

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, September 23, 2020, 6:00 p.m.

Due to recommended 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 July 15, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
 - A. 252 W Liberty – Fence (Application HPC-2020-38)
 - B. 131 Garfield – Replace Aluminum Siding with Vinyl Siding (Application HPC-2020-39)
 - C. 124 Highland – Exterior Repairs, Alterations, and Fence (Application HPC-2020-41)
8. Discussion Items
 - A. 245 W Church – Demolition and Guidance for Next Steps (HPC-2020-33)
9. Old Business.
 - A. 2020 Park and Outdoor Recreation Plan Park Improvement Illustrations
10. Report of the Community Development Director.
 - A. Staff Issued Certificate of Appropriateness for 21 S Madison – Roof (HPC-2020-37) and 21 Garfield – Roof (HPC-2020-40)
 - B. Discuss 2021 Budget
11. Correspondence, Comments or Concerns
12. Next Meeting Date: *October 21, 2020 at 6pm.*
13. Motion to Adjourn.



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:	Historic Property Address:
	<i>Mary J. Koehl</i>	<i>252 W. Liberty Street</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>252 W. Liberty St Evansville WI</i>	The following information is available on the property's tax bill:
	Applicant Phone: <i>608-589-1867</i>	Parcel Tax ID Number: 222 <i>001209</i>
	Applicant Email: <i>mjkoehl@gmail.com</i>	Parcel Number: 6-27- <i>206</i>
	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:
	<i>Wm & Katie Benson House</i>	
Owner Phone:	AHI Number: <i>85112</i>	
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:

Mary Koehl
Owner or Applicant Signature

DATE:

9 Sept. 2020

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing 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 checked="" type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" 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 checked="" type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input checked="" 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>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><i>Fence: modern chainlink fence to be replaced with wooden 5-6 foot fence.</i></p>
	<p><i>Sidewalk: broken sections to be replaced with same (5 Squares)</i></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? <i>NO</i></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>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>NO</i></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><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p><i>Chainlink fence was installed mid 1970s (?). Propose to replace this with a wooden 5-6 ft. dog eared fence that is similar to that seen in adjacent property. New work will be compatible with historic materials, features, size, scale and proportions.</i></p>
	<p>4C Have you submitted this project for state or federal tax credits? <i>NO</i></p>

4:

Specification of Proposed materials

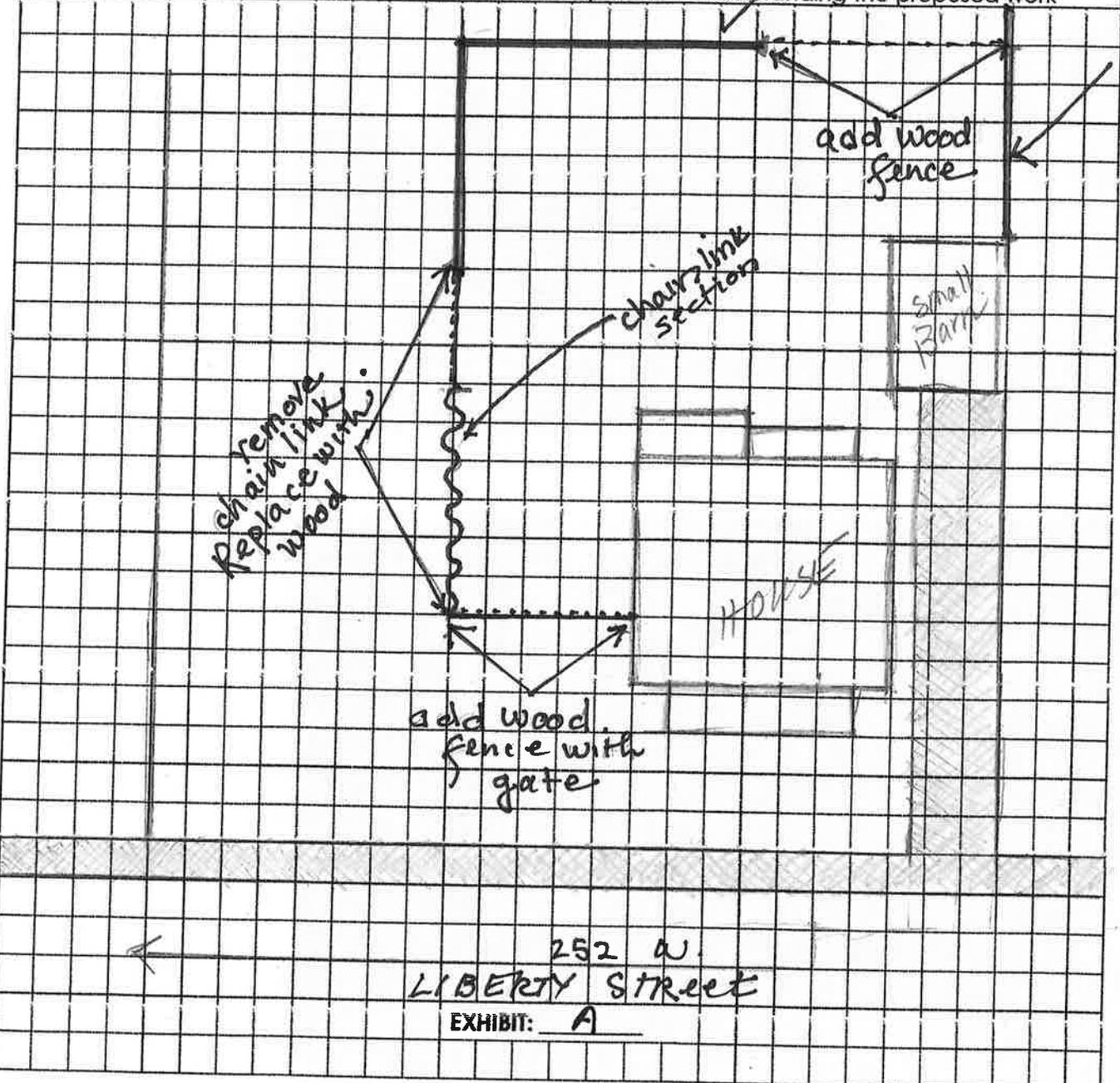
6 ft. H x 8 ft. Western Red Cedar
dog-ear Fence Panels.

We likely will cut these panels
down to 5 ft. H rather
than 6 ft. in order to
keep the proportions more
appropriate.

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 work2. Historic photograph (if available)3. Exterior elevations or sketches of existing conditions and proposed work4. Samples or specifications of proposed materials5. If Section 3B applies, evidence of un-reparability6. Site plan (if applicable)7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org8. Additional attachments that may assist in understanding the proposed work

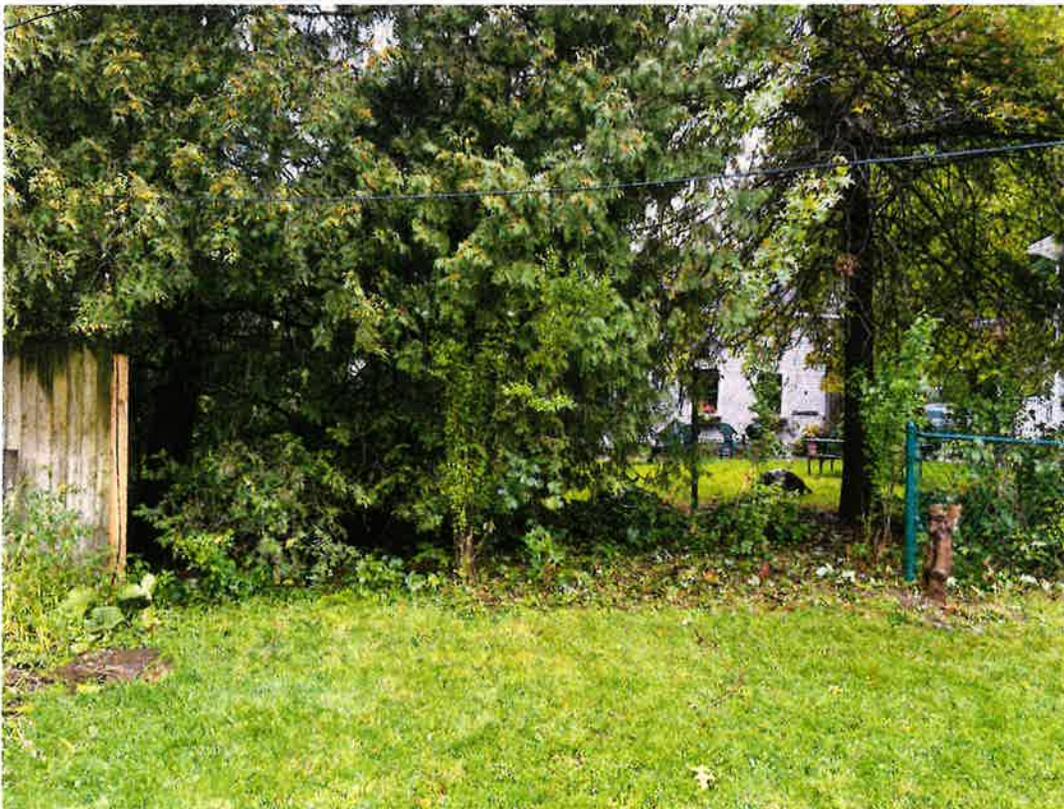
existing fence wood

existing fence (wood)



252 W.
LIBERTY STREET

EXHIBIT: A





PROPERTY RECORD

252 W LIBERTY ST

Architecture and History Inventory

[PRINT](#)[EMAIL A FRIEND](#)[FACEBOOK](#)[TWITTER](#)[MORE...](#)

NAMES ▶

Historic Name: **WILLIAM & KATIE BENSON HOUSE**Other Name: **Daniel J. Emery and Mary J. Koehl House**Contributing: **Yes**Reference Number: **85112**

PROPERTY LOCATION ▶

Location (Address): **252 W LIBERTY ST**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built: **1917**

Additions:

Survey Date: **2006**Historic Use: **house**Architectural Style: **American Foursquare**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶

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

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

HPC-2020-38

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

National Register Multiple Property Name:

NOTES ▶

Additional Information: Garage also on the property.

Bibliographic References: EVANSVILLE REVIEW. JANUARY 2, 1936. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

RECORD LOCATION ▶

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

Have Questions?

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

joe.derose@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

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".

RESOURCE
DESCRIPTIONS



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: 252 W Liberty St	Tax ID Number: 222 001209
Historic Property AHI Number: 85112	Parcel Number: 6-27-206



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:
	EDWARD W. VROMAN	131 GARFIELD AVE
	Applicant Mailing Address:	Evansville, WI 53536
	131 GARFIELD AVE	The following information is available on the property's tax bill:
	Applicant Phone: 608 490 1739	Parcel Tax ID Number: 222 040002
	Applicant Email: WATTVROMAN@21.COM	Parcel Number: 6-27- 500
	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: REF# 85072	
Owner Email:	Contributing <input checked="" type="radio"/> 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: *Edward W. Vroman* DATE: 9/9/2020
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 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 checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" 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>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>REPLACE ALUMINUM SIDING / VINYL SIDING ON EXISTING HOUSE, SEPARATE GARAGE, shed with ALL NEW VINYL SIDING. (ALUMINUM SIDING IS NOT ORIGINAL)</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>NO - ALUMINUM SIDING WAS ON WHEN WE PURCHASED IN 1995 1995</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> </p> <p> </p> <p> </p> <p> </p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO - THIS WILL NOT AFFECT ANY ARCHITECTURAL DETAILS</p>
	<p> </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>REPLACE ALUMINUM / VINYL SIDING WITH AN MATCHING NEW VINYL SIDING ON HOUSE GARAGE shed</p>	
<p>4C Have you submitted this project for state or federal tax credits?</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Exterior elevations or sketches of existing conditions and proposed work4. Samples or specifications of proposed materials5. If Section 3B applies, evidence of un-reparability6. Site plan (if applicable)7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org8. Additional attachments that may assist in understanding the proposed work

EXHIBIT: _____																							
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COVID-19 Updates: The Wisconsin Historical Society **hours** have changed. See a full list of COVID-19 Closures and Events **HERE**.

Visit our other Wisconsin Historical Society websites:

Choose a website



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PROPERTY RECORD

131 GARFIELD AVE

Architecture and History Inventory

PRINT

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FACEBOOK

TWITTER

MORE...



NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85072**

PROPERTY LOCATION ▶

Location (Address): **131 GARFIELD AVE**

County: **Rock**

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

PROPERTY FEATURES ▶

Year Built:
Additions:
Survey Date: **2006**
Historic Use: **house**
Architectural Style: **Prairie School**
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: BUILT BETWEEN 1914 AND 1928 ACCORDING TO SANBORN MAPS.
Bibliographic References: SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1914, 1928.

RECORD LOCATION ▶

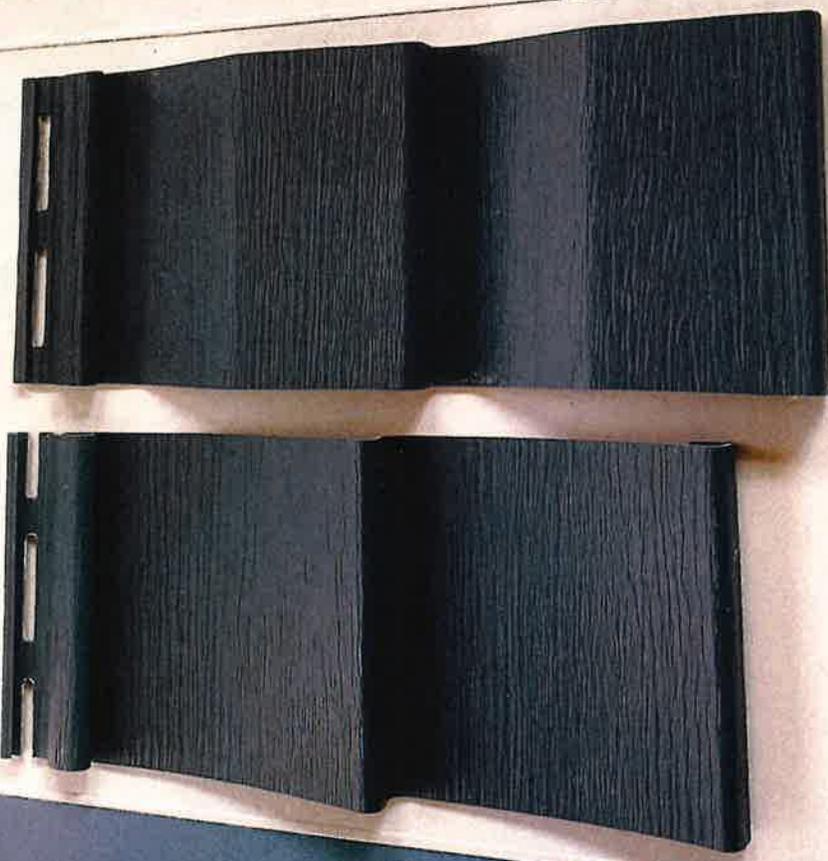
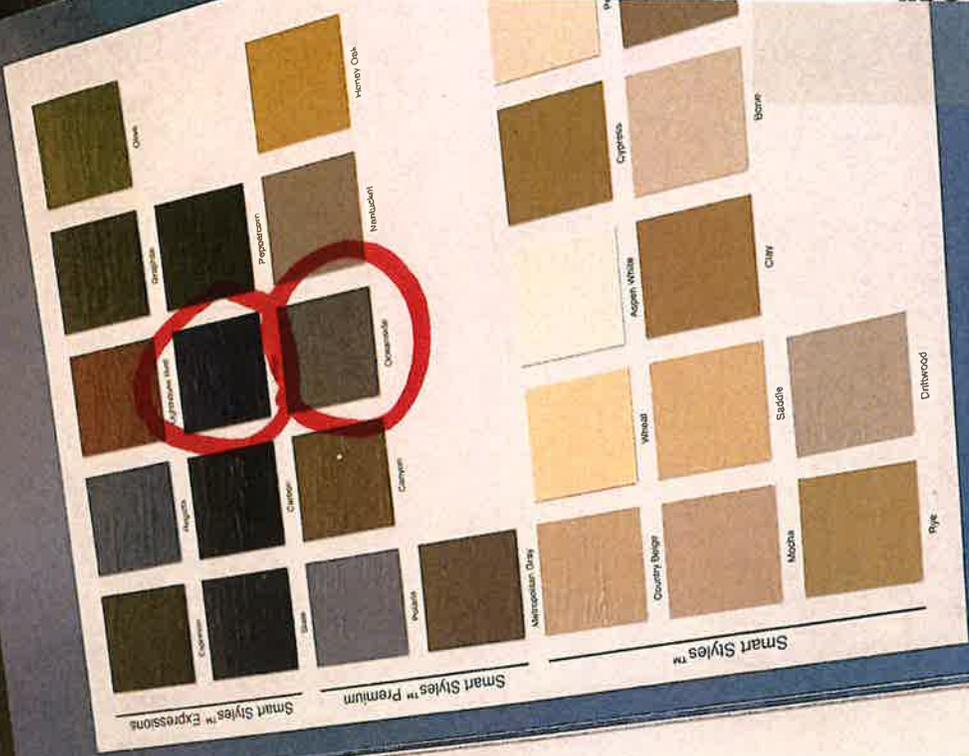
Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

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joe.derose@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:



RoyalBuildingProducts.com/ExteriorPortfolio/MarketSquare













**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:

REPLACE ALUMINUM SIDING WITH VINYL SIDING

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>131 GARFIELD</u>	Tax ID Number: 222 <u>040002</u>
Historic Property AHI Number: <u>85072</u>	Parcel Number: 6-27- <u>500</u>

PROJECT ADDRESS 131 GARFIELD AVE PERMIT # _____

PROJECT DESCRIPTION: <u>REPLACE Existing Aluminum/Vinyl siding with All vinyl Siding</u>	PARCEL #: <u>6-27-500</u>
	TAX ID #: <u>222-040002</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 Siding Replacement

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>EDWARD VROMAN</u>	<u>131 GARFIELD AVE</u>	<u>608 490-1739</u>	<u>WATTVROMAN@MAYOR.CHANGR.COM</u>
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>DC Phillips</u>	<u>DC-041500010</u>	<u>608-751-4025</u>	
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 14,000

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

APPLICANT'S SIGNATURE Edward Vroman DATE 9/9/2020

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: \$ 50 CHECK #: _____ DATE: _____
PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK



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

September Historic Board Meeting - New Siding

Wally Vroman <wattvroman@charter.net>

Tue, Sep 15, 2020 at 1:47 PM

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

Ok, we'll go with the regular vinyl lap siding.

Thanks for the heads up.

Best Regards

Wally Vroman

On Sep 15, 2020, at 1:42 PM, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

I've added that information as well. If by narrow you mean the "Ship lap" style, that is not likely to be approved by the commission, just a heads up. Regular vinyl "lap" siding is approvable in this case, because it is replacing aluminum with an oversized lap.

Hope this helps - Jason

On Tue, Sep 15, 2020 at 11:34 AM Wally Vroman <wattvroman@charter.net> wrote:

Thank you Jason

Our #1 color is Indigo and our lap would be the small one.

Our #2 color is Oceanside..

On Sep 15, 2020, at 11:28 AM, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Thank You, I've added these to the file, the meeting will be virtual, I will send details out once finalized. What color and lap style will the siding be?

(I'm expecting a decision today on the meeting being pushed back one full week due to scheduling conflicts and trying to get this and other applications on the agenda)

On Tue, Sep 15, 2020 at 10:55 AM Wally Vroman <wattvroman@charter.net> wrote:

Good Morning Jason

I'm including current photos of our house attached to this email.

Photos 0926 - 0930 are of the house, detached garage and shed that all are going to have the new matching vinyl siding..

Photo 0931 is of the siding portfolio that PC Phillips dropped off for us to choose the color of the new vinyl siding. I will bring this in for the meeting in person,, but wanted to send a photo of this to you.

Any other questions please let me know.

Best Regards

Wally Vroman

<IMG_0931.jpg><IMG_0930.jpg><IMG_0929.jpg><IMG_0928.jpg><IMG_0927.jpg>
<IMG_0926.jpg>

On Sep 15, 2020, at 10:38 AM, Jason Sergeant
<jason.sergeant@ci.evansville.wi.gov> wrote:

Wally,

I received your application from permit technician at city hall and noticed we still need photos of the house and a sample or product brochure of the proposed siding. Please get that to me as soon as possible.

-J

On Wed, Sep 9, 2020 at 1:14 PM Wally Vroman
<wattvroman@charter.net> wrote:

Thank you for your quick reply Jason I appreciate it.

I'll get the needed contractor information from Andy Phillips and will drop off the paperwork as soon as I can.

Best Regards

Wally Vroman

On Sep 9, 2020, at 1:07 PM, Jason Sergeant
<jason.sergeant@ci.evansville.wi.gov> wrote:

Wally, please get the application in as soon as possible and I very likely can get it on agenda.

I will advise, the commission has not approved some types of siding replacement.

-J

On Wed, Sep 9, 2020 at 12:45 PM Wally Vroman
<wattvroman@charter.net> wrote:

Good Afternoon Jason

My name is Wally Vroman and I currently live at [131 Garfield Ave](#) in Evansville. I would like to see if I could get my proposed work on the September Historic Board Meeting to approve a building permit for residing my house.



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:	Historic Property Address:
	Jason & Rebecca Sergeant	124 Highland Street
	Applicant Mailing Address:	Evansville, WI 53536
	124 Highland Street	The following information is available on the property's tax bill:
	Applicant Phone: 619-885-1011	Parcel Tax ID Number: 222023005
	Applicant Email:	Parcel Number: 6-27-407
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records :
	Owner Name:	Historic Property Name:
	Owner Address:	Gilman Searles House
	Owner Phone:	AHI Number: 140940
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

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:


Owner or Applicant Signature

DATE:

9/14/2020

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input 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 type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <i>(primed / painted cedar)</i> <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.) <i>(trim: painted, smooth PVC)</i>
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <i>(smooth white vinyl)</i> <input type="checkbox"/> Removal, covering or alteration of original trim
<input checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input 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	<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><i>Removal and install of siding and trim in some areas to investigate water leak/damage. Remove non-original window on west facade, replace basement windows & repair porches. Install picket fence in rear yard. Replace rear windows.</i></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? <i>yes and no</i></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><i>Wood patch, filler, and paint have been used to repair water damage has spread to interior of home. Contractor recommends removal and re-install of siding trim w/ new waterproofing and flashing.</i></p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>no</i></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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p><i>1. the property will remain a house. 2. The siding and windows will appear the same as before the project (minus water damage) 3. A picket fence will be added 4,5. no notable changes. 6. yes. 7. N/A 8. no known archeological resources 9,10. N/A</i></p>
<p>4C Have you submitted this project for state or federal tax credits? <i>yes</i></p>	

SECTION

REQUIRED ATTACHMENTS

5

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

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

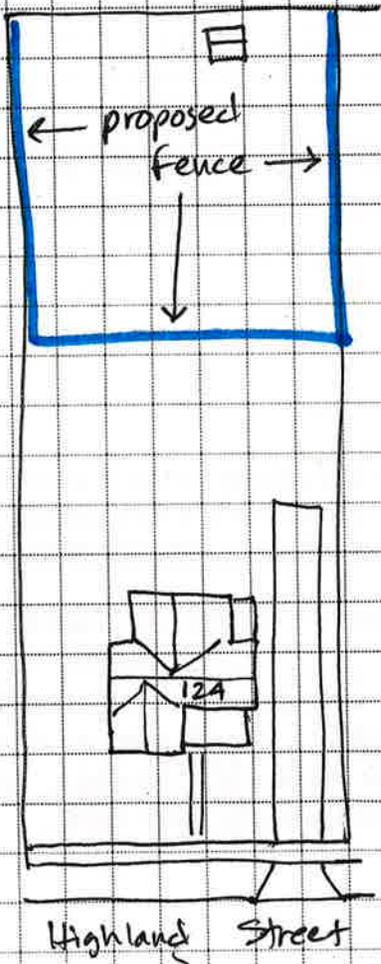
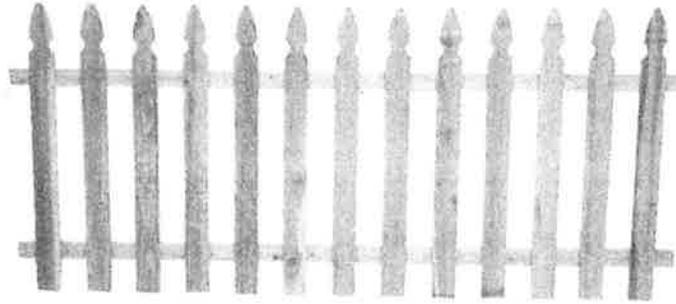


EXHIBIT: _____

4 x 8 Cedar French Gothic Spaced Picket Wood Fence Panel

Model Number: [1731491](#) | Menards® SKU: [1731491](#)



EVERYDAY LOW PRICE

11% MAIL-IN REBATE Good Through 9/19/20

\$38.97

\$4.29

FINAL PRICE

\$34⁶⁸ each

You Save \$4.29 After Mail-In Rebate

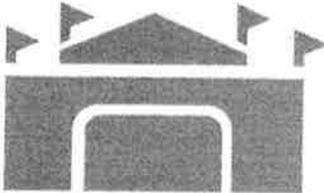
86 People have purchased this product in the past 30 days

! Additional Packaging/Handling Charges May Apply.

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Not sure what to buy?
Check out our **Buying Guides!**

[VIEW NOW](#)



Pick Up At Store

67 In-Stock at [JANESVILLE](#)

[Check Another Store for Availability](#)



Delivery

Available

Description & Documents

Fence in your yard and make your property look great with this timeless decorative panel. Also provides separation between your lot and your neighbors. Install with 4 x 4 x 6' French gothic cedar posts. Automated assembly ensures consistency in manufacturing.



Dimensions: 4' H x 8' W

Shipping Dimensions: 96.00 H x 48.00 W x 0.63 D

Shipping Weight: 30.75 lbs

Brand Name: Real Wood



Features

- Premium cedar pickets with prestained backrails
- 4' high
- 8' wide
- Preassembled with 5/8 x 3-1/2 pickets
- 14 pickets approximately 3-1/4" apart
- Posts sold separately
- Automated assembly
- Ring-shanked galvanized fasteners

Specifications

Product Type	Wood Picket Fence Panel	Material	Cedar
Thickness	2 inch	Special Features	Naturally resistant to Rot & Decay
Overall Height	48 inch	Weight	30.75 pound
Overall Width	96 inch	Color/Finish	Cedar
Top Style	French Gothic	Includes	Fence Panel Only, Pre-Stained Rails
Installed Height	48 inch	Rough Opening Width	96 inch
Overall Depth	5/8 inch	View Return Policy	

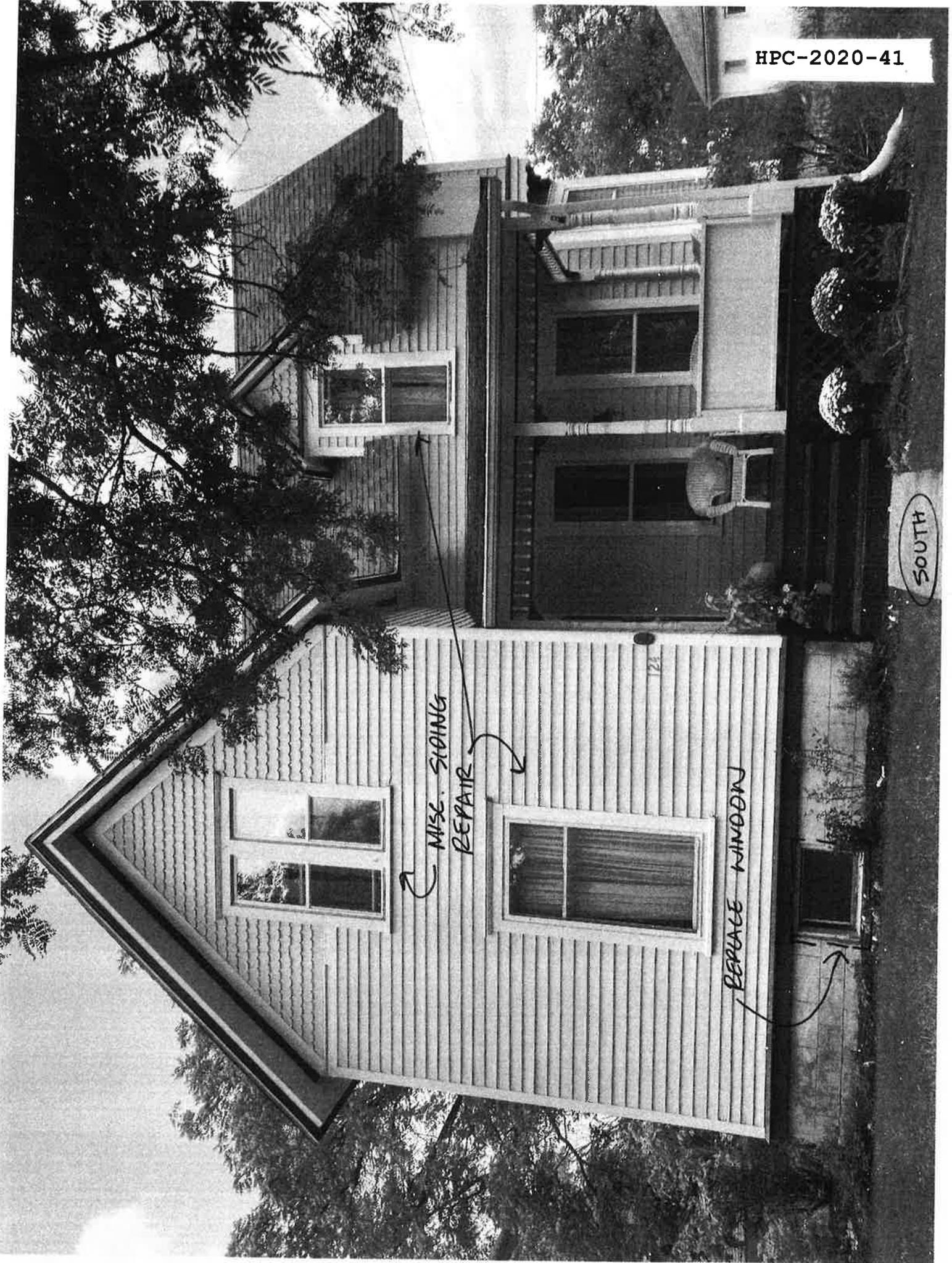
Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com

SOUTH

MISC. SIDING
REPAIR

REPLACE WINDOW

121



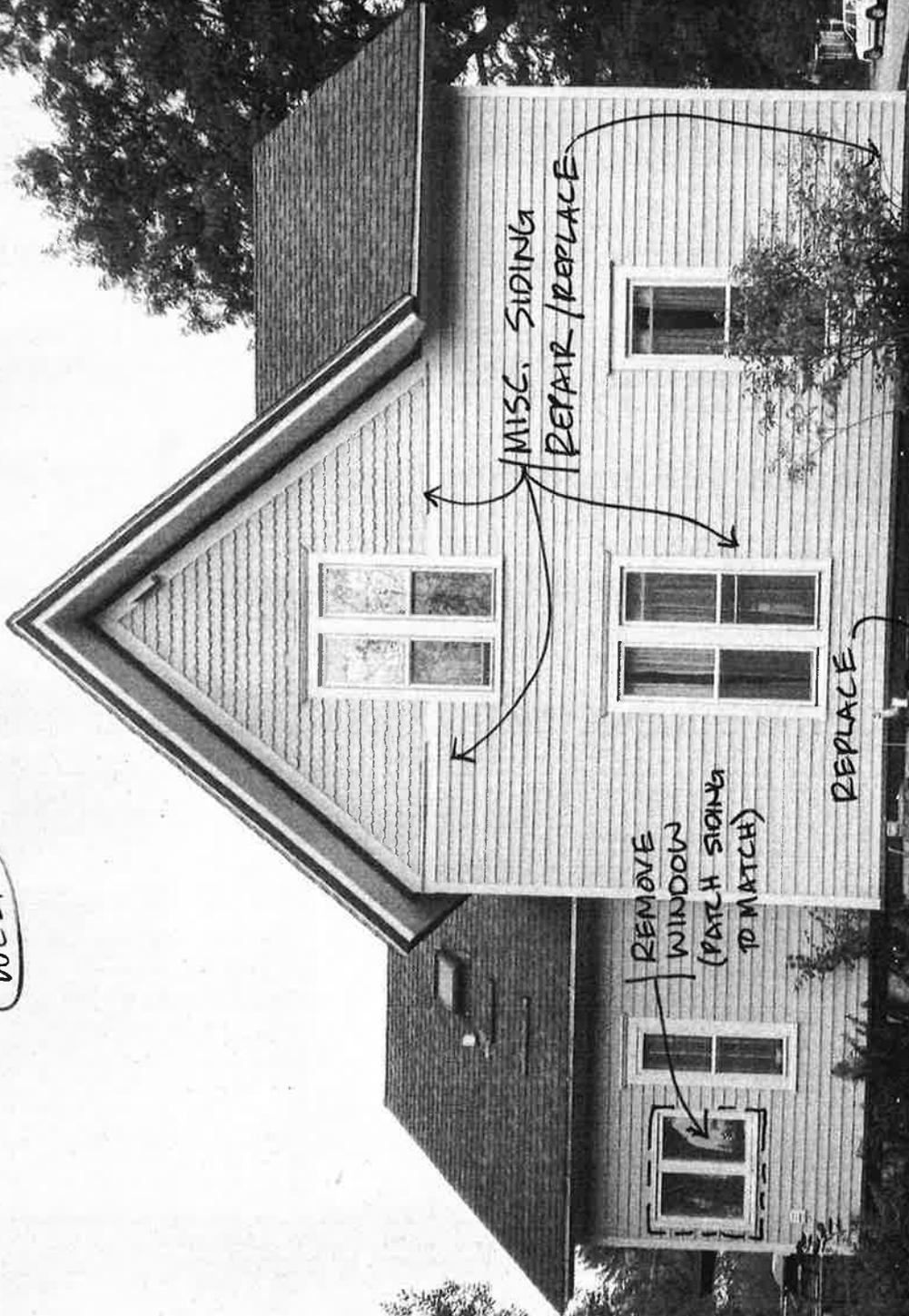
NORTH



MISC.
SIDING
REPAIR

REPLACE
WINDOW

WEST



MISC. SIDING
REPAIR / REPLACE

REMOVE
WINDOW
(PATCH SIDING
TO MATCH)

REPLACE

EAST



SIDING / TRIM
REPLACE

REPAIR
PORCHES

MISC. SIDING
REPAIR

INSTALL
WINDOW



APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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

\$0.00
Application
Fee

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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Diane Maloney Steve Maloney	
	AHI Number (available at www.wisconsinhistory.org):	None
	84933	Parcel Tax ID Number: 222 001192
	Historic Property Address:	Parcel Number: 6-27-189
	245 W. Church St	Phone: 608 228-2185
		Email: steviane09@gmail.com
	Owner Name (if different from above):	alt.
		Owner Phone (if different): 608-931-9540
	Owner Address (if different from above):	Owner Email (if different):
251 W. Church St Evansville WI		

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

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

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

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

3. COA Application for proposed work

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

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

SUBMITTED BY: Diane Maloney Steve Maloney **DATE:** 6/2/20
Owner/Applicant Signature

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	Needs to be removed unfortunately
	It is not safe in present state
	Why is demolition of the structure necessary?
It is ready to collapse, just a matter of time	
How long have you owned the property?	
17 years	

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	none
	What alternatives to demolition have you considered?
	tearing apart and rebuilding
What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?	
No clue	
What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building?	
[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]	

* We invite the HPC to come take a look
Call either one of us to set up a time

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. Site plan (if applicable) 4. Exterior elevations or sketches of existing conditions and proposed work 5. Samples or specifications of proposed materials 6. Additional attachments that may assist in understanding the proposed work
<p style="text-align: center;">South</p> <p style="text-align: center;">lean</p> <p style="text-align: center;">back + side pushed out and off foundation at this corner</p> <p style="text-align: center;">West</p> <p style="text-align: center;">East</p> <p style="text-align: center;">Building leaning to the West</p> <p style="text-align: center;">EXHIBIT: _____</p> <p style="text-align: center;">North</p>	

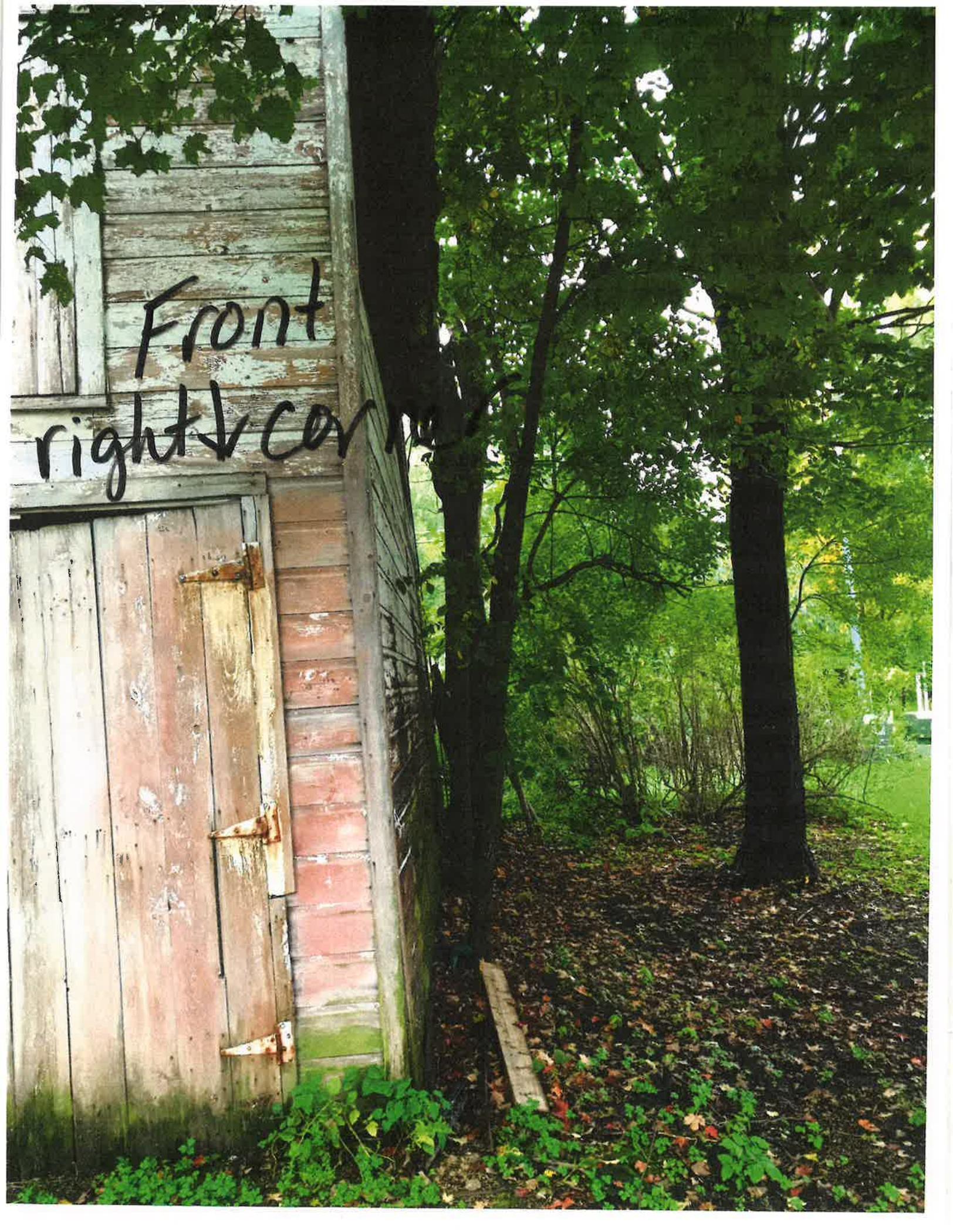
SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Site plan (if applicable)4. Exterior elevations or sketches of existing conditions and proposed work5. Samples or specifications of proposed materials6. Additional attachments that may assist in understanding the proposed work
<p>Structure is 18' wide 26' long 22' high at roof peak</p> <p>Photo copies submitted to the state are same as submitted to Evansville</p> <p>EXHIBIT: _____</p>	





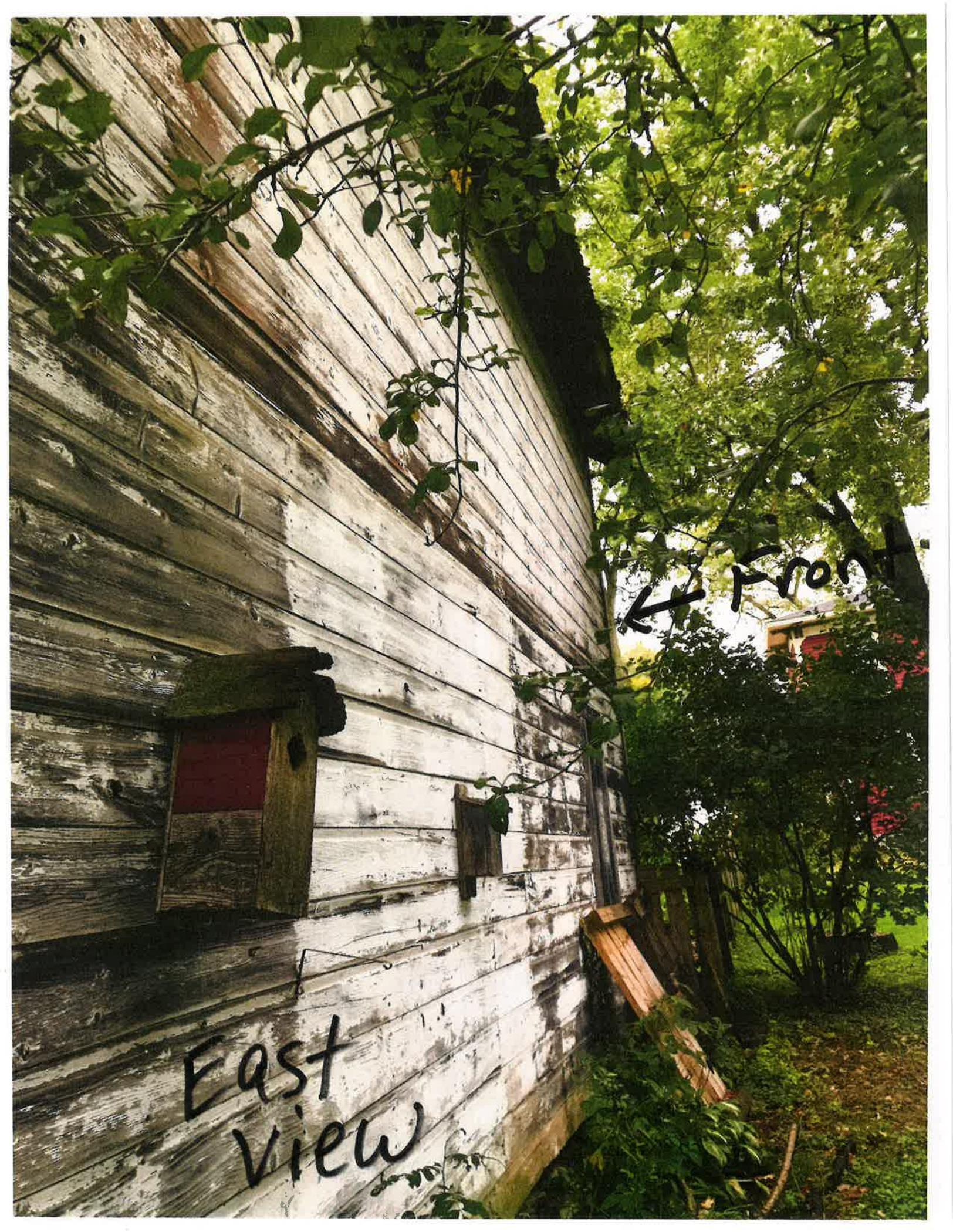
FRONT

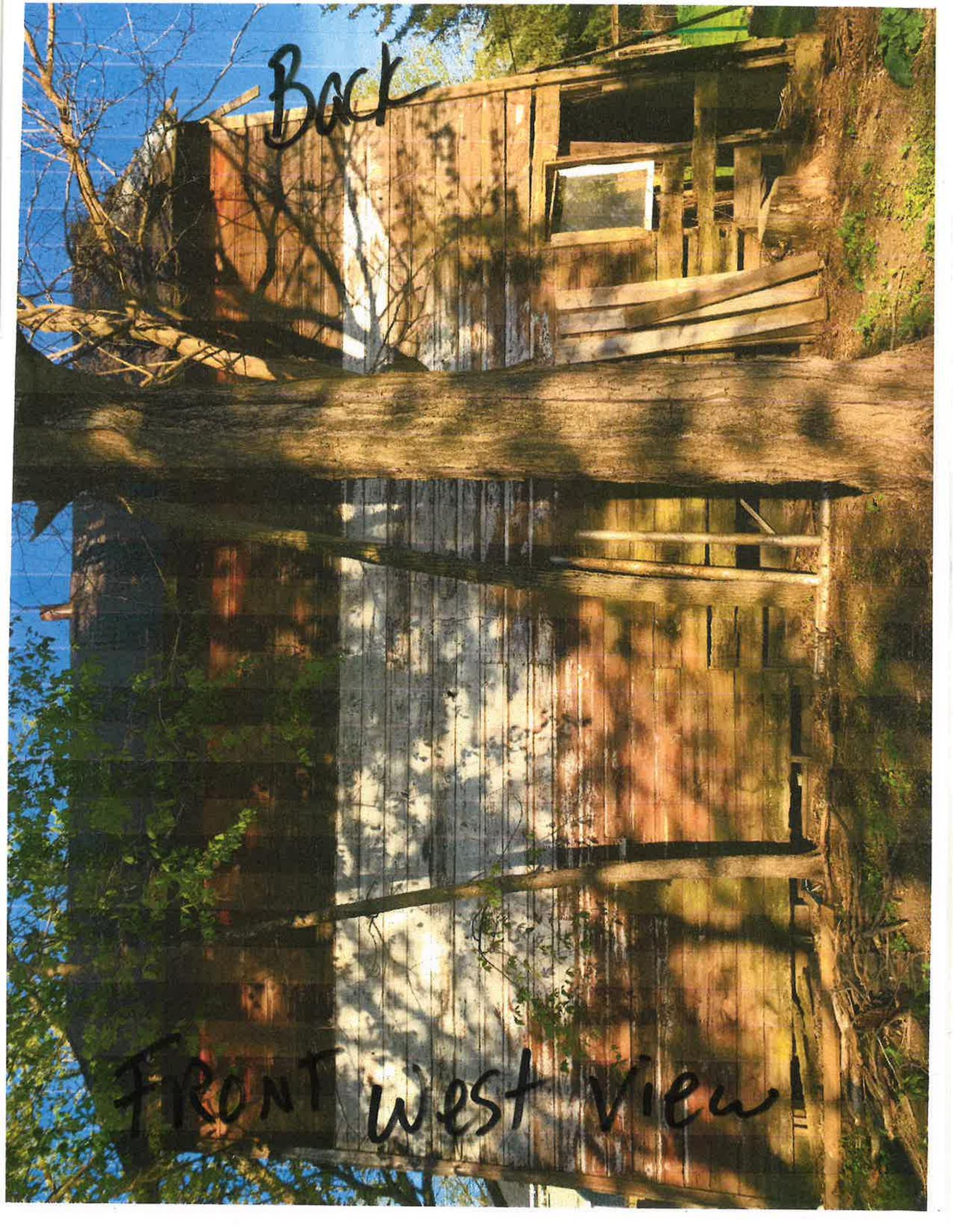
Front
right corner



East
view

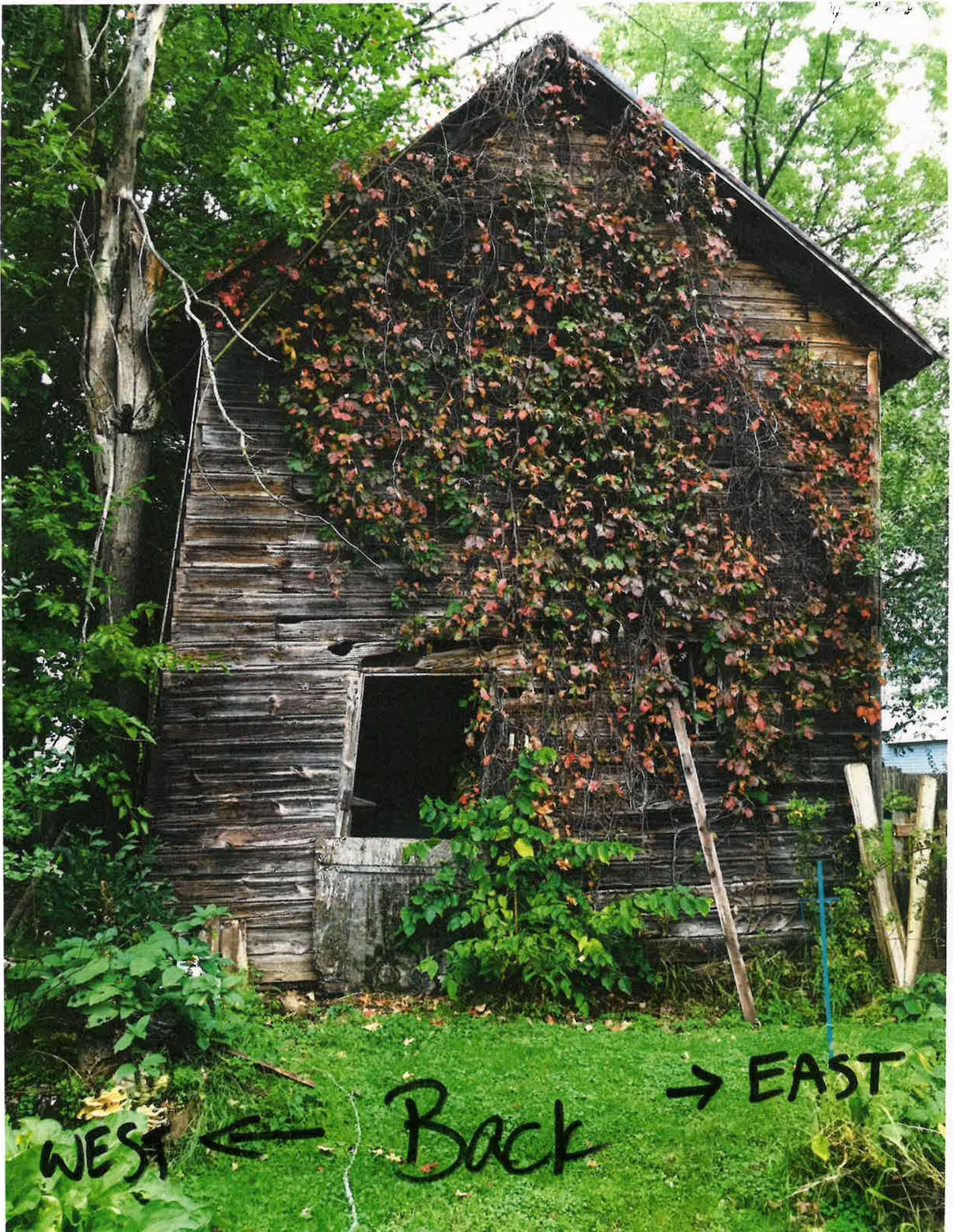
← Front



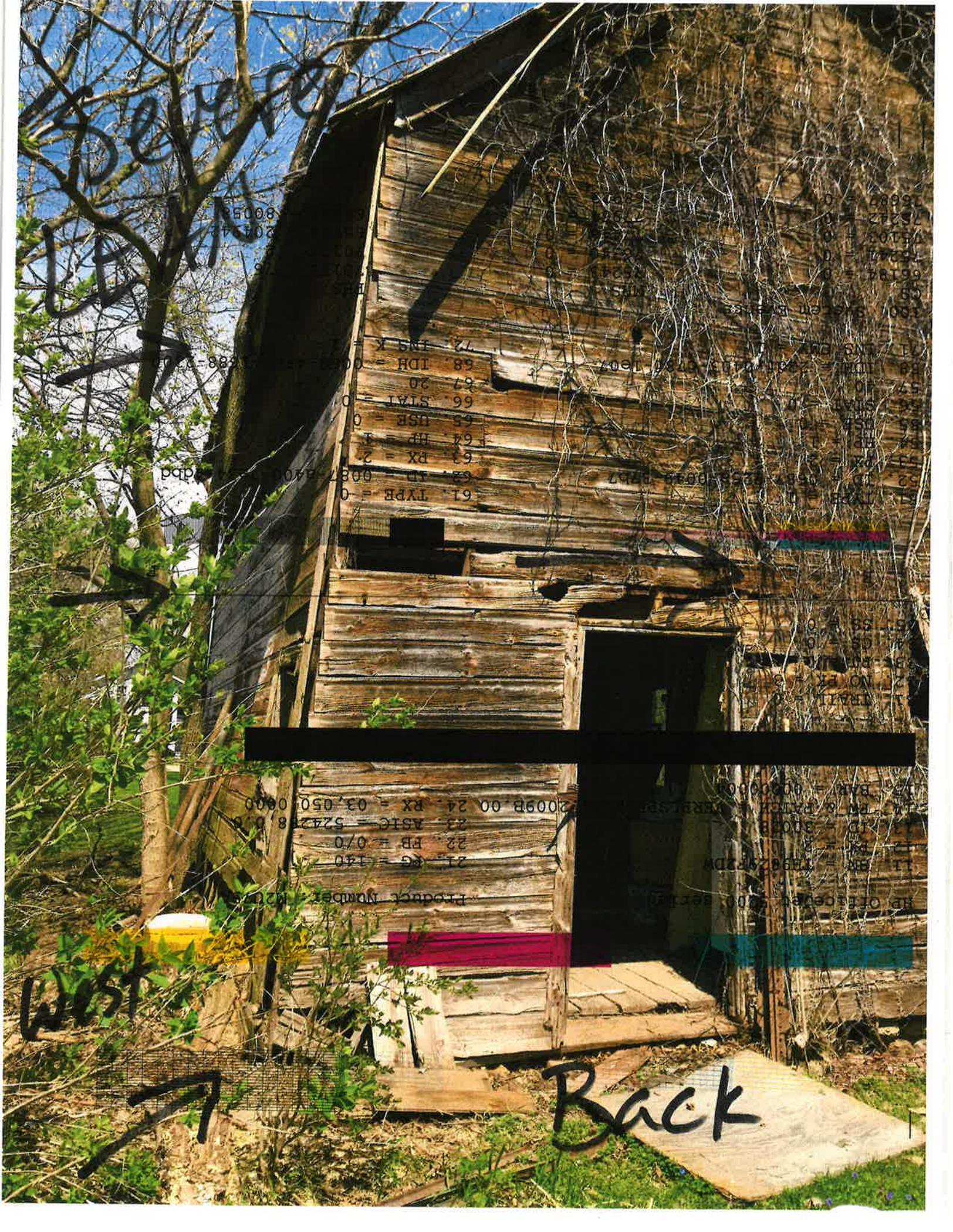


Back

FRONT West view



WEST ← Back → EAST



61. TYPE = 0
 62. AL = 0087-240
 63. PX = 2
 64. HP = 1
 65. USE = 0
 66. STAT = 0
 67. 20
 68. IDH = 00
 72. IMY Y

[Redacted]

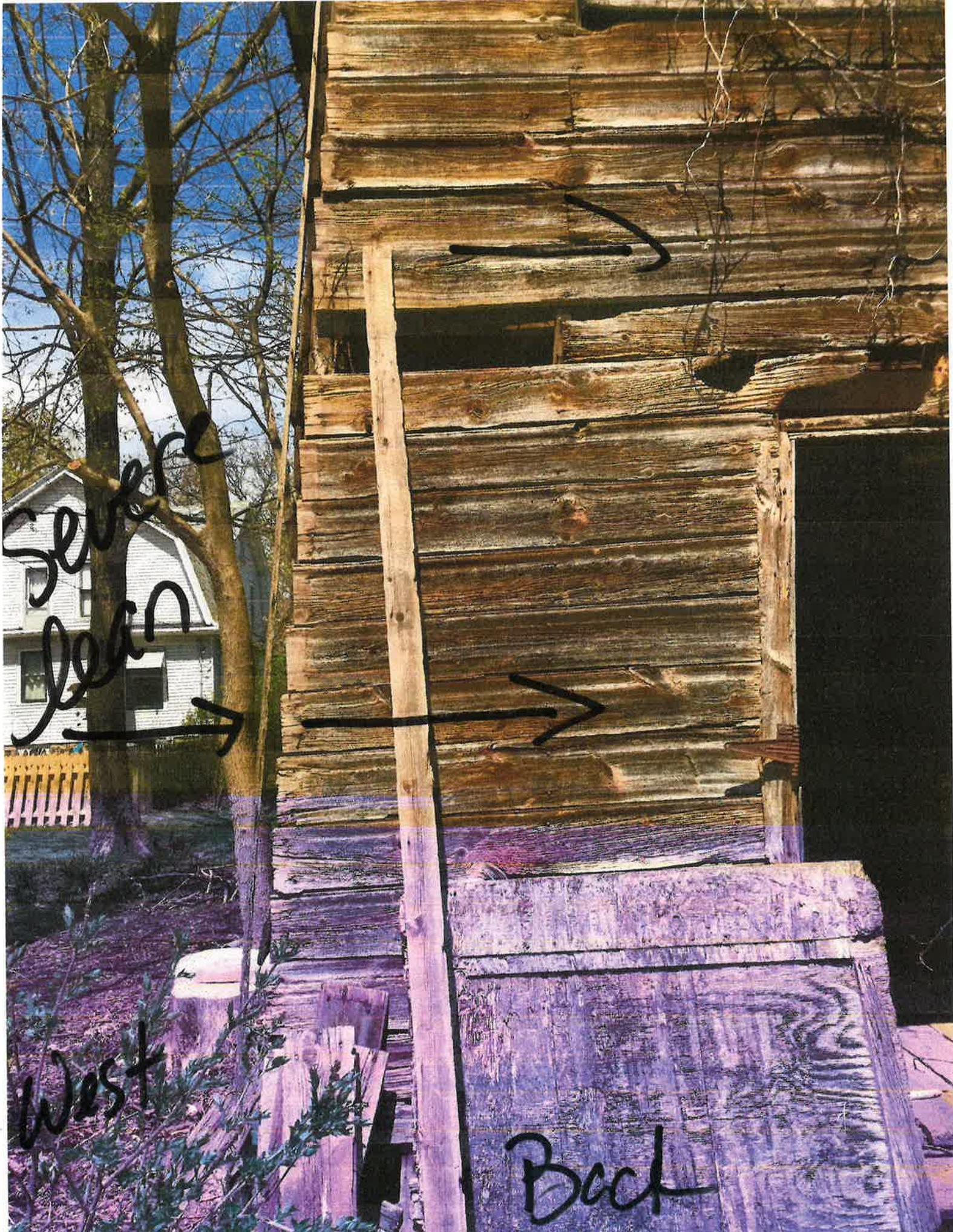
21. CG = 140
 22. FB = 0/0
 23. ASIC = 52428/0/0
 2009B 00 24. RX = 03.050.0000

[Redacted]

[Redacted]

West

Back



Severe lean

West

Back



Pushed
OUT

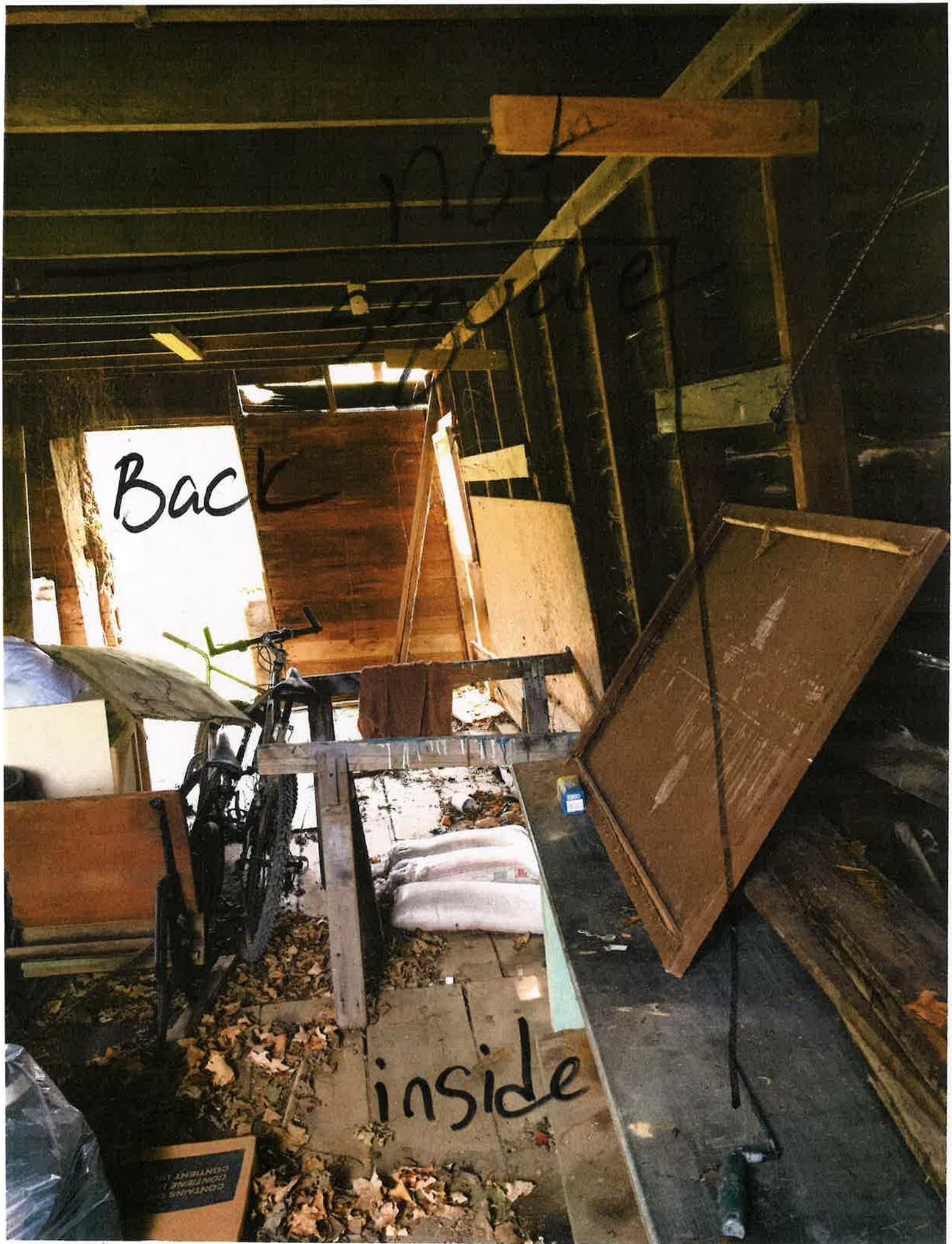
Back
Come



Back

inside

CONTAINS
CONTIENT



PROPERTY RECORD

245 W CHURCH ST

proposing demolition of
accessory building, not pictured house.

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **84933**

PROPERTY LOCATION

Location (Address): **245 W CHURCH ST**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**Historic Use: **house**Architectural Style: **Italianate**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site: **0**Demolished?: **No**

Demolished Date:

DESIGNATIONS

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

National 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: BUILT BETWEEN 1871 AND 1883 ACCORDING TO BIRD'S EYE VIEWS.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883. BIRD'S EYE VIEW OF EVANSVILLE. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.

RECORD LOCATION

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

Have Questions?

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

joe.derose@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

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".

RESOURCE
DESCRIPTIONS



DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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

This decision form will be completed by the chair of the HPC or the Community Development Director.

The Historic Preservation commission is authorized to grant permits to demolish a historic structure when the standards found in section 62-36(11) of the Municipal Ordinances are met:

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

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

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

- Date City sent notice to WHS _____

Permit to Demolish (check one):

Approved, Denied, or Approved with the following conditions:

Approved by: _____
HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address:	Tax ID Number: 222 <u>001192</u>
Historic Property AHI Number:	Parcel Number: 6-27- <u>189</u>



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

HPC-2020-33

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

Mon, Aug 17, 2020 at 4:29 PM

To: steviane maloney <steviane09@gmail.com>

Cc: bmrundle23@gmail.com, Community Development Permits <permits@ci.evansville.wi.gov>, Dan Stephans <djsaia@stephans.org>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Steve and Diane,

I hope this email finds you well. I wanted to touch base regarding your application. I've received it from our Permit Intake Technician, Quinn. He had some questions about whether or not it can be deemed complete.

Some background, per Section 62 of city ordinance, the commission cannot approve any modification that would cause an adverse impact to a structure in a historic district. Demolition of a structure would qualify as causing an adverse impact. The only way the commission can approve an action that causes an adverse impact (demolition) is by also approving a mitigation to the adverse impact. To date, every demolition that has been approved by the commission has been the result of an approved mitigation. Historically, this has been some form of reconstruction or rebuilding a structure similar in size, scale, and architectural detail to what is being removed (such a rebuilding also requires a Conditional Use Permit).

Two recent examples of this are attached. HPC-2019-35/36 was a tear down and rebuild of a garage. HPC-2019-10/17/18 was a partial tear down of the living area of a house damaged by fire, and a rebuild of a garage similar in scale and size. The initial application was denied as a result of no direct mitigation proposed.

As your application is understood, there isn't a corresponding mitigation to the requested demolition of the structure. In an effort to get your application before the commission for comment, and possible approval, please clarify if any proposed mitigation.

Best - Jason

--

Jason Sergeant

Community Development Director

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

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



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

HPC-2020-33

steviane maloney <steviane09@gmail.com>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Thu, Aug 20, 2020 at 4:34 PM

No planned mitigation at this time

[Quoted text hidden]

2 attachments

 **HPC-2019-36 and HPC-2019-35 Combined for GIS_COA App.pdf**
4573K

 **HPC-2019-10_HPC-2019-17_HPC-2019-18 Combined for GIS.pdf**
8795K

Appendix G

Park Action Item Illustrations

Peace Park

Lighting and Signage for "Sense of entry"



AP

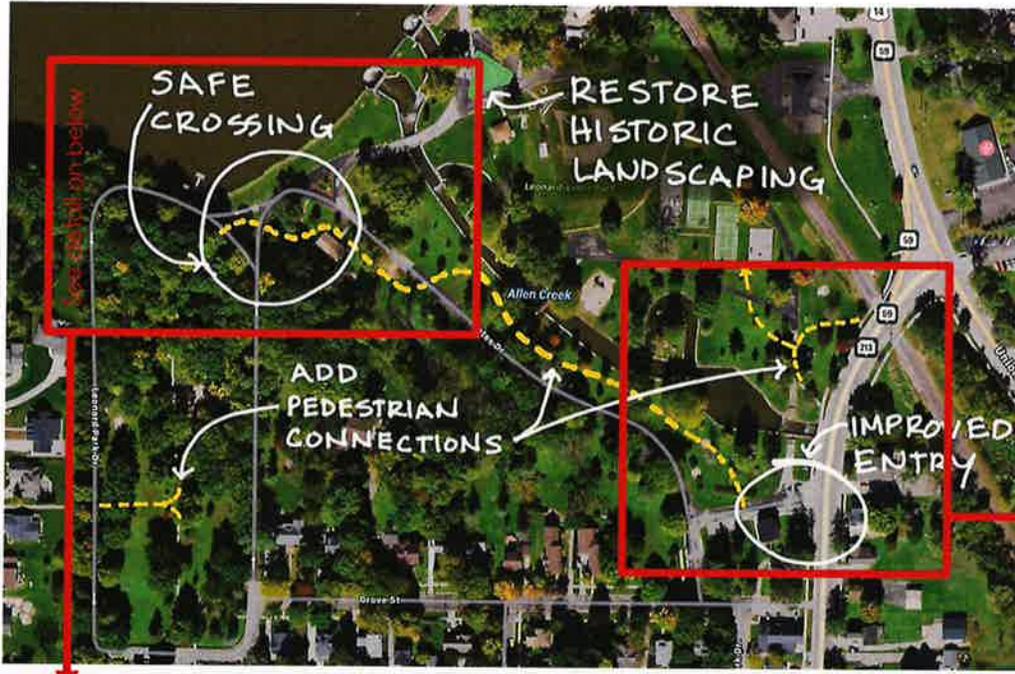
Franklin Park

Connecting walkways, lighting, benches, and landscape screening. Kiosk and shelter to integrate and welcome visitors to downtown.



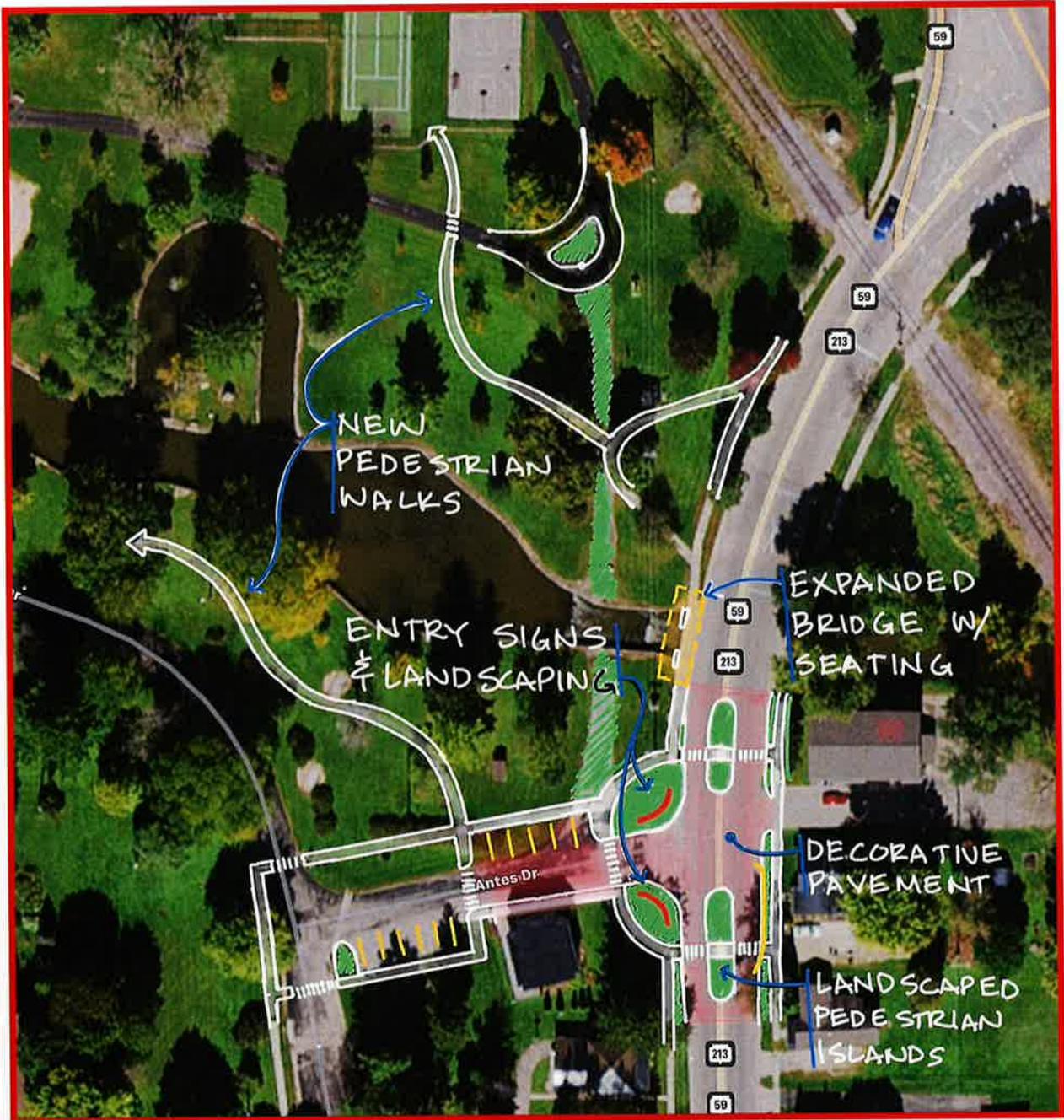
Leonard-Leota Park

Improved Entry and pedestrian access. A more comprehensive pedestrian walkway system would help with park access. Creating a strong sense of entry will welcome visitors from Madison Street.



See detail on next page





**The City of Evansville:
Community Development
Highlights of the 2021 Budget**

Operations

1. \$0 – Increase in 10-56840-330 “Professional Development” to reflect continued attendance at trainings and conferences. COVID 19 in 2020 canceled planned conference attendance.
2. \$1000 – Increase in 10-56840-240 “GIS” to reflect online GIS systems licensing.
3. \$16,448 – Increase in 10-56840-110 “Community Development Salary” to reflect COLA, the joint hiring of part time employee for permit processing and increase from 12.5 hours to 18 hours a week.
4. \$500 – Increase in 10-56880-300 “Historic Preservation Exp” to reflect increased communications and programming for historic education and signage.
5. \$1,600 – Increase in 10-56880-340 “Tree Reforestation” to cover costs equal to 2019 post ash tree removal.

5-10 Year Vision

Item: Permit Processing Assistance

Costs: \$10,000 - \$20,000 annually for contract or PTE help to process incoming permits. Incoming permits have been increasing year over year and application levels have reached their highest point to date. A growing city will only continue this trend. Checking applications for completeness can be extremely time consuming. Having a person dedicated to this task will result in less back and forth with applicants and allow the Building Inspector to process a larger amount of permits

Item: Municipal Code Update

Added Annual Costs: \$5,000
Community Development Staff makes Comprehensive Plan mandated revisions to the code that shifts development focus to form and appearance, not just use. The code change should allow development to occur through means of style and neighborhood improvement, rather than predetermined use and setbacks only.

Item: Comprehensive Plan Update (every 5-10 years)

Purchase Costs: \$20,000-\$30,000
Vision: An independent consultant, managed by Community Development Director, updates the plan post 2020 census to reflect community preferences.

Item: Historic Preservation

Purchase and/or Annual Costs: \$20,000-\$30,000
Vision: Inventory and document historic carriage house, park buildings. Create strategic preservation plans to preserve historic assets for the next several generations.

Economic and Community Development

Account Numbers	Account Titles	FY 2017	FY 2018	FY 2019	FY 2019	FY 2019	FY 2020	FY 2020	FY 2021
		Actual	Actual	Actual	Budget	Current	Budget	Budget	
		12/31/2017	12/31/2018	12/31/2019	12/31/2019	6/30/2020	12/31/2020	12/31/2020	12/31/2021
10-56820-210	PROFESSIONAL SERVICES	\$ 873	\$ 275	\$ 7,000	\$ 7,000	\$ -	\$ 4,500	\$ 4,500	\$ 4,500
10-56820-300	ECONOMIC DEVELOPMENT EXP	\$ 6,061	\$ 3,318	\$ 217	\$ 3,500	\$ 57	\$ 6,000	\$ 6,000	\$ 6,000
10-56820-305	MEMBERSHIP DUES	\$ -	\$ -	\$ 432	\$ 500	\$ -	\$ 500	\$ 3,000	\$ 3,000
10-56820-400	PLAN IMPLEMENTATION	\$ -	\$ 158	\$ -	\$ -	\$ -	\$ 2,000	\$ 1,000	\$ 1,000
10-56820-410	ECONOMIC DEVELOPMENT MARKETING	\$ 1,000	\$ -	\$ 2,610	\$ 3,000	\$ -	\$ 1,000	\$ 5,000	\$ 5,000
10-56820-420	PRINT MATERIALS	\$ -	\$ 418	\$ 154	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
10-56820-720	BLDG IMPROVEMENT GRANT FUND EC	\$ 1,200	\$ 3,600	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ 4,500	\$ 4,500
10-56840-110	COMMUNITY DEVELOP SALARY	\$ 42,498	\$ 53,979	\$ 49,900	\$ 50,225	\$ 26,847	\$ 50,471	\$ 66,919	\$ 66,919
10-56840-132	COMMUNITY DEVELOP DENTAL INS	\$ 1,210	\$ 1,235	\$ 1,273	\$ 1,076	\$ 489	\$ 1,119	\$ 1,119	\$ 1,119
10-56840-133	COMMUNITY DEVELOP HEALTH INSUR	\$ 13,653	\$ 14,058	\$ 12,196	\$ 12,218	\$ 5,787	\$ 12,272	\$ 12,973	\$ 12,973
10-56840-134	COMMUNITY DEVELOP INCOME CONT	\$ -	\$ -	\$ -	\$ 214	\$ -	\$ 217	\$ 222	\$ 222
10-56840-136	COMMUNITY DEVELOP LIFE INSUR	\$ 38	\$ 48	\$ 47	\$ 42	\$ 19	\$ 43	\$ 44	\$ 44
10-56840-138	COMMUNITY DEVELOP RETIREMENT	\$ 2,882	\$ 3,439	\$ 2,945	\$ 3,257	\$ 1,824	\$ 3,407	\$ 4,517	\$ 4,517
10-56840-150	COMMUNITY DEVELOP FICA	\$ 3,362	\$ 4,177	\$ 3,762	\$ 3,804	\$ 1,996	\$ 3,861	\$ 5,119	\$ 5,119
10-56840-210	PROFESSIONAL SERVICES	\$ 5,522	\$ 3,231	\$ 2,937	\$ 3,000	\$ 168	\$ 5,000	\$ 5,000	\$ 5,000
10-56840-211	PROFESSIONAL SERVICES - CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10-56840-212	COMPREHENSIVE PLAN UPDATE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10-56840-240	GIS DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10-56840-251	COMM DEVL - IT MAINT & REPAIR	\$ 3,150	\$ 317	\$ 461	\$ 250	\$ 474	\$ 250	\$ 500	\$ 500
10-56840-252	COMM DEVL - IT EQUIP	\$ -	\$ 2,668	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
10-56840-300	COMMUNITY DEVELOP EXPENSES	\$ 4,333	\$ 3,220	\$ 2,088	\$ 2,000	\$ 1,629	\$ 3,500	\$ 3,500	\$ 3,500
10-56840-330	COMMUNITY DEVL PROFESSIONAL DE	\$ -	\$ 115	\$ 5,442	\$ 5,500	\$ 553	\$ 5,000	\$ 5,000	\$ 5,000
10-56840-342	BOARD OF APPEALS EXP	\$ -	\$ 2	\$ 80	\$ -	\$ -	\$ 400	\$ 250	\$ 250
10-56840-512	COMMUNITY DEVLV WORK COMP INS	\$ 106	\$ 96	\$ 80	\$ 88	\$ 53	\$ 70	\$ 93	\$ 93
10-56840-891	COMM DEV MAPPING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 1,000	\$ 1,000
10-56860-210	ENGINEERING - PLANNING & DEV	\$ (560)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10-56880-300	HISTORIC PRESERVATION EXP	\$ 163	\$ 466	\$ 1,405	\$ 1,000	\$ 116	\$ 1,500	\$ 2,000	\$ 2,000
10-56880-340	TREE REFORESTATION EXP	\$ 2,753	\$ 2,436	\$ 5,548	\$ 5,600	\$ -	\$ 4,000	\$ 5,600	\$ 5,600
		\$ 88,243	\$ 97,256	\$ 100,978	\$ 106,173	\$ 40,012	\$ 110,509	\$ 141,355	\$ 141,355

