

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, July 15, 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.

***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 June 17, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
 - A. 16 N Second – Replace Porch (Application HPC-2020-31)
 - B. 419 S First – Replace windows (Application HPC-2020-32)
8. Discussion Items
 - A. Update and Next Steps for 32 W Main – Replace windows (Application HPC-2020-29)
 - B. Discuss Demolition Requests
 - C. Discuss Recognition Program
 - D. In-person meeting in August
9. Old Business.
 - A. Review Draft of Park Plan: <https://ci.evansville.wi.gov/parkplan>
10. Report of the Community Development Director.
11. Correspondence, Comments or Concerns
12. Next Meeting Date: *August 19, 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 June 17, 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:**

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Ryan Sands, Bray Architects, Applicant
Gene Lewis	A	Lisa Bau, Applicant
Ald. Joy Morrison	P	
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

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

4. **Motion to waive the reading of the minutes from the June 3, 2020 meeting and approve them as printed by Morrison, seconded by Christens. Approved unanimously.**

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

6. **Citizen appearances.** None.

7. **Applications**

A. 111 W Liberty/307 S First - Fence (Application HPC-2020-27).

Applicant Sands shared the information and pictures regarding the replacement of an existing wood fence. The School District met with the neighbor/property owner of 107 W Liberty Street, and they are in agreement with the fence replacement. The new wood fence will be 6’ high, except the portion that falls within the front yard setback, which will be 3’ high and 50% opaque to comply with current fencing ordinance requirements. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Christens. Approved unanimously.**

B. 10 W Liberty – Replace Porch and Door (Application HPC-2020-28).

Applicant Lisa Bau reviewed the project with the commission. Replace existing front porch door with historically accurate wood storm door. Replace front porch steps/landing for safety reasons. Will reuse existing rod rails. The commission also discussed with Bau her prior application regarding the replacement window

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

on the east side that she installed that is not in the following the WI State Historical Statute. The commission asked for an update on replacing the noncompliant window. Bau has not replaced the window to date. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Morrison. Approved unanimously.**

- C. **32 W Main – Replace Windows (Application HPC-2020-29).** Applicant not present. In reviewing the application, the style of the replacement windows that are referencing a “cottage” style, do not match the original/current windows. **Motion to table the application until more detailed information would be presented to the commission by Koser, seconded by Culbertson. Approved unanimously.**

- D. **137-139 E Main – New Sign (Sign-2020-04)** –Applicant not present. The 2 signs in non-compliant status were taken down. A new sign has been placed in the window. The Window sign is in compliant with the city ordinance. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Koser. Approved unanimously.**

8. New Business: Discussion Items:

A. **Discuss in-person meeting in July.** See Agenda Item #12.

B. **Review Draft of the Park Plan.**

[https://ci.evansville.wi.gov/content/Life in Evansville/PORP%202020%20Complete%20DRAFT%202.pdf](https://ci.evansville.wi.gov/content/Life%20in%20Evansville/PORP%202020%20Complete%20DRAFT%202.pdf)

9. Old Business. None

10. Report of the Community Development Director.

A. Staff issued COAs for roof replacement at 44 Garfield and 245 W Liberty.

11. Correspondence, Comments and Concerns. None

12. Next Meeting Dates: *July 15, 2020 at 6pm, Virtual; August 19, 2020 at 6 p.m.*

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: Steve Christens	Historic Property Address:
		16 N. 2nd St. Evansville, WI 53536
	Applicant Mailing Address:	Evansville, WI 53536
	15 N. 2nd St. Evansville, WI 53536	The following information is available on the property's tax bill:
	Applicant Phone: 608-335-1400	Parcel Tax ID Number: 222 __029002__
	Applicant Email: sjchristens@gmail.com	Parcel Number: 6-27-__443__
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
		Historic Property Name:
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):

- 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

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: Steve Christens
Owner or Applicant Signature

DATE: July 7th, 2020

AT

18

SECTION		PROPOSED WORK CHECKLIST
<h1 style="font-size: 48px; margin: 0;">2</h1>		<p>Please check all boxes that apply and provide more detail in Sections 3 and 4:</p>
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal <input checked="" type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input 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	3A 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:
	South side porch - replace railings, spindels, and steps of porch
	Front porch - convert porch to original layout
	Porch to back stairs - replace steps and adding railings
	Screen Porch - replace metal door with all screen door and replacing steps and railing
	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:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?
	No
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:
	n/a

SECTION	SUPPLEMENTAL QUESTIONS
4	4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	No
	4B 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 www.nps.gov/tps/standards/rehabilitation.htm 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>
	Porches are in poor condition in need of repair to meet city code.
4C Have you submitted this project for state or federal tax credits?	
No	

SECTION	REQUIRED ATTACHMENTS
<p style="font-size: 2em;">5</p>	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work



1. South Side Porch



1. Front Porch



EXHIBIT: _____

1. Back Stairs Porch



1. Screen Porch



**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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

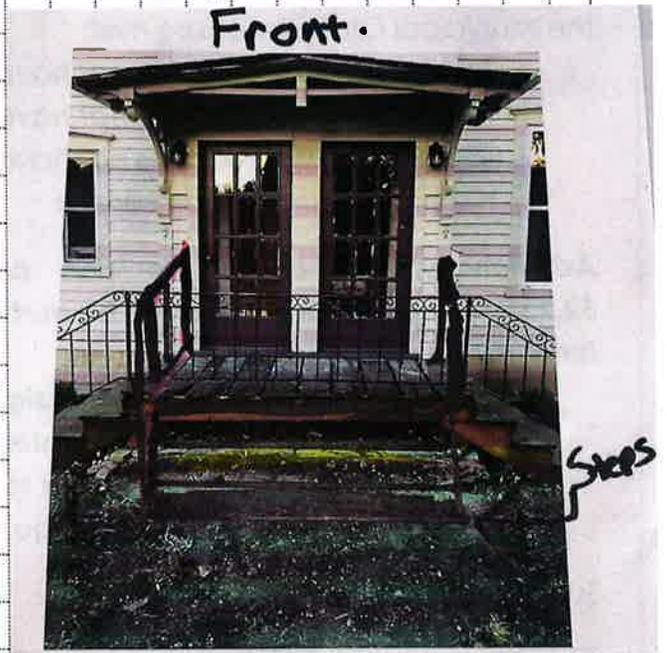
Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27- _____

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

3. Screen Porch Sketch of Improvements



3. Front Porch Sketch of Improvements



3. South Side Porch Sketch of Improvements



3. Back Stairs Porch Sketch of Improvements



EXHIBIT: _____



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

[Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

Other Standards and Guidelines:

[Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

[Guidelines for the Treatment of Historic Properties](#)

[History of the Standards](#)

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an [interactive web feature](#).



PROJECT ADDRESS _____ PERMIT # _____

PROJECT DESCRIPTION:	PARCEL #:
	TAX ID #:



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
Steve Christens	16 N. 2nd St. Evansville, WI 53536	608-882-6032	sjchristens@gmail.com
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 Porches _____ SQ.FT. ESTIMATED PROJECT COST \$ 1500

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 Steve Christens DATE 7/7/2020

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.

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

CALL DIGGERS HOTLINE: 1-800-242-8511

Evansville Historic Preservation Commission

2020 Meeting Dates

*Meetings typically held at City Hall, 31 S. Madison Street, at 6:00 PM
Dates and times subject to change*

Wednesday, January 15, 2020

Submit Applications for January Meeting by Friday, January 3, 2020

Wednesday, February 19, 2020

Submit Applications for February Meeting by Friday, February 7, 2020

Wednesday, March 18, 2020

Submit Applications for March Meeting by Friday, March 6, 2020

Wednesday, April 15, 2020

Submit Applications for April Meeting by Friday, April 3, 2020

Wednesday, May 20, 2020

Submit Applications for May Meeting by Friday, May 8, 2020

Wednesday, June 17, 2020

Submit Applications for June Meeting by Friday, June 5, 2020

Wednesday, July 15, 2020

Submit Applications for July Meeting by Monday, July 6, 2020

Wednesday, August 19, 2020

Submit Applications for August Meeting by Friday, August 7, 2020

Wednesday, September 16, 2020

Submit Applications for September Meeting by Friday, September 4, 2020

Wednesday, October 21, 2020

Submit Applications for October Meeting by Friday, October 9, 2020

Wednesday, November 18, 2020

Submit Applications for November Meeting by Friday, November 6, 2020

Wednesday, December 16, 2020

Submit Applications for December Meeting by Friday, December 4, 2020

Last Updated: December 31, 2019

I:\Community Development\2020 HPC Meeting Dates.docx



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.**

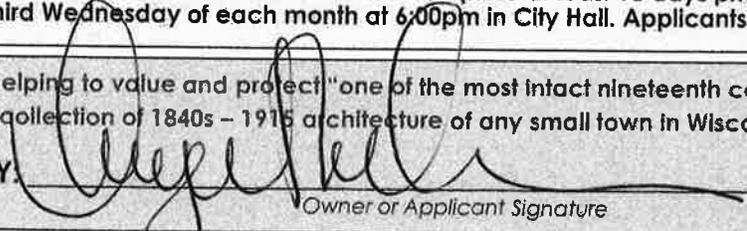
SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Casey & Amylee Miller</u>	Historic Property Address:
		<u>419 S. 1st St.</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>419 S. 1st St.</u>	The following information is available on the property's tax bill:
	Applicant Phone: <u>608-235-8997</u>	Parcel Tax ID Number: 222 <u>023011</u>
	Applicant Email: <u>caseymiller77@gmail.com</u>	Parcel Number: 6-27-_____
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
		Historic Property Name:
	<u>Darlin Mihills House</u>	
Owner Phone:	AHI Number: <u>84825</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
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

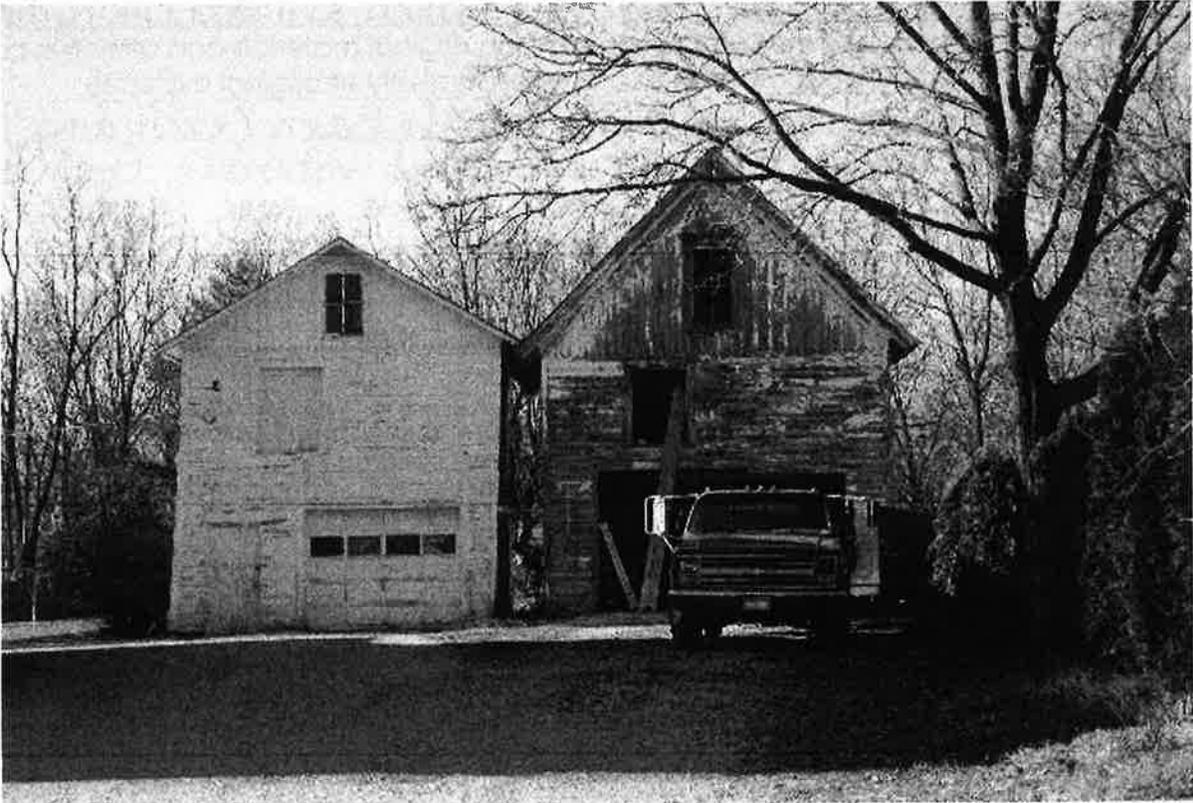
SUBMITTED BY:  DATE: 6-30-2020
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input 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>Switch wood to steel</i>) <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with metal) <i>Shingles to Steel roofing</i>
<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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Change of materials <i>option 1 = steel siding</i> <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) = <i>option 2</i> <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 checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input checked="" 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"/> _____

we need to paint the barn after it is roofed. We will paint to match the house and the shed.

SECTION	PROPOSED WORK SUMMARY
<p style="font-size: 2em; text-align: center;">3</p> <p>option 2</p>	<p>3A 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>Our barn roof is leaking & needs major repair. We store equipment in this area, and it is ruining items, etc - We plan to have it roofed (in steel) and then fix rotten areas before painting it to match the house.</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>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
<p>option 1</p>	<p>We have minor spots to repair which will entail using historically sound materials</p>
	<p>3C 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>In these minor repairs for the barn (excluding the roof in which we have a steel estimate for) my contractor husband will use the same material as the existing to repair rotten areas of the barn.</p>
	<p>switch to steel siding</p>

SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; text-align: center;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>no, it will not.</p>
	<p>4B 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 www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p>
	<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>4C Have you submitted this project for state or federal tax credits? No</p>



DL Building LLC

W509 Atkinson Rd.
Albany, WI 53502

**SPECIALIZING IN
POLE BUILDINGS &
STEEL ROOFING**



608-897-8429

Amy Miller
419 S. 1st St.
Evansville WI 53536

Date: 7.6.2020

Job Location: Same

Phone: 608.235.3396

We hereby submit specifications and estimates for:

Barn Roof:

2x4's over existing roof and reroof with 29 Ga.
40 yr. steel (Exposed fastener)

If accepted: Please sign this contract and return white copy with \$200.00 deposit.
We will need the rest of the 50% when we get closer to starting the job. Thank You

We propose hereby to furnish material and labor -- complete in accordance with the above specifications for the sum of:

\$ 3800 Three thousand Eight hundred Dollars

with payments to be made as follows: 50% down remainder upon completion,

Deposit _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted Mike [Signature]

Note - this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Color _____

024

DL Building LLC

W509 Atkinson Rd.
Albany, WI 53502

**SPECIALIZING IN
POLE BUILDINGS &
STEEL ROOFING**



608-897-8429

Amy Miller
419 S. 1st St.
Evansville WI 53536

Date: 7.6.2020
Job Location: Same
Phone: 608.235.3396

We hereby submit specifications and estimates for:

Barn Sides.

1x4's over existing walls and reside with

2x Ga. 40 yr. steel (Exposed Fastener)

Wrap Existing windows and doors in steel
coil

Cost \$6500

Soffit and Fascia \$1750

If accepted: Please sign this contract and return white copy with \$200.00 deposit.
We will need the rest of the 50% when we get closer to starting the job. Thank You

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: 50% down remainder upon completion

Deposit _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
Submitted

Muh Bst

Note - this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Color _____

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work

- change sliding barn door to ~~an~~ ^{decorative} overhead door
- add windows to 2nd story side and back walls
- Replace existing overhead door in back of barn
- add windows to 1st floor on R side and back
- Repair all broken + rotten wood.

EXHIBIT: _____



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

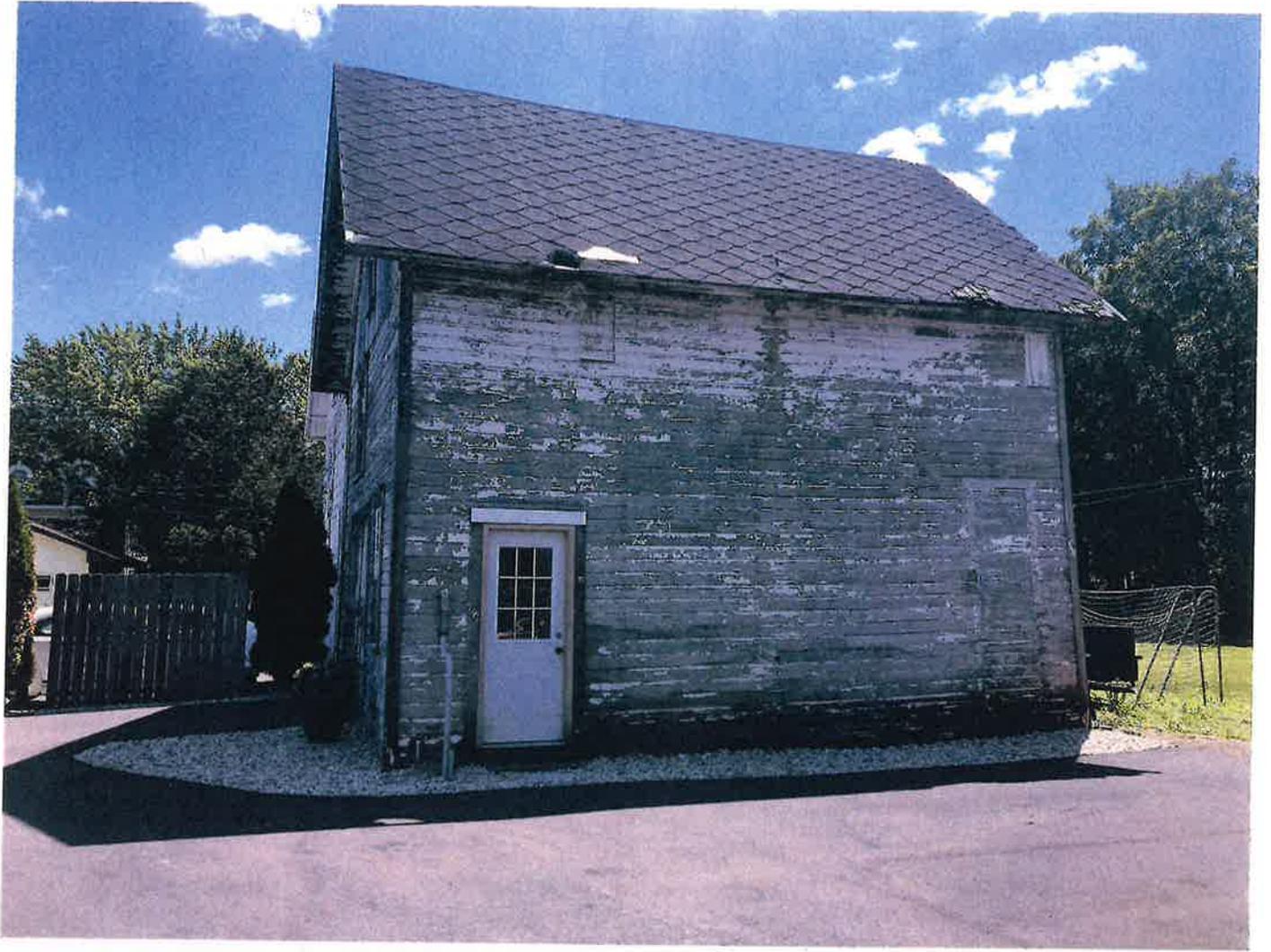
Barn pics

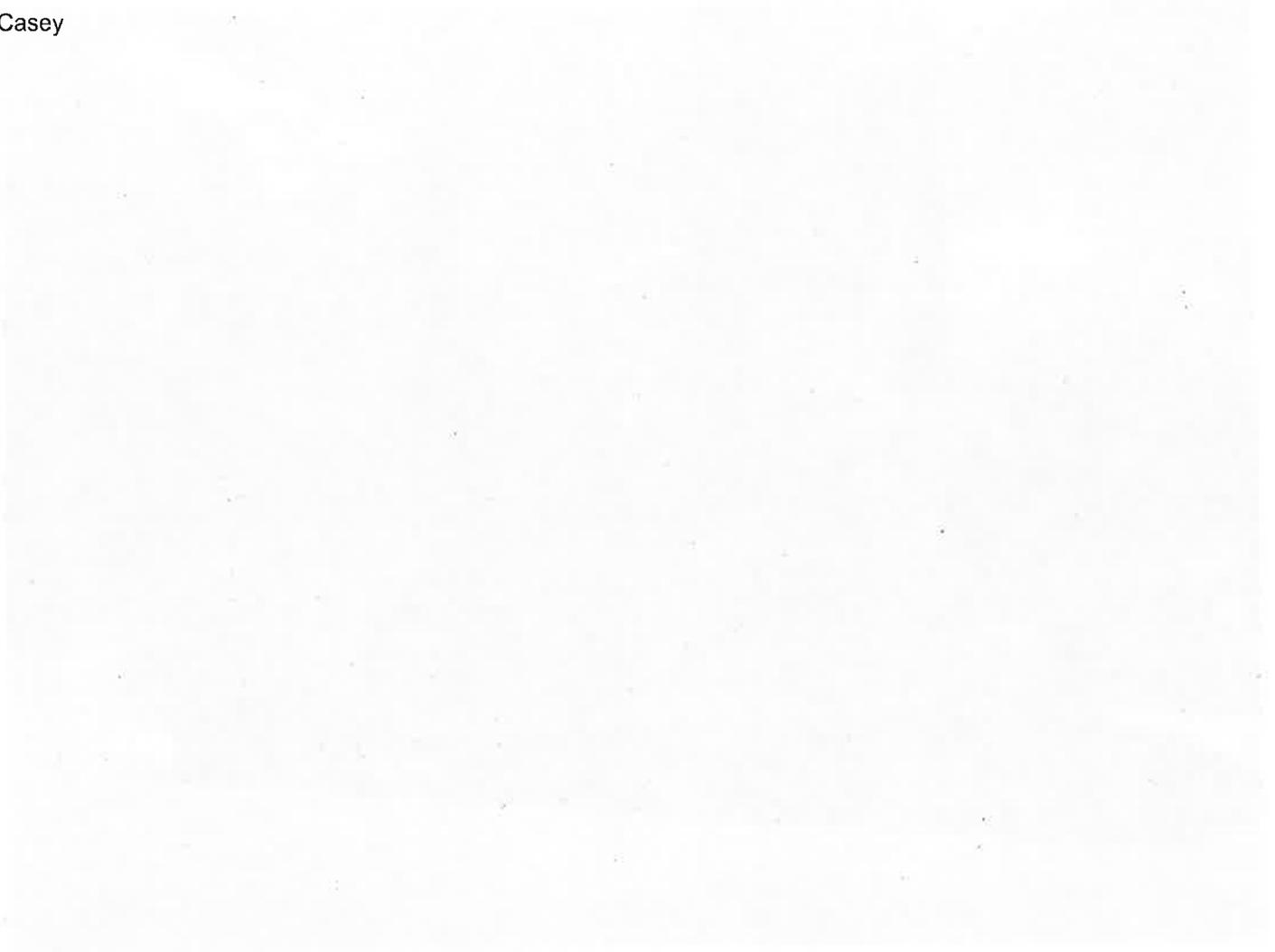
1 message

Casey Miller <caseymiller77@gmail.com>

Fri, Jul 10, 2020 at 2:52 PM

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







8A

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

HPC-2020-29

Anika Laube <alaube@coylecarpet.com>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Fri, Jul 3, 2020 at 3:37 PM

Hi Jason:

Sorry for the delayed response. I would argue that all of the large windows on the 1st floor would have been 1/3 or 2/5 based on the originals that are left. Possibly the 2nd floor large windows as well, but yes there might have been some combination of 1/2 throughout. I haven't been able to find a photo earlier than the 60's which certainly would have been replaced since the house was built. If you have photographic evidence of the original windows indicating otherwise, I'd love to see it as my goal is to return the house to as close to original as possible. I plan to do some research of other houses built at the same time to help make this determination and I am still working with my contractor on finalization of products and designs, so I will update when I have more info to give.

Also no one has followed up with me on the permit price that needs to be paid and how to go about that since the building is closed. If you could enlighten me, I would appreciate it 😊

Thanks,

Anika

From: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
Sent: Wednesday, June 17, 2020 7:02 PM
To: Anika Laube <alaube@coylecarpet.com>
Cc: Dan Stephans <djsaia@stephans.org>; Larry Schalk <larry.schalk@ci.evansville.wi.gov>
Subject: HPC-2020-29

Anika,

The Commission tabled your application until next month because the replacement windows appear to be "cottage 2/5", meaning the bottom sash of the window is taller than the top sash. The commission understood the original windows on the building to be traditional double hungs with each sash being equal in height. (with the exception of the two front windows). Can you clarify for the commission what type of windows you are using?

-Jason

--

Jason Sergeant*Community Development Director*

AS

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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