

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, May 20th, 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	A	Jolene Klitzman
Vicky Norton	P	Ross Dunphy
Gene Lewis	P	Andy Phillips
Ashley Massman	P	Megan Devorak
Amy Corridon	P	Anne Kolasch
Steve Christens	A	Amber Hardin

3. Motion to approve the agenda as written by Norton, second by Corridon. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the April 22, 2026 and approve them as printed by Norton, second by Massman. Motion carried unanimously.

5. Civility Reminder.

6. Citizen appearances.

7. Action Items.

A. 26 W Main – Wall and Window signs for Dysfunctional Fitness (SIGN-2026-03)

Applicant Megan Devorak presents a metal sign for her business at 26 W Main. No comments on placement with regard to building; the sign is taking up the space used by previous tenants. Brief discussion regarding privacy screening on windows; Historic Preservation has no objection to full coverage. (Note: Plan Commission overruled this decision at its June 2nd, 2026 regular meeting.)

Motion to approve as presented by Norton, second by Corridon. Motion carried unanimously.

B. 219 W Liberty – Demolish Existing Garage and Build New Garage (HPC-2026-14)

Applicant Ross Dunphy present. Would like to replace his small and aging garage with a 2 car metal garage. Proposes that materials would not detract from the surrounding properties in the district. Commission advises that Hardie board or wood would be acceptable; they have not approved a new metal garage in the district. Applicant advised to return with a site plan, elevations, and materials.

Motion to table by Stephans, second by Norton. Motion carried unanimously.

C. Appeal of conditions for HPC-2026-11 - 39 Mill Street – Rebuild and Expand Back Porch with Same Materials

Applicant Anne Kolasch and daughter Amber Hardin return to present additional materials regarding the spindles planned for a porch/deck rebuild. Prior approval for the project included a condition that all spindles be turned, not square. A rendering with the proposed work was passed around to members: applicant proposed turned posts with square spindles on the railings. Commission members report they were happy for the clarification, which illustrates better the original ask for square spindles.

Motion to rescind condition previously rendered at the April 22, 2026 meeting regarding turned spindles, given the presented renderings with visuals and evidence that the spindles currently on the house are not original fabric. Applicant has submitted acceptable materials providing a remedy to the issue at hand. Motion by Corridon, second by Lewis. Motion carried unanimously.

D. Remove HPC-2026-07 from table and take action: Ice Age Trail Alliance Kiosk on Antes Drive

The Ice Age Trail Alliance is comfortable with the location proposed by the Historic Preservation Commission, across the street from the Antes Cabin.

Motion to remove the application from table by Lewis, second by Norton. Motion carried unanimously.

Motion to approve the application as presented by Stephans, second by Lewis. Motion carried unanimously.

E. 340 Burr Jones Circle – Replace windows and doors at Park Store (HPC-2026-16)

The City is moving ahead with plans to replace and repair windows and doors at the Park Store next to the Veterans Memorial Splashpad. Roofwork will be done at same time. One window will be a service window with the potential for concessions. Missing/boarded up windows will be restored. Destree Architects is assisting the City with this project.

Motion to approve the application as presented by Norton, second by Massman. Motion carried unanimously.

8. Discussion Items

9. Report of the Community Development Director.

A. Staff Approved Certificates of Appropriateness

- 443 S First – Reroof (HPC 2026-13)

10. Correspondence, Comments and Concerns. Stephans asks for an informal response from the Commission regarding the bandstand/warming house at Lake Leota Park. He would like to know who is in favor of preserving the warming house. All in attendance express a desire to see it restored.

11. Next Meeting Date: June 17th, 2026, 6:00 p.m.

12. Motion to Adjourn by Norton, second by Corridon. Passes Unanimously.