

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 enough members of the City Council may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. 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, July 15th, 2026
City Hall, 3rd Floor, 31 S Madison St, Evansville, WI
6:00 p.m.

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the June 17th, 2026 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 19 W Church – Remove Non-Original Porch, Re-side with Same Materials, Re-roof with same materials, replace gutters (HPC-2026-17)
8. Discussion Items
9. Report of the Community Development Director
 - A. Staff-Issued Certificates of Appropriateness
 - i. 11 N Madison– Re-roof with same materials(HPC-2026-18)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: August 19th, 2026, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Chair

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, June 17th, 2026 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, Community Development Director
Vice-chair Kelly Shannon	P	Jason Sergeant
Vicky Norton	A	Ahmad Faouzi
Gene Lewis	P	Chris Eager
Ashley Massman	P	Annelise and Zaedn Altius
Amy Corridon	P	
Steve Christens	P	

3. Motion to approve the agenda as written by Shannon, second by Massman. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the May 20th, 2026 and approve them as printed by Shannon, second by Christens. Motion carried unanimously.

5. Civility Reminder.

6. Citizen appearances.

- A. Ahmad Faouzi inquires about installing a fence at his residence at 20 Mill Street. He wants to put up a vinyl fence. Members and staff explain a vinyl fence is not an option in the historic district. Faouzi says he does not want a wood fence; he says they rot. Furthermore, in the side yards a fence must have an opacity of 50% or less. He is advised to work with staff to find a solution.
- B. Annelise and Zaedn Altius inquired about a property they intend to purchase at 101 W Church Street.
- C. Chris Eager gives a presentation on the Warming House

7. Action Items.

8. Discussion Items

A. Warming House at Lake Leota Park

Chris Eager presents on the history of the warming house on Lake Leota and makes an impassioned plea for the City to restore it and preserve its history. Suggests partnering with others to raise funds.

Historic Preservation Commission discussion is that the City should do anything and everything possible to preserve and restore the bandstand/warming house structure. Stephans will draft a letter for all members to sign. This letter will then be presented to Council.

9. Report of the Community Development Director.

10. Correspondence, Comments and Concerns.

11. Next Meeting Date: July 15th, 2026, 6:00 p.m.

12. Motion to Adjourn by Shannon, second by Corridon. Passes 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, Colette Spranger, at: (608) 882-2263 or c.spranger@evansvillewi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Mike Putnam</u>	Historic Property Address: <u>19 W Church St</u>
	Applicant Mailing Address: <u>PO Box 437</u>	Evansville, WI 53536
	Applicant Phone: <u>608 728 0390</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>mike@putnamexteriorswi.com</u>	Parcel Tax ID Number: 222 <u>00116501</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>103.1</u>
	Owner Name: <u>Same</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	Historic Property Name: <u>JW Morgan House</u>
	Owner Phone:	AHI Number: <u>85034</u>
	Owner Email:	Contributing ☒ Y or N

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

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

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

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

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

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

SUBMITTED BY: [Signature]
Owner or Applicant Signature

DATE: 7/10/26

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

SECTION	PROPOSED WORK SUMMARY
3	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:
	<i>Remove non-historic porch that is in disrepair + has been cited by code enforcement.</i>
	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:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:

SECTION	SUPPLEMENTAL QUESTIONS
4	4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	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>
	4C Have you submitted this project for state or federal tax credits?

 We're in the process of updating our website! Learn more about what that means and how you can help create history.

We're Open: Our headquarters building is warmer than usual due to a UW-Madison chilled water main break. We remain open and operating normally.



click zoom to display a high-res image

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Property Record

19 W CHURCH ST

HISTORIC NAME:

J. W. MORGAN HOUSE

OTHER NAME:

REFERENCE NUMBER:

85034

Property Location

LOCATION (ADDRESS)

19 W CHURCH ST

COUNTY

Rock

CITY/VILLAGE

Evansville

TOWNSHIP

UNINCORPORATED COMMUNITY



TOWN
RANGE
DIRECTION
SECTION
QUARTER SECTION
QUARTER QUARTER SECTION

Property Features

YEAR BUILT	1887
ADDITIONS	
SURVEY DATE	2006
HISTORIC USE	house
ARCHITECTURAL STYLE	Queen Anne
STRUCTURAL SYSTEM	
WALL MATERIAL	Aluminum/Vinyl Siding
ARCHITECT	Benjamin S. Hoxie
OTHER BUILDINGS ON SITE	
DEMOLISHED	No
DEMOLISHED DATE	
ADDITIONAL COMMENTS	.
BIBLIOGRAPHIC REFERENCES	EVANSVILLE REVIEW. AUGUST 5, 1887. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

National And State Register Of Historic Places Listings

NATIONAL/STATE REGISTER LISTING NAME	Evansville Historic District
NATIONAL REGISTER LISTING DATE	Nov 16, 1978
STATE REGISTER LISTING DATE	Jan 01, 1989
CONTRIBUTING	Yes

















