

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, August 19, 2020, 6:00 p.m.

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

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the July 15, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
 - A. 34 W Liberty – Replace Garage Rood (Application HPC-2020-34)
 - B. 209 W Main – Install Solar Panels (Application HPC-2020-35)
 - C. 25 S Second – Install Stair Railings (Application HOC-2020-36)
 - D. 101 E Main -- Motion to Approve or Deny _____ Replacement Window Option ____
8. Discussion Items
 - A. 245 W Church – Discuss Demolition regulations and direct staff (HPC-2020-33)
9. Old Business.
10. Report of the Community Development Director.
 - A. Discuss 2021 Budget
11. Correspondence, Comments or Concerns
12. Next Meeting Date: *September 16, 2020 at 6pm.*
13. Motion to Adjourn.

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

**City of Evansville Historic Preservation Commission
Regular Meeting / Virtual
Wednesday July 15, 2020 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

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

2. Roll Call:

<u>Members</u>	<u>Present/Absent</u>	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Steve Christens, Applicant
Gene Lewis	P	Casey Miller, Applicant
.....		
Ald. Joy Morrison	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 June 17, 2020 meeting and approve them as printed by Lewis, seconded by Culbertson. Approved unanimously.

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

6. Citizen appearances. None.

7. Applications- Action Items:

A. 16 N Second – Replace Porch (Application HPC-2020-31).

Christens recused himself for this action item. Christens explained the house was built in 1883 and was turned into a 2 flat in 1933. Christens recently purchased the property. He is repairing the items noted in the application that need to be brought to code. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Koser. Approved unanimously.**

B. 419 S First – Replace Windows (Application HPC-2020-32). Applicant Miller described the condition of the carriage barn and the amount of work needed to repair/replace the areas of the barn. Miller identified the major areas as: roofing the barn with steel, changing the soffit, fascia, and trim work from wood to steel, painting the siding or covering it in steel siding. Stephens commented that the architectural detail would be lost by covering the soffit, fascia, and crown molding

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in steel. He asked if Miller would consider keeping the face/ front of the carriage barn in wood to maintain the historic detail. The remaining 3 sides are not seen from the road, therefore covering those sides in steel would not be an issue. Miller agreed to review the project and take steps to preserve the face of the carriage barn in historic materials. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the following condition, the front of the building conserved in wood, restored where necessary, the remaining 3 sides may be restored in steel as stated in application, and Sargeant to have final approval of windows and barn doors, by Culbertson, seconded by Koser. Approved unanimously.**

8. New Business: Discussion Items:

A. Update /Next Steps for 32 W Main – Replace Windows (Application HPC-2020-29).

Applicant was not present. An email from the applicant dated 07/03/2020 was enclosed in the agenda packet. Laube is still asking for non-traditional cottage style windows to be used as replacement windows. Discussion with commission members was held. It was noted that several houses in the area with a similar structure have traditional double hung windows, with the exception of the large picture windows. It was decided to have Sargeant contact the applicant and discuss her issues further.

B. Discuss Demolition Requests – Carriage Barn.

The commission discussed the issues with demolition of an accessory structure. Reference was made to the City Ordinance Chapter 62 Historic Preservation, Section 7, Maintenance of Historic Property. Stephans commented that demolition of such a structure and having “open space” would change the character of the neighborhood. Replacement of such a structure should be of appropriate size and mass.

C. Discuss Recognition Program.

The commission is interested in recognizing historic preservation work completed in the historic district on an annual basis. Jason and Dan have volunteered to put together an outline of the program and submit to the commission for review.

D. In-person meeting in August.

The commission decided to continue with virtual meetings.

9. Old Business

A. Review Draft of Park Plan: <https://ci.evansville.wi.gov/parkplan>

Stephens commented that this is a large document and work the read. He asked that the park board be aware of using permeable parking applications within the plan. Sargeant asked Stephans to send him links/examples of such parking applications to forward to the park board.

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

10. Report of the Community Development Director. None

11. Correspondence, Comments and Concerns. None

12. Next Meeting Date: August 19, 2020 at 6 p.m., Virtual

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	JAMES H Broughton	34 W Liberty St
	Applicant Mailing Address:	Evansville, WI 53536
	34 W LIBERTY ST.	The following information is available on the property's tax bill:
	Evansville, WI.	Parcel Tax ID Number: 222 061009
	Applicant Phone: 608-449-9231	Parcel Number: 6-27-699
	Applicant Email:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide:	Historic Property Name:
	Owner Name:	None
	Owner Address:	AHI Number: 85082
	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.

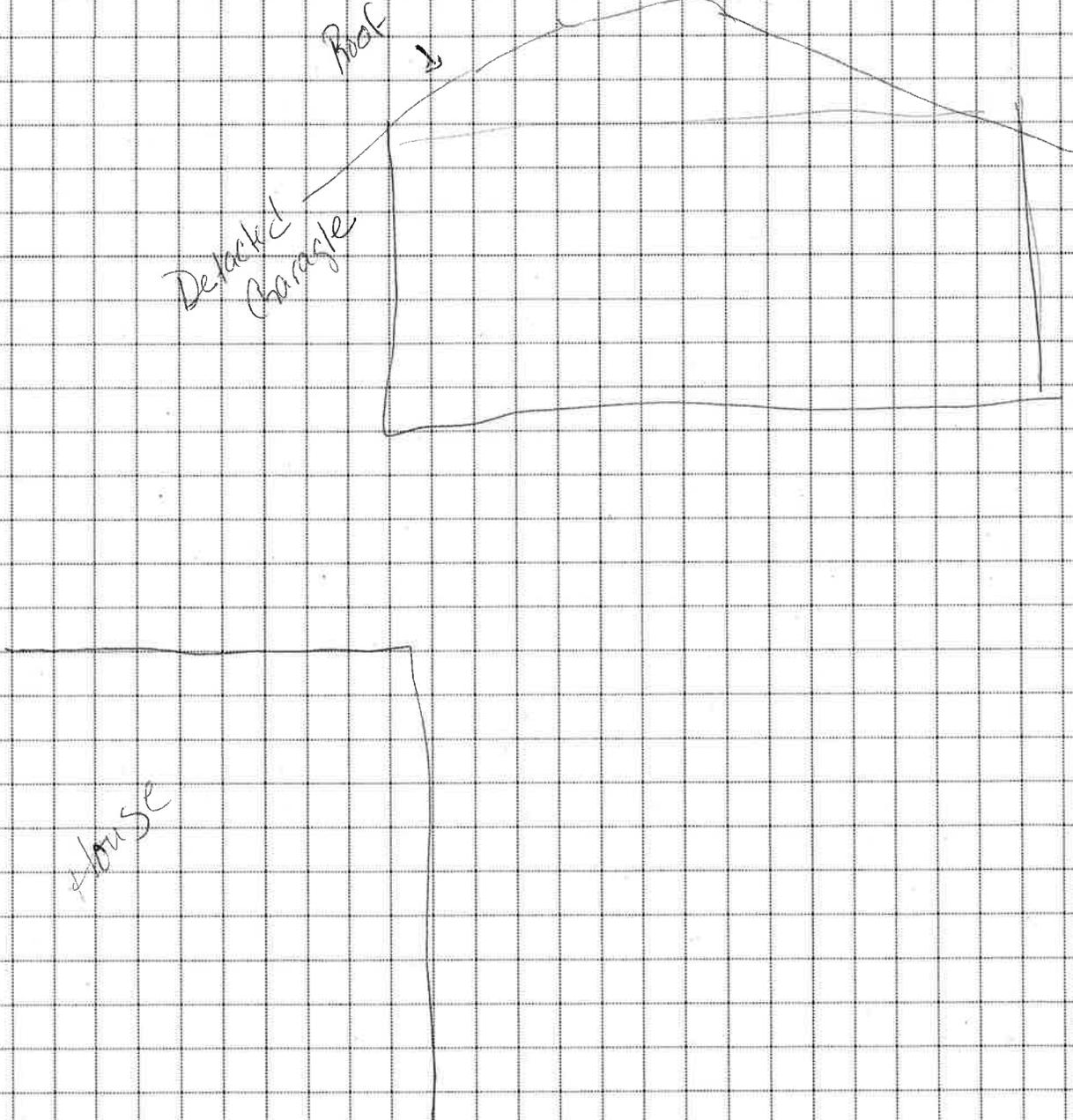
Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: James H Broughton **DATE:** 7-30-2020
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Putting metal Roof over top of Shingles on Garage</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? NO</p>
<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>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><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p>N/A</p>	
<p>4C Have you submitted this project for state or federal tax credits?</p> <p>NO</p>	

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



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHJ Number:	Parcel Number: 6-27- <u>699</u>

PROPERTY RECORD

34 W LIBERTY ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **85082**

PROPERTY LOCATION ▶

Location (Address): **34 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**Historic Use: **house**Architectural Style: **Italianate**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶

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

National/State Register Listing Name: **EVANSVILLE HISTORIC DISTRICT**

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

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

National Register Multiple Property Name:

NOTES ▶

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

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

RECORD LOCATION ▶

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

Have Questions?

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

joe.deroose@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.

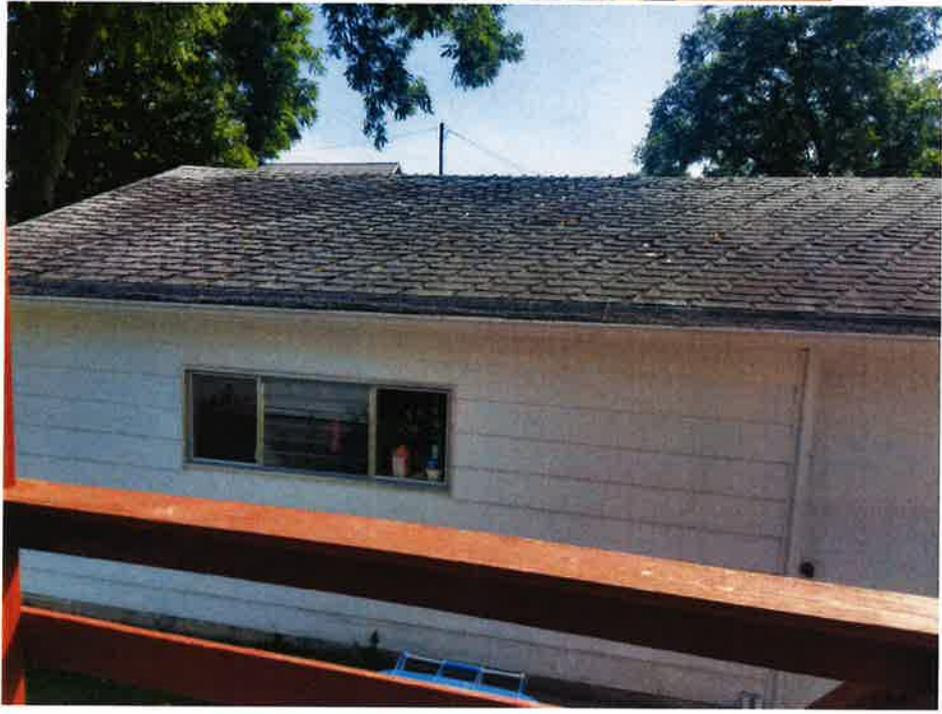
How to Cite

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







APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Elizabeth Amato	209 W Main St
	Applicant Mailing Address:	Evansville, WI 53536
	209 W Main St. Evansville, WI 53536	The following information is available on the property's tax bill:
	Applicant Phone: (608) 290-3675	Parcel Tax ID Number: 222 001057
	Applicant Email: elizabeth.h.amato@gmail.com	Parcel Number: 6-27- 61
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: <small>Text</small>	
	Owner Address: <small>Text</small>	
		Historic Property Name:
	NA *blank on website	
Owner Phone:	AHI Number: 85206	
Owner Email:	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

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: K. Amato

Owner or Applicant Signature

DATE: 8/6/20

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

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>19 solar panels to the back/southern side of the homes roof, please see attached image for specifications</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>no</p>
<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>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><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>	
<p>per sections 9 & 10: "the new work differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>	
<p>4C Have you submitted this project for state or federal tax credits?</p>	
<p>no - will be submitted to Focus on Energy once completed</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the 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

*see attached

EXHIBIT: _____



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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

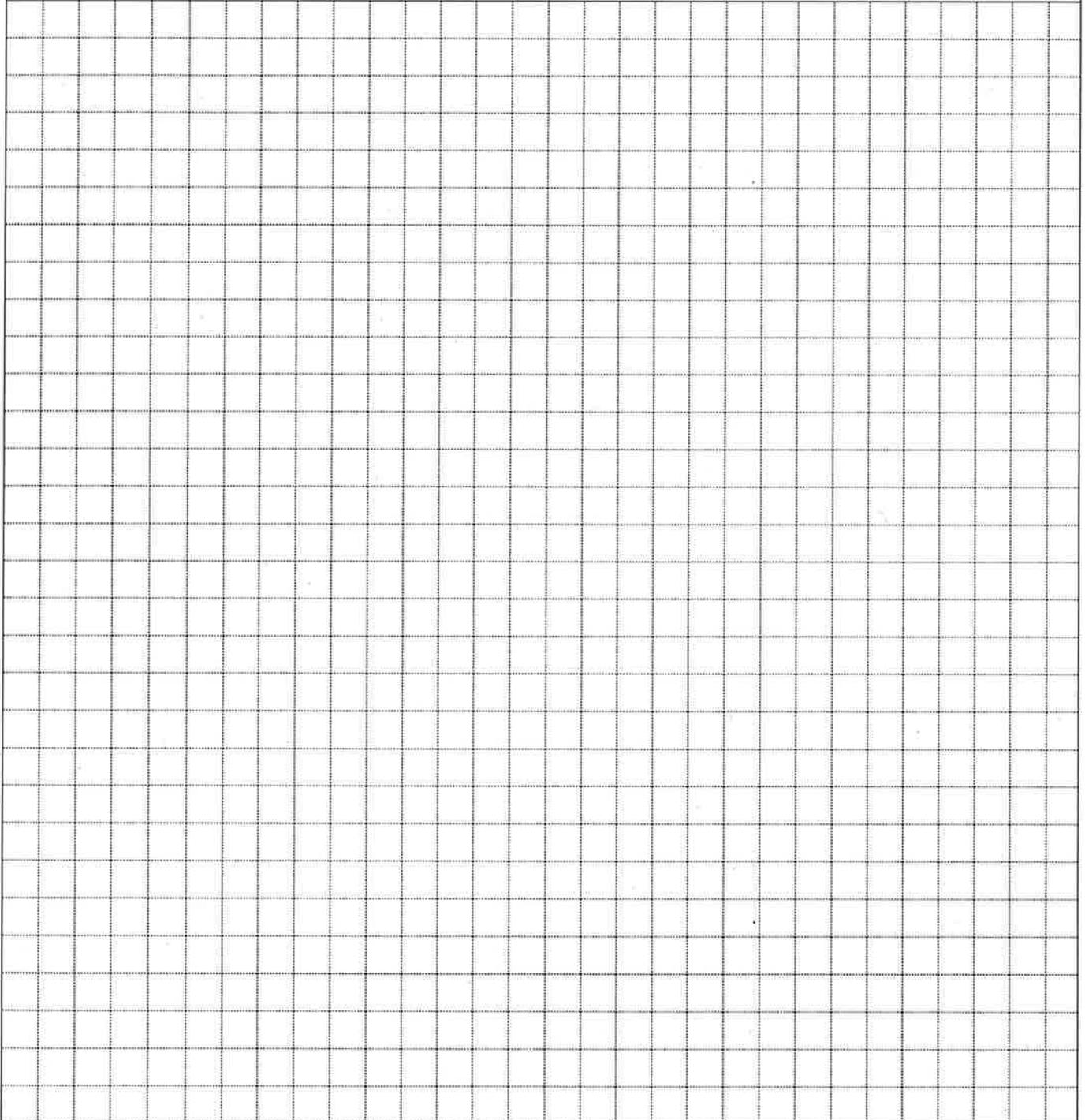
Date: _____

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

SECTION	SUPPLEMENTAL ATTACHMENTS
----------------	---------------------------------

5

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

																																															
																								EXHIBIT: _____																							



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

Rehabilitation Standards and Guidelines

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

[Applying the Standards for Rehabilitation](#)

[Guidelines for Rehabilitating Historic Buildings](#)

[Guidelines on Sustainability](#)

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

Other Standards and Guidelines:

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

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

[History of the Standards](#)

Secretary's Standards for Rehabilitation

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

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

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

Guidelines for Rehabilitating Historic Buildings

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

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



PROJECT ADDRESS _____ PERMIT # _____

PROJECT DESCRIPTION:	PARCEL #:
	TAX ID #:



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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
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 \$ _____

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

APPLICANT'S SIGNATURE _____ DATE _____

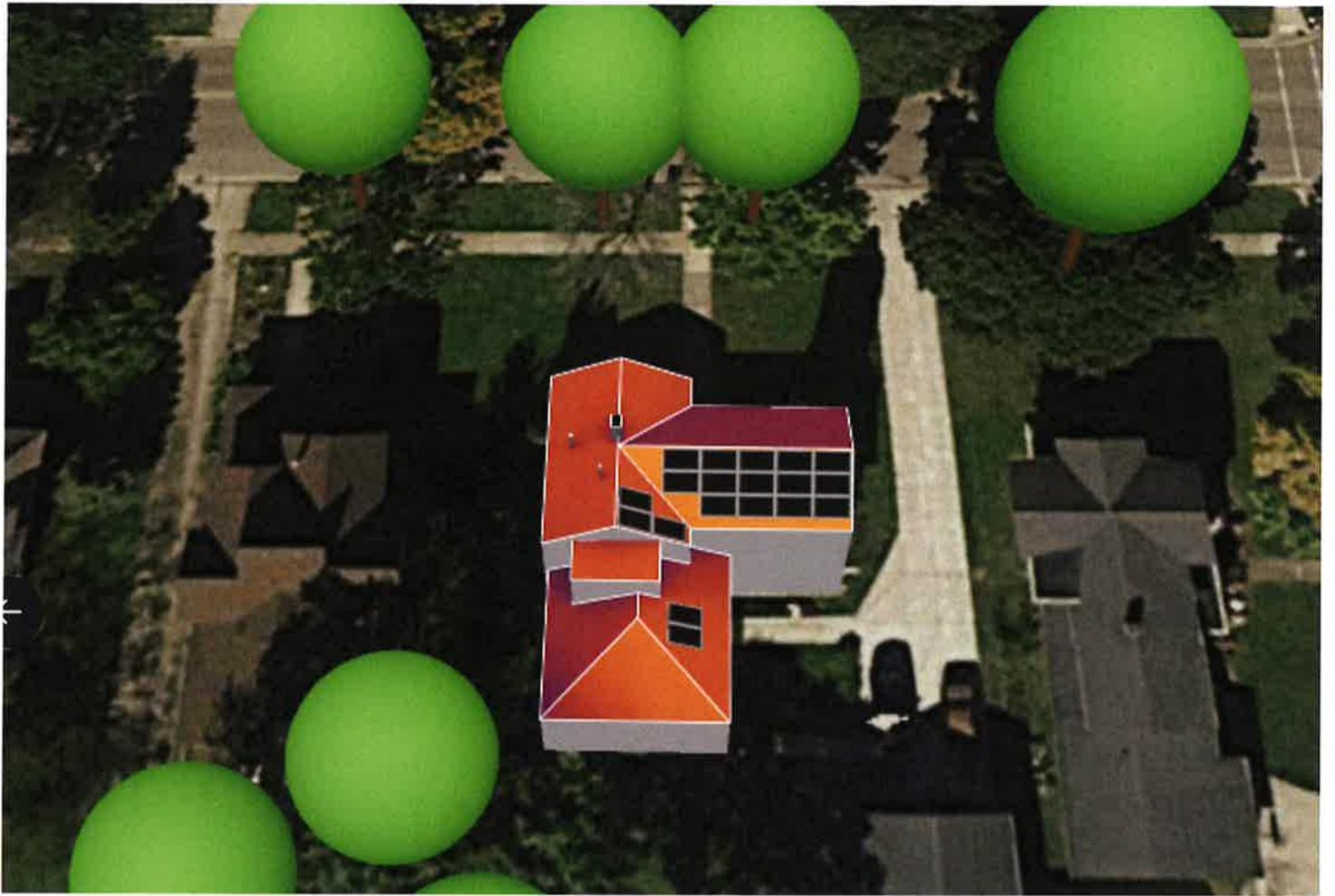
CONDITIONS OF APPROVAL: THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS, FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.

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

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
 LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511





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: <i>Karen Eveland</i>	Historic Property Address: <i>25 S 2nd St</i>
	Applicant Mailing Address:	Evansville, WI 53536
		The following information is available on the property's tax bill:
	Applicant Phone: <i>608-882-1033</i>	Parcel Tax ID Number: 222 _____
	Applicant Email: <i>None</i>	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: <i>not listed</i>
	Owner Phone:	AHI Number:
Owner Email:	Contributing: Y or N	

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

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

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

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: _____

Tom Meyer

Owner or Applicant Signature

DATE: *8/18/20*

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.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input 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><i>Karew is in need of a handrail on the front porch steps- It will look like the porch rails without the cedar base</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p><i>NO</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>No</i></p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p>4C Have you submitted this project for state or federal tax credits?</p>

only without this





City of Evansville

Community Development Department

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

August 17, 2020

STAFF MEMO

To: Historic Preservation Commission

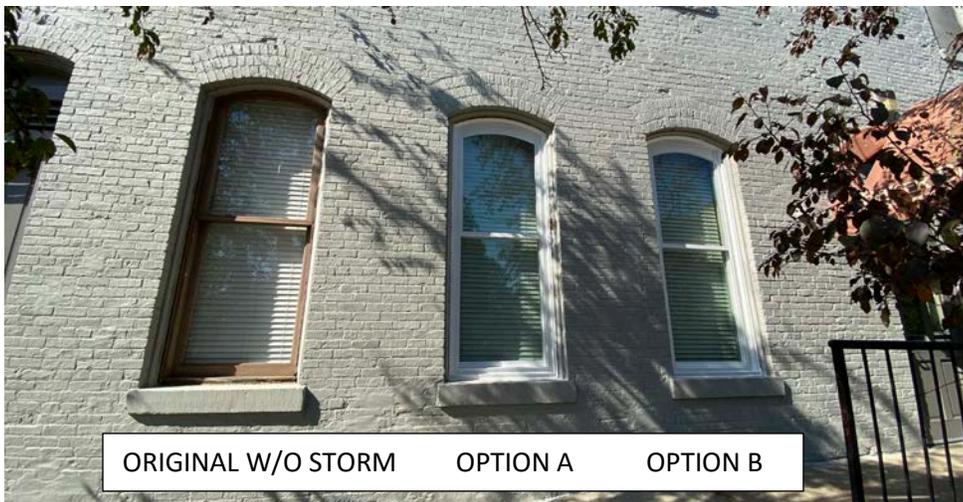
From: Jason Sergeant, Community Development Director

RE: Windows at 101 E Main

Background:

The Commission approved window replacements on April 22nd at 101 E Main (HPC-2020-17) to replace all of the existing windows with double hung windows that had arched/rounded tops to match existing. In May staff reached out to the applicant to clarify how the windows would be installed and specific details of the installation. (This was done after concerns came up with similar windows that were previously approved and installed at 8 S Madison.) Staff understood the windows would be arched-top and would keep the existing brick mold intact.

The applicant began the window replacement process last week. After staff inspection of the building, it was determined that the replacement windows do not meet the specifications contained within the original application. **The replacement windows do not have arched or rounded tops.** Staff and the HPC Chairperson met the window installer on site to discuss the concerns. **Staff informed the applicant that the replacement windows as installed are not acceptable.** Since those discussions, the window installer applied trim to the exterior of the top sash in an attempt to make the windows more compliant. The workmanship of the installation and long-term durability of the proposed fix is of concern to staff. HPC members are encouraged to look at the windows in person, they are located in the rear of the building on the first floor adjacent to Maple Street. Below are photos of the proposed windows:



ORIGINAL W/O STORM

OPTION A

OPTION B

Recommended Action(s):

- 1.) Direct staff to notify applicant of non-compliance and notice to install windows as identified in original application
- 2.) Direct staff to accept window mock-up "A" as substantially similar to the windows proposed
- 3.) Direct staff to accept window mock-up "B" as substantially similar to the windows proposed





APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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

\$0.00
Application
Fee

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

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

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

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

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

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

3. COA Application for proposed work

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

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

SUBMITTED BY:

Diane Maloney Steve Maloney

Owner/Applicant Signature

DATE:

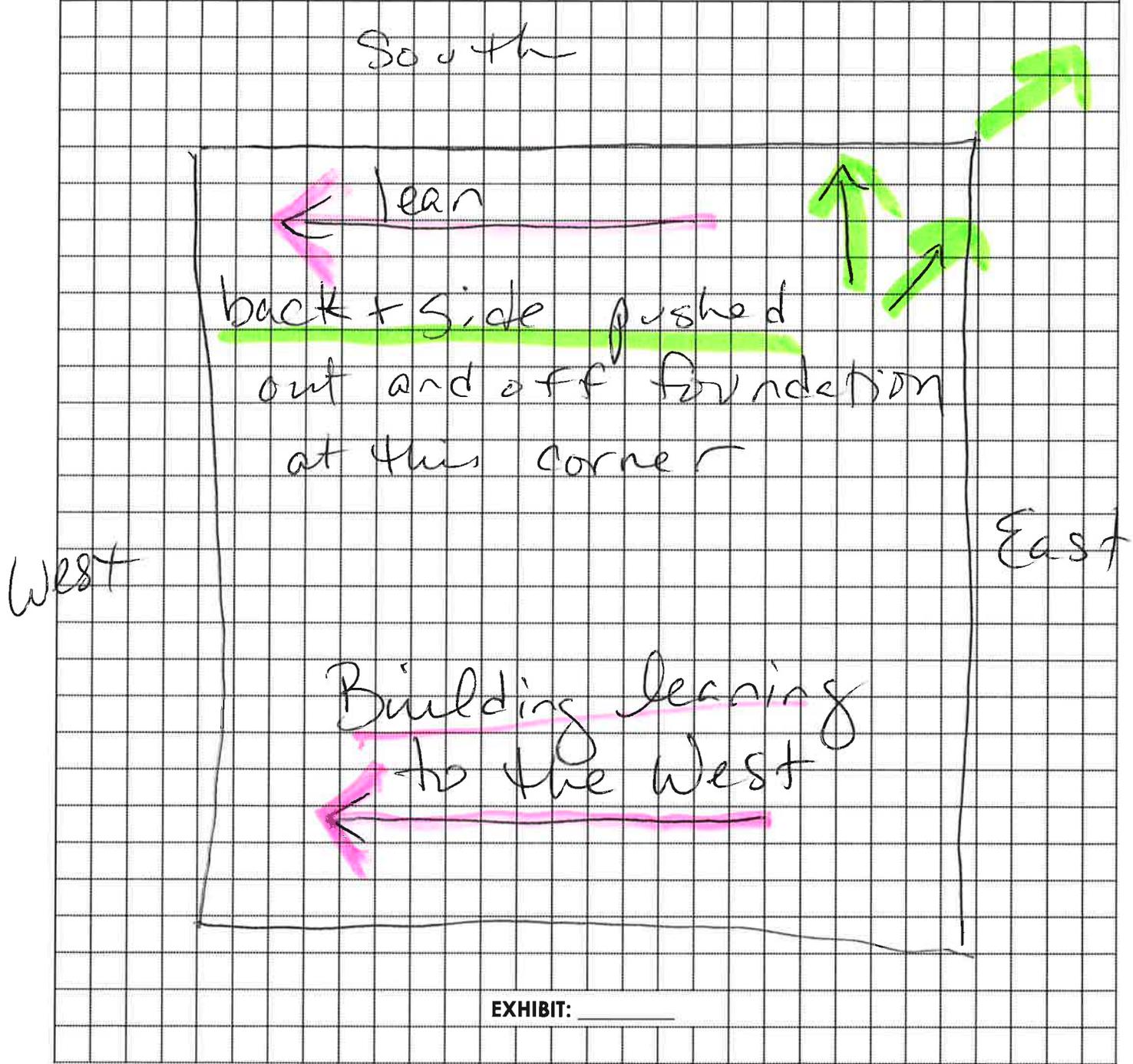
6/2/20

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

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

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

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Site plan (if applicable) 4. Exterior elevations or sketches of existing conditions and proposed work 5. Samples or specifications of proposed materials 6. Additional attachments that may assist in understanding the proposed work



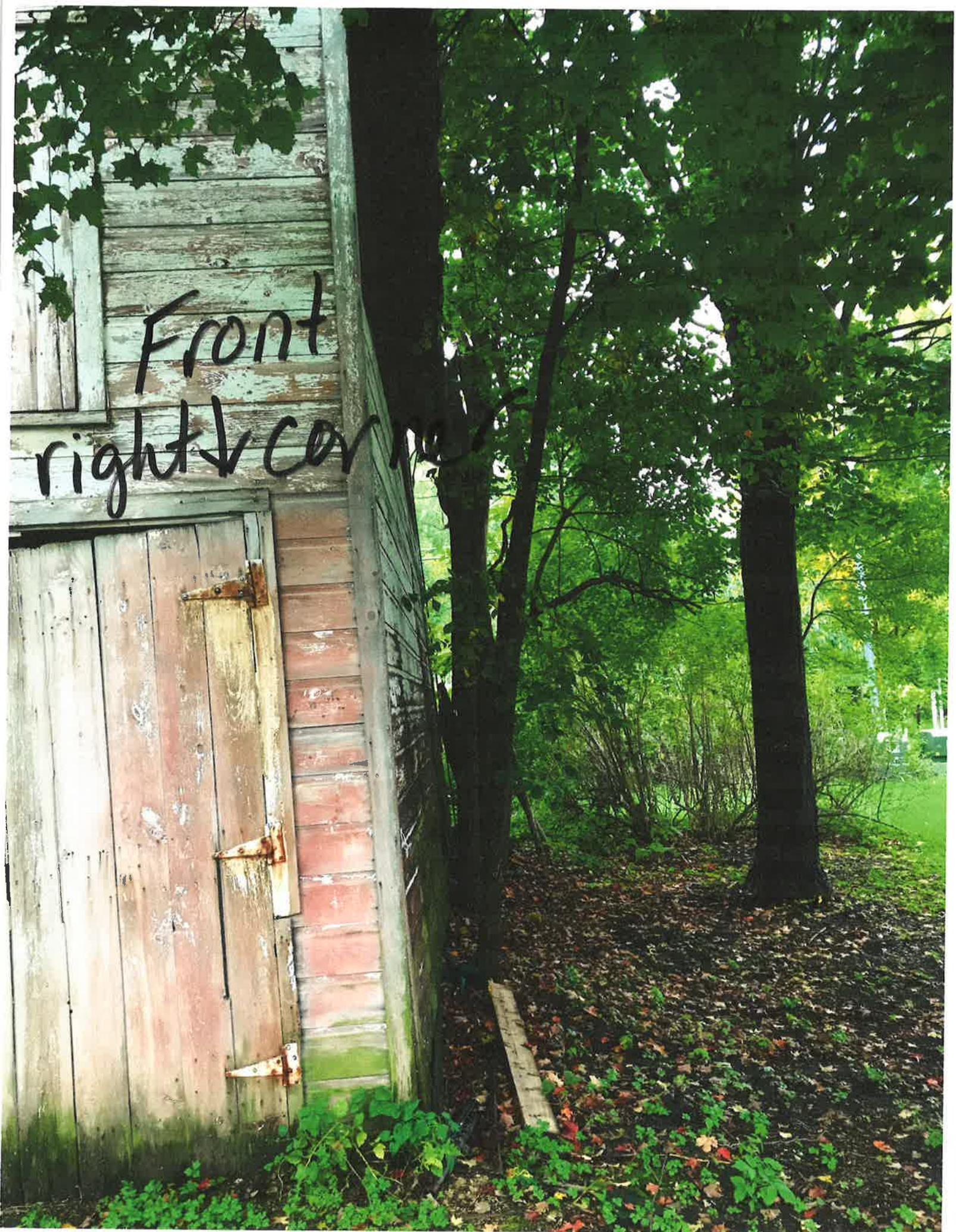
SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2.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





FRONT

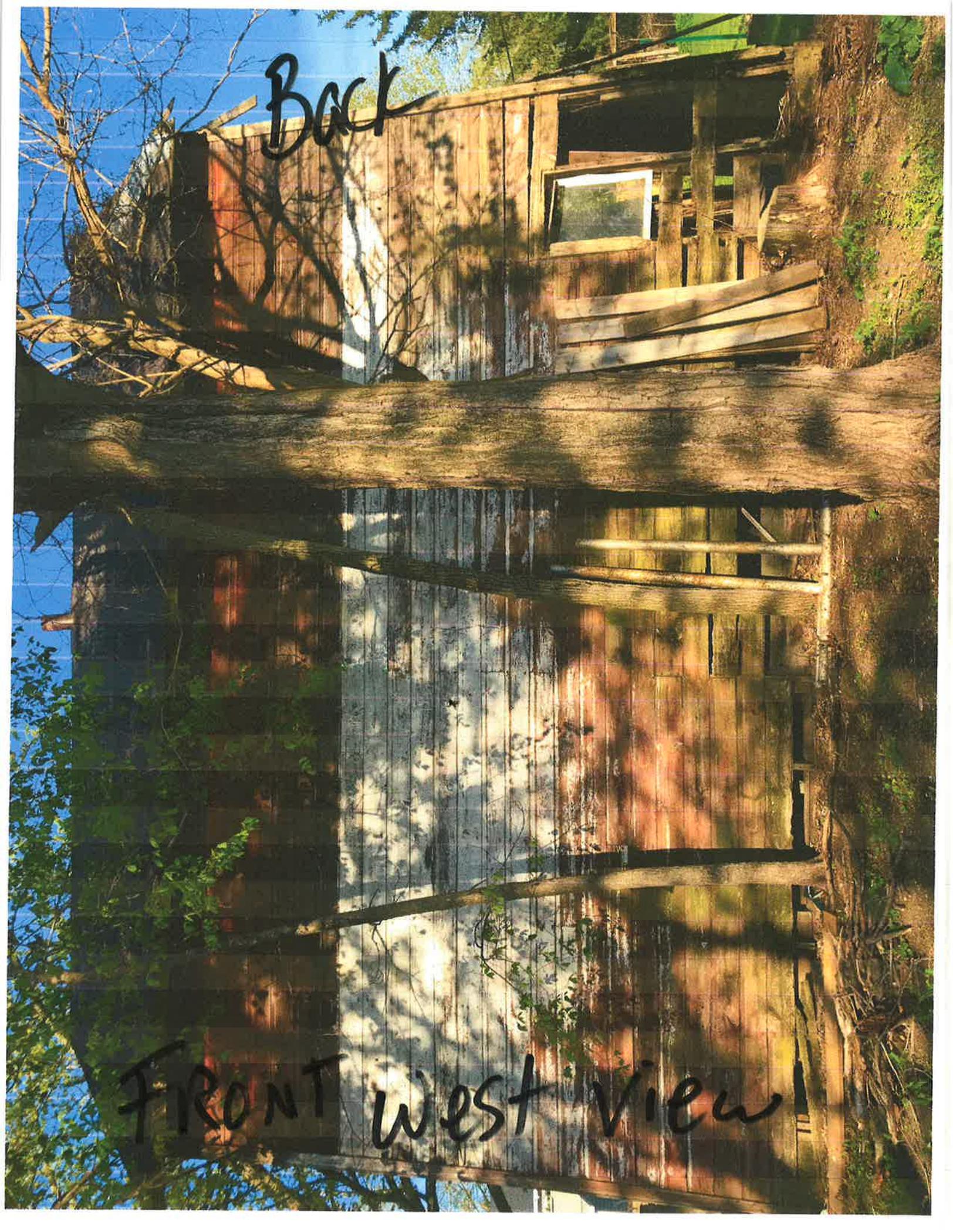
Front
right corner





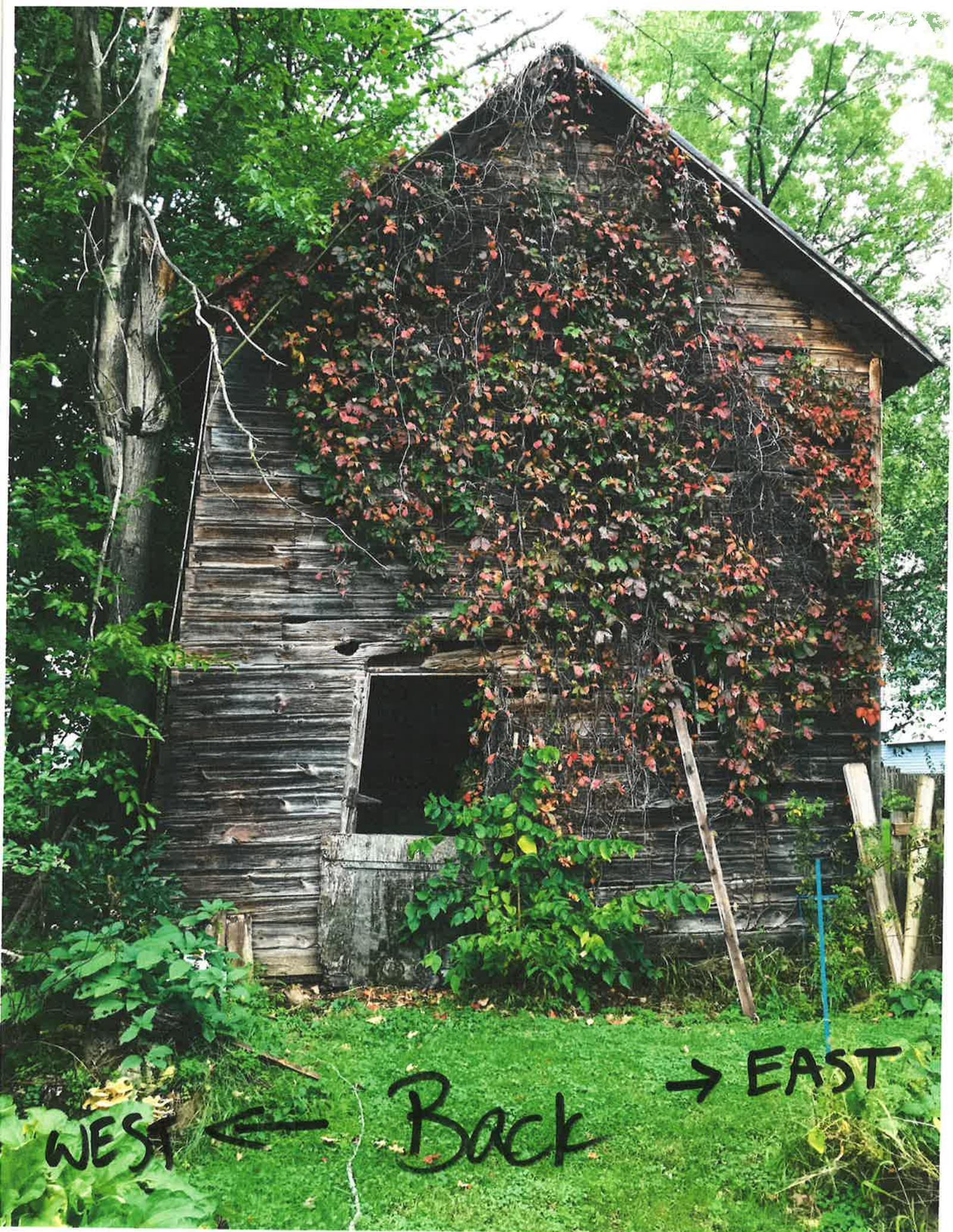
← Front

East View



Back

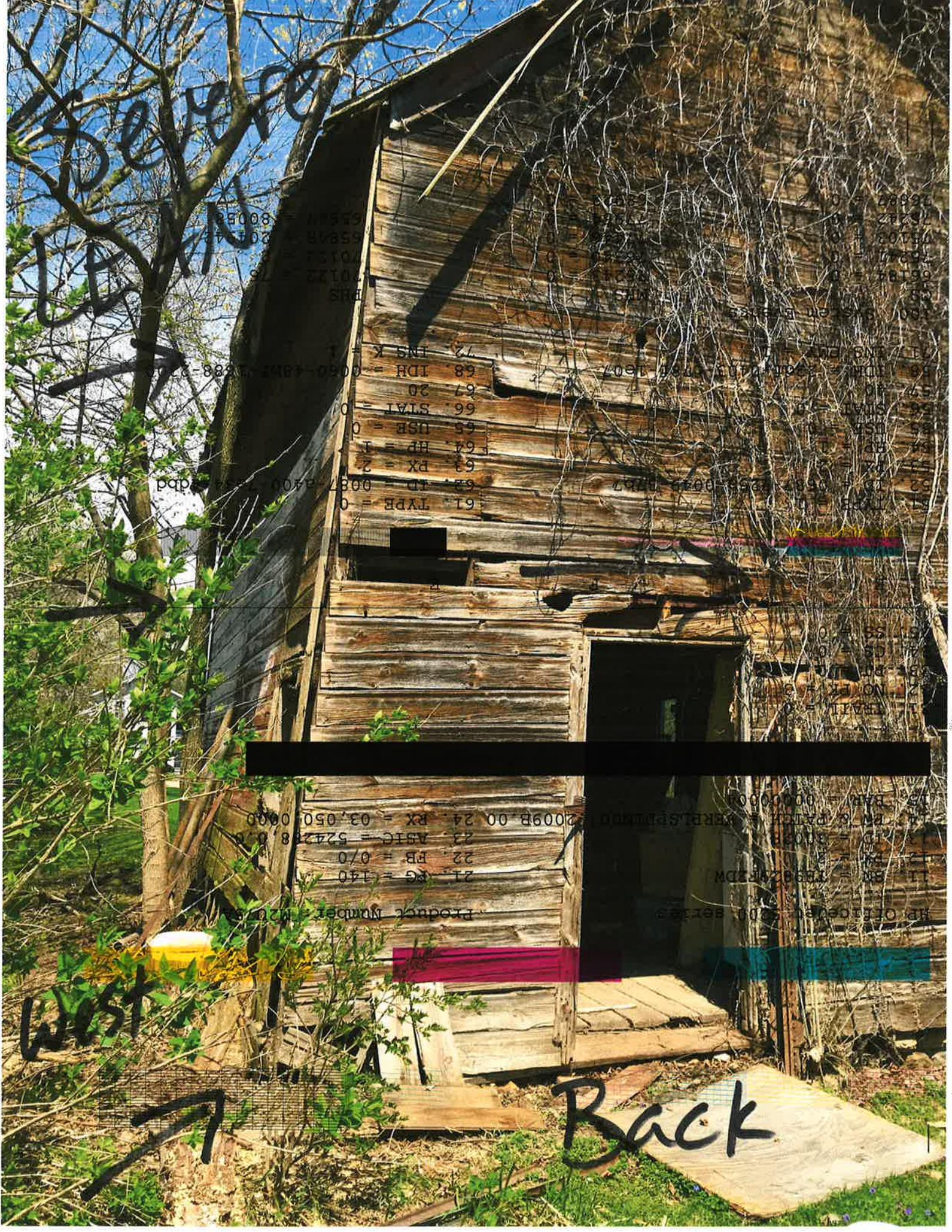
FRONT West view



WEST ←

Back

→ EAST



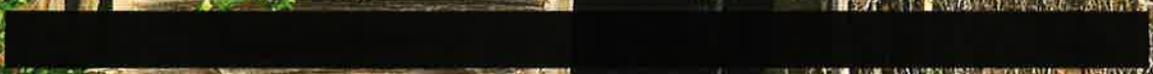
8008
 2007
 72 INS K
 68 LDH - 0060-1988-2
 67 20
 66 STAT = 0
 65 USE = 0
 64 HP = 1
 63 BX = 2
 62 ID = 0087-2400
 61 TYPE = 0

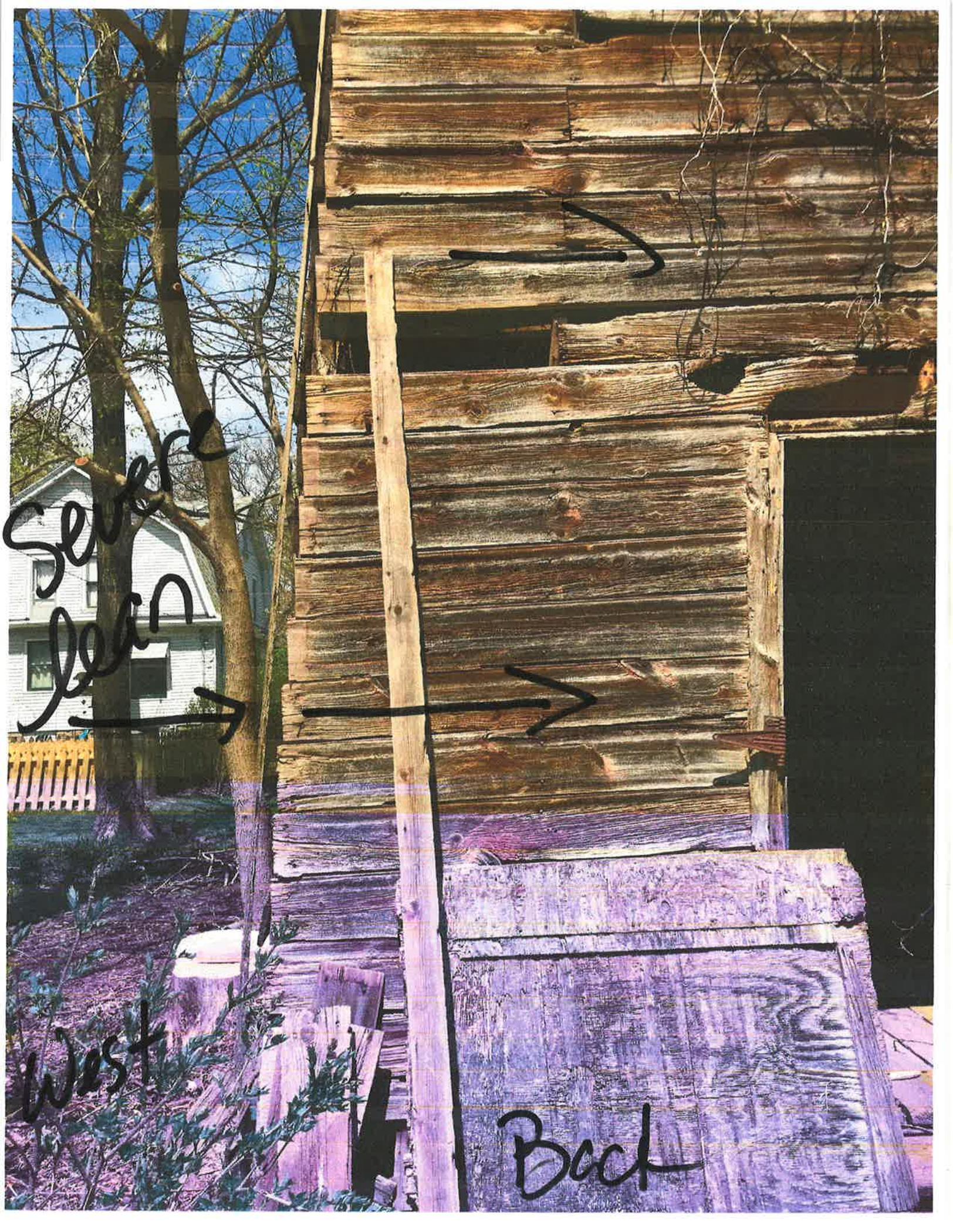
23 ASIC = 52428
 22 FB = 0/0
 21 RG = 140
 Product Number: 1212

West



Back





Severe lean

Wast

Back



Pushed
OUT

Back
Corner



Back

inside

CONTAINS
CONTENTS



PROPERTY RECORD

245 W CHURCH ST

proposing demolition of
accessory building, not pictured house.

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES ▾

Historic Name:

Other Name:

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

PROPERTY LOCATION ▾

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

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▾

Year Built:

Additions:

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

Structural System:

Wall Material: **Clapboard**

Architect:

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

Demolished Date:

DESIGNATIONS ▾

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

National/State Register Listing Name: EVANSVILLE HISTORIC DISTRICT

National Register Listing Date: **11/16/1978**State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES ▶

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

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

RECORD LOCATION ▶

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

Have Questions?

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

joe.derose@wisconsinhistory.org

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

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

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

How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

RESOURCE
DESCRIPTIONS



DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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

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

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

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

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

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

- Date City sent notice to WHS _____

Permit to Demolish (check one):

[] **Approved**, [] **Denied**, or [] **Approved with the following conditions:**

Approved by: _____
HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

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



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

HPC-2020-33

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

Mon, Aug 17, 2020 at 4:29 PM

To: steviane maloney <steviane09@gmail.com>

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

Steve and Diane,

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

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

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

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

Best - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

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

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

2 attachments

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

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