

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, December 16, 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 December 9, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
 - A. Care and Maintenance of Historic Wood Windows
 - B. Recognition of *Preservation Heroes*
7. Action Items.
 - A. 109 S Madison – Porch Repairs (HPC-2020-42)
8. Discussion Items
9. Report of the Community Development Director.
10. Correspondence, Comments or Concerns
11. Next Meeting Date: *January 20, 2021 at 6pm.*
12. 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 December 9, 2020 (Rescheduled November) 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	Anika Laube, Applicant
Gene Lewis	P	Roger Berg, Applicant
VACANT	A	
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 October 21, 2020 meeting and approve them as printed by Culbertson, seconded by Christens. Approved unanimously.**
5. **Civility Reminder.** Stephans noted the City’s commitment to civil discourse.
6. **Citizen appearances.** Citizen Arlene Larson as an observer.
7. **Applications- Action Items:**

1. **32 W Main – Window Replacement (Application HPC-2020-29).**

Applicant Laube shared the new window bid from Ganser Company. 16 of 36 windows to be replaced now. Applicant was asked if a contractor had estimated repair of original windows. Laube responded that she had contractors respond to window repairs as “non repairable”. Laube is applying for State Tax Credits. Commission discussed the 3rd floor window, Attic Window Main St, as it is shown in the drawings as one window with no mullion in between the two glass sections. The drawing of the Main St Attic window is not acceptable as it changes the size and appearance of the original windows. Applicant asked the commission if the 2 north facing kitchen windows could be replaced with awning style windows, as the east facing kitchen window has an original awning window.

Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the conditional approval of the following: Main St. Attic window remains as two separate windows, with a same size mullion between the two windows; Jason Sergeant is authorized to sign in place of

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

Chair Dan Stephans; the 2 north facing Kitchen windows be approved for awning style window which includes the east Kitchen awning window by Koser, seconded by Culbertson. Approved unanimously.

2. 14 Railroad – Siding/ Porch Replacement (Application HPC-2020-50).

Roger Berg Applicant proposed replacing the aluminum siding with vinyl siding narrow lap to match 20 Railroad. Berg is not replacing the Porch. He stated the Porch will remain as is. **Motion to accept the application of siding only, finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Christens. Approved unanimously.**

8. New Business: Discussion Items:

- A.** Updates on “Preservation Hero” Award.
Sergeant reported the city website had approximately 57 votes casted for the award. Voting to close on Monday, December 14. The award will recognize the top vote received in each of the following categories: residential, commercial, and city. The award will be presented on Wednesday, December 16.

9. Old Business - None

10. Report of the Community Development Director.

A. Staff Issued Certificate of Appropriateness:

- i.** 15 Mill – Roof (HPC-2020-51)
- ii.** 27 W Main – Change of Copy of Sign Board (Sign-2020-07)

11. Correspondence, Comments and Concerns.

- A. 131 S Third – Window Replacement (HPC-2020-43).** Stephans visited the site and reviewed the windows with the owner. Original windows were in very good condition and the repair needed was manageable. 2 non-original windows are okay to replace per HPC recommendations and approval.
- B. 113 E Main – Exterior Repairs.** Stephans visited the property and reviewed repairs with the owner. Stephans identified the repairs that would need to come before the commission for approval.
- C. 109 S Madison – Porch Repairs (HPC-2020-42).** Stephans visited the property and reviewed with the owner the Porch repair needs. Stephans discovered the structural porch columns were failing. He suggested the owner to temporarily install treated 4x4 column posts to support the porch roof and prevent structural damage. Stephans will draft a letter to acknowledge the column support installed and the time frame of the proposal to be submitted to HPC for approval. Columns to be replaced are original. Stephans and owner reviewed options of replacement columns to be presented to HPC for approval. Also, Stephans suggested the owner moving the end of the handrails to be

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

connected to the square piece of the column instead of the round part of the column for better structural connection.

12. Next Meeting Date: December 16 at 6 p.m., *Virtual Meeting*

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

Wood Windows

Maintain or Replace

Wood Windows

Maintain or Replace

Maintain



Maintain



Residential Cost Calculator

Provides cost comparison of several key exterior features, including windows, siding, eaves & cornices, trim, doors, porch features, and exterior flooring.



Commercial Cost Calculator

Provides cost comparison on several common commercial property items, including windows, entry doors, cornices & eaves, flooring, plaster, and brick masonry.

Fort Collins, Colorado

<https://www.fcgov.com/historicpreservation/costcalculator>

Historic Windows are Sustainable

Maintain



Maintain

Common Myths:

Historic Windows can't be Refurbished or Repaired

- My old windows are rotted and couldn't possibly be restored.
- My old windows have lead paint.
- My old windows have broken ropes or chains, so I can't lift my windows without a prop.
- My old windows have missing or broken glass, or the glass panes rattle around.
- My old windows have old putty that is falling out.
- My old windows are inefficient — air pours right through them.
- My steel casement windows are rusted and can't be fixed.

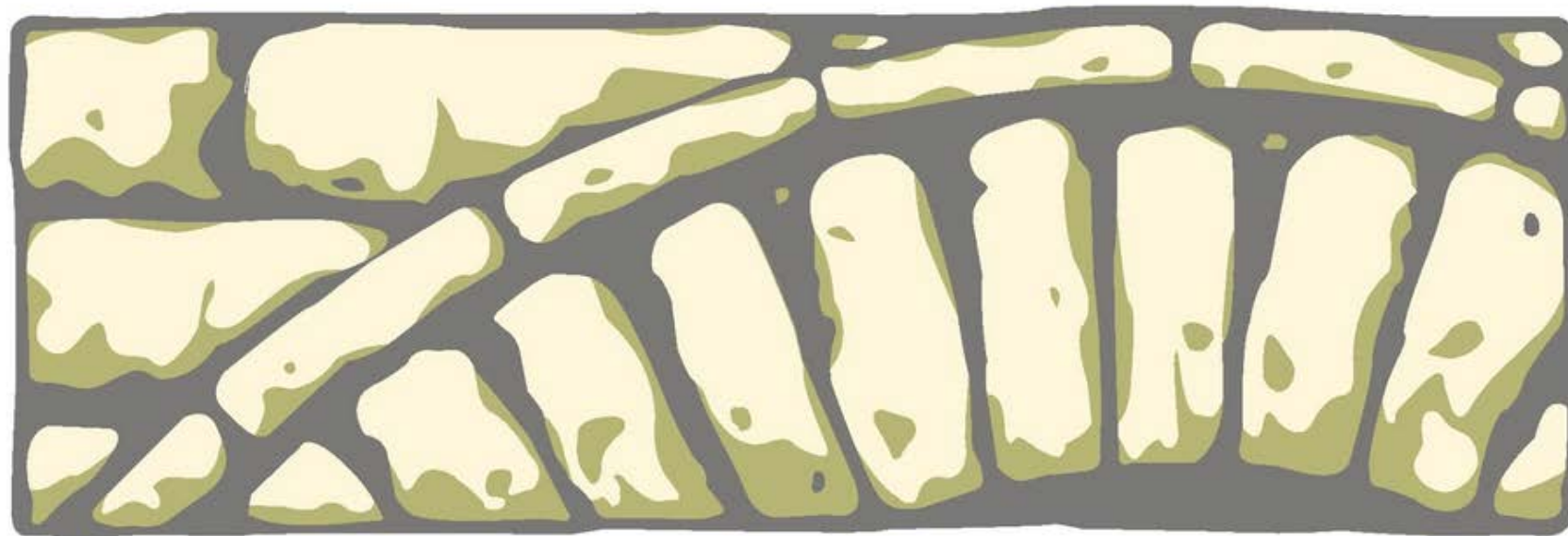
Maintain

Window Conditions & Repairs Rating System		For homeowners interested in repairing their historic windows, this rating system was compiled based on skill level and material costs.					Check your state and local codes before starting any project. Neither the HCBA, any contributors or retailers can be held responsible for damages or injuries resulting from the use of the information in this document.	
Repair Level	Issue	Solution	DIY	Professional	Time	Material Cost	Resource	Notes
i. Basic	A. <i>Mold/Mildew</i> : Symptomatic of and encourages moisture retention, hazardous to health, prohibits operability	Clean mold/mildew with a heavy-duty cleaner or a mixture of detergent & water. Allow to dry and then sanitize with a bleach solution (1/4 c. bleach per gallon water).	✓	✓	15-30 min. per window	Bleach \$5; heavy duty cleaner: \$5-15	Any local hardware or grocery store, http://www.epa.gov/mold/cleanupguidelines.html	Non-porous materials such as solid wood can usually be easily cleaned of mold.
	B. <i>Missing Hardware</i> : Prevents the window from operating properly & conveniently, which can lead to deterioration	Seek replacement(s) that match original and install new hardware.	✓	✓	15 min. per window	Hardware ranges from \$2-25	Local hardware store, Rejuvenation, House of Antique Hardware, Kilian Hardware, thehardwarehut.com , architectural salvage	See Glossary for hardware types and descriptions
	C. <i>Squeaky Hardware</i> : A pulley, metal sash chain, meeting rail lock, or latch that squeaks or is difficult to operate	Apply "lube" like WD-40. Spray affected area, open & close the device several times to get it worked into the hardware and evenly applied. Repeat until it is easier to operate and no longer squeaks. Wipe excess.	✓	✓	5 min. per window	WD-40 \$5	Any local hardware store, Amazon.com, http://www.ehow.com/how_7857480_lubricate-oid-interior-door-hardware.html	Lubrication will only help if the hardware is clean and free of excess paint and rust. See Intermediate Conditions for a guide to over-painted and rusted hardware repairs.
	D. <i>Small Air Leaks</i> : These are small areas around the window where air drafts cause discomfort and energy loss.	<u>Weather-stripping</u> tape, felt and/or removable caulk are highly effective ways to temporarily reduce air infiltration around small gaps in windows. Feel for drafts at the perimeter and meeting rail. Follow packaging instructions for proper installation. If A/C units are left in place during colder months, be sure to cover any gaps to help reduce drafts.	✓	✓	15-30 min. per window	Foam weatherstrip tape \$5-15; removable caulk \$8-10; caulk gun \$10; A/C unit cover \$5-10	Any local hardware store, Amazon.com, http://www.acehardware.com/info/index.jsp?categoryid=1282811&backTo=3440730&savePath=2568443.2568451.2626208.2626341.2627448&infoType=infosport	Depending on the specific type, these forms of weatherstripping may be temporary solutions and will need to be replaced. Permanent weatherstripping options are addressed in Advanced Conditions below. It is best to remove and store A/C units in colder weather.
	E. <i>Over-paint on Glass</i> : Careless and sloppy painting make windows look dirty and unfinished.	Use window cleaner or dish soap solution and a straight edge blade to carefully scrape old paint off of the glass.	✓	✓	5-15 min. per window	Window cleaning solution \$3-10; Utility Blade \$3	Any local hardware store, http://www.freewindowcleaningtips.com/paintremoval.htm	Be very careful to lay the straight edge blade flush with the glass so as not to scratch the glass. Never scrape with a dry blade: always scrape a wet/slippery surface.
	F. <i>Storm Window Check</i> : Without proper maintenance, a <u>storm window's</u> efficiency can be greatly diminished and may allow or cause damage to the primary window frame.	Be sure that storm windows are properly closed and caulked around the exterior perimeter. The storm window <u>weep</u> s (small holes at the sill) and the space between the window and storm should be clear of dirt, debris, and caulk in order to properly vent and discharge moisture.	✓	✓	30-45 min. per window	Caulk \$8-10; Caulk gun \$10	Any local hardware store, Amazon.com, http://www.thisoldhouse.com/toh/article/0,,476717,00.html	If there are no storm windows or the existing storms do not function properly, see Advanced Conditions for a guide to finding new storm windows or repairing damaged storm windows.

Maintain

Window Refurbishment and Repair Contractors

MADISON TRUST



for **Historic Preservation**

Maintain

Window Refurbishment and Repair Contractors

Adams Architectural Millwork Co.

2225 Kerper Blvd., Dubuque, IA 52001

Contact: Chad Lueken

Email: info@adamsarch.com

Toll Free Phone: (888) 285-8120

Phone: (563) 557-8851

Cell: (563) 690-1358

Fax: (563) 557-8852

Architectural Building Arts*

720 Hill St., Madison, WI 53705

Contact: Aaron Monroe

Email: aaron@designbuildmadison.com

Phone: (608) 233-2106, ext 353

Cell: (608) 345-7725

Fax: (608) 233-2146

Community Building & Restoration

125 W. Melvina St., Milwaukee, WI 53212-1127

Contact: Alexander Montozon

Email: amontezon@gmail.com

Phone: (414) 963-1901

Cell: (414) 217-6222

Fax: (414) 332-2105

Hansen Carpentry & Repair

154 Dunning St., Madison, WI 53704

Contact: Jim Hansen

Cell: (608) 515-7781

Historic Window Repair

143 Maple Ave., Columbus, WI 53925

Contact: Iver Bryan

Email: iverbryan@gmail.com

Cell: (608) 219-9652

Maintain

Window Refurbishment and Repair Contractors

Macaulay Artisan Carpentry

449 N. Baldwin St., Madison, WI 53703

Contact: Mark Macaulay

Email: macartisancarpentry@gmail.com

Cell: (608) 695-0219

Martin Glass

2323 Atwood Ave., Madison, WI 53704

Contact: Curt Martin

Email: martinglassmadison@gmail.com

Work: (608) 249-0474

Matchless Restoration

1337 Gilson St., Madison, WI 53715

Contact: Patrick Kelly

Email: patrick@matchlessrestoration.com

Cell: (608) 588-5383

Madison, WI 53701-0296

RW Restoration Carpentry & More

123 Milky Way, Madison, WI 53718

Contact: Ray Lideikis

Email: raywl2010@gmail.com

Phone: (608) 556-2420

Cell: (608) 556-2420

Sash-A Restoration

2137 Sommers Ave., Madison, WI 53704

Contact: Pam Barrett

Email: sasharestoration@gmail.com

Cell: (608) 345-6392

Tim's Woodworking

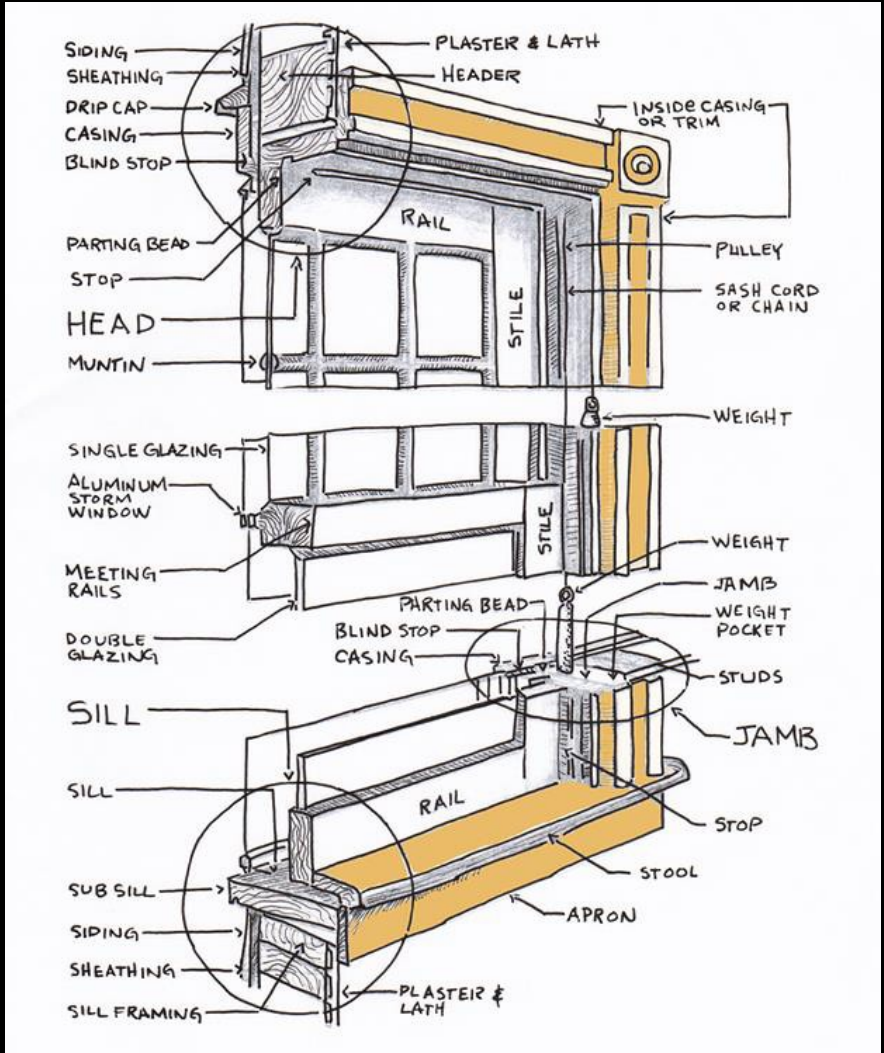
4210 Jerome St., Madison, WI 53716

Contact: Tim Diedrich

Email: tim.woodworking@gmail.com

Cell: (608) 332-2462

Maintain



Anatomy of a double-hung sash window
Courtesy of the Chicago Bungalow Association

Maintain



Maintain



Maintain



Maintain



Maintain



Maintain



Maintain



Maintain



Maintain

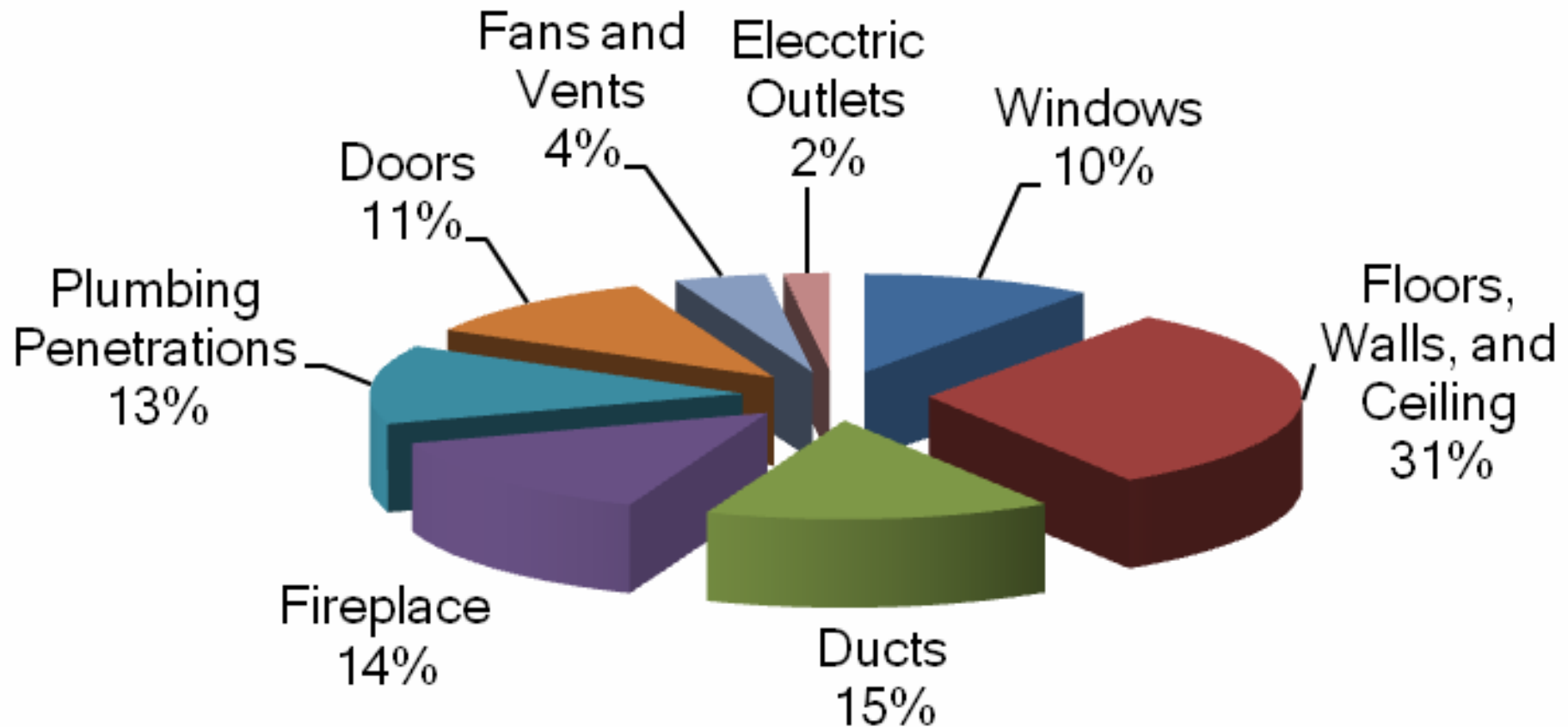


<https://www.bing.com/videos/search?q=abatron+wood+epoxy&view=detail&mid=91DAEF75267372128E3891DAEF75267372128E38&FORM=VIRE>

Maintain

Causes of air leaks in homes

(http://www1.eere.energy.gov/consumer/tips/m/air_leaks.html)





Office of
ENERGY EFFICIENCY & RENEWABLE ENERGY

WEATHERIZATION ASSISTANCE PROGRAM

<https://www.energy.gov/eere/wap/weatherization-assistance-program>

Maintain

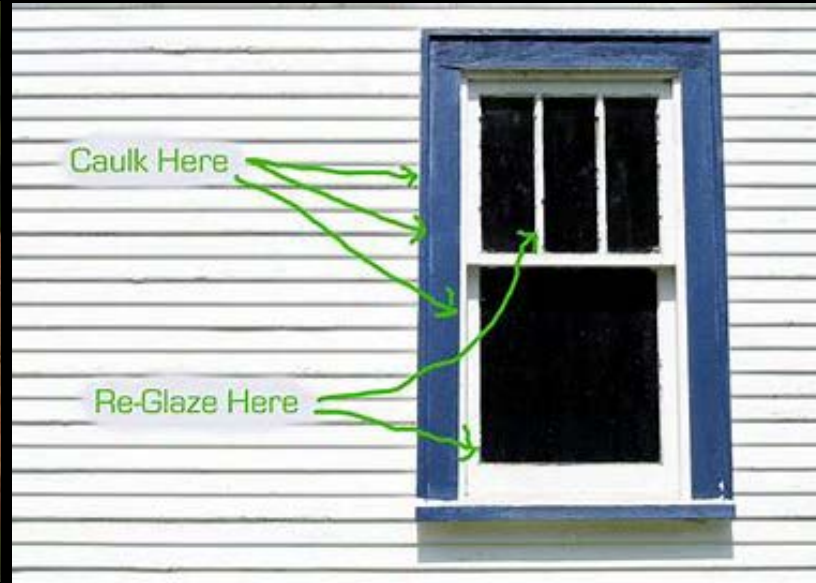
Weather Stripping

Increase energy efficiency up to 50%

- Permanent Metal Spring or Interlocking
- V-Strip
- Felt
- Foam Tape
- Tubular Rubber, Vinyl, or Silicone
- Caulk
- Plastic Wrap

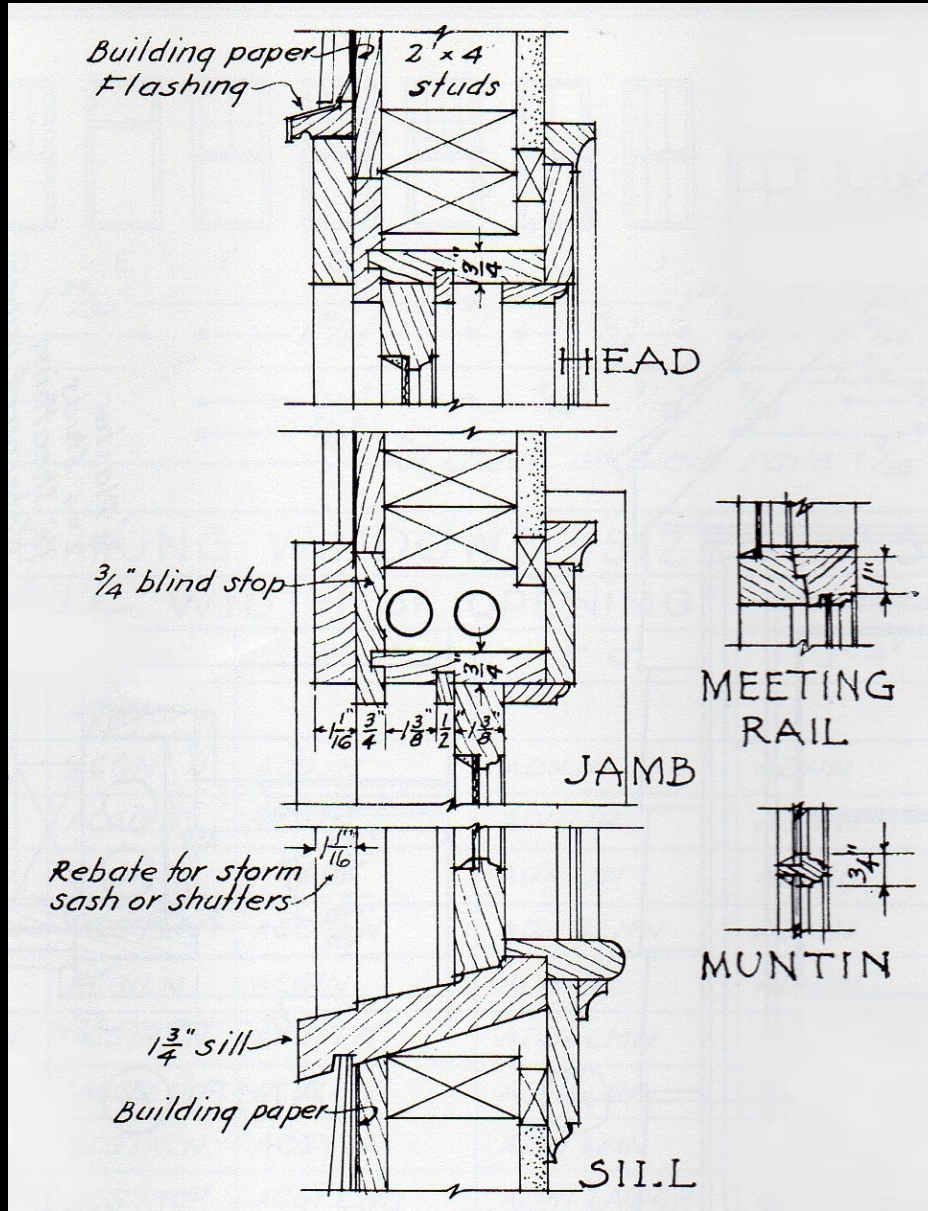
Historic Windows are Energy Efficient

Maintain



Historic Windows are Energy Efficient

Maintain



Historic Windows have Storms

Maintain



Historic Windows have Storms



Maintain

Second Era Millwork, 1870-1940



https://www.westonmillwork.com/american_millwork_catalogs

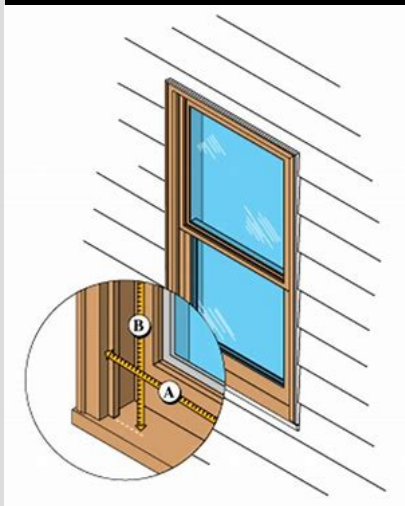
Maintain



Self-storing Storms



Exterior Storm Windows



Replicated Storms



Interior Storm Windows

Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Selecting an Appropriate Replacement Window for Your Historic Building

Replace

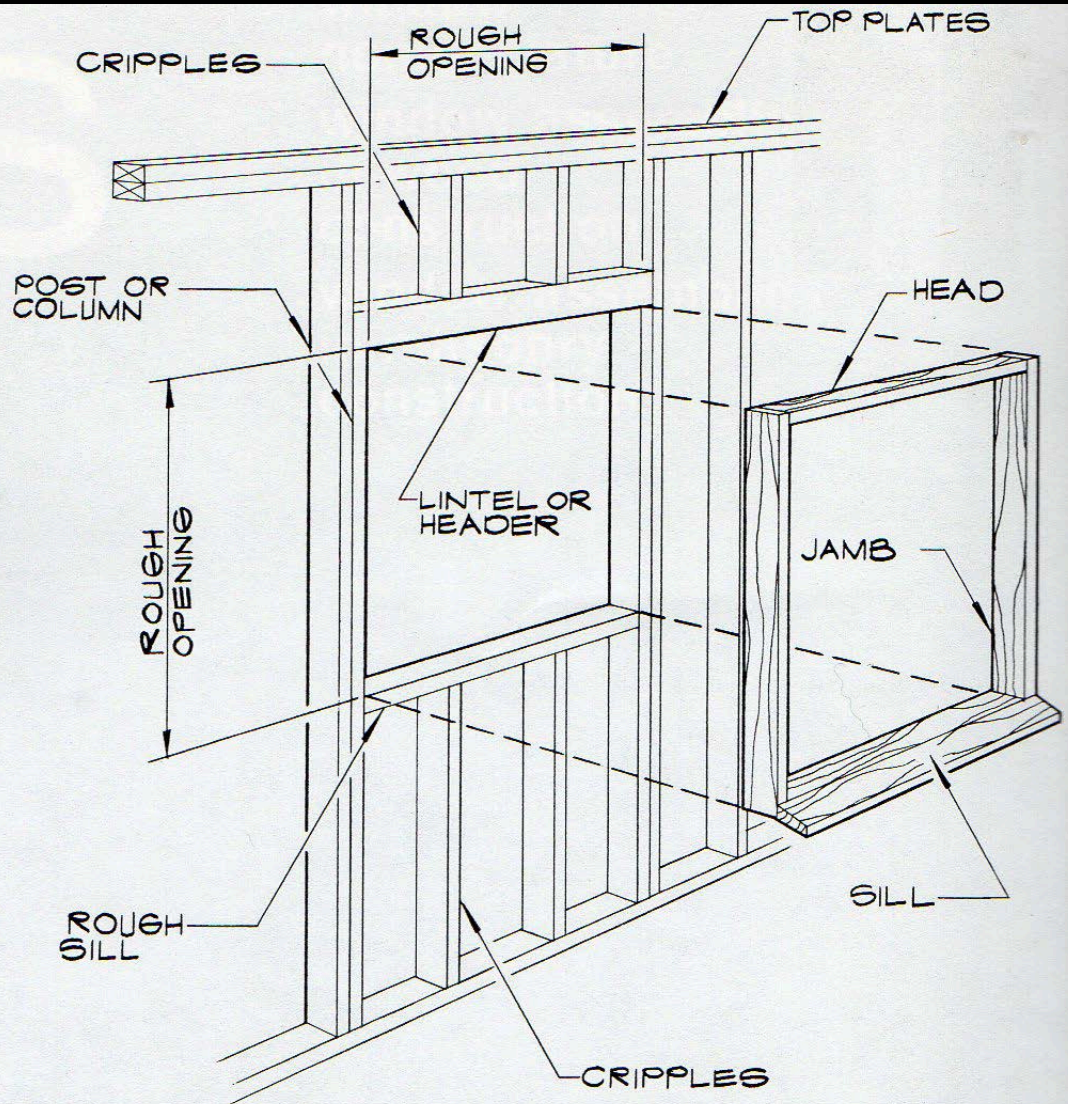
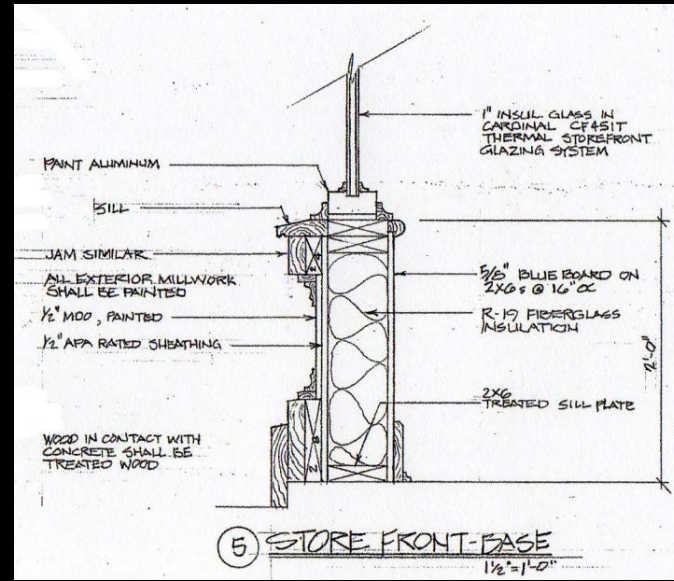


Figure 11.1 Window assembly in wood frame construction.



Selecting an Appropriate Replacement Window for Your Historic Building

Replace



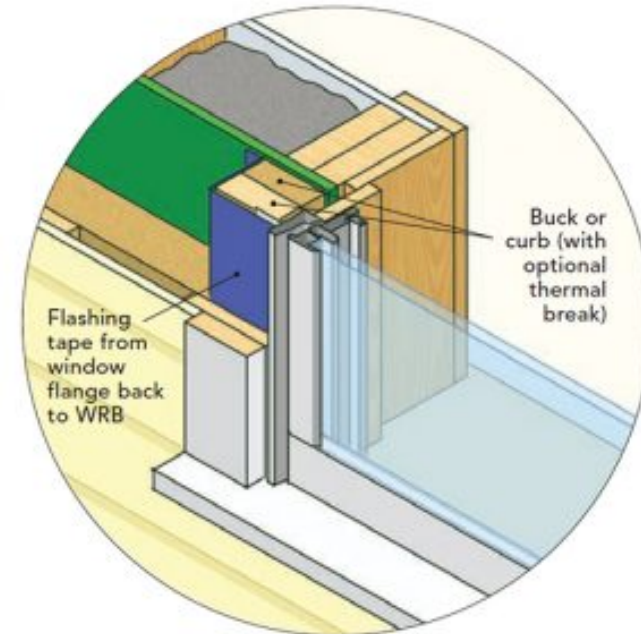
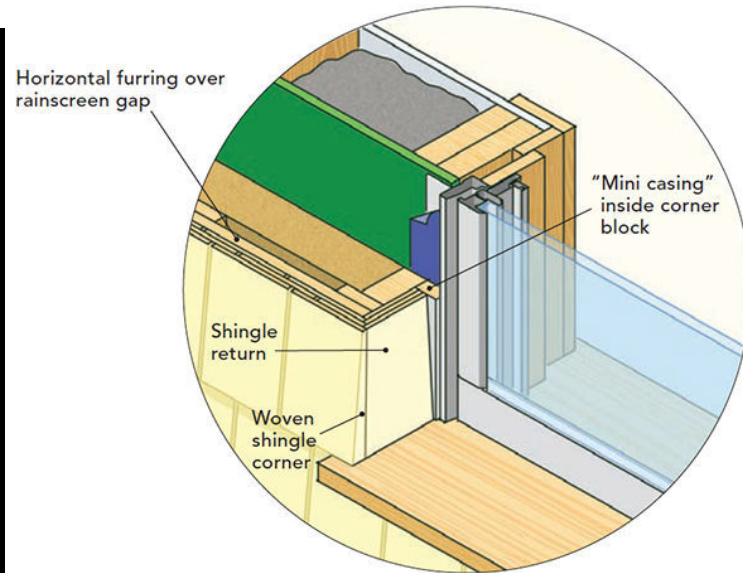
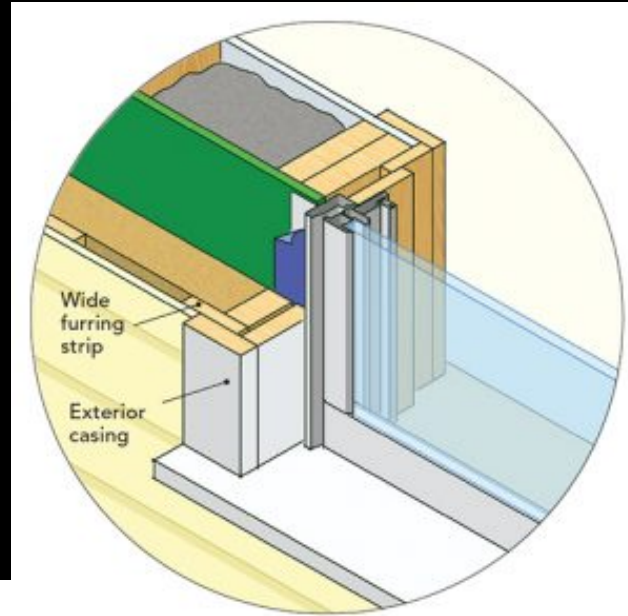
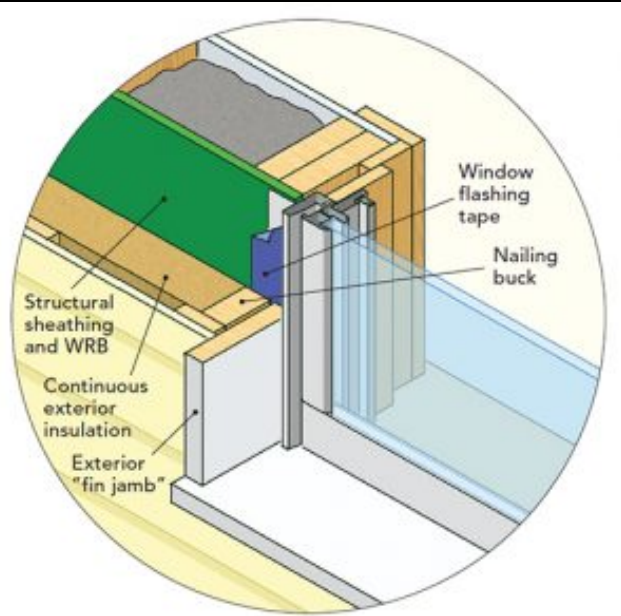
Selecting an Appropriate Replacement Window for Your Historic Building

Replace



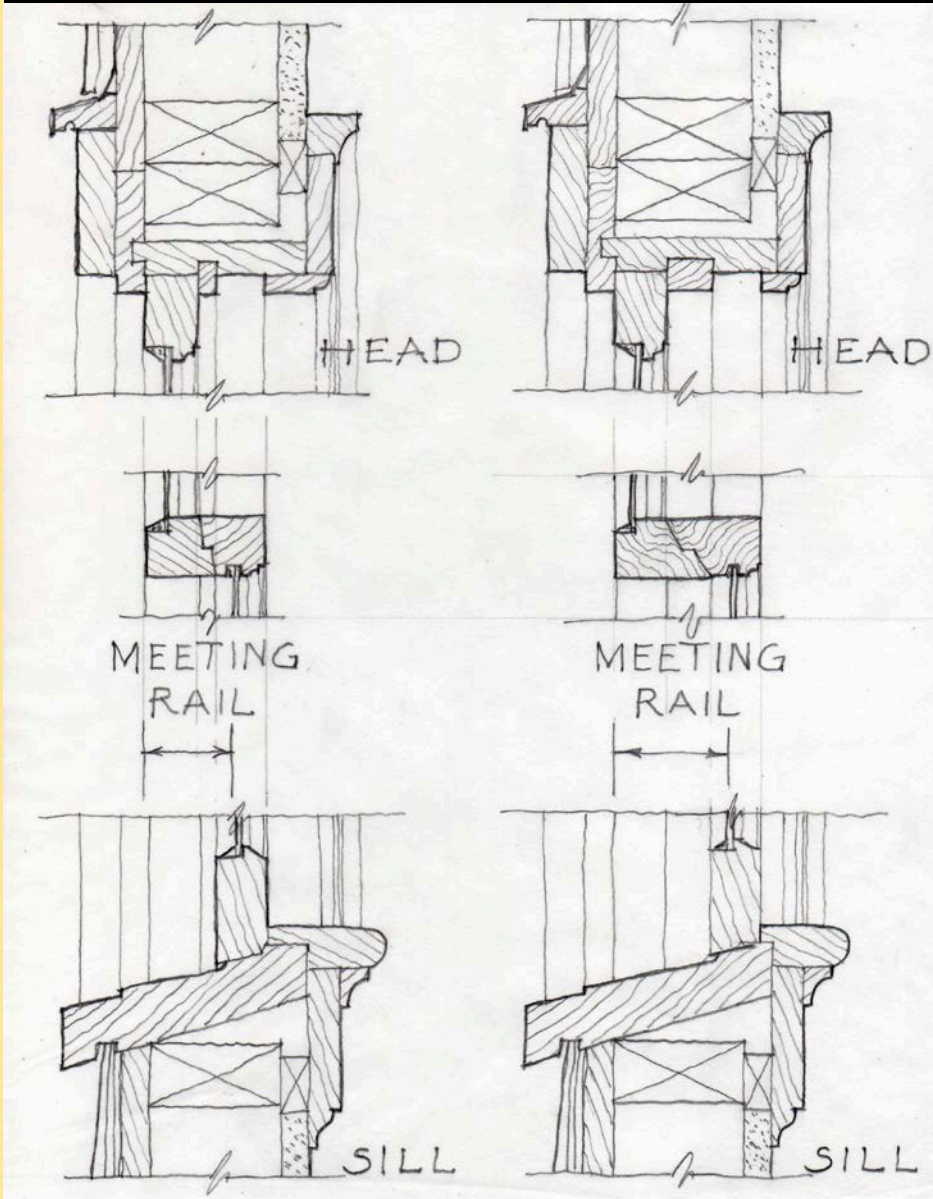
Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Grille Profiles are available in widths ranging from 5/8" to 2-1/4"



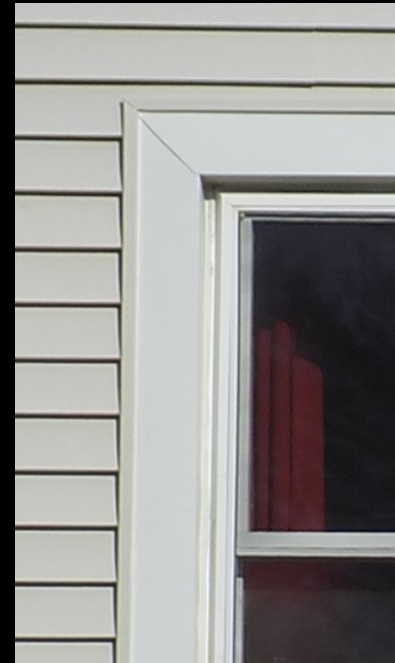
Stock stick on Muntins
For replacement windows

Selecting an Appropriate Replacement Window for Your Historic Building

Replace

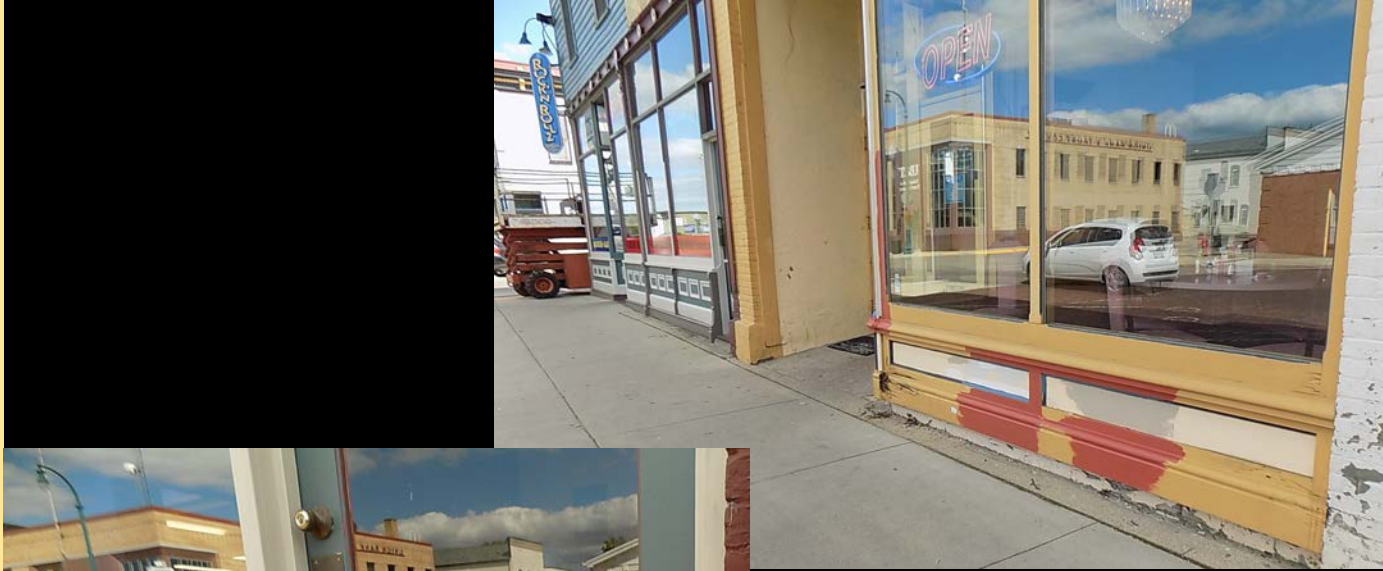


Embossed
Woodgrain
Vinyl



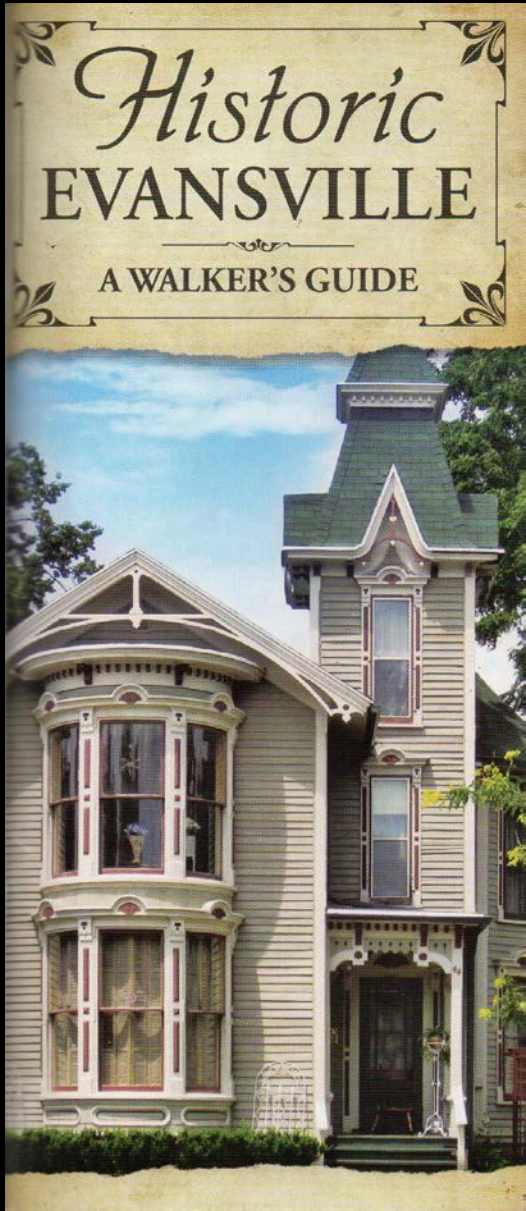
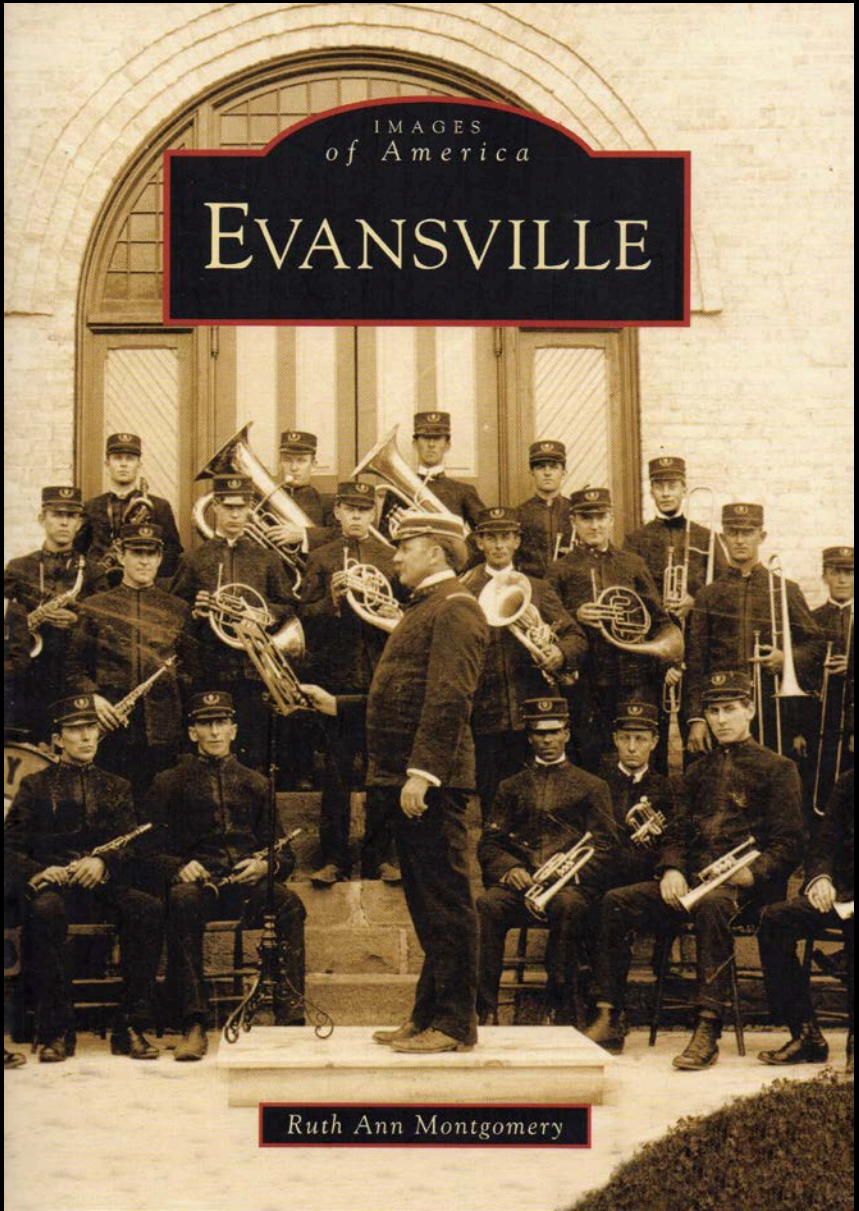
Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Selecting an Appropriate Replacement Window for Your Historic Building

Replace



Marvin



Anderson



Parrett



Kolbe

Resources & Reading List

"13 Things You Should Know About Retrofitting Historic Windows." National Trust for Historic Preservation. January 19, 2016.

<https://savingplaces.org/stories/preservation-tips-tools-retrofitting-historic-windows#.X6Wv81qSk2x>

"Advantages of Maintaining Your Historic Windows." Wisconsin Historical Society.

<https://www.wisconsinhistory.org/Records/Article/CS4302>

Appropriate Methods of Reducing Lead-Paint Hazards in Housing

<http://www.nps.gov/hps/tps/briefs/brief37.htm>

Bridgeman, Michael. "Save Your Windows." Madison Trust for Historic Preservation. October 31, 2019.

<https://www.madisonpreservation.org/blog/2019/11/01/save-your-windows>

Exterior Paint Problems on Historic Wood Work

<http://www.nps.gov/history/hps/tps/briefs/brief10.htm>

Ferro, Maximilian. Preservation: Present Pathway to Fall River's Future. Fall River, Massachusetts: City of Fall River, 1979 (Chapter 7).

"Fixing Double-Hung Windows." Old House Journal (no. 12, 1979): 135.

"Historic Windows Repair & Thermal Upgrade." Montana State Historic Preservation Office; Montana Department of Environmental Quality; U.S. Department of Energy.

<https://mhs.mt.gov/Portals/11/shpo/docs/HistoricWindowRepair.pdf>

"Historic Wood Windows: Challenges and Opportunities." A program put together by Emily Wallrath Schmidt for the Chicago Bungalow Association and presented at Wisconsin Local History & Historic Preservation Conference, 2019.

<https://www.chicagobungalow.org/>

At Madison Trust website find "The Fix-it Guide": https://cf824c8d-00f3-4333-bcfb-47e1a3cb9f3d.filesusr.com/ugd/0ab238_4b515b8c1e6d4fa9b7ace68f97c61209.pdf

Improving Energy Efficiency in Historic Buildings

<http://www.nps.gov/history/hps/tps/briefs/brief03.htm>

InternNACHI's Standard Estimated Life Expectancy Chart for Homes. <http://www.nachi.org/life-expectancy.htm> ; 2013.

Jordan, Steve. The Window Sash Bible: A Guide to Maintaining and Restoring Old Wood Windows. February 16, 2015.

With so much misinformation provided by replacement window contractors and vendors, this book aids homeowners, do-it-yourselfers, carpenters, architects, designers, preservation commission members, and anyone in the old-house business make sound decisions about windows.

Leeke, John, Preservation Consultant. "Managing Maintenance." Practical Restoration Report, Managing Maintenance, 1993. The report is available directly from Leeke. Write or call: RR1, Box 2947, Sanford, ME 04073; (207) 324-9597.

Leeke, John. Save America's Windows: Caring for older and historic wood windows. January 1, 2009.

<http://saveamericaswindows.com/>

Meany, Terry. Working Windows: A Guide To The Repair And Restoration Of Wood Windows. – April 15, 2008.

Morrison, Hugh. Early American Architecture. New York: Oxford University Press, 1952.

Myers, John H. "The Repair of Historic Wooden Windows." 9 Preservation Briefs, Technical Preservation Services, U.S. Department of the Interior, Washington, D.C., 1981.

National Park Service Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Phillips, Morgan, and Selwyn, Judith. Epoxies for Wood Repairs in Historic Buildings.

Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024016000951), 1978.

Preservation and Repair of Historic Stained and Leaded Glass

<http://www.nps.gov/history/hps/tps/briefs/brief33.htm>

Rehab Right. Oakland, California: City of Oakland Planning Department, 1978 (pp. 7883).

"Rehab Right Cost Calculator." Fort Collins Historic Preservation.

<https://www.fcgov.com/historicpreservation/costcalculator>

Save America's Windows

<http://saveamericaswindows.com/>

"Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement." Resource Library, Preservation Leadership Forum, National Trust for Historic Preservation. March 11, 2016.

"Sealing Leaky Windows." Old House Journal (no. 1, 1973): 5.

"Selecting an Appropriate Replacement Window for Your Historic Building." Wisconsin Historical Society.

<https://www.wisconsinhistory.org/Records/Article/CS4308>

"Simple Steps to Working Windows." YouTube.

<https://www.youtube.com/watch?v=8ljbH0s1XRQ>

Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

The Repair of Historic Wooden Windows

<http://www.nps.gov/hps/tps/briefs/brief09.htm>

Uploads from John Leeke. YouTube.

<https://www.youtube.com/playlist?list=UU4ExnCqTQwdocSeuj2Oza2A>

Weeks, Kay D. and David W. Look, "Preservation Briefs: 10 Exterior Paint Problems on Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1982.

"Window Refurbishment & Repair – Contractors." Madison Trust for Historic Preservation.

<https://www.madisonpreservation.org/contractors>

Window repair tutorials

<http://www.thisoldhouse.com>

<http://www.oldhouseonline.com>

WOOD WINDOWS ASHRAE Handbook 1977 Fundamentals. New York: American Society of Heating, Refrigerating and AirConditioning Engineers, 1978 (chapter 26).

WINDOW CONTRACTORS and SUPPLIERS

Adam's Architectural Millwork Co.

<https://adamsarch.com/>

PRODUCT SUPPLIERS

Abatron, Inc. Wood Putty and Consolidant 5501 95 th Ave. Kenosha, WI 53144 (262) 653-2000

www.abatron.com

<https://www.bing.com/videos/search?q=abatron+wood+epoxy&view=detail&mid=91DAEF75267372128E3891DAEF75267372128E38&FORM=VIRE>

Architectural Resource Center (weather stripping) PO Box 217 557 Old Turnpike Road Northwood, NH 03261 (800) 370-8808

www.aresource.com

A&A Millwork Wood Storm Windows 3320 E. 41st Street Minneapolis, MN 55406

http://www.aamillwork.com/w_scr_win.htm

Allied Exterior Storm Windows 11111 Canal Road Cincinnati, OH 45241 (800) 445-5411

info@alliedwindow.com

Marvin Storm Windows John Bartram PO Box 1776 Billings, MT 59103 (406) 896-1756

jwbj45@msn.com

Weston Millwork Company

Second Era Millwork, 1870-1940

https://www.westonmillwork.com/american_millwork_catalogs

TOOL SUPPLIERS

Carpentry, Cabinetmaking Hand, and Power Tools Garrett Wade Co., Inc. 161 Avenue of the Americas New York, NY 10013 Telephone: (800) 221-2942; (212) 807-1155

www.garrettwade.com

Woodcraft 210 Wood County Industrial Park P.O. Box 1686 Parkersburg, WV 26102-1686 (800)

225-1153 www.woodcraft.com

Lee Valley Tools Ltd. P.O. Box 6295, Station J Ottawa, Ontario, K2A 1T4 (613) 596-0350

www.leevalley.com

McMaster-Carr Supply Company P.O. Box 440 New Brunswick, NJ 08903-0440 (201) 329-3200;

(201) 329-6666 www.mcmaster.com

Glaziers Tools Red Devil, Inc. 2400 Vauxhall Road Union, NJ 07083-1933 (800) 4 A Devil

www.reddevil.com

Embee Corporation 552 West State Street P.O. Box 788 Springfield, OH 45501 (513) 323-3795

www.embee.com

Fletcher-Terry Company 65 Spring Lane Farmington, CN 06032-3139 (800) 843-3826

www.fletcherterry.com

Hyde Tools 54 Eastford Road Southbridge, MA 01550 (508) 764-4344

www.hydetools.com

Wood Windows

Maintain or Replace

QUESTIONS

Historic Windows are Sustainable

Window Conditions & Repairs Rating System		For homeowners interested in repairing their historic windows, this rating system was compiled based on skill level and material costs.					Check your state and local codes before starting any project. Neither the HCBA, any contributors or retailers can be held responsible for damages or injuries resulting from the use of the information in this document.	
Repair Level	Issue	Solution	DIY	Professional	Time	Material Cost	Resource	Notes
i. Basic	A. <i>Mold/Mildew</i> : Symptomatic of and encourages moisture retention, hazardous to health, prohibits operability	Clean mold/mildew with a heavy-duty cleaner or a mixture of detergent & water. Allow to dry and then sanitize with a bleach solution (1/4 c. bleach per gallon water).	✓	✓	15-30 min. per window	Bleach \$5; heavy duty cleaner: \$5-15	Any local hardware or grocery store, http://www.epa.gov/mold/cleanupguidelines.html	Non-porous materials such as solid wood can usually be easily cleaned of mold.
	B. <i>Missing Hardware</i> : Prevents the window from operating properly & conveniently, which can lead to deterioration	Seek replacement(s) that match original and install new hardware.	✓	✓	15 min. per window	Hardware ranges from \$2-25	Local hardware store, Rejuvenation, House of Antique Hardware, Kilian Hardware, thehardwarehut.com , architectural salvage	See Glossary for hardware types and descriptions
	C. <i>Squeaky Hardware</i> : A pulley, metal sash chain, meeting rail lock, or latch that squeaks or is difficult to operate	Apply "lube" like WD-40. Spray affected area, open & close the device several times to get it worked into the hardware and evenly applied. Repeat until it is easier to operate and no longer squeaks. Wipe excess.	✓	✓	5 min. per window	WD-40 \$5	Any local hardware store, Amazon.com, http://www.ehow.com/how_7857480_lubricate-oid-interior-door-hardware.html	Lubrication will only help if the hardware is clean and free of excess paint and rust. See Intermediate Conditions for a guide to over-painted and rusted hardware repairs.
	D. <i>Small Air Leaks</i> : These are small areas around the window where air drafts cause discomfort and energy loss.	<i>Weather-stripping</i> tape, felt and/or removable caulk are highly effective ways to temporarily reduce air infiltration around small gaps in windows. Feel for drafts at the perimeter and meeting rail. Follow packaging instructions for proper installation. If A/C units are left in place during colder months, be sure to cover any gaps to help reduce drafts.	✓	✓	15-30 min. per window	Foam weatherstrip tape \$5-15; removable caulk \$8-10; caulk gun \$10; A/C unit cover \$5-10	Any local hardware store, Amazon.com, http://www.acehardware.com/info/index.jsp?categoryid=1282811&backTo=3440730&savePath=2568443.2568451.2626208.2626341.2627448&infoType=infosport	Depending on the specific type, these forms of weatherstripping may be temporary solutions and will need to be replaced. Permanent weatherstripping options are addressed in Advanced Conditions below. It is best to remove and store A/C units in colder weather.
	E. <i>Over-paint on Glass</i> : Careless and sloppy painting make windows look dirty and unfinished.	Use window cleaner or dish soap solution and a straight edge blade to carefully scrape old paint off of the glass.	✓	✓	5-15 min. per window	Window cleaning solution \$3-10; Utility Blade \$3	Any local hardware store, http://www.freewindowcleaningtips.com/paintremoval.htm	Be very careful to lay the straight edge blade flush with the glass so as not to scratch the glass. Never scrape with a dry blade: always scrape a wet/slippery surface.
	F. <i>Storm Window Check</i> : Without proper maintenance, a <i>storm window's</i> efficiency can be greatly diminished and may allow or cause damage to the primary window frame.	Be sure that storm windows are properly closed and caulked around the exterior perimeter. The storm window <i>weeps</i> (small holes at the sill) and the space between the window and storm should be clear of dirt, debris, and caulk in order to properly vent and discharge moisture.	✓	✓	30-45 min. per window	Caulk \$8-10; Caulk gun \$10	Any local hardware store, Amazon.com, http://www.thisoldhouse.com/toh/article/0,,476717,00.html	If there are no storm windows or the existing storms do not function properly, see Advanced Conditions for a guide to finding new storm windows or repairing damaged storm windows.

Historic Windows are Sustainable

Repair Level	Issue	Solution	DIY	Professional	Time	Material Cost	Resource	Notes
2. Intermediate	A. <i>Flaking Paint</i> : Painted windows may be <i>alligatoring, chipped</i> or <i>flaking</i> , which can cause dirt and debris and leave the wood beneath vulnerable to moisture damage.	Wear a dust mask, eye protection and work gloves. Use a paint scraper to chip off and remove any loose or flaking paint. Sand using medium grit, then fine grit to even out areas. Wipe <i>sash</i> clean of all dust and debris and prime with a thin coat of paint. Once dry, apply a thin top-coat of finish color.	✓	✓	1-2 hours per window	paint scraper \$3-10; sand paper \$5-10; qt. of oil-based paint \$20-30; qt. water based paint \$15-30; paint brush \$5-15; lead paint test kit \$20-40	Any local hardware store, Amazon.com, specialty paint store, etc. http://www.acehardware.com/info/index.jsp?categoryid=1284544 ; http://www.epa.gov/lead/pubs/renovation.htm	*Any building constructed prior to 1978 is likely to contain <i>lead paint</i> . Please take proper safety precautions when removing lead-containing paint finishes. If the repair areas are small, this can be done with the window in place. However, if the entire <i>sash</i> needs to be refinished, it should be removed for best results. See Advanced Conditions below for over painted woodwork repairs.
	B. <i>Sashes Painted Shut, Not Locking</i> : A window may be painted, caulked, or sometimes even screwed or nailed shut. This makes the window inoperable and often times has been done without closing the window properly beforehand. This may prevent it from locking and cause air and moisture infiltration.	Use a utility knife to cut paint at seams or remove caulk where sash may have been fixed. This most commonly occurs at the perimeter of the top sash. Check that the sash moves up and down so that the window may close properly and lock securely. Use fine grit sand paper to smooth cut edges and touch up with paint for a finished look.	✓	✓	15-30 min. per window	utility blade \$3-5; sand paper \$5-10; window-opener saw \$5-10	Any local hardware store, http://www.thisoldhouse.com/toh/video/0,,20053941,00.html	If the <i>sash</i> are painted shut but locking properly, there may be no need to free them; consider their daily, seasonal and emergency uses. Be aware that hidden conditions may arise once the sash is free. If the sash are nailed or screwed shut, refer to Advanced Conditions below for damaged woodwork repairs.
	C. <i>Over-painted or Rusted Hardware</i> : Too many layers of paint can make window hardware hard to use. Hardware may also be dirty and deteriorating due to the presence of rust.	For over-painted hardware, carefully remove from the window. Line a crock-pot with aluminum foil and immerse hardware in a solution of water and a couple tbsps liquid laundry detergent. Heat on medium and let soak for 1 day and remove paint with a nylon brush. Polish or finish as desired. For more stubborn paint, soak in a chemical stripper. If the hardware has rusted, clean with a rust removal product, wash, dry and refinish as desired. Mild rust may be removed by soaking hardware in vinegar and scrubbing with a nylon brush.	✓	✓	2 hours - 1 day, vinegar method may take from 10 minutes to overnight	Liquid laundry detergent \$10; quart. chemical stripper \$5-15; rust remover \$10-15; beeswax furniture polish \$10; metal polish \$10	Any local hardware store, Amazon.com, specialty paint store, auto body supply store, http://www.thisoldhouse.com/toh/how-to/intro/0,,20055784,00.html ; http://www.epa.gov/lead/pubs/renovation.htm	When using a chemical stripper, always protect your hands, skin and eyes. Work in a well ventilated space and follow manufacturer's instructions and proper disposal practices. Follow manufacturer's instructions for wait time and safety. If the hardware has several coats of paint and is rusting, it can also be sandblasted and professionally refinished.

Historic Windows are Sustainable

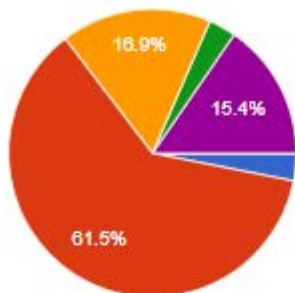
Repair Level	Issue	Solution	DIV	Professional	Time	Material Cost	Resource	Notes
3. Advanced	A. <i>Broken Glass & Flaking Glazing Putty</i> : A cracked or broken pane of glass is insecure and unsightly. Flaking or missing glazing putty causes dirt and debris, makes the glass more susceptible to breakage and exposes the wood sash to water.	Chip out old glazing putty with putty knife or use a heat gun to soften and remove putty (cover unbroken glass with aluminum foil to prevent cracking from intense heat). Remove glazing points and broken glass. Paint glazing channel and reinstall new glass and points. Knead new glazing putty with hands to soften, and apply to glazing channels. Remove excess with a putty knife, shaping to a smooth bevel, and allow to dry. Paint putty bevel with a thin finish coat to match the sash.	✓	✓	1-3 hours per window plus 1 day drying time for the glazing putty prior to painting	Putty knife/paint scraper \$3-\$10; heat gun \$20-40; glazing points (depending on quantity in packet) \$10-30; push mate for glazing points \$10; 1 pint of glazing putty \$5-10; aluminum foil \$5; *regular glass 32" x 30" \$32; *obscure glass 28" x 30" \$70	Any local hardware store, Amazon.com, Torstenson Glass Co., Evanston Glass, LaSalle Glass & Mirror, Economy Glass Co., etc. http://www.thisoldhouse.com/toh/how-to/intro/0,,20052038,00.html	When removing glass and reglazing a window, it is best to remove the entire sash. This requires that the interior stops be removed and the weights detached. Any broken glass should be replaced in kind, as something different may cause the sash to weigh more or less than before and become improperly balanced. *Glass prices vary depending on composition, thickness and size.
	B. <i>Missing or Damaged Sash Cords/Chains</i> : This prevents a smooth window operation and is unsightly.	Remove the interior stops and pull the sash out from the frame, detaching any cords or chains from the sash. Carefully release the cord and allow the weight to fall to the bottom of the weight pocket. Open the weight pockets. Feed new cord or chain into pocket from pulley above and attach to weight. Adjust to necessary length and attach to sash. Check for smooth operation and make necessary adjustments. Close weight pocket and reinstall interior stops.	✓	✓	1-2 hours per window	Cotton sash cord \$5-15; solid brass sash chain \$3-4 per linear foot; sash weights \$4 per pound	Local hardware store, Rejuvenation, House of Antique Hardware, Killian Hardware, architectural salvage, http://www.thisoldhouse.com/toh/video/0,,1631564,00.html	If the sash chains have been painted, they might be salvageable. Refer to paint removal techniques listed in Intermediate Conditions above.
	C. <i>No Storm Windows</i> : If the storm windows are in poor condition or there are no storm windows at all, new storms will provide an extra insulating layer and protect your window from weathering due to wind, rain, snow and sun.	When ordering new storms, there are many considerations. Refer to our Storm Window Guide to see which option may be best for your windows.		✓	N/A	Refer to Storm Window Guide	Refer to Storm Window Guide, http://www.thisoldhouse.com/toh/article/0,,476717,00.html	Refer to Basic Conditions above for information on storm window maintenance.
	D. <i>Rattling, Racking Sash & Air Leaks</i> : If there are large gaps around the window sash, this can cause them to rattle in the wind, lift unevenly and stick when opened. Air leaks also cause energy loss and discomfort.	The gap between the sash and the jamb is best sealed with a permanent metal weather-stripping. This should be applied to the perimeter and meeting rail of the window and may require slight modification to the wood sash to accept the new weather-stripping. Once this is installed, slight adjustments can be made to make sure the sash fits securely in the opening.		✓	30-90 mins per window	Interlocking metal weather-strip \$2-4.50 per linear foot; Spring Bronze weather-strip \$1-1.50 per linear foot	Killian Hardware, Accurate Metal Weatherstrip Co., Dorbin Weatherstrip, http://www.oldhousejournal.com/magazine/1562	If permanent weather-stripping is not desired, other adjustments to the interior stops or sash may decrease the amount of rattling. Refer to Basic Conditions above for temporary weather-stripping repairs.

Historic Windows are Sustainable

Repair Level	Issue	Solution	DIY	Professional	Time	Material Cost	Resource	Notes
3. Advanced (Continued)	E. <i>Over-painted Woodwork</i> : Layers and layers of paint build-up can decrease the ease of window operability and make them stick. It also gives them a muddy and dirty appearance by reducing the fine lines of historic wood windows.	When there are many layers of paint, it can take a lot of time and effort to hand strip with heat or chemicals. To save time and effort, most professionals will dip the entire sash in a chemical stripper to remove paint. Complete stripping and refinishing is an extensive DIY project, one reserved for the most patient and committed homeowners.	✓	✓	By Hand: 1-2 day per window; Dip Strip: 1/2 1 day per window	Paint scrapers \$3-10; sand paper \$5-10; qt of oil-based paint \$20-30, qt. water based paint \$15-30; paint brush \$5-15; chemical paint stripper \$5-40 per container; lead paint test kit \$20-40; *Use our Window Repair Resource Guide to contact professionals for an individual quote	Any hardware or home improvement store, amazon.com, specialty paint store; http://www.epa.gov/lead/pubs/renovation.htm	*Any building constructed prior to 1978 is likely to contain lead paint. Please take proper safety precautions when removing lead-containing paint finishes. When stripping and refinishing windows, it is best to remove the entire sash from the frame. This requires that the interior stops be removed and the weights detached. Wear a dust mask, eye protection and work gloves when doing this work. Work in a well ventilated space and follow manufacturer's instructions and proper disposal practices.
	F. <i>Missing or Damaged Woodwork</i> : Any number of things may have caused damage to the sash and woodwork. The joints may be separating, pieces of trim may be missing or warped, and there may be gaps or holes. All of these issues decrease the operability of the window and can let in drafts.	If a piece of trim or sections of millwork are missing, an experienced carpenter can mill a new piece to match. Some elements may need to be deconstructed and reconstructed using better fasteners or wood glues. Woodwork can also be filled or patched in areas where there are holes or chips.		✓	30 mins to 1 day per window	New interior stop \$0.66 per linear foot; exterior brick molding \$2 per linear foot; window casing \$1 per linear foot; new interior sill and apron \$6 per linear foot; new exterior sill \$5 per linear foot; wood filler \$5-10; *Use our Window Repair Resource Guide to contact professionals for an individual quote	Any home improvement store or lumber yard	
	G. <i>Water Damage, Infiltration or Rot</i> : If there is water damage or rot in the window, this is usually a sign of larger water management problems. If wet wood is not allowed to dry out, it will begin to rot and damage other areas of your window and frame.	When dealing with water damage, it is important to call a professional. They can help determine where the water is coming from and how it can be stopped. If the wood is only damaged, it can be salvaged and refinished. If there is rot, an experienced carpenter may be able to cut out the damaged area and either apply an epoxy or wood filler or install a "Dutchman" patch repair. Each case is different and entire pieces or elements may need to be replaced depending on the level and extent of damage.		✓	Time varies depending on condition	New interior stop \$0.66 per linear foot; exterior brick molding \$2 per linear foot; window casing \$1 per linear foot; new interior sill and apron \$6 per linear foot; new exterior sill \$5 per linear foot; wood filler \$5-10; *Use our Window Repair Resource Guide to contact professionals for an individual quote	Any home improvement store or lumber yard, http://www.thisoldhouse.com/toh/askto/question/0,,354386,00.html	

Please Select your favorite residential building

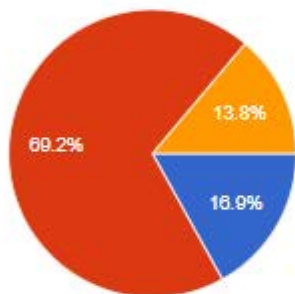
65 responses



- 259 W Liberty St.
- 45 N First St.
- 120 W Church St.
- 43 N Second St.
- 110 Garfield St.
- 126 Garfield St.

Please select your favorite commercial building

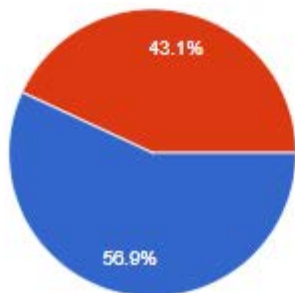
65 responses



- 17 W Main St.
- 24 E Main St.
- 19 E Main St.

Please select your favorite City-owned structure

65 responses



- Leonard Leota Park West Lagoon Duck House
- Leonard Leota Park Fireplace



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Original Material Replacement
see: Wis S.S. 62.23(7)(em)(2m)

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
<p>HPC COMMITTEE</p> <p style="font-size: 2em;">1</p>	Applicant Name: <u>John Gernetzke</u> <u>Peter Gernetzke</u>	Historic Property Address: <u>109 S Madison St</u>
	Applicant Mailing Address: <u>109 S Madison St</u>	Evansville, WI 53536
	Applicant Phone: <u>6088824441</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>Smiksby dr john@gmail.com</u>	Parcel Tax ID Number: 222 <u>001169</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>166.1</u>
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: <u>Same as applicant</u>	Historic Property Name: <u>Lemmel House</u>
	Owner Phone:	AHI Number: <u>84949</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: [Signature] DATE: 9/29/20
Owner or Applicant Signature

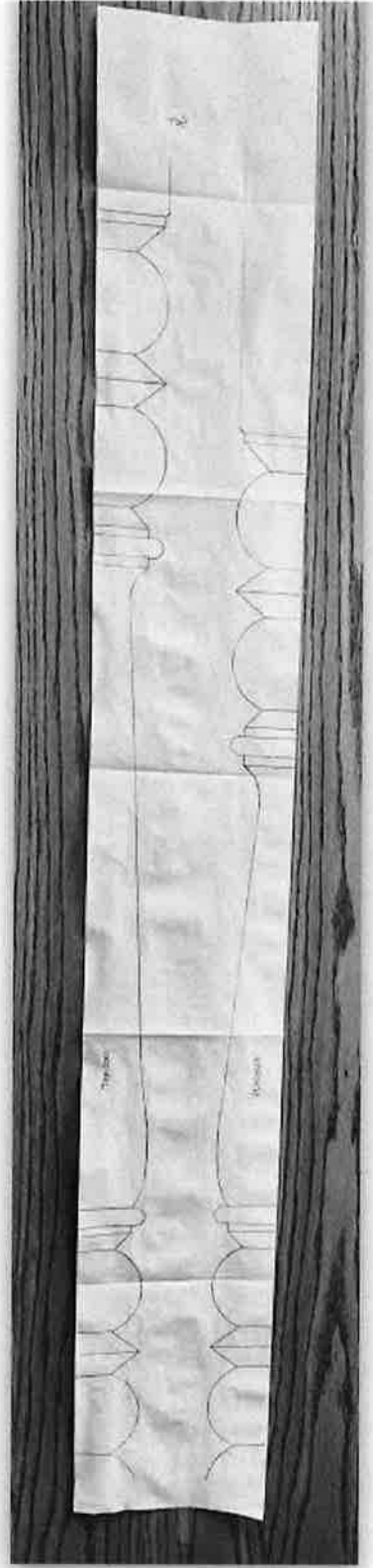
SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles 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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input checked="" 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 checked="" 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>See attachment</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>yes</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>Since the last application the Rotted post has failed. We have patched the post until we can get</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</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>African mahogany will be used for the posts instead of original pine. Columns will be painted to match current paint scheme</p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	<p>NO</p>

IMG-7625.jpg

Open with



109 S. Madison

As you may have noticed the outer columns have been replaced with treated 4x4s, this was necessary to keep the roof up until the work could be done because one of the original columns failed.

We will need to modify the profile of the columns in order to make this project meet code as well as satisfy the Historic Preservation Society.

First, the turned portion of the new columns will need to be down sized from 53" to 44" and raised up to 36 1/2" from the porch to accommodate the guard rail attaching into the square portion of the column not the turned portion, the profile of the turning will be similar to the original except the "Tulip" will be shorter

Second, the brackets on the north and south sides will need to be reduced to 2/3 scale in order to accommodate the turned portion of the column being raised 4".

The new columns will be made form African Mahogany to resist rot, current choices are that or Cedar and Cedar is weaker, harder to paint and far more money.

All of the brackets are in very poor condition and will be replaced with new made from Treated Yellow Pine to reduce rotting but will maintain the original profile.








The spindles in the guard rail will match the current ones, but the hand rail it self will be more ornate to better work with the style of the columns, there is no way to match original as the building did not have a handrail when built.

AC2® 2 x 2 x 36 Green Pressure Treated Square Colonial Spindle

(Actual Size 1-1/4" x 1-1/4" x 36")

Model Number: 1113446 | Menards® SKU: 1113446



Product	How to Get It	Qty	Total Price
 <p><u>AC2® 2 x 2 x 36 Green Pressure Treated Square Colonial Spindle</u> 1113446 SKU: 1113446 Model #: 1113446</p>	<p>Ship To Home Available for immediate shipment</p> <p>Deliver From Store</p> <p>Pick Up At Store - Customer Picks</p>	<p>30</p> <p>\$1.98/each</p>	<p>\$59.40</p>
 <p><u>AC2® 2 x 12 x 10' Ground Contact Green Pressure Treated Lumber</u> 2x12x10 SKU: 1111930 Model #: 1111930</p>	<p>Deliver From Store</p> <p>Pick Up At Store - Customer Picks</p>	<p>1</p> <p>\$22.57/each</p>	<p>\$22.57</p>
 <p><u>AC2® 2 x 4 x 12' Ground Contact Green Pressure Treated Lumber</u> 2x4x12 SKU: 1110834 Model #: 1110834</p>	<p>Deliver From Store</p> <p>Pick Up At Store - Customer Picks</p>	<p>4</p> <p>\$10.89/each</p>	<p>\$43.56</p>
 <p><u>Woodlife® CopperCoat™ Exterior Green Wood Preservative - 1 gal.</u> Coppercoat SKU: 5539992 Model #: 1901A</p>	<p>Ship To Home Available for immediate shipment</p> <p>Deliver From Store Qualifies for Same-Day Delivery!</p> <p>Pick Up At Store - Menards Picks</p>	<p>1</p> <p>\$17.97/each</p>	<p>\$17.97</p>
 <p><u>Gorilla® Glue Original - 36 oz</u> originalGorilla SKU: 2511117 Model #: 5003601</p>	<p>Ship To Home Available for immediate shipment</p> <p>Deliver From Store Qualifies for Same-Day Delivery!</p> <p>Pick Up At Store - Menards Picks</p>	<p>2</p> <p>\$25.97/each</p>	<p>\$51.94</p>
 <p><u>1 x 6 x 10' Quality Pine Board</u> 1x6x10 SKU: 1033542 Model #: 1033542</p>	<p>Deliver From Store</p> <p>Pick Up At Store - Customer Picks</p>	<p>24</p> <p>\$8.25/each</p>	<p>\$198.00</p>
 <p><u>1 x 4 x 10' Quality Pine Board</u> 1x4x10 SKU: 1033445 Model #: 1033445</p>	<p>Deliver From Store</p> <p>Pick Up At Store - Customer Picks</p>	<p>12</p> <p>\$5.20/each</p>	<p>\$62.40</p>

 **Save BIG With your Menards® BIG Card**
 Earn a 2% rebate on all Menards® purchases or take advantage of financing offers when you use your Big Card.

Order Summary

Merchandise Subtotal:	\$455.84
Pretax Subtotal	\$455.84

* Online price may differ from your local Menards®.

**** 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. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM™

Listed price and availability are subject to change. For the most up-to-date information, review your lists at MENARDS.COM®

Guests Who Bought Items in Your Cart Also Shopped These Products

ESTIMATE

Porch

Misti C Millwork
 304 12th Street
 Brodhead, WI 53520
 United States

BILL TO
Peter Gernetzke
 smilesbydrjohn@gmail.com

Estimate Number: 109 s. Madison
Estimate Date: December 11, 2020
Expires On: January 11, 2021
Grand Total (USD): \$8,177.75

Items	Quantity	Price	Amount
Materials best price on columns with profile to match existing \$2500 for 3 including shipping. Columns will be made from African Mahogany nobody will make them from pine and the cedar columns are \$2000 more	1	\$3,050.00	\$3,050.00
Labor	100	\$55.00	\$5,500.00
Material deposit	1	(\$540.00)	(\$540.00)

Subtotal: \$8,010.00

st 5.5%: \$167.75

Total: \$8,177.75

Grand Total (USD) : \$8,177.75

Notes / Terms

the columns have a 5 or 6 week lead time.
 will need deposit of \$2675 for materials.









COVID-19 Updates: The Wisconsin Historical Society [hours](#) have changed. See a full list of COVID-19 Closures and Events [HERE](#).

HPC-2020-42

Visit our other Wisconsin Historical Society websites!

Choose a website ▼



BROWSE ▼

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE



PROPERTY RECORD

109 S MADISON ST

Architecture and History Inventory

PRINT: EMAIL A FRIEND: FACEBOOK: TWITTER: MORE...



NAMES ▶

Historic Name: **Lemmel House**
Other Name: **THE GROVE FAMILY DENTAL CLINIC**
Contributing: **Yes**
Reference Number: **84949**

PROPERTY LOCATION ▶

Location (Address): **109 S MADISON ST**
County: **Rock**
City: **Evansville**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:

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: 1

SECTION

SUPPLEMENTAL ATTACHMENTS

5

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



Deterioration
of material

EXHIBIT: 8



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 PORCH COLUMNS & RAILINGS

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>109 S MADISON</u>	Tax ID Number: 222 <u>001169</u>
Historic Property AHI Number: <u>84949</u>	Parcel Number: 6-27- <u>166.1</u>



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>Cynthia Hovorka</u>	Historic Property Address: <u>26 Garfield Ave</u>
	Applicant Mailing Address: <u>5541 N Eagle Rd</u> <u>Evansville WI 53536</u>	Evansville, WI 53536 The following information is available on the property's tax bill:
	Applicant Phone: <u>440 382 8270</u>	Parcel Tax ID Number: 222 <u>042009</u>
	Applicant Email: <u>chovorka@hotmail.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>Annie Gibbs House</u>
	Owner Phone:	AHI Number: <u>85061</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):

- 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: Cynthia A. Hovorka DATE: 11/30/2020
Owner or Applicant Signature



COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least January 3, 2021. [Click here for more information.](#)

Visit our other Wisconsin Historical Society websites!

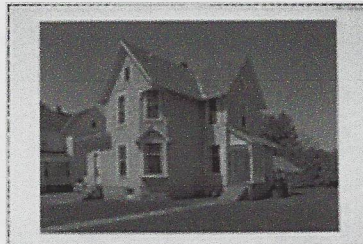
Choose a website ▼



- BROWSE ▼
- ABOUT
- EVENTS
- SHOP
- MEMBERSHIP
- DONATE
- Q

PROPERTY RECORD
26 GARFIELD AVE
Architecture and History Inventory

- PRINT
- EMAIL A FRIEND
- FACEBOOK
- TWITTER
- MORE...



NAMES

Historic Name: **ANNIE GIBBS HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85061**

PROPERTY LOCATION

Location (Address): **26 GARFIELD AVE**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1895**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: .

Bibliographic References: EVANSVILLE TRIBUNE. APRIL 9, 1895.
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:

leah.penzkover@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

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are

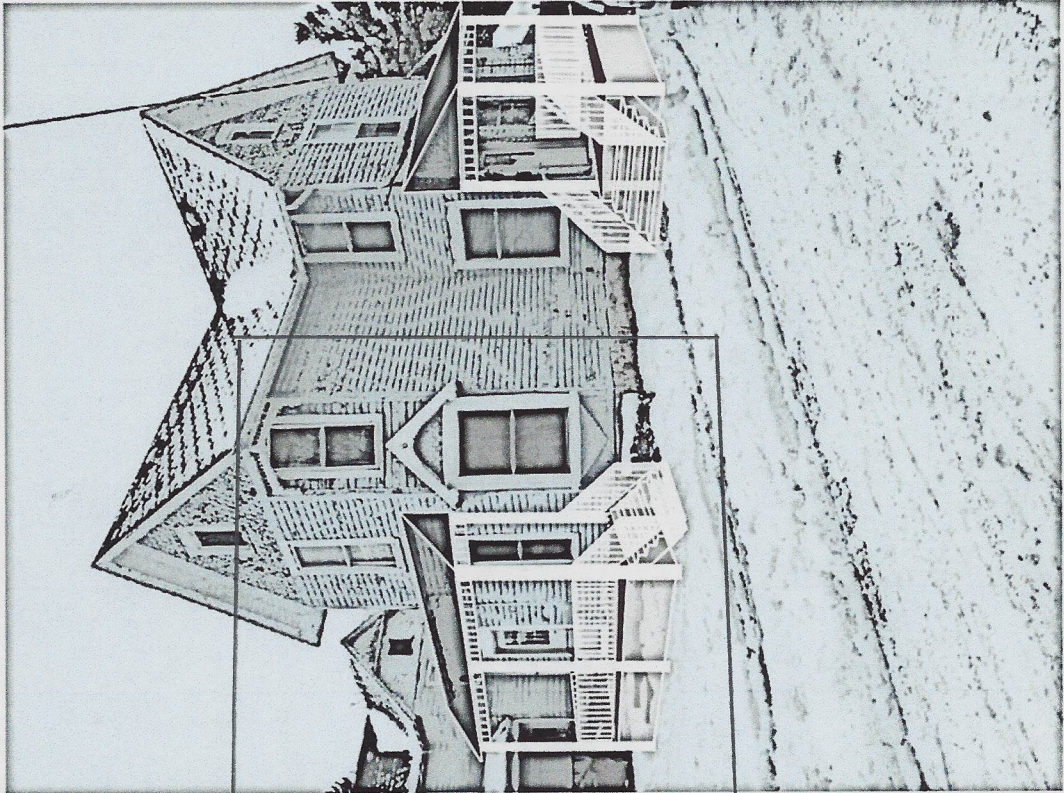
<https://www.wisconsinhistory.org/Records/Property/HI85061>

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.)
FRONT <input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input 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 checked="" type="checkbox"/> Column, railing, or skirting <input checked="" 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"/> _____

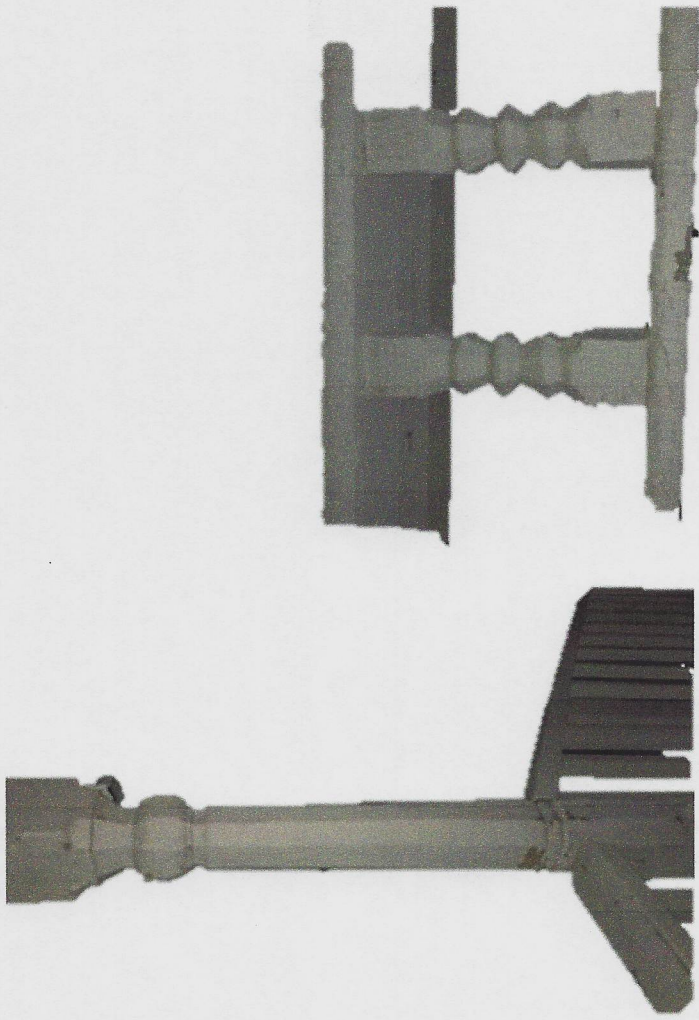
SECTION	PROPOSED WORK SUMMARY
<p style="text-align: center; font-size: 2em;">3</p> <p>Front Porch</p>	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Remove cement step, metal railing Replace with approximately 4'x10' wooden deck, railings, steps to code (riser height, tread depth) wood railing, spandrel, roofing (asphalt shingles)</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? replacing all materials with wood deck, steps, railing, roof</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>there are no materials that can be replaced at the front entrance.</p>
	<p>will mimic posts, spandrel, railing on side deck</p>

SECTION	SUPPLEMENTAL QUESTIONS
<p style="text-align: center; font-size: 2em;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>This will be a marked improvement over current front steps.</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>Will replace concrete steps with painted wood deck and steps ADD roof structure using asphalt shingles add posts, railings, spandrel to mimic side porch</p>
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

Front porch



26 Garfield Ave.
Front and side porch design
Column and spandrel



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 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.)
SIDE <input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input checked="" 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 checked="" type="checkbox"/> Column, railing, or skirting <input checked="" 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"/> _____

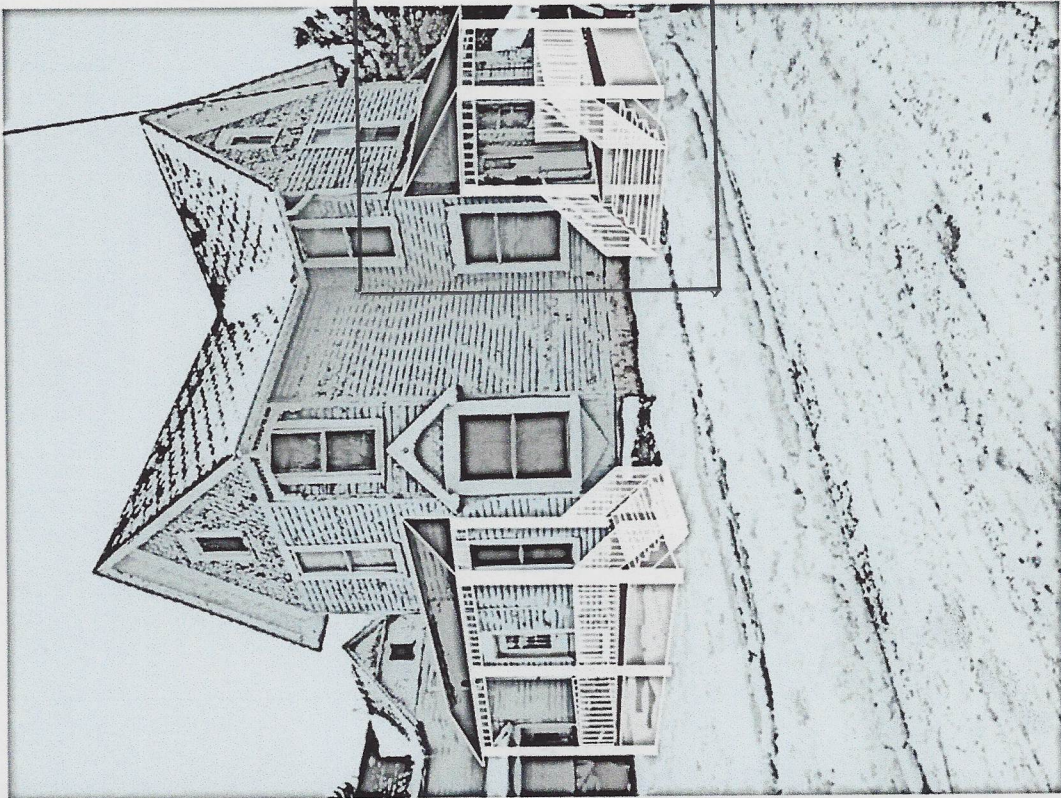
SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p>repair, paint spandrels, posts, railings remove cement steps and replace with wood decking and steps remove porch roof, replace wood and asphalt shingle</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? repair</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: sand, paint</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? No - repair current spandrel, posts, railings</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. repairing current features see photos of spandrel, posts replace concrete steps with painted wood deck, steps</p> <p>4C Have you submitted this project for state or federal tax credits? NO</p>

26 Garfield Ave.

Front and side porch design

Column and spandrel



Side porch

