

## NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Historic Preservation Commission**  
Regular Meeting  
Wednesday, June 3, 2020, 6:00 p.m.

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

## AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the May 20, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
  - A. 14 Railroad – Replace Windows and Stairs (Application HPC-2020-22)
  - B. 205 W Church – Roof, Gutters, and Siding Repair (Application HPC-2020-24)
  - C. 217 W Main – New Shed (Application HPC-2020-25)
  - D. 8 S Madison – Motion to approve a revision to HPC-2018-46 to use double hung windows with an exterior applied arch that is flush with the frame of the window sash
8. Discussion Items
  - A. 137-139 E Main – New Sign (SIGN-2020-04)
9. Old Business.
10. Report of the Community Development Director.
11. Correspondence, Comments or Concerns
12. Next Meeting Dates: *June 17, 2020 at 6pm; and July 15, 2020 at 6pm.*
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 / Virtual  
Wednesday May 20, 2020 at 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

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

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Doug Tessman, Applicant
Gene Lewis	P	Lori Jungck, Applicant's Asst. Project Mgr. Shannon Arndt, Applicant
Ald. Joy Morrison	P	Carl Maly, Applicantg
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

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

**4. Motion to waive the reading of the minutes from the April 22, 2020 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. 129 W Church – Rebuild Garage (Application HPC-2020-21).**

Applicant Tessman presented updated information for the garage he plans to rebuild which was lost due to fire on February 14, 2020. Double hung windows and vinyl siding similar in color to the house. He was quoted vinyl siding with a wood grain appearance but was going to verify that he could change his order to vinyl siding with a smooth finish. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Koser. Approved unanimously.**

**B. 310 W Church – Repair/Reconstruct Porch and other Maintenance (HPC-2020-13).** Applicant's Project Manager Lori Jungck reviewed the project with the commission. The owner decided not to add gutters. The porch will be repaired. Stephans gave note to using "Rusticated" concrete block for support foundation piers reconstruction. Railings on the porch would be removed to reflect the

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

historic period of the home and porch. Railings will be added at the stairs per code of the city ordinance. Porch roof will be reconstructed using a 1 to 8 pitch. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Christens, seconded by Culbertson. Approved unanimously.**

**C. 16 W Main – Replace Front Door (HPC-2020-19).** Front exterior door to be replaced with Custom Door using matching historic materials. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Morrison, seconded by Koser. Approved unanimously.**

**D. 16 W Main – New Sign (SIGN-2020-05).** Applicant included drawing of new sign. New sign will be 7' x 4' oval. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Christens. Approved unanimously.**

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

**A. 137-139 E Main – New Sign (SIGN HPC-2020-04).** Business Owner Randy Hanson was not present. Jason informed Commission that a letter was sent to Hanson regarding the new sign installed without permit and the sign would need to be taken down. Hanson is speaking with Jason regarding options and will present an application in the future.

**9. Old Business. None**

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

**A. Staff Issued certificates of appropriateness. 227 W Church and 21 S First – Replace Roofs**

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

**12. Next Meeting Dates:**

**A. June 3, 2020 at 6pm (Virtual); June 17 at 6pm; and July 15, 2020 at 6pm.**

**13. Motion to Adjourn by Stephans, seconded by Culbertson. Approved unanimously.**



# APPLICA CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>PLEAS R. Berg Trust.</u>	Historic Property Address: <u>14 RAILROAD</u>
	Applicant Mailing Address: <u>102 E. Main St. Evansville, WI</u>	Evansville, WI 53536
	Applicant Phone: <u>608-882-0897</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Email: <u>BERG.CENTRAL@ATT.NET</u>	Parcel Tax ID Number: <u>222 065064</u>
	<b>If different from above, please provide:</b>	Parcel Number: <u>6-27-905</u>
	Owner Name:	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Address:	Historic Property Name: <u>None</u>
	Owner Phone:	AHI Number: <u>85266</u>
	Owner Email:	Contributing: Y or N

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

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

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o If Section 3B applies, evidence of un-reparability
- o Site plan (if applicable)
- o Print or PDF of State of WI historic property information, available by searching the property address at [www.wisconsinhistory.org](http://www.wisconsinhistory.org)

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

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

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s - 1910s architecture of any small town in Wisconsin" - Wisconsin State Historic Society

SUBMITTED BY: *Morgan Berg*  
Owner or Applicant Signature

DATE: 5/7/2020

SECTION		PROPOSED WORK CHECKLIST
<div style="font-size: 48pt; font-weight: bold;">2</div>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input checked="" type="checkbox"/> Decking <i>REAR stairs Replaced per Building Inspector</i>
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input 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><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p style="font-size: 1.2em;">Replacement windows &gt; same size see 3C</p> <p style="font-size: 1.2em;">stairs - will use greentreated lumber</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <u>windows</u></p> <p style="font-size: 1.2em;">Existing windows are not repairable</p> <p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p style="font-size: 1.2em;">Replacement will be vinyl ahno windows - - same size - same look</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p style="font-size: 1.5em; text-align: center;">NO</p> <p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p><b>4C</b> Have you submitted this project for state or federal tax credits? <u>NO</u></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. Exterior elevations or sketches of existing conditions and proposed work</li><li>4. Samples or specifications of proposed materials</li><li>5. If Section 3B applies, evidence of un-reparability</li><li>6. Site plan (if applicable)</li><li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li><li>8. Additional attachments that may assist in understanding the proposed work</li></ol>
<p style="text-align: center;">photo's attached</p> <p style="text-align: right;">EXHIBIT: _____</p>	



HPC-2020-22

14 Railroad

6-27-905

Street view



HPC-2020-22

14 Railroad

6-27-905

North  
View



HPC-2020-22

14 Railroad

6-27-905



NO PARKING  
SIDE OF STREET

HPC-2020-22  
14 Railroad  
6-27-905



REAR



HPC-2020-22

14 Railroad

6-27-905

WINDOWS  
to be Replaced.



HPC-2020-22

14 Railroad

6-27-905

windows



HPC-2020-22

14 Railroad

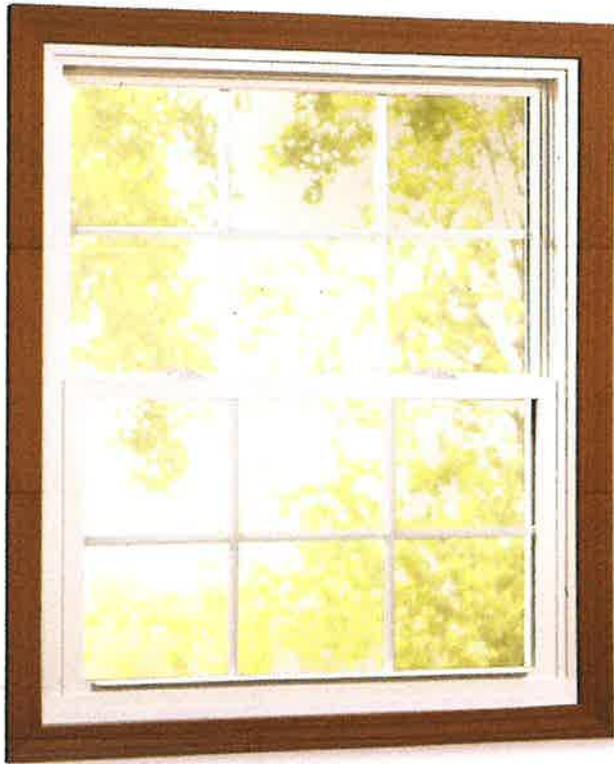
6-27-905

windows



Single-Hung

white

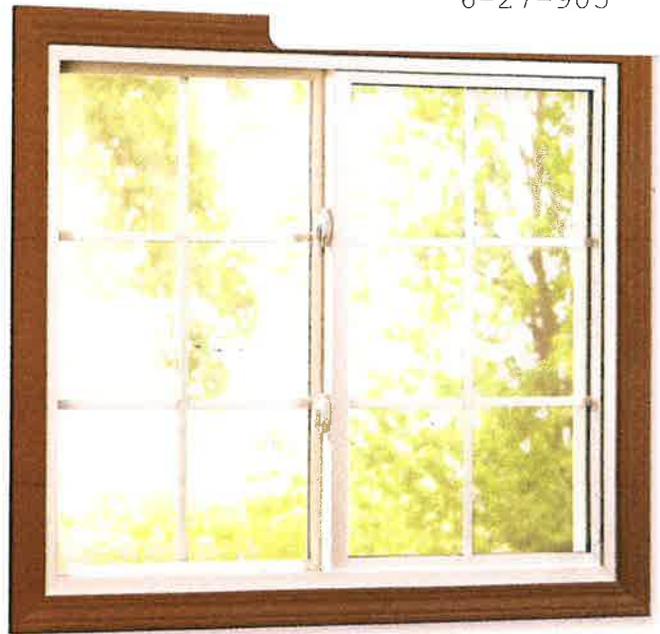


Single Slider

HPC-2020-22

14 Railroad

6-27-905



### Single-Hung and Single Slider Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Full lift rails for ease of operation.

↑ NO GRIDS  
Smooth Finish

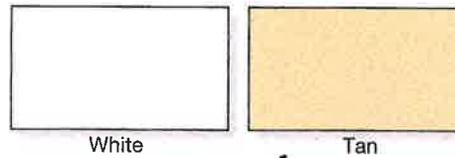
### Exterior & Interior Colors\*

You'll appreciate the many colors available in our Belmont series. Customers can choose from 18 standard mix and match combinations available from our exterior color and interior color selections. We'll custom match any exterior color too!

Exterior color options are available on all Alliance Window Systems® products. When grids are ordered, the color will be made to match the exterior frame color.

\*Note: Colors and stains shown are printed representations. Contact your Alliance Window Systems® dealer to view actual samples.

### Standard Interior Colors



### Standard Exterior Colors



**COVID-19 Updates:** The Wisconsin Historical Society hours have changed. See and Events [HERE](#).

HPC-2020-22

14 Railroad

6-27-905

Visit our other Wisconsin Historical Society websites!

Choose a website



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HISTORICAL  
SOCIETY

BROWSE ▾

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EVENTS

SHOP

MEMBERSHIP

DONATE



PROPERTY RECORD

14 RAILROAD ST

Architecture and History Inventory



PRINT



EMAIL A FRIEND



FACEBOOK



TWITTER



MORE...



### NAMES ▾

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85266**

### PROPERTY LOCATION ▾

Location (Address): **14 RAILROAD ST**

County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

**HPC-2020-22**  
14 Railroad  
6-27-905

## PROPERTY FEATURES

Year Built:  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Gabled Ell**  
Structural System:  
Wall Material: **Aluminum/Vinyl Siding**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

## DESIGNATIONS

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

## NOTES

**Additional Information:** FIRST PORTION BUILT PRIOR TO 1871, WING BUILT BETWEEN 1883 AND 1891.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. MADISON: J. J. STONER, 1883. BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

## 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:

**HPC-2020-22**

14 Railroad

6-27-905

▶ [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".



# DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

Summary of Work:

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

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

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

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

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 14 RAILROAD	Tax ID Number: 222 065064
Historic Property AHI Number: 85266	Parcel Number: 6-27-905

JASON

HPC-2020-22

14 Railroad

6-27-905

PROJECT ADDRESS 14 Railroad St.

PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION:

PARCEL #: 6-27-905

TAX ID #: 222065064



### BUILDING PERMIT APPLICATION

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

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

OWNER'S NAME PLEASBY R. BERG, TRUST, 102 E. MAIN ST. ADDRESS 102 E. MAIN ST. PHONE \_\_\_\_\_ EMAIL bergrental@ATT.NET

CONTRACTOR:  CONST  HVAC  ELEC  PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE 608-882-0897 EMAIL \_\_\_\_\_  
RM BERG, General Contractor Inc

CONTRACTOR:  CONST  HVAC  ELEC  PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE DC-069500756 EMAIL \_\_\_\_\_

CONTRACTOR:  CONST  HVAC  ELEC  PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR:  CONST  HVAC  ELEC  PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

PROJECT AREA WINDOWS SQ.FT. ESTIMATED PROJECT COST \$ \$3,500

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE [Signature] DATE 5/7/2020

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

new windows - vinyl same size

new rear stairway - Per Larry

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

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

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

PERMIT ISSUED BY: \_\_\_\_\_ CERTIFICATION #: 70184  
LARRY SCHALK



# 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

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Matthew + Andrea Koser	205 W. Church St,
	Applicant Mailing Address:	Evansville, WI 53536
	205 W. Church St.	The following information is available on the property's tax bill:
	Applicant Phone: 608-443-8851	Parcel Tax ID Number: 222 001198
	Applicant Email: mkoser@waticompanies.com	Parcel Number: 6-27-195
	If different from above, please provide:	The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a> :
	Owner Name:	
	Owner Address:	
	Same	Historic Property Name:
	Ernest C. Miller House	
Owner Phone:	AHI Number: 85048	
Owner Email:	Contributing: <input checked="" type="radio"/> Y <input type="radio"/> N	

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

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

- Clear photo(s) of every portion of the property that will be affected by the work
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Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: *Matthew Koser*

DATE: 5-19-20

*Owner or Applicant Signature*

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
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<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input checked="" type="checkbox"/> Soffit, fascia, or trim work - <i>minimal patching</i> <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" 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"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>See attached page</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>Very small <del>amount</del> amount of original siding will be replaced.</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials: Small portion of siding where rear roof meets wall will be replaced, as it has completely rotted away and is missing. It will be replaced with exact same material, and will not have any apparent visual difference.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>The roof will be standard architectural shingles that are common on historic homes.  Gutters are necessary to preserve existing fascia, siding, and Foundation. Gutters will be seamless aluminum, which will be similar in design to the siding euteds that are on the house.  <b>4C</b> Have you submitted this project for state or federal tax credits?  yes</p>

3A

Roofing:

The entire roof will be removed. Currently there are 2 to 3 layers of asphalt shingles and cedar shakes on the roof. The roof will be re-sheathed with OSB, roofing paper, and ice/water shield. Brown architectural shingles will be installed on the main roof, and rear roof. Front porch roof is metal sheet, and will not be changed.

Some areas of the fascia are rotted beyond repair. This will be replaced with identical dimension lumber where needed. There are approximately 3 areas where the tongue and groove beadboard is waterlogged and rotted, due to not having gutters and a short drip edge. The very bare minimum will be replaced, and the identical replacement material will be used. Any soffit or fascia that is repairable, will be repaired using existing materials. Some has rotted away and is no longer present.

Gutters:

The house currently does not have gutters, but there are telltale marks where gutters were once installed. The original siding was cut away where the gutters were installed. It is unknown if those gutters were original to the house or not. Gutters will be essential in preserving the original wood siding, soffits, and fascia that is salvageable.

Siding. There are approximately 3 rows of siding on the south side of the house where the rear roof meets the wall, that need to be replaced. The siding was never cut away from the roof, which allowed water to wick up the siding, rotting it out. When the new roof is installed, the siding will be replaced in this small area with the appropriate distance from the roof. New step flashing will be installed, and siding will be painted to match the existing siding. The siding will be an exact replacement (there is some unused, 100 year old original siding in the attic that will be used.)

Upon completion of the roof, gutters, siding and soffit/fascia repair, the painting project will be completed on the entire house.

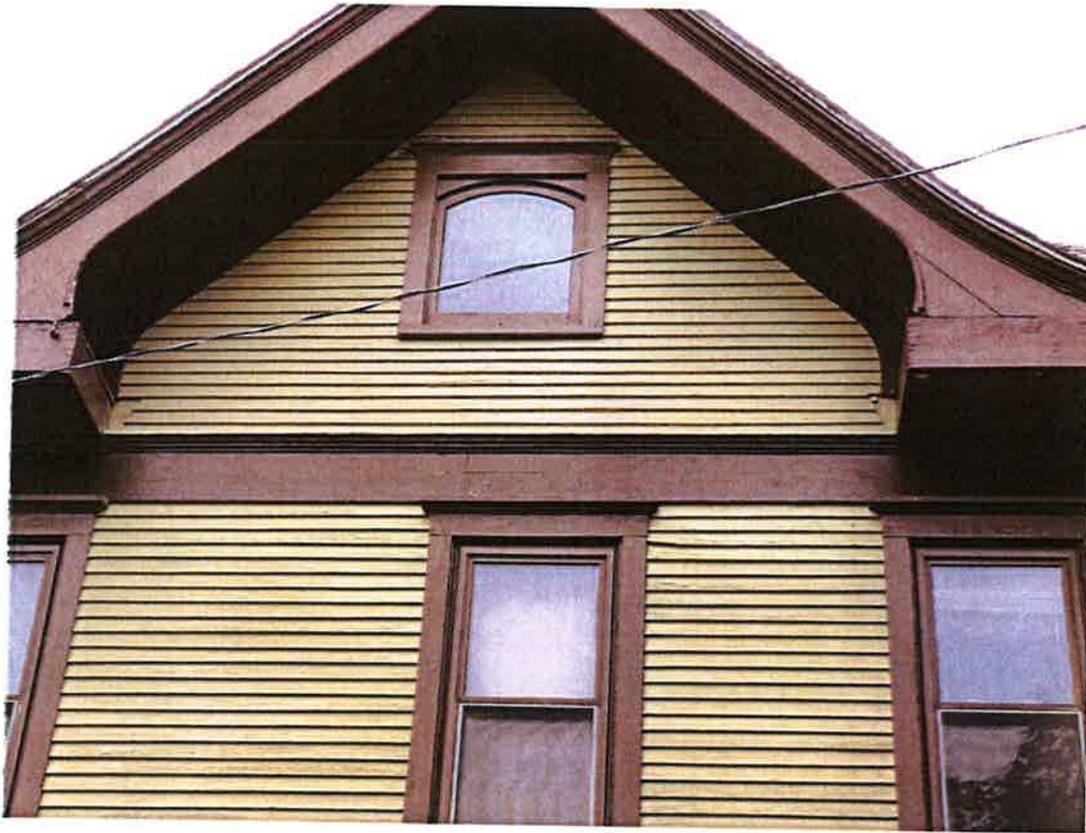
East – As purchased in 2007.



East – Current 2020



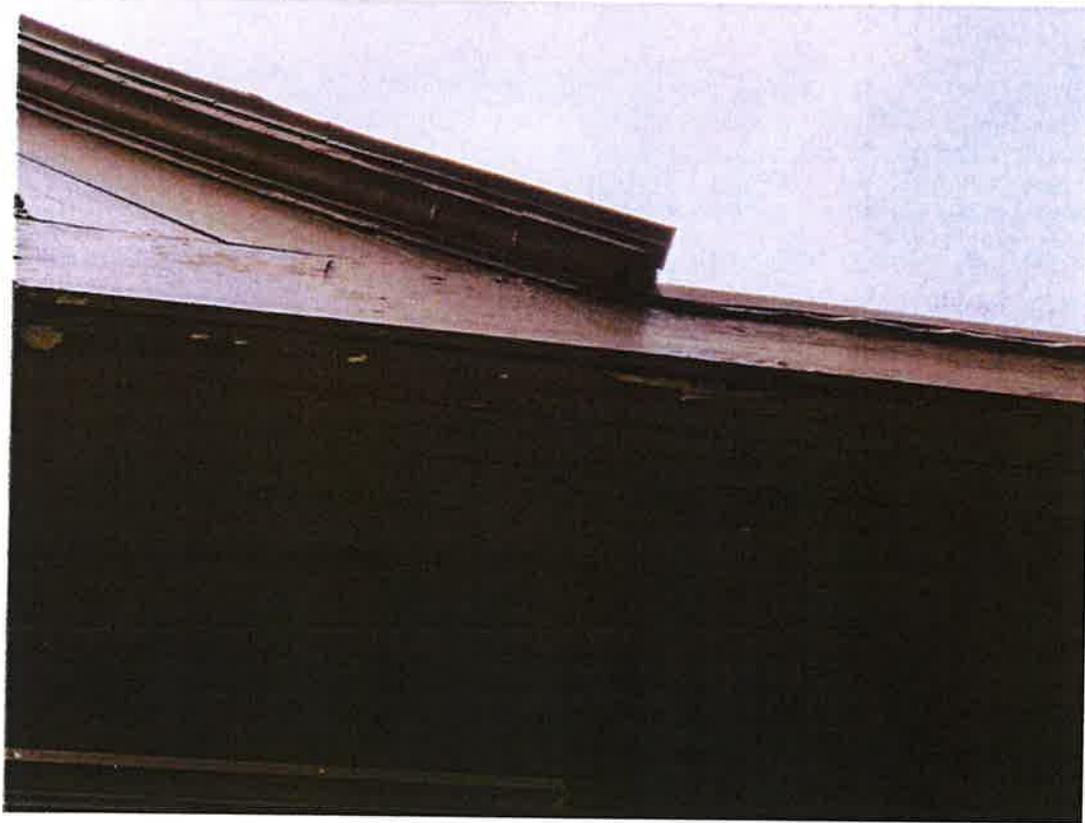
East Gutter Cutouts



East Gutter Cutouts and Rotted Soffit area.



Rotted Soffit



North Current 2020



Northwest Current – 2020



Southeast Current – 2020





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Roofing > Shingles >

53716 - English



TruDefinition®  
**DURATION®**  
SHINGLES

FAVORITES (0)

[FIND A CONTRACTOR](#)

[Colors](#) [Inspiration](#) [Gallery](#) [Features](#) [Technical information](#) [Related items](#)

## COLORS



Amber

Brownwood

Chateau Green

Colonial Slate

Desert Tan

Driftwood

Estate Gray

Owens Corning TruDefinition  
DURATION Driftwood Shingles





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

1. PROPERTY ADDRESS Street 205 W. Church St.
City Evansville County Rock ZIP 53536

Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY
LISTING NAME

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

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

2. OWNER'S NAME Matthew + Andrea Koser
Street 205 W. Church St.
City Evansville State WI ZIP 53536 Telephone (days) 608 / 443-8851
Email address mKoser@watcocompanies.com

3. PROJECT CONTACT Matthew Koser
Email address mKoser@watcocompanies.com Telephone (days) 608 / 443-8851

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

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

SIGNATURE OF OWNER [Signature] DATE 5-28-20

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

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO.

The State Historic Preservation Office has reviewed this application and has determined that:

- the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit.
NON-CERTIFICATION: the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore. the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

For Daina Penkiunas, State Historic Preservation Officer

Date



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

**PART 1 – EVALUATION OF SIGNIFICANCE**

Property Address 205 W. Church St. Evansville, WI 53536

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

**6. BUILDING DATA**

Date of construction \_\_\_\_\_ Source of date \_\_\_\_\_

Dates (or approximate dates) and brief description of alterations \_\_\_\_\_

Has the building been moved?  Yes  No

If yes, when and from where? \_\_\_\_\_

**7. DESCRIBE WHY THE PROPERTY IS IMPORTANT**



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

- 1. **PROPERTY ADDRESS** Street 205 w. Church st.  
City Evansville County Rock ZIP 53536
- 2. **OWNER'S NAME** Matthew + Andrea Koser  
Street 205 w. Church st.  
City Evansville State WI ZIP 53536 Telephone (days) 608 / 443-8851  
Email address mKoser@watco.companies.com
- 3. **PROJECT CONTACT** Matthew R. Koser  
Email address mKoser@watco.companies.com Telephone (days) 608 / 443-8851

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit the *Request for Certification of Completed Work* within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER 

DATE 5-28-20

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

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. \_\_\_\_\_

- The State Historic Preservation Office has reviewed this application for the above name property and has determined that:
- the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
  - the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Daina Penkiunas, State Historic Preservation Officer \_\_\_\_\_

\_\_\_\_\_ Date

NON-CERTIFICATION

- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Daina Penkiunas, State Historic Preservation Officer \_\_\_\_\_

\_\_\_\_\_ Date



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

**PART 2 – DESCRIPTION OF PROPOSED WORK**

**5a. TAX CREDIT-ELIGIBLE WORK**

Below is a list of common eligible work items. If you have a work item that is not on the list, please add it. Select the work for which you plan to claim the 25% tax credit.

Eligible Work	Specific Type				Estimated Cost	Start Date	Completion Date
<input type="checkbox"/> Doors	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Front/Rear	<input type="checkbox"/> Garage	\$		
<input type="checkbox"/> Chimney	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Chimney Cap	<input type="checkbox"/> Liner/Insert	\$		
<input type="checkbox"/> Electrical	<input type="checkbox"/> Repair	<input type="checkbox"/> Update	<input type="checkbox"/> New Service	<input type="checkbox"/> Wall Repair	\$		
<input type="checkbox"/> Foundation	<input type="checkbox"/> Repair	<input type="checkbox"/> Rebuild	<input type="checkbox"/> Waterproofing	<input type="checkbox"/> Drain Tile	\$		
<input type="checkbox"/> HVAC	<input type="checkbox"/> Boiler	<input type="checkbox"/> Furnace	<input type="checkbox"/> Water Heater	<input type="checkbox"/> AC	\$		
<input type="checkbox"/> Masonry	<input type="checkbox"/> 100%	<input type="checkbox"/> Partial			\$		
<input type="checkbox"/> Painting	<input type="checkbox"/> House	<input type="checkbox"/> Trim	<input type="checkbox"/> Garage	<input type="checkbox"/> Outbuilding	\$		
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Repair	<input type="checkbox"/> Update	<input type="checkbox"/> New Service	<input type="checkbox"/> Wall Repair	\$		
<input type="checkbox"/> Porch	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> New	<input type="checkbox"/> Steps	\$		
<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Repair	<input checked="" type="checkbox"/> Replace	<input checked="" type="checkbox"/> Shingles	<input checked="" type="checkbox"/> Sheathing	\$14,500	7-6-20	
	<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> Downspouts	<input checked="" type="checkbox"/> Soffits	<input checked="" type="checkbox"/> Facia	\$3,000	7-6-20	
<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Repair	<input checked="" type="checkbox"/> Replace	<input type="checkbox"/> Remove artificial		\$500	7-6-20	
<input type="checkbox"/> Structural	<input type="checkbox"/> Columns	<input type="checkbox"/> Beams	<input type="checkbox"/> Joists	<input type="checkbox"/> Trusses	\$		
<input type="checkbox"/> Utilities	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Geo-thermal	<input type="checkbox"/> Well/Septic		\$		
<input type="checkbox"/> Windows	<input type="checkbox"/> Repair	<input type="checkbox"/> Replace	<input type="checkbox"/> Storm Windows	<input type="checkbox"/> Skylights	\$		
<input type="checkbox"/> Other					\$		
<input type="checkbox"/> Other					\$		
<b>TOTAL COST</b>					<b>\$18,000</b>		

**5b. INELIGIBLE WORK**

Below is a list of common ineligible work items. If you have a work item that is not on the list, please add it. ALL WORK MUST BE REVIEWED REGARDLESS OF ELIGIBILITY. Include work completed within the last year.

Ineligible Work	Specific Type				Estimated Cost	Start Date	Completion Date
<input type="checkbox"/> Driveway	<input type="checkbox"/> Repair	<input type="checkbox"/> New			\$		
<input type="checkbox"/> Fixtures	<input type="checkbox"/> Lighting	<input type="checkbox"/> Plumbing			\$		
<input type="checkbox"/> Insulation	<input type="checkbox"/> Wall	<input type="checkbox"/> Attic			\$		
<input type="checkbox"/> Interior	<input type="checkbox"/> Refinish	<input type="checkbox"/> Plaster Repair	<input type="checkbox"/> Paint		\$		
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Patio	<input type="checkbox"/> Fencing	<input type="checkbox"/> Sidewalks		\$		
<input type="checkbox"/> New	<input type="checkbox"/> New Addition				\$		
<input type="checkbox"/> Remodeling	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Bath	<input type="checkbox"/> Attic	<input type="checkbox"/> Basement	\$		
<input checked="" type="checkbox"/> Other	Painting				\$500	4-1-20	
<input type="checkbox"/> Other					\$		
<input type="checkbox"/> Other					\$		
<b>TOTAL COST</b>					<b>\$500</b>		



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION  
**PART 2 – ADDITIONAL REQUIRED INFORMATION**

**6. PHOTOGRAPHS**

Enclose clear color photographs of the pre-project conditions of all items listed.

**7. ADDITIONAL PROJECT INFORMATION**

Describe your project and the materials and methods you propose using on the next page. Submit architect/contractor drawings if applicable. Submit a copy of all contractor estimates. See the chart below for other types of information required.

<b>Proposed Work</b>	<b>Additional Information Required</b>
Construct Deck	Submit drawings showing location, design, materials and finish.
Fencing	Submit manufacturer literature showing location, design, materials and finish.
Doors (exterior)	Submit manufacturer literature showing design, materials and finish.
Insulation	Describe insulation type and installation method.
Masonry Pointing	Submit photos of areas requiring pointing.
Mini-Split System	Show locations of vertical piping and wall units.
New Construction	Submit drawings showing location, design, materials and finish.
Porch	Submit photo of original and drawings showing location, design, materials and finish.
Remodeling	Submit drawings showing existing and proposed interior design.
Replace Roof	Submit specific shingle manufacturer, shingle name and shingle color.
Replace Windows	Submit detailed photos of existing window deterioration (int & ext) & new window information
Storm Windows	Submit manufacturer literature showing design, materials and finish.
Structural	Submit written description of the proposed work and location.



WISCONSIN  
HISTORICAL  
SOCIETY

**HPC-2020-24**

205 W Church

6-27-195

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

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

**SEND COMPLETED APPLICATIONS TO**

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

HPC-2020-24

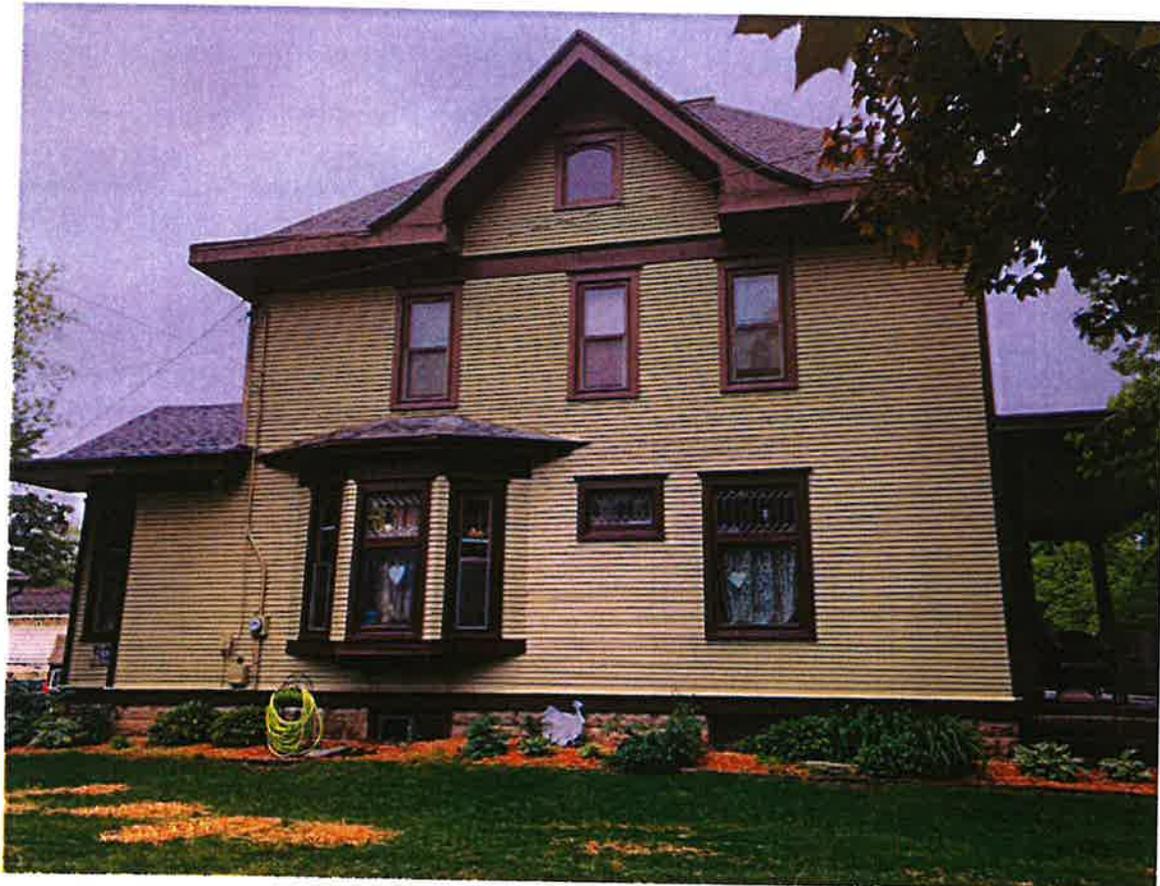
205 W Church

6-27-195

East – As purchased in 2007.



East – Current 2020



East Gutter Cutouts



East Gutter Cutouts and Rotted Soffit area.

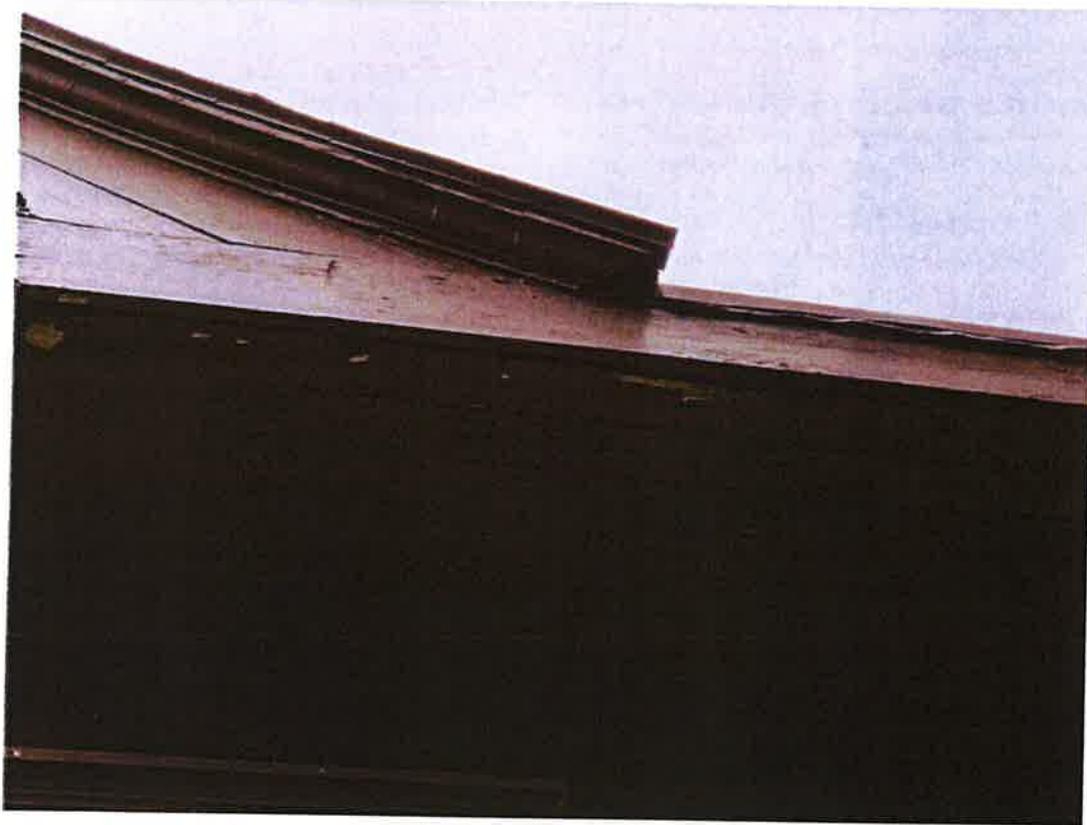


HPC-2020-24

205 W Church

6-27-195

Rotted Soffit



North Current 2020



**HPC-2020-24**

205 W Church

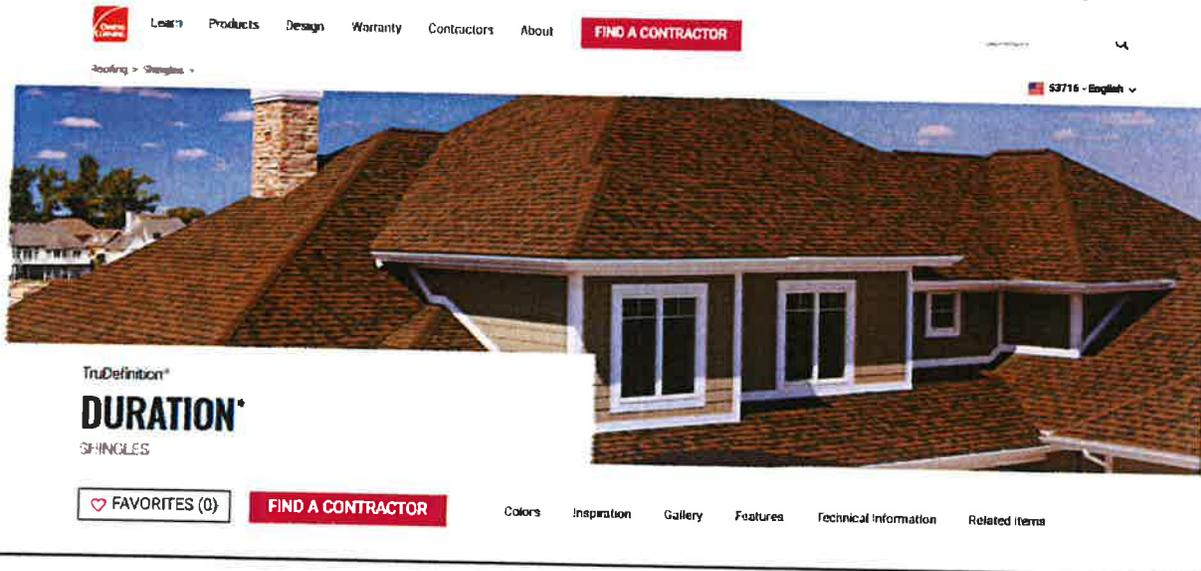
6-27-195

Northwest Current – 2020



Southeast Current – 2020





Roofing > Shingles >

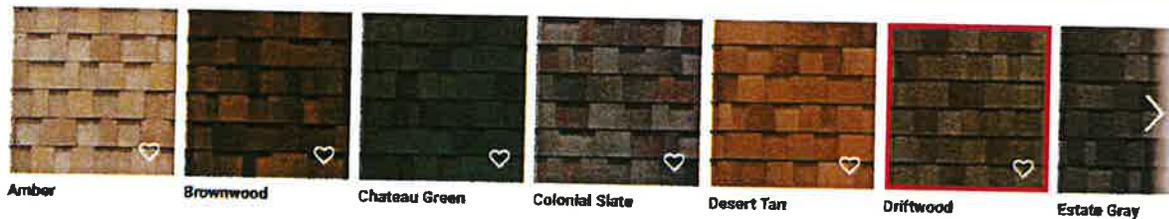
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53716 - English

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FAVORITES (0) **FIND A CONTRACTOR** Colors Inspiration Gallery Features Technical Information Related Items

## COLORS



Owens Corning TruDefinition  
DURATION Driftwood Shingles



7

**Roofing:**

The entire roof will be removed. Currently there are 2 to 3 layers of asphalt shingles and cedar shakes on the roof. The roof will be re-sheathed with OSB, roofing paper, and ice/water shield. Brown architectural shingles will be installed on the main roof, and rear roof. Front porch roof is metal sheet, and will not be changed.

Some areas of the fascia are rotted beyond repair. This will be replaced with identical dimension lumber where needed. There are approximately 3 areas where the tongue and groove beadboard is waterlogged and rotted, due to not having gutters and a short drip edge. The very bare minimum will be replaced, and the identical replacement material will be used. Any soffit or fascia that is repairable, will be repaired using existing materials. Some has rotted away and is no longer present.

**Gutters:**

The house currently does not have gutters, but there are telltale marks where gutters were once installed. The original siding was cut away where the gutters were installed. It is unknown if those gutters were original to the house or not. Gutters will be essential in preserving the original wood siding, soffits, and fascia that is salvageable.

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Upon completion of the roof, gutters, siding and soffit/fascia repair, the painting project will be completed on the entire house.

# tiny dino plush

This pattern will show you how to make a super round and pudgy little dinosaur. It looks both cute and goofy as it's mostly head and tail with four itty-bitty legs. As if it's just been hatched and ready to waddle around. Any dinosaur lover is sure to be happy to see it! And with its shape and some added wings you could easily make a tubby little dragon as well.

## DIFFICULTY:



The hardest part of this plush is likely sewing all the very tiny pieces, including the four legs and several tiny spikes. So it might be closer to a 3 out of 10 depending on what you're comfortable with. Aside from that, there are some darts and curved sewing to contend with.

## MAKES:

One plush, about 5" wide, 5" tall, and 7" long

## SKILLS USED:

- Fusible web applique
- Ladder stitch
- Sewing curves
- Gathering stitch
- Basting



## Contract

HPC-2020-24

205 W Church

6-27-195

Tony Alongi and Alongi Construction (hereafter "Party 1") and Matthew k  
2") hereby agree to the following:

**Item: Labor and Materials. Tear off, re-deck, re-shingle, roof. Install gutters, and downspouts. Replace and/or repair any rotted roof structure Remove and haul away old roof, and any other construction materials. Materials and workmanship shall be of good quality and industry standard materials and practices should be used.**

Description:

1. Remove and haul away all layers of asphalt shingles, and all layers of cedar shakes from main roof.
2. Remove and haul away all layers of asphalt shingles from rear roof.
3. No work to be done to front porch roof.
4. Install 7/16" OSB (or suitable equivalent) on main roof.
5. Install Ice and Water Shield 3' wide at all eaves and valleys.
6. Install 30# roofing felt (or suitable equivalent.)
7. Install new wide brown drip edge, pipe collars, chimney flashing, and flashing on rear roof where it meets the main house.
8. Install Owens Corning Duration Architectural Shingles (with Sure-nail Technology, 130mph Wind warranty) (Or suitable agreed upon alternative.)
9. Replace rubber membrane on flat portion of main roof. Weatherize as appropriate.
10. Install new brown aluminum gutters with downspouts on main house, rear portion of house, and front porch.
11. Clean up job site to condition before work began.

Additional Features: **Party 1 will provide a Roof Workmanship Warranty to protect against any installation defects.**

**Roof - \$14,500**

**Gutters - \$3,000**

**Siding/Soffit repair \$500**

Value: **\$18,000**



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

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

**1. PROPERTY ADDRESS**

Street \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ ZIP \_\_\_\_\_

Work to be performed in **YEAR 1**

Calendar Year \_\_\_\_\_

Work to be performed in **YEAR 2**

Calendar Year \_\_\_\_\_

Work to be performed in **YEAR 3**

Calendar Year \_\_\_\_\_

Work to be performed in **YEAR 4**

Calendar Year \_\_\_\_\_

Work to be performed in **YEAR 5**

Calendar Year \_\_\_\_\_

**OWNER'S CERTIFICATION**

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

**SIGNATURE OF OWNER** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**STATE HISTORIC PRESERVATION OFFICE USE ONLY**

I hereby approve the phasing plan for this project

**WHS PROJECT NO.** \_\_\_\_\_

\_\_\_\_\_  
For Daina Penkiunas, State Historic Preservation Officer

\_\_\_\_\_  
Date



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Holin Kennen / Harvest Brown</u>	Historic Property Address: <u>217 W. Main St.</u>
	Applicant Mailing Address: <u>217 W. Main St.</u>	Evansville, WI 53536
	<u>Evansville WI 53536</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <u>608-882-0267</u>	Parcel Tax ID Number: <u>222 001056</u>
	Applicant Email: <u>toholin@gmail.com</u>	Parcel Number: <u>6-27-60</u>
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name:	
	Owner Address: <u>Same as above</u>	Historic Property Name: <u>None</u>
	Owner Phone:	AHI Number:
	Owner Email:	Contributing: Y or N

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

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

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at [www.wisconsinhistory.org](http://www.wisconsinhistory.org)

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

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

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

SUBMITTED BY: T.H.

Owner or Applicant Signature

DATE: 5/27/20

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. Exterior elevations or sketches of existing conditions and proposed work</li> <li>4. Samples or specifications of proposed materials</li> <li>5. If Section 3B applies, evidence of un-reparability</li> <li>6. Site plan (if applicable)</li> <li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li> <li>8. Additional attachments that may assist in understanding the proposed work</li> </ol>

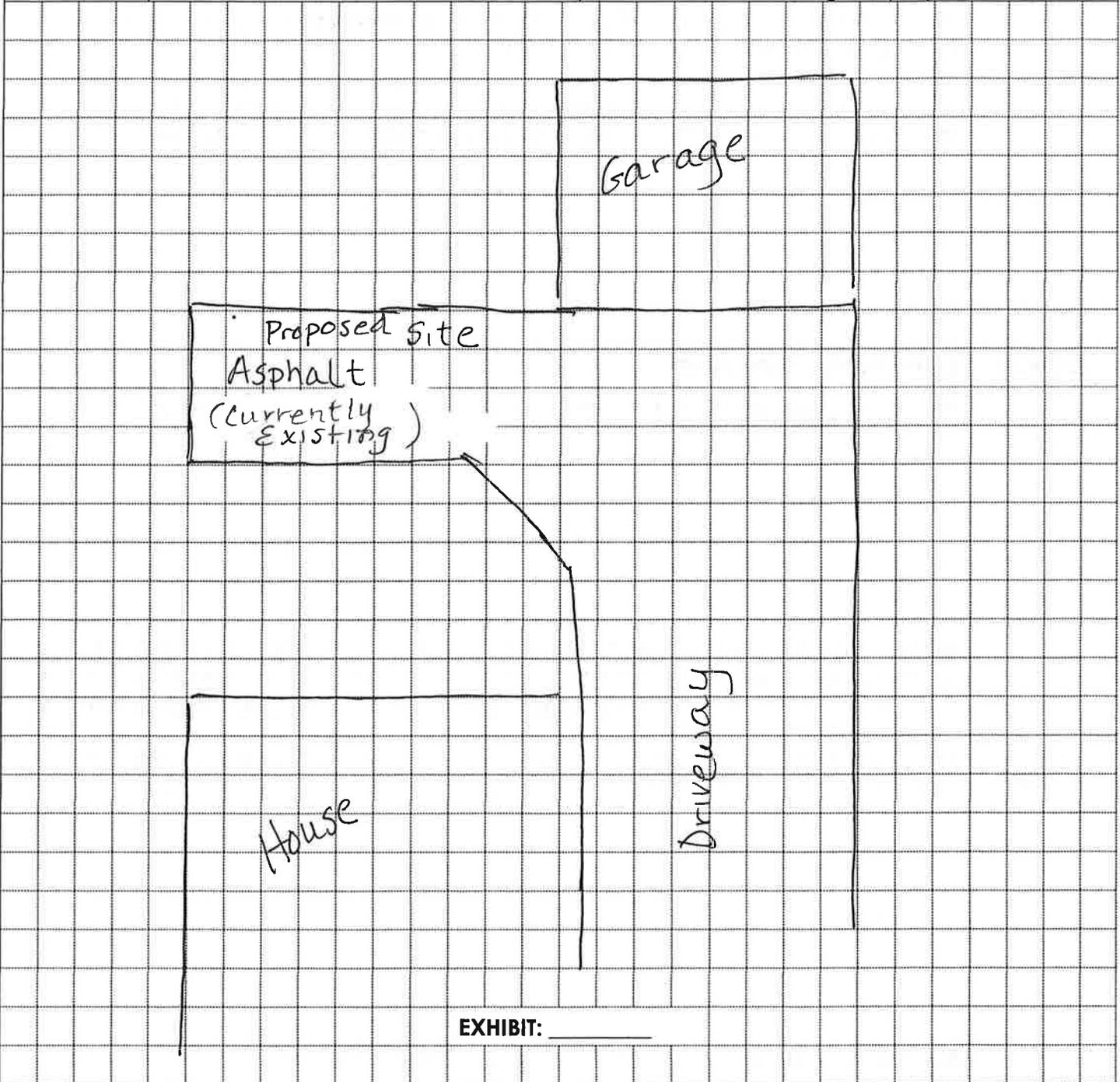


EXHIBIT: \_\_\_\_\_



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

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

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

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

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

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

Summary of Work:

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

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

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

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

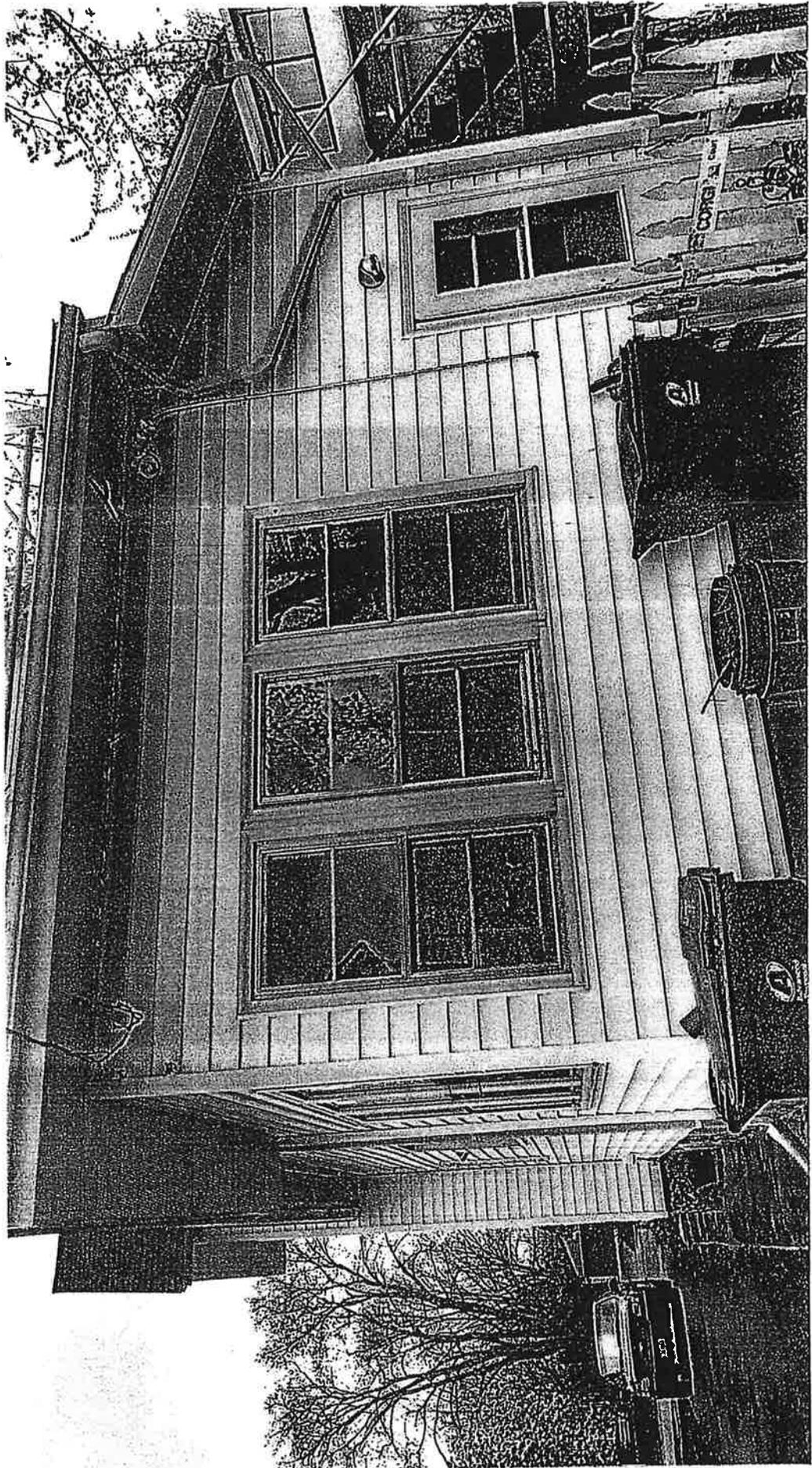
**HISTORIC PROPERTY INFORMATION**

Historic Property Address:

Tax ID Number: 222 001056

Historic Property AHI Number:

Parcel Number: 6-27- 60





6'3"

WARRANTY  
1. The manufacturer warrants that the materials and workmanship are free from defects in material and workmanship under normal use and conditions.  
2. This warranty is void if the shed is used for any purpose other than that intended by the manufacturer.  
3. The manufacturer is not responsible for any damage to the shed caused by fire, flood, or other acts of God.  
4. The manufacturer is not responsible for any damage to the shed caused by improper use or maintenance.  
5. The manufacturer is not responsible for any damage to the shed caused by unauthorized modifications or alterations.  
6. The manufacturer is not responsible for any damage to the shed caused by the use of any other materials or components not approved by the manufacturer.  
7. The manufacturer is not responsible for any damage to the shed caused by the use of any other tools or equipment not approved by the manufacturer.  
8. The manufacturer is not responsible for any damage to the shed caused by the use of any other methods or techniques not approved by the manufacturer.  
9. The manufacturer is not responsible for any damage to the shed caused by the use of any other parts or accessories not approved by the manufacturer.  
10. The manufacturer is not responsible for any damage to the shed caused by the use of any other materials or components not approved by the manufacturer.





CAREFULLY CRAFTED

IN THE U.S.A.

MARTEEN  
— PORTABLE —  
BUILDINGS

SINCE 1995

MARTENPORTABLEBUILDINGS.COM

PROJECT ADDRESS 217 W. Main St. Evansville WI PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION: <u>portable garden shed</u>	PARCEI #: <u>6-27-60</u>
	TAX ID #: <u>222-001056</u>



### BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED:  CONSTRUCTION  HVAC  ELECTRIC  PLUMBING  OTHER portable building

OWNER'S NAME <u>Holin Kennen / Harvest Brown</u>	ADDRESS <u>217 W. Main Evansville WI</u>	PHONE <u>608-882-0267</u>	EMAIL <u>toholin@gmail.com</u>
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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
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 96 sq. ft. SQ.FT. ESTIMATED PROJECT COST \$ 2450

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE T.K. DATE 5/27/20

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

**PLOT PLAN MUST INCLUDE:** LOT LINES, STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS ( DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES 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/](https://www.dps.wi.gov/UDC-ADMIN-CODE/)

PERMIT FEE: \$ 50.00 CHECK #: 3290 DATE: 5/27/20

PERMIT ISSUED BY: \_\_\_\_\_ CERTIFICATION #: 70184

LARRY SCHALK

Paid To:  
City of Evansville

Receipt: 1.141100 50.00  
KENNEN, TINA  
May 28, 2020 02:25PM