

## 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 and the Park Board 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  
3<sup>rd</sup> Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536  
Wednesday, May 17, 2023, 6:00 p.m.

## AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the April 19, 2023 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
  - A. Kontext Architects – Summary of Report on Lake Leota Park Bandstand/Warming House Conditions
7. Action Items
  - A. 120 College – Replace First Floor Windows (HPC-2022-0160)
  - B. 30 Railroad – Adjusting Setback and Orientation for Approved Garage (HPC-2023-0065)
  - C. 21 Montgomery – Replace Dilapidated Wood Fence with Dog-Eared Cedar Fence, Wood Arbor (HPC-2023-0123)
  - D. 122 W Liberty – Remove and Replace Building Addition (HPC-2023-0134)
8. Discussion Items
  - A. 339 W Liberty – Possible Garage Demolition and Rebuild; Seeking HPC Input
  - B. District-Wide Fence Styles
9. Report of the Community Development Director
  - A. Staff-Approved Certificates of Appropriateness
    - i. 29 W Liberty – Replace Existing Porch with Same Materials (HPC-2023-0120)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: *June 21, 2023, 6:00 p.m.*

*-Dan Stephans, Historic Preservation Chair*



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

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, April 19, 2023 at 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

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

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Scott Brummond, Applicant
Aimee Stano	P	Adam Sacker, Applicant
Katie Sacker	P	Jennifer Storm, Applicant
Norman Barker	P	
Cheryl Doerfer	P	
Steve Christens	P	

**3. Motion to approve the agenda by Christens, second by Doerfer. Motion carried unanimously.**

**4. Motion to waive the reading of the minutes from the March 15, 2023 meeting and approve them as printed Motion by Christens, seconded by Doerfer, motion carried unanimously.**

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

**6. Citizen appearances and Public Presentations.**

**7. Applications – Action Items:**

**A. 226 W Liberty – Install New Chain Link Fence in Backyard (HPC-2023-0111)**

Applicant Jennifer Storm present. The applicant explained that the fence would be a 4ft tall chain link fence. Stephans and Spranger expressed that there are other similar fences in the neighborhood. Doerfer expressed concern that the placement of the fence would be very close to the neighboring garage and worried it may inhibit their ability to maintain the garage. Stephans recommended placing the fence 2 ft from the lot line to allow maintenance to be done to both the garage and the fence. Doerfer also expressed she would prefer black chain link over galvanized.

**Motion to approve the application as submitted by Lewis, seconded by Stano. Motion carried unanimously.**

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

**B. 104 W Main – Install Utility Shed in Backyard (HPC-2023-0112)**

Applicant Scott Brummond present. The applicant stated he plans to paint the shed to match the building. Stephans stated his preference toward shiplap type siding on the shed.

**Motion to approve the application with condition that the shed be painted to compliment the main building, by Christens, second by Lewis. Motion carried unanimously.**

**C. 131 Garfield – Replace Concrete Steps with Wooden, Add Railings (HPC-2023-0113)**

Applicants not present. Commissioners discussed the application and photos which appeared to show the porch may have been wider at some point. **Motion to approve the application as printed without conditions but with a recommendation that the owner considers building the stairs according to the original width of the stairs to fill a void in the siding to the left of the landing, by Doerfer, second by Sacker. Motion carried unanimously.**

**D. 25 N Second – Install Solar Panels on Non-Original Attached Garage (HPC-2023-0114)**

Applicants Katie and Adam Sacker present. Stephans and the applicants expressed that the panels will not be visible from the street the panels will be placed down from the front and in from the sides to ensure there is no visibility from the street. **Motion to approve the application as printed, by Christens, second by Barker. Motion carried 6-0 with Sacker abstaining.**

**8. Discussion Items**

**A. Vinyl Fencing in the Historic District** – commissioners discussed the need for photos demonstrating acceptable fencing within the Historic District

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

**A. Staff-Approved Certificates of Appropriateness**

- i. 133 Grove St – Replace existing cedar fence with same materials (HPC-2023-0095)
- ii. 3 W Liberty St – Replace asphalt shingles with same, replace gutters with same, replace rotten wood siding with same (HPC-2023-110)

**B. St Paul’s Catholic Church** – installed new sign without approval

**10. Correspondence, Comments and Concerns**

**11. Next Meeting Date:** May 17, 2023 @ 6:00 p.m.

**12. Motion to Adjourn by Christens, second by Sacker. Motion carried unanimously.**

Sun Prairie - Madison Office  
242 East Main Street, Suite #201  
Sun Prairie, WI 53590  
V: 608.825.0094  
V: 608.251.7515  
F: 866.926.9351



Wausau Office  
4404 Rib Mountain Drive #244  
Wausau, WI 54401  
V: 715.803.2736  
F: 866.926.9351

Date **February 10, 2023**

To: Jason Sergeant, AICP  
City Administrator  
PO Box 529  
Evansville, Wisconsin

RE ***Leonard-Leota Park Skater's Warming House and Bandstand***  
*259 Leonard Park Drive*  
*Leonard-Leota Park, Evansville, WI*

Dear Jason,

Below you will find an existing conditions assessment of the Skater's Warming House and Bandstand at Leonard-Leota Park, and project options for stabilization and reconstruction. Historic information is included for context, and as part of a guide for future project(s). Also as a guide for future project(s), we have included a summary of approvals required by the Wisconsin DNR and State Historic Preservation Office, with their associated costs. Finally, a brief summary of potential grant sources is included. Attached you will find detailed Opinion of Probable Construction Costs (OPCC), plans and elevations of existing conditions as well as proposed stair reconstruction.

### **Existing Conditions**

The existing skater's warming house and bandstand is an approximately 30 foot by 21 foot stone structure located on the south shore of Lake Leota, in Leonard-Leota Park. The roof is wood framed with a concrete cap and a wood guardrail. The roof served as the bandstand, and is raised approximately 5.5 feet above Leonard Park Drive to the south. The stone structure has its floor level slightly above the lake level, a door facing east, and a door and two boarded-up windows facing the lake. It served as the skater's warming house, and still has a small woodstove inside but its flue has been removed. There is a wood deck on the lake side, a little more than 5 feet wide, and listing into the lake. A set of concrete steps leads from road level to deck level on the west side. There was a set of steps connecting road level to the top deck and down to lake level on the east side, but they have been removed.



There is a wood deck on the lake side, a little more than 5 feet wide, and listing into the lake. A set of concrete steps leads from road level to deck level on the west side. There was a set of steps connecting road level to the top deck and down to lake level on the east side, but they have been removed.



There are numerous movement cracks in the stone walls. The pattern of cracking, and cracks visible in the small amount of exposed foundation, indicate that the lakeside wall and foundation are moving outward and down into the lake. Some of the cracking at the top of walls is due to erosion of mortar by water from the roof and repeated freeze-thaw cycles. Lintels above the windows and doors have cracks at both ends and above. Some of this is due to the wall movement, some due to bearing of roof beams above the windows and door without sufficient lintel capacity for the load.

The roofing has failed. The assembly appears to be a concrete slab above a roofing membrane on top of the roof sheathing and joists. The joists are not sized to hold a concrete deck.

The interior floor is poured concrete, which has broken and is now covered by plywood.

There is minimal electric power to the building, which does not currently have any working lights.

The roof deck is unsafe, and the interior should not be used for anything other than storage.



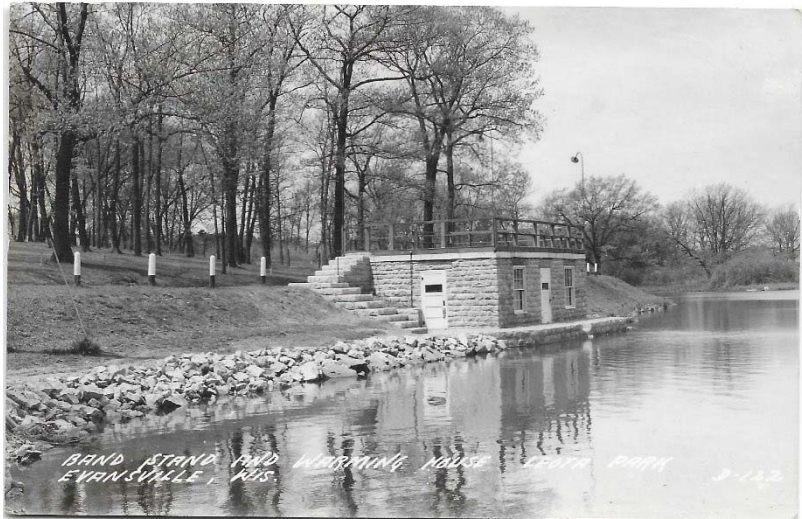
**Historic Information**

The original form of the building was a bandstand, a deck on columns constructed in 1937. The band played on the bandstand with the audience sitting on the wooded hill above, overlooking the lake.

The stone walls were added as part of a WPA project in 1940. The stone is locally-quarried limestone, which is not very durable. The interior had a concrete floor with wood finished flooring, a stove for heat, and benches, plus lighting for night skating.

The east side stairs and deck have been rebuilt several times and had a few different configurations over the years. It appears that by the late 1970s the deck was missing its guardrail, and the windows were partially infilled (photo to right ca. 1978).

The Skater's Warming House and Bandstand is a contributing building to Leonard-Leota Park, listed on the State and National Registers of Historic Places. Any project will require State Historic Preservation Office (SHPO) review.



**Project Description:**

The first priority is to prevent further deterioration of the structure, and to allow the roof to be used as a bandstand and as a viewing platform for the annual 4<sup>th</sup> of July fireworks. This will require rebuilding the stair access in some form. For this, we recommend the following scope of work:

- Temporary roof support
- Wood stairs to rooftop deck for temporary use
- Rubber membrane or tarp, ballasted, to cover the structure for winter to keep water out of walls

Opinion of Probable Project Cost	Stabilize	Cost	
Estimated Construction Budget		\$	24,900
Project Contingency	15%	\$	3,800
AE Fees	10%	\$	2,500
<b>TOTAL</b>		<b>\$</b>	<b>31,200</b>

For the long-term fix, we provide two approaches:

**Option 1: Full tear down and reconstruct**

- Remove top deck, concrete, railing, remains of floor slab.
- Dismantle stone walls and salvage stone for reuse. Precise location inventory not required.
- Cofferdam and dewater at edge of lake, remove wood deck and northern half of foundation
- New foundation & footings, including column footings center and (2) corners. South wall & 6' return both sides is concrete retaining wall with bearing ledge for roof framing and stone veneer.
- Rebuild stone walls in existing configuration, south wall & returns are veneer on concrete retaining wall.
- New TJI roof framing w/ LVL beams, deck, membrane supported on corner & center columns & beams not stone walls.
- New deck railings, wood perimeter & mid-height rail with mesh infill to mimic original appearance while meeting current codes.
- Cut back retaining wall, tie into new concrete step foundation
- Pour new concrete steps from roof to upper grade to lower grade, face exposed sides with salvaged stone. Steel handrail, with guardrail where grade is >30" below.
- New concrete stoop at bottom of steps.
- Lakeside deck to be stacked stone with gravel fill, deck surface.
- Power & lighting, (2) area lights for top deck, one over side door, interior
- Doors & windows to match original but with Lexan glazing
- Slope roof to drain to south, regrade & stormwater management to direct water running down hill around the building & to lake
- Allowance for tree pruning, removal of closest tree to southwest with likely root growth into wall

Opinion of Probable Project Cost	Option 1	Cost	
Estimated Construction Budget		\$	784,000
Project Contingency	15%	\$	117,600
AE Fees	6%	\$	47,000
<b>TOTAL</b>		<b>\$</b>	<b>948,600</b>



Option 2: Shore, underpin, repair

- Remove concrete on top deck
- Cofferdam and dewater at edge of lake, remove wood deck and repour/underpin northern half of foundation in 4' sections
- New 3'x3' interior footings, including column footings center and (4) corners
- Repoint & repair stone walls
- New roof deck, membrane on new 3/4" treated plywood on existing framing. Decking on sleepers.
- New deck railings, wood perimeter & mid-height rail with mesh infill to mimic original appearance while meeting current codes.
- Cut back retaining wall, tie into new concrete step foundation
- Pour new concrete steps from roof to upper grade to lower grade, face exposed sides with salvaged stone. Steel handrail, with guardrail where grade is >30" below.
- New concrete stoop at bottom of steps.
- Lakeside deck to be stacked stone with gravel fill, deck surface.
- Power & lighting, (2) area lights for top deck, one over side door, interior
- Option – replace doors & windows to match original but with Lexan glazing
- Slope roof to drain to south, regrade & stormwater management to direct water running down hill around the building & to lake
- Allowance for tree pruning, removal of closest tree to southwest with likely root growth into wall

Opinion of Probable Project Cost	Option 2	Cost	
Estimated Construction Budget		\$	392,000
Project Contingency	15%	\$	58,800
AE Fees	8%	\$	32,000
<b>TOTAL</b>		<b>\$</b>	<b>482,800</b>

**DNR and SHPO Approvals:**

Per Wisconsin statutes Chapter 44 and 66.1111, preservation, rehabilitation, construction, and maintenance projects on a local unit of government's property, if listed on the National or State Register of Historic Places, must be reviewed by the State Historic Preservation Office to determine if there may be an adverse effect to the listed property. The review requires filling out a form, and providing project information. Budget \$2,500 for SHPO approval assistance.

Wisconsin DNR and Rock County Shoreland Zoning will require review and approval of construction on the shoreland and in the 100-year floodplain. This falls under Shoreland Zoning 4.211 Nonconforming Uses and Structures. The work appears to be permitted as an existing structure that was lawfully built when originally constructed may be maintained, repaired, restored, or rebuilt as long as the footprint is not expanded. Budget \$8,000 for Rock County/ DNR approval assistance.

Both these items are included in the AE fee budgets for reconstruction and repair above.

**Potential Grant Sources:**

- Daughters of the American Revolution Historic Preservation Grants – requires sponsorship by a local chapter/member – there are chapters in Janesville, Beloit, Madison, and Monroe
- Jeffris Family Foundation Capital Campaign Challenge Grants – granted to 501(c)(3) organizations or governmental agencies in small towns in the upper Midwest
- National Park Service Historic Preservation Fund

Most grants will be matching grants.

**Closing:**

The Skater's Warming House and Bandstand is badly in need of maintenance and repair. It is an integral part of the historic Leonard-Leota Park, and we understand the community would like to make increased use of it. The proposed stabilization buys time and makes the top of the structure usable by the community for a couple of years. But it should not be relied on as a permanent solution. The two long-term fix options are provided for that purpose.

Each long-term fix option has its advantages and disadvantages. Option 2 is obviously much less expensive. It repairs the cause of the settlement cracks and lintel cracks, and takes the load of the roof deck off the limestone walls. However, it does not address any issues that are integral to the stone wall. The stone is not a very durable limestone, it has already been in service for a long time, and we cannot predict how much longer the walls will last.

Option 1 is much more expensive, however, replacing the uphill structural wall with concrete and providing proper foundations will greatly extend the life of the building. If the stone and roof above are properly maintained it should last indefinitely, at least as long as it has served the community already.

We hope that you find this information helpful for short and/or long term planning.

Sincerely,  
KONTEXT architects, LLC

Amy S Hasselman, AIA, NCARB  
Architect/Project Manager

Attachments: Plan and Elevation Exhibits (3 sheets)  
Detailed OPCC (3)

31 S MADISON STREET  
EVANSVILLE, WISCONSIN

259 LEONARD PARK DRIVE  
EVANSVILLE, WISCONSIN

FEASIBILITY STUDY  
LEONARD-LEOTA PARK  
CITY OF EVANSVILLE

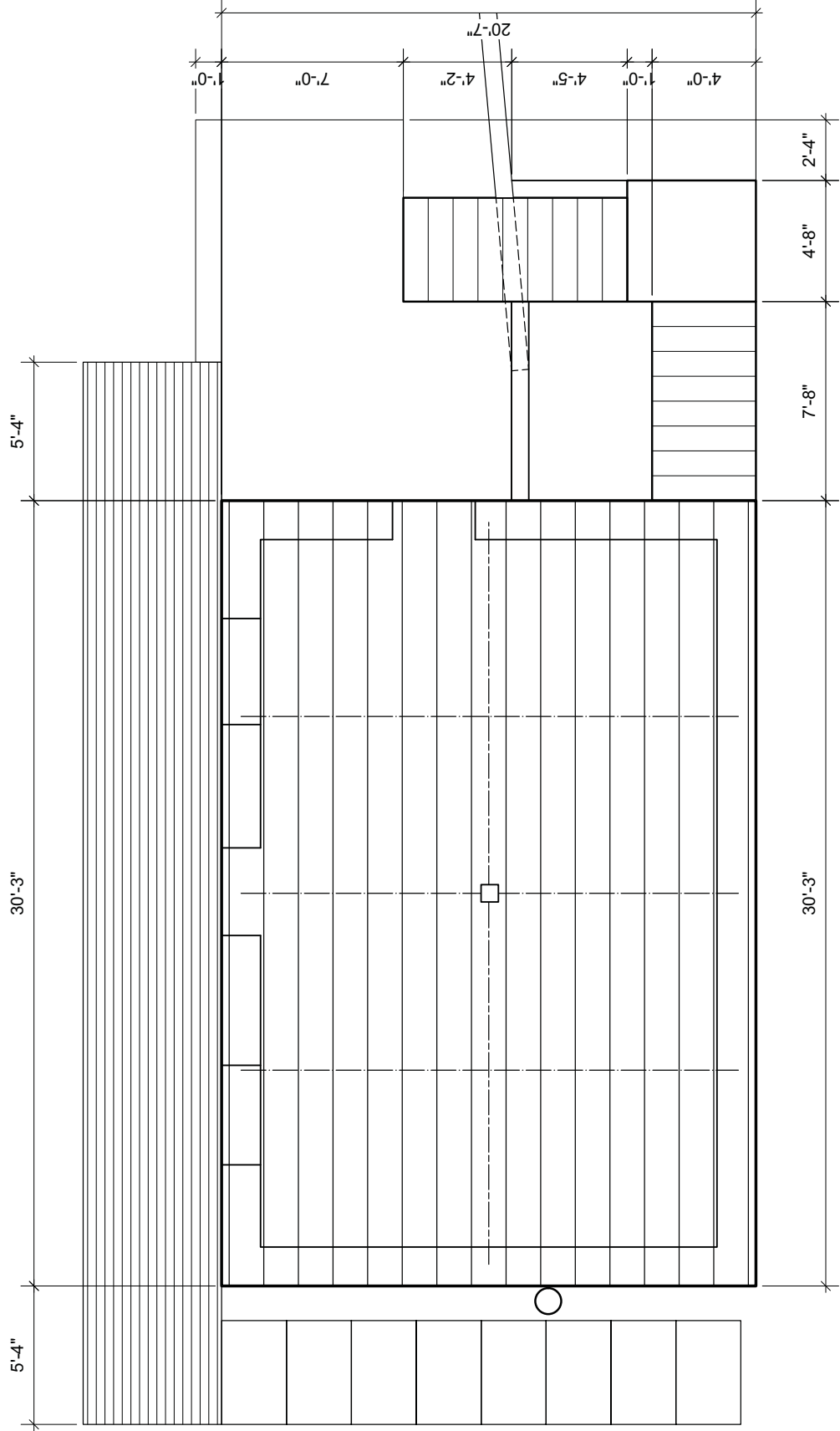
SKATER'S WARMING HOUSE & BANDSTAND  
CITY OF EVANSVILLE

PROJECT NO. 2240  
DATE 01/20/2022

NO.	DATE	DESCRIPTION

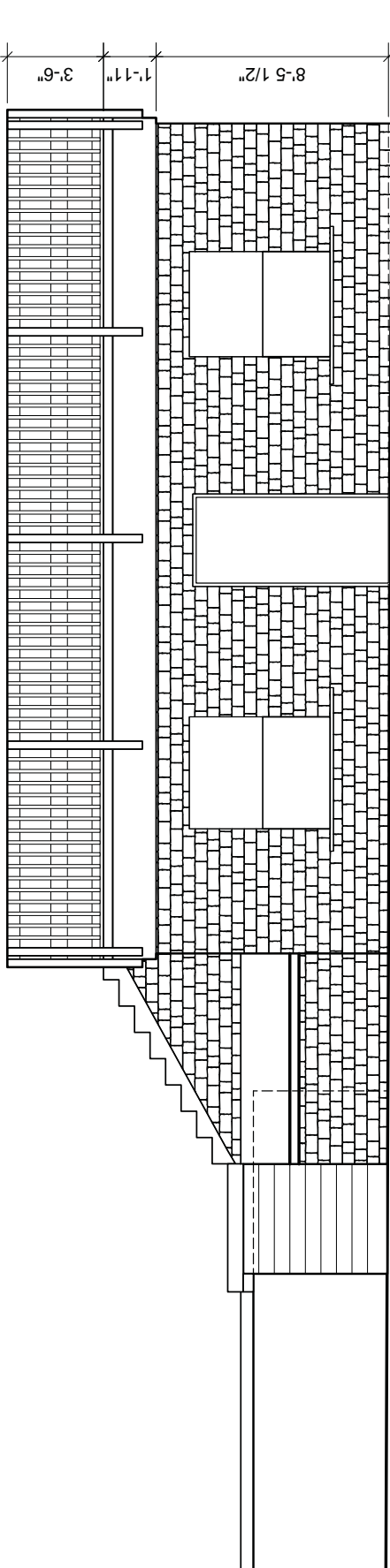
GRAPHIC SCALE  
1" = 1'-0"  
240' 0" 0' 0" 240'

PROJECT NO. 2240  
PROJECT NAME PROGRAMMING  
SHEET TYPE PROGRAMMING  
DATE ISSUED 01/20/2022  
SHEET NO. 101  
SHEET TOTAL 101



**1** PLAN  
Scale: 1/4" = 1'-0"

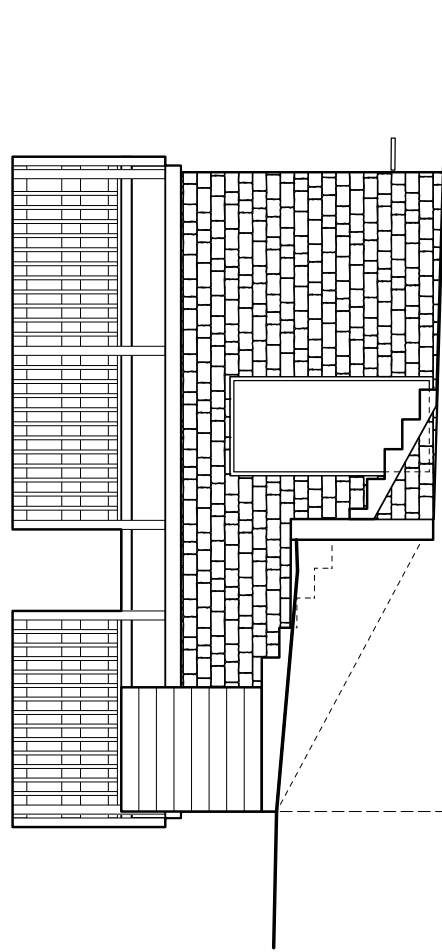
© KONTEXT architects llc



1 LAKESIDE ELEVATION

Scale: 1/4" = 1'-0"

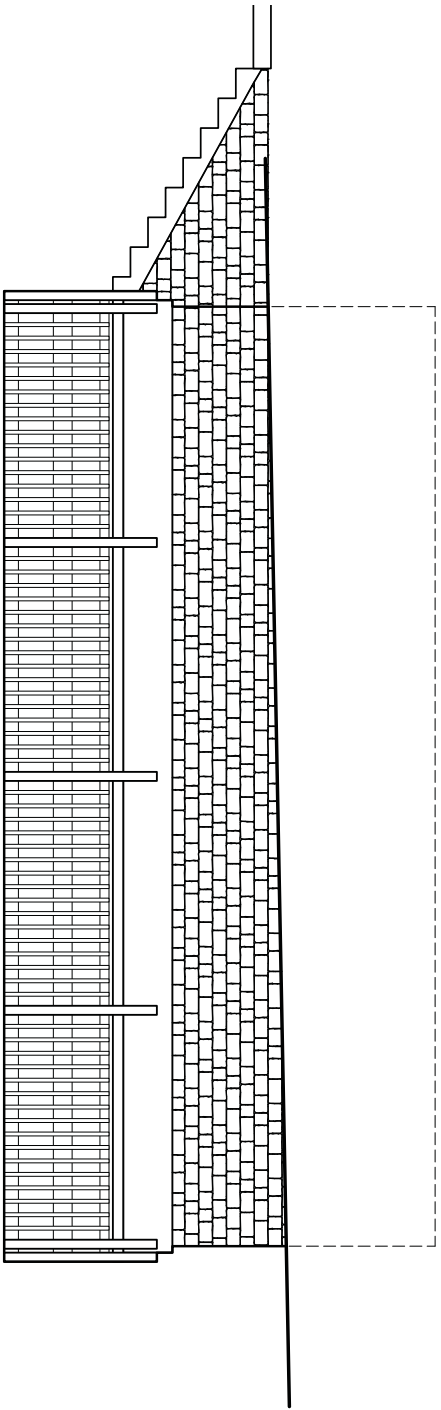
1  
A200



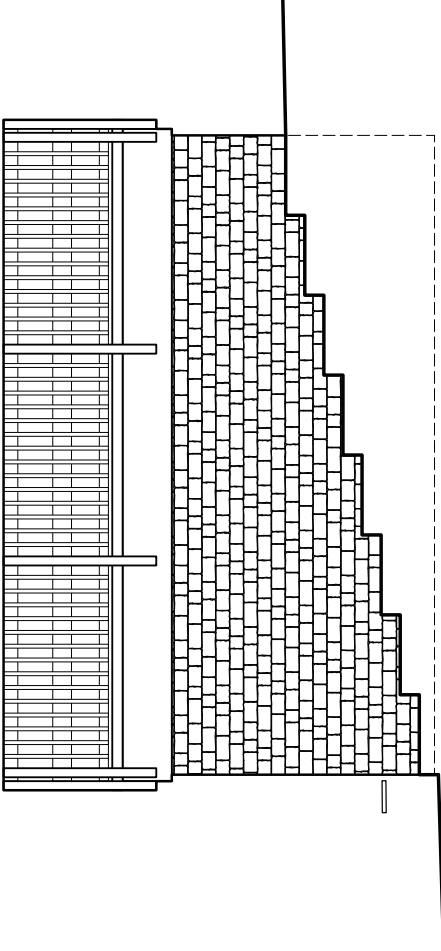
2 EAST ELEVATION

Scale: 1/4" = 1'-0"

2  
A200



**1 ROAD SIDE ELEVATION**  
Scale: 1/4" = 1'-0"



**2 WEST ELEVATION**  
Scale: 1/4" = 1'-0"

 242 East Main St. - Sun Prairie, WI building relationships	PROJECT NAME: SKATER'S WARMING HOUSE & BANDSTAND LOCATION: CITY OF EVANSVILLE ADDRESS: 31 S MADISON STREET CITY: EVANSVILLE, WISCONSIN		PROJECT NUMBER: 2240 SHEET NUMBER: A200	
	CLIENT: CITY OF EVANSVILLE ARCHITECT: KONTEXT ARCHITECTS		DATE ISSUED: 01/20/2022 PROGRAMMING	

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## OPINION OF PROBABLE COST

Warming House - Maintenance Programming

February 10, 2023

### STABILIZATION

Description	Quan	Unit Cost	Units	Cost
<b>General Construction</b>				
General conditions	1	\$ 2,000.00	allow	\$ 2,000
Temporary Roof supports	1	\$ 12,000.00	allow	\$ 12,000
Wood stairs from road level to roof deck	1	\$ 2,800.00	allow	\$ 2,800
Roof membrane, ballasted	1	\$ 4,800.00	allow	\$ 4,800
General Requirement / O&P		\$ 21,600	15%	\$ 3,240
<b>TOTAL General Construction</b>				<b>\$ 24,840</b>
<b>Grand Total Construction</b>				<b>\$ 24,840</b>

# OPINION OF PROBABLE COST

Warming House - Maintenance Programming

February 10, 2023

## OPTION 1 - TEAR DOWN AND RECONSTRUCT

Description	Quan	Unit Cost	Units	Cost
<b>General Construction</b>				
General conditions	1	\$ 37,000.00	allow	\$ 37,000
Demolition, salvage	1	\$ 42,730.00	allow	\$ 42,730
Excavation & fill	1	\$ 1,800.00	allow	\$ 1,800
Cofferdam & dewater	1	\$ 200,000.00	allow	\$ 200,000
New Foundations and Footings	1	\$ 228,750.00	allow	\$ 228,750
Slab	1	\$ 15,000.00	allow	\$ 15,000
Steps	1	\$ 18,000.00	allow	\$ 18,000
Stonework	1	\$ 61,240.00	allow	\$ 61,240
Steel structure	1	\$ 2,000.00	allow	\$ 2,000
Stair Railings	1	\$ 8,050.00	allow	\$ 8,050
Roof framing	1	\$ 6,000.00	allow	\$ 6,000
Decks & railings	1	\$ 18,000.00	allow	\$ 18,000
Benches	1	\$ 7,000.00	allow	\$ 7,000
Roof membrane and flashings	1	\$ 15,000.00	allow	\$ 15,000
New doors and windows	1	\$ 8,000.00	allow	\$ 8,000
Sitework	1	\$ 5,000.00	allow	\$ 5,000
MEP/FS Mark-up		\$ 8,000	10%	\$ 800
General Requirement / O&P		\$ 674,370	15%	\$ 101,156
<b>TOTAL General Construction</b>				<b>\$ 775,526</b>
<b>Electrical / Lighting / Low Voltage</b>				
Power, lights, heater	1	\$ 8,000.00	allow	\$ 8,000
<b>TOTAL Electrical / Lighting / Low Voltage</b>				<b>\$ 8,000</b>
<b>Grand Total Construction</b>				<b>\$ 783,526</b>

# OPINION OF PROBABLE COST

Warming House - Maintenance Programming

February 10, 2023

## OPTION 2 - SHORE, UNDERPIN, REPAIR

Description	Quan	Unit Cost	Units	Cost
<b>General Construction</b>				
General conditions	1	\$ 12,500.00	allow	\$ 12,500
Demolition, salvage	1	\$ 29,830.00	allow	\$ 29,830
Excavation & fill	1	\$ 22,800.00	allow	\$ 22,800
Cofferdam & dewater	1	\$ 100,000.00	allow	\$ 100,000
New Foundations and Footings	1	\$ 28,800.00	allow	\$ 28,800
Slab	1	\$ 15,000.00	allow	\$ 15,000
Steps	1	\$ 18,000.00	allow	\$ 18,000
Stonework	1	\$ 43,200.00	allow	\$ 43,200
Stair Railings	1	\$ 8,050.00	allow	\$ 8,050
Roof framing reinforcement	1	\$ 3,600.00	allow	\$ 3,600
Decks & railings	1	\$ 18,000.00	allow	\$ 18,000
Benches	1	\$ 5,000.00	allow	\$ 5,000
Roof membrane and flashings	1	\$ 15,000.00	allow	\$ 15,000
New doors and windows	1	\$ 8,000.00	allow	\$ 8,000
Sitework	1	\$ 5,000.00	allow	\$ 5,000
MEP/FS Mark-up		\$ 8,000	10%	\$ 800
General Requirement / O&P		\$ 333,580	15%	\$ 50,037
<b>TOTAL General Construction</b>				<b>\$ 383,617</b>
<b>Electrical / Lighting / Low Voltage</b>				
Power, lights, heater	1	\$ 8,000.00	allow	\$ 8,000
<b>TOTAL Electrical / Lighting / Low Voltage</b>				<b>\$ 8,000</b>
<b>Grand Total Construction</b>				<b>\$ 391,617</b>





## City of Evansville

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### Community Development Department

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

To: Historic Preservation Commission  
From: Colette Spranger, Community Development Director  
Re: Revised Application HPC-2022-0160 -- Replace Lower Level Windows  
Address: 120 College Drive (Armory Building)

Rock County Realty owns the Seminary Apartments. Their application requested approval for replacing non-original material windows at the Armory building, which was built in 1917.

The Commission tabled this application at its September 21, 2022 meeting, requesting more information about which windows needed replacing, which was unclear. The Commission also wondered if the medallions had been restored at the Baker Block building, which is also owned by the applicant.

In communicating with the applicant, there was good news! The medallions have been restored at the Baker Block! I asked how they went about recreating the exact shape needed to complete the work, and they explained that they used a 3-D printer to make a mold of one of the original medallions. It appears they've done most of the work for that in house – which means now we know who to ask when there are more medallions to be replaced around the City!

I met with property managers Dylan Bialis and Andrew Goretke on site on May 8<sup>th</sup> to discuss the windows. The invoice they provided in the application indicated that 48 windows were going to be replaced. HPC had a hard time discerning which of those windows were slated for replacement. On site, they clarified their request: replace the 36 windows on the lowest level of the Armory building. They intend to replace more windows eventually, but the first floor windows are in the worst shape.



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Rock County Realty</i>	<i>120 College Dr.</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>P.O. Box 643</i>	<b>The following information is available on the property's tax bill:</b>
	<i>Waukesha, WI</i>	
	Applicant Phone: <i>262-271-0832</i>	Parcel Tax ID Number: <i>222 001 2200 1</i>
	Applicant Email: <i>rockcountyrealty@gmail.com</i>	Parcel Number: <i>6-27-217.1</i>
	<b>If different from above, please provide:</b> <i>www</i>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name: <i>Rob Gorectke</i>	
	Owner Address:	
<i>546 W23667 Whispering Hills Ct</i>	Historic Property Name:	
<i>Waukesha, WI 53189</i>	<i>Evansville Seminary</i>	
Owner Phone: <i>262-271-0832</i>	AHI Number: <i>29484</i>	
Owner Email: <i>rockcountyrealty@gmail.com</i>	Contributing <input checked="" type="checkbox"/> or <input type="checkbox"/> N	

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

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

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

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

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

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

**SUBMITTED BY:** *Robert Gorectke*  
Owner or Applicant Signature

**DATE:** *6-10-22*

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 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, <u>vinyl</u> aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

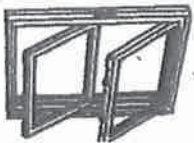
SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>This is for windows located on the Armory "old gymnasium" red building located at 120 College Dr. We would like to replace 36 windows. None of the windows are original and they are all square aluminum framed.</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>Nothing original will be replaced.</p>
<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	
<p>The current material is aluminum and not able to be repaired. I believe these windows were installed in the 1980's when the building was converted to apartments.</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No.</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p>These are not historic windows. Aluminum installed in the 1980's.</p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	
<p>No</p>	



Custom Built Vinyl Windows

1928 N. Old 92 • Evansville, WI 53536  
608-882-2743



Double Hung Casement Bay

Slider Awning Picture



Where Quality Comes First  
Using "Warm Edge Super Spacer"

# INVOICE 14762

DATE 6-2-22  
CUSTOMER Rock County Reality  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
PHONE \_\_\_\_\_  
JOB NO. 120 Buildings

*Proposed*

ITEM	QTY	FACTORY SIZE W H	DESCRIPTION	PRICE	EXTENSION
1.	36	25 X 65 1/4	Lower Levels Double Hung LowE + Argon + screen	29500	10,620.00
2.	11	36 3/4 X 44 1/2	Double Hung LowE + Argon + 1/2 screen	27900	3069.00
3.	1	30 X 45	Double Hung LowE + Argon + screen		263.00
4.		X			
5.		X			
6.		X			
7.		X			
8.		X			
9.		X	Remove old install New Insulate & caulk all @ wrap w/ white aluminum		13,225
10.		X	all old windows & debris will be removed from property.		
11.		X			
12.		X			
13.		X			
14.		X			
15.		X			
16.		X			
17.		X			
				<b>SUBTOTAL</b>	<b>25,977.00</b>
				TAX	
				<b>TOTAL</b>	
				<b>LESS DEPOSIT</b>	
				<b>AMOUNT DUE</b>	

**Specify Colors**

- White
- SD Brown
- Beige
- Sand Tone
- Lt. Wood Grain
- Dk. Wood Grain
- Lt. Wood Grain on Beige

TERMS: 50% DOWN; BALANCE UPON COMPLETION

Date: \_\_\_\_\_ Check No.: \_\_\_\_\_  
Date: \_\_\_\_\_ Check No.: \_\_\_\_\_

Customer Signature: Rock County Reality @ Gmail.com

Attached to 120 College Dr.

PROPERTY RECORD

100 COLLEGE ST (338 W CHURCH ST)

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES

Historic Name: EVANSVILLE SEMINARY
Other Name:
Contributing: Yes
Reference Number: 29484

PROPERTY LOCATION

Location (Address): 100 COLLEGE ST (338 W CHURCH ST)
County: Rock
City: Evansville
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

Handwritten note: 120 College St. Built in 1917 - dark red brick building.

PROPERTY FEATURES

Year Built: 1855
Additions:
Survey Date: 2006
Historic Use: university or college building
Architectural Style: Italianate
Structural System:
Wall Material: Brick
Architect: JAMES WEST
Other Buildings On Site: 1
Demolished?: No
Demolished Date:

DESIGNATIONS

National/State Register Listing Name: Evansville Historic District

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:** ORIGINALLY WAS A 2 YEAR COLLEGE BEFORE IT BECAME A SEMINARY FOUNDED BY THE METHODIST EPISCOPAL CHURCH. FOUR CORNER CHIMNEYS, CENTRAL TOWER, AND BALUSTRADE WERE REMOVED AT THE TURN OF THE CENTURY. SENATOR ROBERT M. LAFOLLETTE, UW PRESIDENT VAN HISE, AND CHIEF JUSTICE BURR JONES ALL ATTENDED THIS SCHOOL.

05/01/15: La Follette and Van Hise were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the US at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school. The entire complex was converted to apartments by The Gorman Company in a successful "adaptive re-use."

ONE OF THREE HISTORIC BUILDINGS ON THE CAMPUS, THIS BUILDING IS NOW CONNECTED BY A CONTEMPORARY STYLE HYPHEN TO THE 1888 BUILDING NEXT DOOR. A SEPARATE GYMNASIUM BUILDING IS LOCATED ADJACENT AND WAS BUILT IN 1917.

*120 College Dr.*

"The Methodist-Episcopal Church and later the free Methodists operated this co-educational preparatory school that influenced the moral and cultural flavor of Evansville for over 50 years. Illustrious graduates of the classical curriculum offered here include Senator Robert "Fighting Bob" La Follette, Sr. and University of Wisconsin President Charles R. Van Hise. These two men were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the U.S. at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school.

The oldest (1856) and most architecturally significant buildings is the three-story red brick main building with Italianate-influenced flattened hip roof, symmetrical facade, and paired brackets. The 8-over-16 windows with plain lintels and sills show some Greek Revival influence. The original four corner chimneys, central tower, and roof balustrade were removed nearly 100 years ago. The cream brick two-story building to the south (now attached) was built in 1884 and shows later Italianate influence in the decorative window hoods and brick string course. The original bell tower has been removed, but the pedimented gables remain. The third building, a three-story dark red brick classroom/gymnasium shows some early modern influence and was built in 1917. The entire complex was converted to apartments by The Gorman Company in a very successful and appropriate "adaptive re-use." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

**Bibliographic References:** JANESVILLE GAZETTE 5/21/1994. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, PP. 20-22; 86-87; 202-203. SUBJECT FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

## 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:

[ina.derosa@wisconsinhistory.org](mailto:ina.derosa@wisconsinhistory.org)

<https://www.wisconsinhistory.org/Records/Property/HI29484>

PROJECT ADDRESS 120 College Dr.

PERMIT # 20220160

PROJECT DESCRIPTION: <u>(approximately 1/2 of the windows)</u> <u>Replace lower windows at the Armory building.</u>	PARCEL #: <u>6-27-217-1</u>
	TAX ID #: <u>222-00122001</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 \_\_\_\_\_

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Rock County Realty, LLC</u>	<u>P.O. Box 643 Waukesha, WI</u>	<u>262-271-0832</u>	<u>rockcountyrealty@gmail.com</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
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 \$ 269,000.00

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 Robert Goretzke DATE 6-1-22

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.

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**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 [dpsps.wi.gov/UDC-ADMIN-CODE/](https://dpsps.wi.gov/UDC-ADMIN-CODE/)

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

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









## City of Evansville

### Community Development Department

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

To: Historic Preservation Commission  
From: Colette Spranger, Community Development Director  
Re: Revised Application HPC-2022-0160 – New Garage  
Address: 30 Railroad Street

Joel Tomlin is requesting a change to his prior approval for a new garage at his property located at 30 Railroad Street.

After getting a survey done of his property to ensure he was observing the setbacks, it was discovered that his actual property lines were back farther from the sidewalk and ran further north than was previously expected.

He is still able to fit a garage in that space, with two changes to what was approved:

- Turn the garage so the door faces the house, not the street. This would accommodate vehicles using the existing driveway and not require cutting into the curb.
- Allowing the garage to be placed just off the front property line.

The City's zoning code gives some leeway in the historic districts regarding setbacks, given that most of the homes in the historic districts predate our 1986 zoning code. In this case, the rules state that the front setback can be set based on the average of adjacent properties. 20 Railroad Street, directly to the south, has a zero lot line setback for its porch, which is connected to the house. This was approved by Historic Preservation and Plan Commission in 2018. There is precedent for allowing a zero lot line setback in this location.

The only potential risk of this location is any eventual plans for extending sidewalk from this side of Railroad Street to Mill Street, but there are no immediate plans to install that missing connection. Such a connection is likely to curve away from the property lines of the applicant and his neighbor. There is a generous right-of-way extending from the corner of the streets into the yards. This is to say – negative effects on public and private use of the area is unlikely.

If the Commission gives its permission to this application, he will still need to take the application to Plan Commission for approval to amend the Conditional Use Permit for a new structure in the historic district.



# 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, Colette Spranger, at: (608)-882-2263 or [colette.spranger@ci.evansville.wi.gov](mailto:colette.spranger@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	JOEL TOMLIN	30 RAILROAD ST
	Applicant Mailing Address:	Evansville, WI 53536
	19a SOUTH FIRST ST EVANSVILLE 53536	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: 608 - 289-5102	Parcel Tax ID Number: 222 065054
	Applicant Email: TOMLIN JOEL@GMAIL.COM	Parcel Number: 6-27-894-1
	<b>If different from above, please provide, with:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name:	
	Owner Address:	
		Historic Property Name:
Owner Phone:	AHI Number:	
Owner Email:	Contributing: Y or N	

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

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

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

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

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

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

SUBMITTED BY: Joel Tomlin

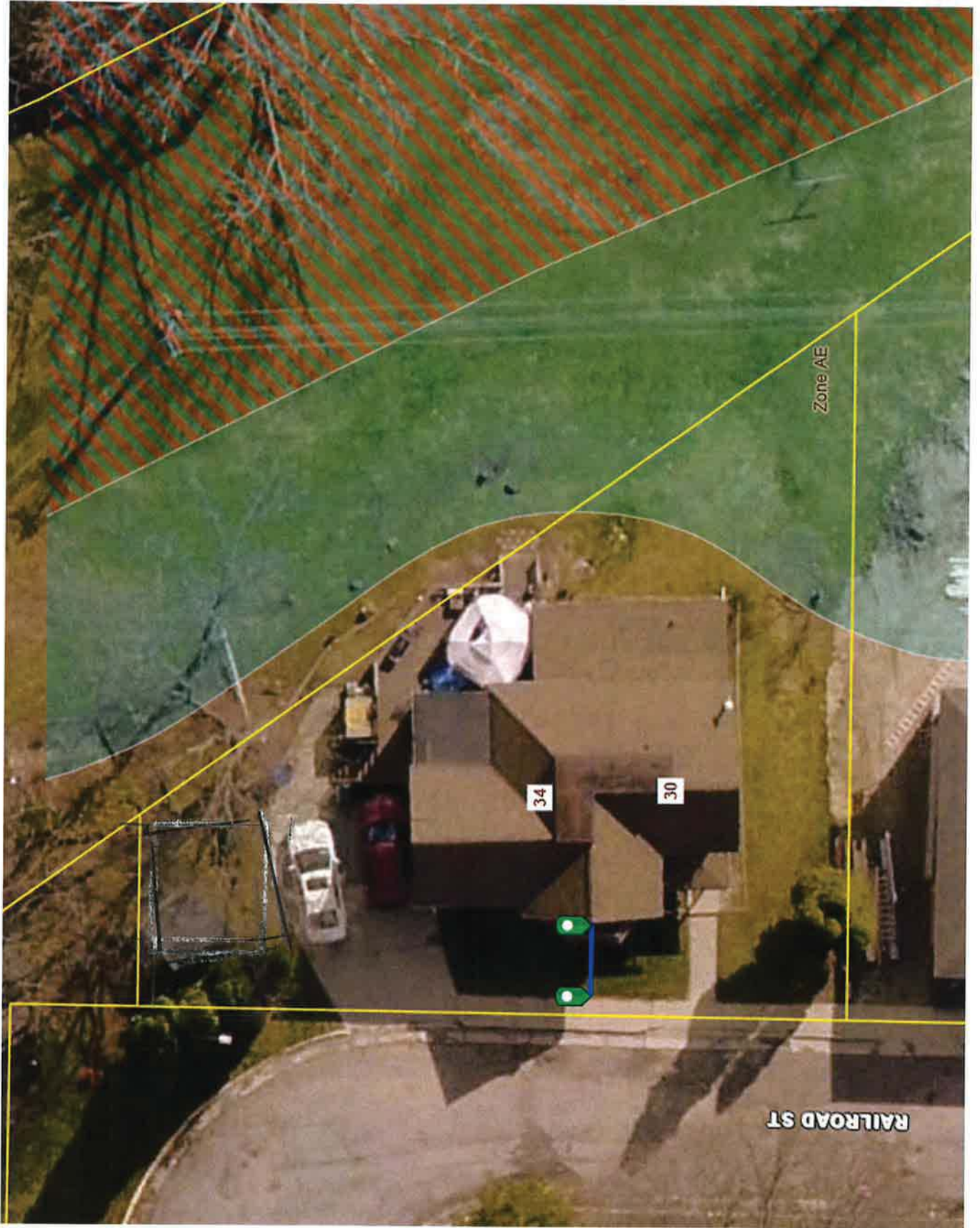
Owner or Applicant Signature

DATE: 3-7-23

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>N/A</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>
<p>N/A</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>N/A</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	

608 ~~88~~ 490-0145



## 2-Car Garage 24' x 24' x 8' Material List

Advanced House Plans Plan # 29993

Model Number: 1950478 | Menards® SKU: 1950478



Roof Framing Type: Spread Web Truss

---

### Sold In Stores

Stop by any Menards for information and to purchase.

## Description &amp; Documents

2-Car Garage 24' x 24' x 8' Material List

Brand Name: **Menards**

## Features

- Cutting and assembly required
- 1/2" OSB roof sheathing
- Aluminum soffit and fascia included
- Includes roof edge, nails and hardware
- Building plans included
- Materials can be modified to your personal preference, price subject to change
- Due to local state, city, county or municipality code requirements this plan may not completely comply with those building codes. It's recommended to consult with your local building official prior to purchasing the plan. If needed, plans can be modified to comply with any state, city, county or municipality code requirements. Modification fee may apply.

## Specifications

Product Type	Garage	Garage Type	2 Car
Foundation Type	Slab	Entry Style	Gable
Overall Width	24 foot	Overall Length	24 foot
Sidewall Height	8 foot	Square Footage	576 square foot
Exterior Wall Framing	2x4 Stud	Roof Framing Type	Truss
Rafter/Truss Spacing	2 foot	Roof Pitch	4/12
Roofing Type	3-Tab Shingles	Siding Type	D4 Vinyl
Soffit Type	Aluminum	Overhead Door Quantity	1
Overhead Door Size	16 x 7	Service Door Quantity	1
Service Door Size	36 x 80	Window Quantity	1
Window Size	36 x 24	Includes	Materials Include Framing, 24" On Center Trusses, Roofing, Siding, Soffit, Fascia, One 16x7 Overhead Door, One Service Door, Window, and Plans
Shipping Weight	8243.0 lbs	Return Policy	Regular Return ( <a href="#">view Return Policy</a> )

**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](http://www.rebateinternational.com)®



Date: 5/09/2023 - 7:04 AM

Design ID: 325257628630

Estimate ID: 17850

Estimated Price: \$6,652.23

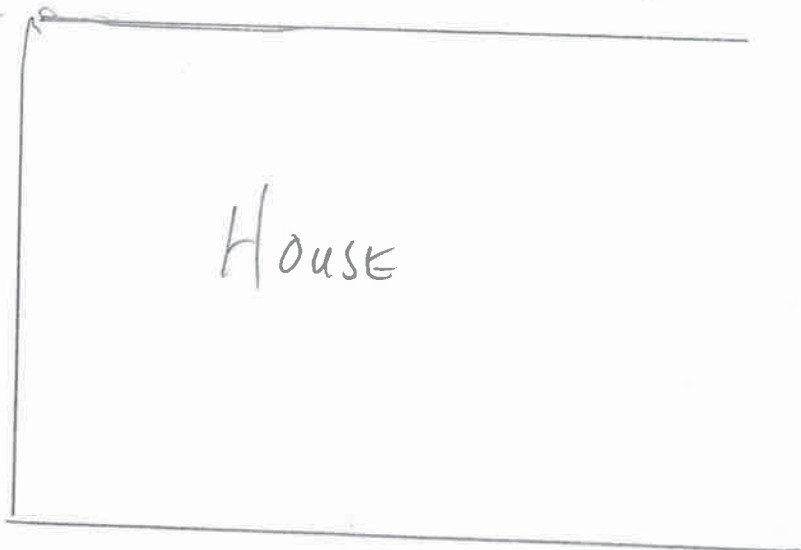
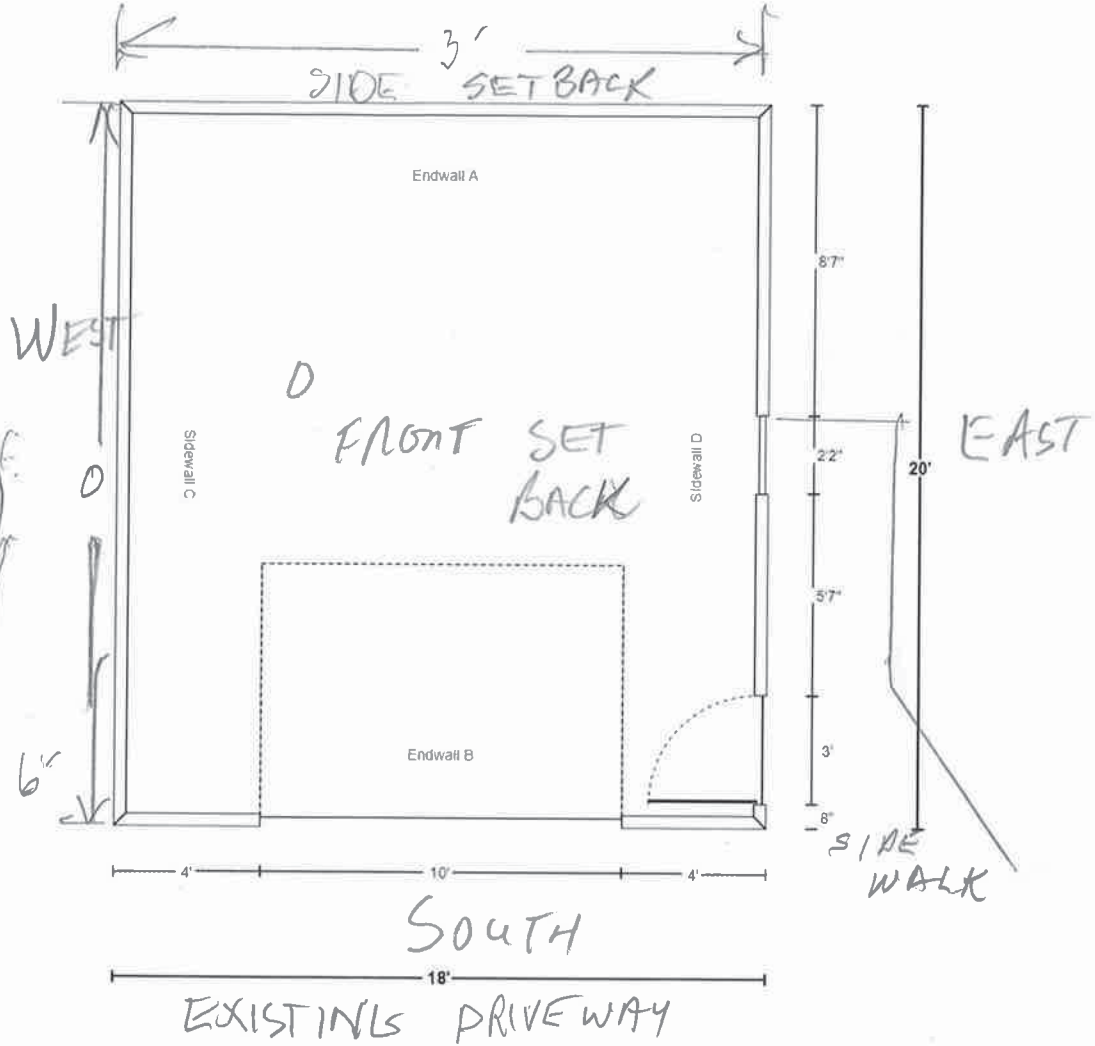
\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

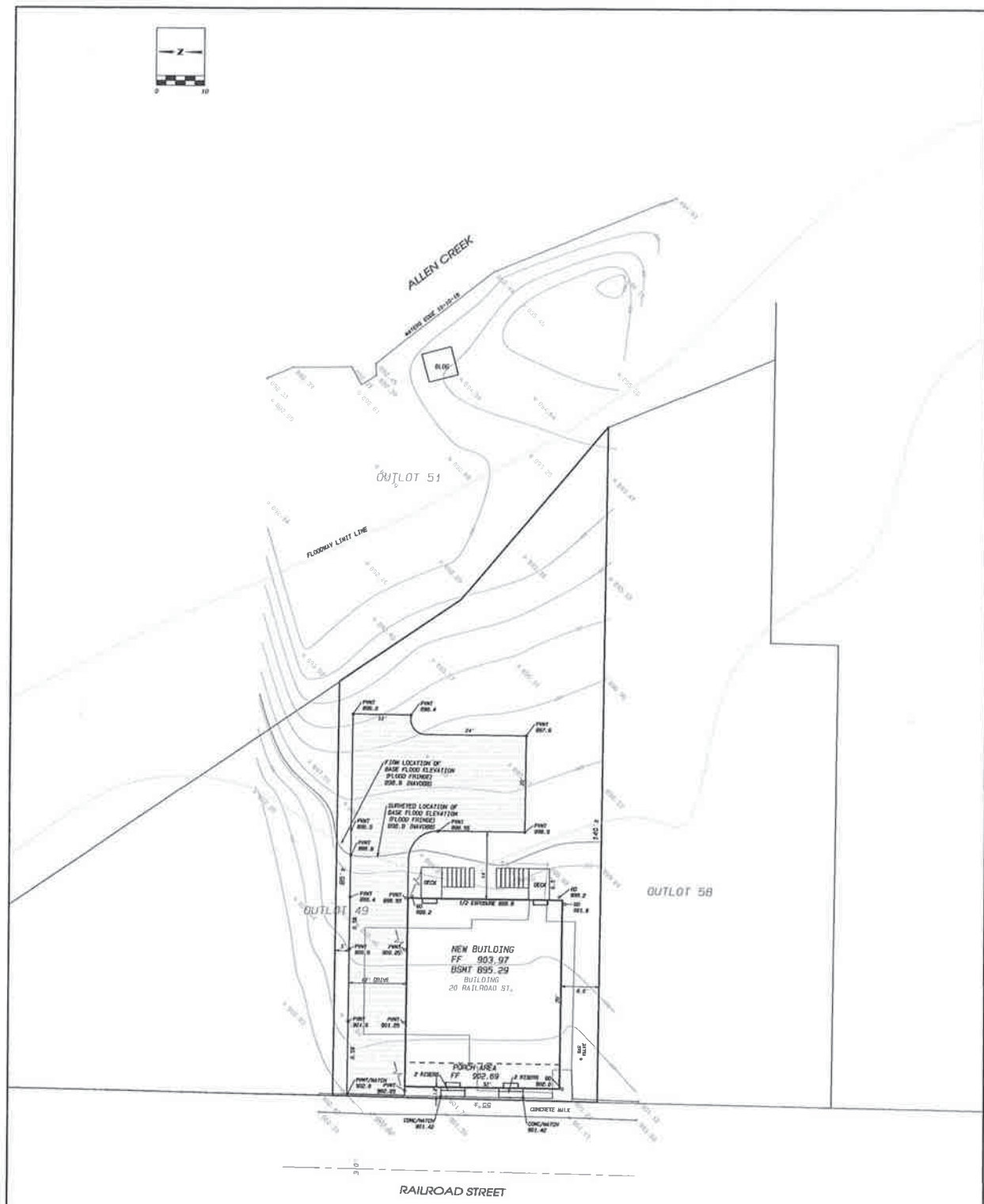
490-0145

MENARDS  
**Design & Buy™**  
GARAGE

NORTH

RAILROAD STREET





**SITE GRADING PLAN  
20 RAILROAD STREET**

CITY OF EVANSVILLE, WISCONSIN.

	• LAND SURVEYING	DATE	06/13/19	REVISION
	• LAND PLANNING	BY	AFG	
	• CIVIL ENGINEERING	PROJECT		
880 W. KILBUCKER DR. EVANSVILLE, WI 53120 WWW.COMBSURV.COM	TEL: 808 732-0370 FAX: 808 732-0374	DRAWING NO. <b>118-499</b>		



# 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:
	<u>Bertha Tinglev-Hansen</u>	<u>21 Montgomery Ct</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>21 Montgomery Ct</u> <u>Evansville, WI 53536</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <u>(608) 807 7744</u>	Parcel Tax ID Number: 222 <u>003022</u>
	Applicant Email: <u>renwheels@aol.com</u>	Parcel Number: 6-27- <u>777</u>
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name:	
	Owner Address:	
		Historic Property Name:
Owner Phone:	<u>n/a</u>	
Owner Email:	AHI Number: <u>85262</u>	
	Contributing: <input checked="" type="radio"/> Y or N	

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

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

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

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

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

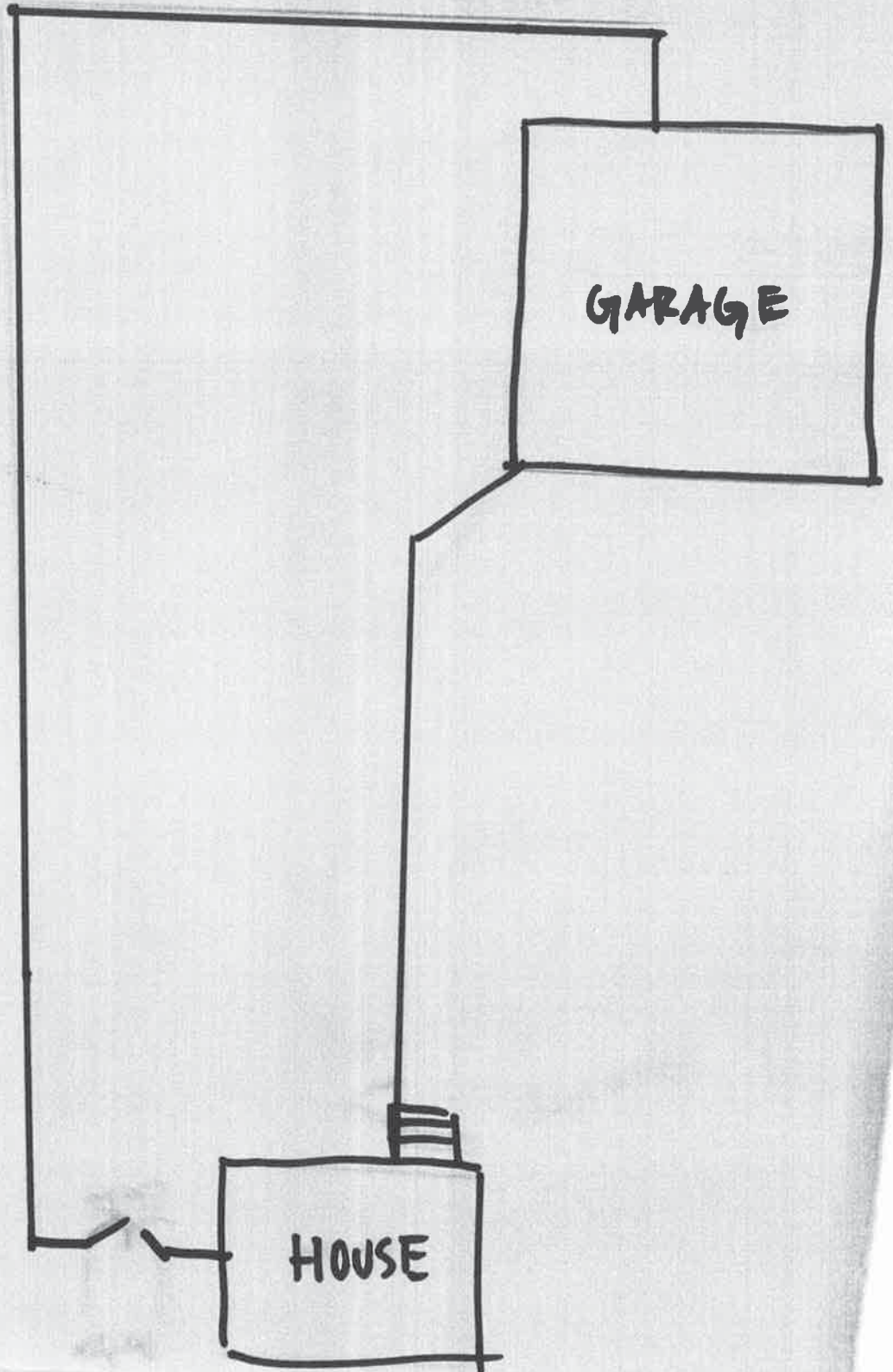
SUBMITTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner or Applicant Signature

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 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 ( <u>wood</u> , 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"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input checked="" type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p style="color: red; text-align: center;">REPLACE TORN DOWN WOOD FENCE W/ CEDAR PLANKS, DOG-EARED TOPS. RECONSTRUCTING ARBOR IN FRONT YARD W/ SAME MATERIALS.</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p style="color: red; text-align: center;">NO</p> <p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p style="color: red; text-align: center;">FENCE WAS PARTIALLY DESTROYED BY MUNICIPAL SNOW PLOWS. POSTS ARE IN GOOD SHAPE. REPLACING WOOD WITH WOOD.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p style="color: red; text-align: center;">NO. REPLACING THE FENCE WILL MAINTAIN THE PRIOR LOOK OF THE PROPERTY, WHICH IS ADJACENT TO A MUNICIPAL PARKING LOT.</p>
	<p style="color: red; text-align: center;">FENCE TO MAINTAIN 100% OPACITY.</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</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 style="color: red; text-align: center;">MAINTAINS MATERIAL LOOK OF PRIOR FENCE, PREVENTS A VOID FROM FORMING</p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	
<p style="color: red; text-align: center;">NO</p>	

MUNICIPAL LOT



MONT GOMERY CT



FROM FENCES TO FLOORS AND SO MUCH MORE.









# 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, Colette Spranger, at: (608)-882-2263 or [colette.spranger@ci.evansville.wi.gov](mailto:colette.spranger@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Andy King Const.</u>	Historic Property Address:
	Applicant Mailing Address: <u>W 3010 Sand Crane Dr. Belleville Wis 53508</u>	Evansville, WI 53536
	Applicant Phone: <u>608-225-0482</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Email: <u>King Construction 1956@gmail.com</u>	Parcel Tax ID Number: 222 _____
	<b>If different from above, please provide:</b>	Parcel Number: 6-27- <u>179</u>
	Owner Name: <u>Mike Peltola</u>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Address: <u>122 W. Liberty St. Evansville, WI. 53536</u>	Historic Property Name:
	Owner Phone: <u>(608) 477-3974</u>	AHI Number: <u>n/a 85088</u>
	Owner Email: <u>unclepelt@yahoo.com</u>	Contributing: <u>Y</u> or N

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

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

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

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**SUBMITTED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
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	
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<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 checked="" type="checkbox"/> New construction	<input checked="" 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 checked="" type="checkbox"/> Other: <u>Replacing old addition</u>
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input checked="" type="checkbox"/> Match existing materials <input checked="" type="checkbox"/> Removal or altering of original architectural details <input checked="" type="checkbox"/> <u>New addition replaces old</u>

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>2 Story Addition.                  Remove 14 by 12 addition that is falling off                  Because no foundation, add Two Bed room on                  Top of Kitchen + Laundry match all Siding + Trim</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>Match old. Property ex</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)                  Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>all materials will match ex.                  Shingle + 2x4s. Siding + window To road.                  wood Be The Same. on lower                  Upper To Road. will Be Same Size as.                  Ex window. To Road front</p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits? NO.</p>	

SECTION	REQUIRED ATTACHMENTS
<h1>5</h1>	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"> <li>1. Clear photo(s) of every portion of the property affected by the work</li> <li>2. Historic photograph (if available)</li> <li>3. Exterior elevations or sketches of existing conditions and proposed work</li> <li>4. Samples or specifications of proposed materials</li> <li>5. If Section 3B applies, evidence of un-reparability</li> <li>6. Site plan (if applicable)</li> <li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li> <li>8. Additional attachments that may assist in understanding the proposed work</li> </ol>

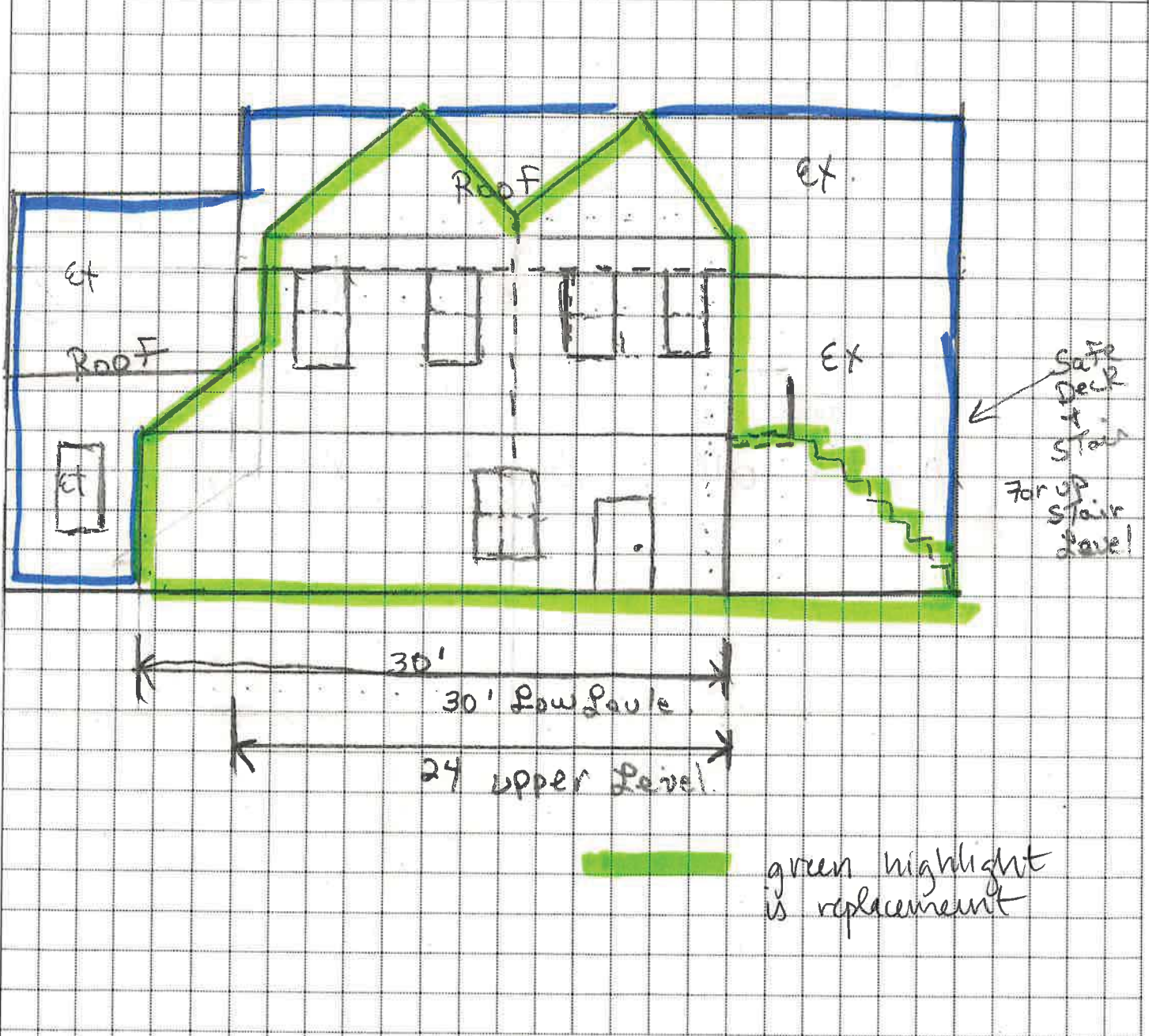


EXHIBIT: \_\_\_\_\_

## PROPERTY RECORD

# 122 W LIBERTY ST

## Architecture and History Inventory

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PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...

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### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85088**

### PROPERTY LOCATION

Location (Address): **122 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

### PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

DEMO PLAN



Addition to be removed

Deck also being removed

ADDITION



Appx. outline of addition

Deck stairs to lead out from 2nd floor master room.

HPC-2023-0134

122 W LIBERTY



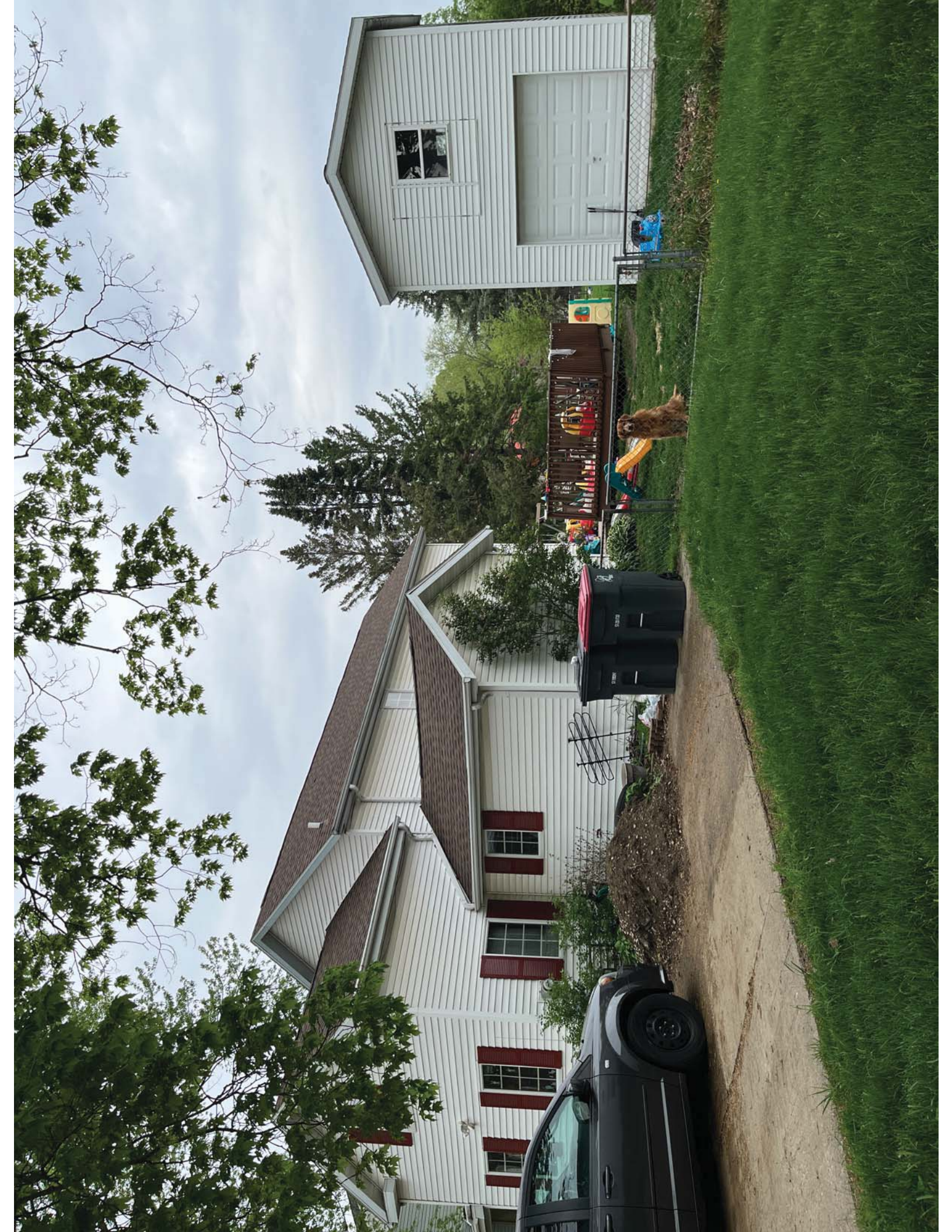














## City of Evansville

### Community Development Department

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

To: Historic Preservation Commission  
From: Colette Spranger, Community Development Director  
Re: Advice on Potential Garage Demolition  
Address: 339 W Liberty Street

Richard Frey has a garage that is in poor shape and he is looking to tear it down and replace it with a manufactured garage kit.

The garage is not a carriage house, but a prior owner did do some interesting work to give it the appearance of something fancier than what it is. I snapped some photos of the inside of the structure – you can see the interesting job that was done on the rafters.

The existing garage is entirely made of wood. The garage kit he is looking at is likely to have vinyl siding. His house has vinyl siding. He intends to match the new garage to the house. He is looking for guidance from the Commission on design and style of the new garage. Typically we expect replacement structures to fill the space left by the original. He is wanting feedback before making a formal application.

While he is here, he would also appreciate guidance on his second story porch windows. He would like to install glass windows. At the moment the porch is protected by heavy canvas curtains.



*Example Garage*

