

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, September 17, 2025 at 6:00 p.m.
3rd Floor City Hall, 31 S Madison Street, Evansville, WI 53536

MINUTES

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

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger
Vice-chair Kelly Shannon	P	Laura Liesse
Vicky Norton	P	Shawn Dunphy
Gene Lewis	P	Abby Reid, Dan Reid
Norman Barker	P	Don Wendt
Amy Corridon	P	Jeff Farnsworth
Steve Christens	P	
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3. Motion to approve the agenda as written by Christens, second by Norton. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the August 20th, 2025 and approve them as printed. Motion by Norton, seconded by Shannon. Motion carried unanimously.

5. Civility Reminder. Stephans noted that the meeting would be conducted civilly.

6. Citizen appearances.

A. Don Wendth, 101 W Church. Recently bought old church with the intention of converting it to a home. Would like to know if they need special permissions for changing locks or installing a small Ring security camera. There is no objection from the Commission on these items. Stephans notes that there can be some wiggle room between what’s required for UDC and what’s allowed to continue as a historic building. Mr. Wendt was advised to apply for any changes that would permanently alter the exterior of the building.

7. Action Items

A. Motion to Pass Historic Preservation Commission Resolution 2025-01: Exterior Materials Standards

Spranger confirmed that the text of the resolution was correct and what the commissioners had recommended. Affirmations given.

Motion to approve Historic Preservation Commission Resolution 2025-01 by Barker, second by Christens. Motion carried unanimously.

B. 119 Garfield Street - Replace original side door, repair porch steps/railings with treated wood (HPC-2025-192)

Applicant Laura Liesse present. Replacing the front porch with wood. A side door is at the end of its life. Stephans requests not to bring the stairs up to UDC standards, which would add hand and guard rails. The width and profile of the steps can remain as they are.

Motion to approve the application with the condition that the front steps are to be rebuilt with their current profile and width, by Christens, second by Norton. Motion carried unanimously.

C. 20 W Liberty - Replace aluminum siding with vinyl, replace metal roof with asphalt on house, reroof garage (HPC-2025-193)

Motion to approve the application with the following conditions: all sides of the building are to be replaced with 4" smooth shiplap vinyl. Only aluminum siding to be replaced; distinctive fishscale and other decorative wood features to remain. Motion by Corridon, second by Christens. Motion carried unanimously.

D. 22 Montgomery Court - Replace aluminum siding with vinyl, replace garage door, replace front stairs with Trex, Reroof house and garage with same materials, replace window trim around enclosed porch with same materials (HPC-2025-194)

Applicant Shawn Dunphy present. She may have the ability to replace her damaged aluminum siding with pieces she found in her garage; however, if her insurance company offers she would like to re-side with vinyl. She would also like to replace and repair gutters.

Motion to approve the application, giving flexibility for siding replacement in kind or with vinyl. Motion by Christens, second by Norton. Motion carried unanimously.

E. 16 E Main – Replace second and third floor windows (HPC-2025-195)

Was noted that most of the commission members have seen the existing windows in person at a previous meeting. Lewis is in favor of accepting custom made vinyl windows over mandating the originals be repaired, as cost savings can be used to improve and restore the rest of the building, not just the original windows.

Motion to approve the application as printed. Motion by Christens, second by Shannon. Motion carried unanimously.

F. 325 W Main – Cover asbestos siding with vinyl siding (HPC-2025-196)

Commission discussion revolved around whether adding vinyl would create friable material when the asbestos is punctured. Also wondered about original siding under the asbestos – is it there? Commission members also aren't seeing extensive damage and request more information.

Motion to table the application by Stephens, second by Christens. Motion carried unanimously.

G. 28 Mill Street – Replace Aluminum siding with smooth vinyl, replace gutters (HPC-2025-197)

Motion to approve the application with the condition that 4" smooth shiplap vinyl is used. Motion by Christens, second by Barker. Motion carried unanimously.

8. Discussion Items

A. 246 W Liberty – Suggestions for Rehabilitation of Carriage House

Homeowner Abby Reid requests feedback on her carriage house/garage, which she would like to maintain and rehabilitate. Would like to widen to accommodate a truck. Commission members offered advise in support of modifying the existing structure to accommodate ongoing use. Christens offers support, as he has done similar work with his own property.

9. Report of the Community Development Director

A. Staff Approved Certificates of Appropriateness

- i.** 103 W Main - Repair porch decking with same material (HPC-2025-185)
- ii.** 19 S Third - Reroof, gutters, replace siding in kind (HPC-2025-186)
- iii.** 419 S First – Reroof (HPC-2025-187)
- iv.** 15 N Second - Reroof, gutters, replace siding with same (HPC-2025-188)
- v.** 246 W Church - Reroof, gutters, replace vinyl siding with same (HPC-2025-189)
- vi.** 16 N Second - Reroof EPDM roof with same, gutters (HPC-2025-190)
- vii.** 228 W Main – Reroof with same materials (HPC-2025-191)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: October 15th, 2025, 6:00 p.m.

12. Motion to Adjourn by consensus.