p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Site plan (if applicable)4. Exterior elevations or sketches of existing conditions and proposed work5. Samples or specifications of proposed materials6. Additional attachments that may assist in understanding the proposed work
<p>EXHIBIT: _____</p>	

Windows, replace and change size

SECTION	SUPPLEMENTAL ATTACHMENTS
<h1>5</h1>	<p>Use this sheet to attach any additional items. Each attachment should be marked with an exhibit number.</p>
<p>EXHIBIT: _____</p>	

HPC-2019-68



Windows, replace and change size

COPY



Building Inspection & Code Enforcement

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

INSPECTION REPORT

Date: 10/11/2019

OWNER

LISA BUA

10 W LIBERTY

EVANSVILLE WI 53536

RE: WINDOW REPLACEMENT WITHOUT PERMIT AND HISTORIC APPROVAL

Dear: LISA BUA

After a recent inspection regarding the property at: 10 W LIBERTY the following violations were found. Your voluntary compliance is requested in correcting the violations within thirty (30) days. This report is issued pursuant to City of Evansville Chapter 46 Environment and Property Maintenance and/or Chapter 18 Buildings & Building Regulations and/or Wisconsin Administrative Code SPS 316 and SPS 320-325:

HISTORIC PRESERVATION COMMITTEE APPROVAL AND PERMIT NEEDED FOR WINDOW REPLACEMENT IN HISTORIC DISTRICT

A reinspection of this property will be conducted on 11/11/2019, or if you have the corrections made sooner than the thirty (30) days, please contact our office to arrange a reinspection.

The findings of inspection contained herein are intended to report conditions of non-compliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the mechanical systems or the closed structural and nonstructural elements of the building and premises. No warranty of the operation, use, or durability of equipment and materials not specifically cited herein is expressed or implied.

If you have any questions about these violations, please contact our office at (608) 490-3100, larry.schalk@ci.evansville.wi.gov. Thank you for your anticipated cooperation in resolving this matter.

Larry Schalk
Building Inspection & Code Enforcement
City of Evansville



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

HPC-2019-68

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: buagirl4@yahoo.com

Fri, Nov 15, 2019 at 4:35 PM

Lisa,

Thanks for the recent application for historic preservation review. State Law regulating historic replacements of original building elements changed recently, requiring the local commission to look thoroughly at projects such as window or siding replacement. I've completed a staff review and need the following items:

- 1.) photos of new windows or specifications if not yet installed
- 2.) photos of the windows that were replaced
- 3.) statement of licenced contractor or preservation professional demonstrating the un-repairability of windows that were replaced.
- 4.) completed building permit

The application is scheduled for review at the Nov 20 meeting, please provide the above items before that date.

Thanks - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

10 W LIBERTY ST

Architecture and History Inventory

PRINT

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FACEBOOK

TWITTER

MORE...



NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85076**

PROPERTY LOCATION ▶

Location (Address): **10 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

APC-2019-68

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶

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

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

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

National Register Multiple Property Name:

W

NOTES ▶

Additional Information: BUILT BETWEEN 1894 AND 1899 ACCORDING TO SANBORN MAPS.

Bibliographic References: SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1894, 1899.

RECORD LOCATION ▶

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

Have Questions?

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

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.

C

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-2019-68

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

(no subject)

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: "buagirl4@yahoo.com" <buagirl4@yahoo.com>

Wed, Nov 20, 2019 at 5:55 PM

Lisa,

I received your message, thank you. If you can get those items to me by Dec 8, that would be great and I'll put you on the agenda for the Dec 18 meeting.

-Jason

--

Jason Sergeant
Community Development Director

City of Evansville
31 S. Madison Street
PO Box 76
Evansville, WI 53536

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

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

Window pictures for meeting 12/18

1 message

Lisa Bua <buagir4@yahoo.com>

Sun, Dec 15, 2019 at 4:15 PM

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

I hope this will be sufficient... Thank you Jason

Lisa Bua
10 W Liberty

Sent from my iPhone

2 attachments



image2.jpeg
30K

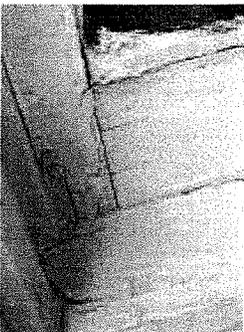
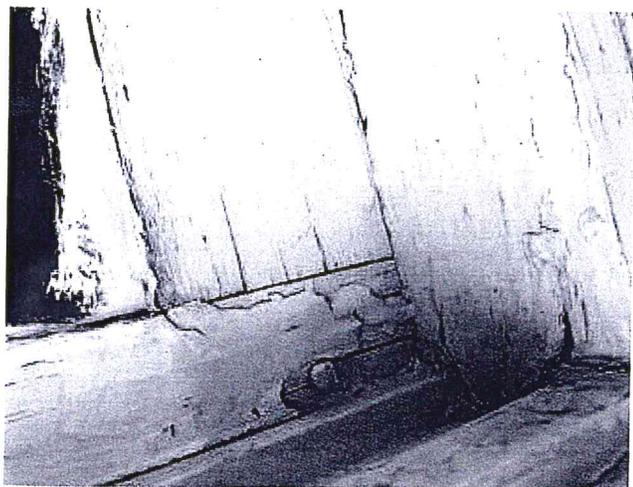


image1.jpeg
23K

HPC-2019-68



HPC-2019-68



Windows, replace and change size



**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):

REPLACE WINDOWS

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>10 W LIBERTY</u>	Tax ID Number: 222 <u>061006</u>
Historic Property AHI Number: <u>85076</u>	Parcel Number: 6-27- <u>696</u>

