City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, August 19th, 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
Chair Dan Stephans	P
Vice-chair Kelly Knoble	P
Vicky Norton	P
Gene Lewis	P
Ashley Massman	P
Amy Corridon	P
Steve Christens	P

Others Present

Colette Spranger, Community Development Director
Brian Holmes (101 W Church)
John Decker (for owners, 112 W Liberty)
Casey Farnum, applicant (42 W Church)
Jason Grover, applicant (144 W Liberty)
Bob/Karen McCallister owner (328 W Main)

3. ***Motion to approve the agenda as printed by Knoble, second by Norton. Motion carried unanimously.***

4. ***Motion to waive the reading of the minutes from the July 15th, 2026 and approve them as printed by Christens, second by Knoble. Motion carried unanimously.***

5. **Civility Reminder** by Stephans.

6. **Citizen appearances.**

   A. None.

7. **Action Items.**

   A. 132 W Main Street – Repair porch with wood railings and Trex composite decking/stairs (HPC-2026-21)

   The applicant was not in attendance. Spranger noted that the photos show the porch is clearly in need of repair. She had not confirmed specific materials with the applicant but assumed from the proposal that the railings would be replaced.

Stephans stated that the porch columns should remain. Several of the existing balusters appear to be in good shape; any that cannot be repaired should be replaced to match the appearance of the existing as closely as possible.

Motion to approve the application with the conditions that the existing columns remain and that any replacement spindles match the existing as closely as possible by Norton, second by Knoble. Motion passes unanimously.

B. 101 W Church – Add ADA ramp platform and AC unit (HPC-2026-22)

Applicant Brian Holmes was in attendance. He has decided to install a full air conditioner rather than mini-splits, which does not change the appearance of the condenser. Of the two stair and lift configurations in the packet, Holmes prefers the second, with the platform lift against the building and the stairs coming out around it. The stairs must be replaced regardless because the risers are not uniform. They will be built with wood treads and risers (Trex would likely be too slippery) and enclosed with aluminum railing meeting commercial 4-inch spacing. Stephans also preferred the second configuration, both for its appearance and because the other option placed a wheelchair user at the head of the stairs between two swinging doors. Holmes added that the lift representative confirmed the door swing works for that location.

Holmes asked whether plain 4x4 posts running up to the porch roof would be acceptable in place of the somewhat decorative existing columns. Stephans said that dimensional posts would be acceptable, since the handrails are dimensional material and decorative posts would mix two architectural languages. Corridon agreed, noting that the Commission discussed last month that the overhang is not original but is necessary to bring the lift up to code.

Motion to approve the application by Massman, second by Corridon. Motion passes unanimously.

Spranger noted that the applicant's next step is Plan Commission for rezoning from a residential to a commercial district, and encouraged commissioners to attend the public hearing in support.

C. 42 W Church – Add Basement Egress Window (HPC-2026-23)

The applicant was in attendance and had nothing to add to the application. Stephans asked why a 4' x 4' window was proposed. The applicant replied that his contractor had measured and said that was the size required by code. Stephans suggested verifying the requirement, since a window roughly 3 feet wide with a sill within 44 inches of the floor would likely meet code and avoid the

cost of widening the opening. He said this was a suggestion, not a requirement, and the applicant agreed to double-check.

The applicant also pointed out that the application includes a new cement path/drive separate from the egress window. Spranger noted that existing paved areas on a property may be repaved at any time.

Motion to approve the application by Knoble, second by Christens. Motion passes unanimously.

D. 144 W Liberty – Replace Aluminum Siding with Vinyl (Hail Related), Replace 7 Windows and Wrap with Aluminum, ~~Rebuild 5 Storm Windows~~, Repair/Rebuild Porches, Replace Cellar Door in Kind, Replace Garage Door (HPC-2026-24)

The applicant was in attendance. Spranger explained that after the hail he originally obtained a permit to re-side in kind with aluminum. However, the only aluminum siding he could find is wider than the existing and available only in white, which would have to be painted. His contractor then backed out, so the permitted work was never completed. Spranger clarified that the applicant is not rebuilding five storm windows. Instead, he obtained quotes for two different sets of replacement windows. She also clarified that the "storm door" is the old metal cellar hatch, which he would replace with a new steel hatch.

The applicant proposes replacing the lower-level original wood windows and their aluminum storms with new white vinyl windows. He stated that most of these windows do not function and some have been painted shut. He has tried restoring several of the windows himself and found it costly and time-consuming, and new storm windows now cost nearly as much as new windows. In his view the change would not affect the appearance from the street. The upper-floor windows would remain, except two on the Second Street side. The stationary angled windows on the Liberty Street side would be sanded and painted white. The existing burgundy aluminum trim wrap would be replaced with white aluminum wrap. The proposed siding is Monogram 4-inch vinyl to match the garage siding, with scallops in the gable peaks on all four sides. The new porch columns would be the colonial-style columns from Menards, because tapered columns were cost-prohibitive. The 1970s garage door would be replaced with a carriage-style door.

Stephans noted that the district allows aluminum or vinyl to replace aluminum or vinyl, and suggested a Dutch lap profile to reduce the visible curve of vinyl. The applicant asked about using board-and-batten on the front porch, where vertical siding currently exists. Stephans noted the

porch shows evidence of later alterations and indicated he would be opposed, preferring uniform siding.

On the windows, Stephans noted that the Secretary of the Interior's Standards call first for repair and then for replacement in kind, and that the Commission does not favor losing original wood windows or using vinyl windows. It was suggested that the applicant consult a historic window restorer. Commissioners also mentioned alternative storm windows, interior storms, and wood or composite replacement windows. Corridon suggested he speak with a neighbor across the street who replaced windows with a wood composite product. Spranger offered to share resources. The applicant preferred to have the rest of the application approved so that he can begin ordering materials, and will submit a separate application for the windows. Spranger will update and extend his existing building permit.

Motion to approve the application with the exception of the windows, which are not approved at this time and will require a separate application by Corridon, second by Massman. Motion passes unanimously.

E. 112 W Liberty – Demo Garage and Construct New (HPC-2026-25)

John Decker appeared on behalf of his daughter and son-in-law, the owners. He described the application in three parts: demolition of the garage, demolition of the lean-to chicken coops to the west of the garage, and construction of a new garage. The garage was likely built in the 1920s and the house in the 1880s. When the Deckers owned the house, they had its siding remediated back to the original shiplap. The garage has horizontal wood novelty siding, two windows each on the north and south sides, personnel doors, and an accordion-style main door. In addition to the reasons in the application, he cited obsolescence, since the garage was built for 1920s automobiles, and security concerns in the alley. For many years the garage served as a distribution substation for the Janesville Gazette and the Wisconsin State Journal, and its interior is still covered in carpet squares. The chicken coops were hastily constructed of wide pine boards on a dirt floor with a shallow roof, and have since been used for storage.

Decker stated that the owners believe they can stay within budget only with vinyl siding. If vinyl is a deal breaker, he invited approval conditioned on one of the Commission's approved substitute materials, such as LP or fiber cement. Corridon confirmed that the new door and window face the house, with no doors or windows on the alley side. Spranger asked whether tax credits are available for rebuilding a garage, and Stephans said they are not available for new construction of

garages. Stephans added that he would like the Evansville Historic District nomination amended to list carriage houses and other resources, such as the brick street, as contributing, and Spranger suggested a CLG grant could fund that work.

Motion to approve the application with the condition that vinyl siding not be used; wood, LP, or another previously approved alternate material may be used by Christens, second by Massman. Motion passes unanimously.

After the vote, Decker mentioned that a local window restorer (Alex Lund) had restored windows for his family, and that eight windows cost about $4,000. Spranger confirmed that a demolition permit application has been submitted. Because demolition and new construction in the historic district require a conditional use permit from Plan Commission, with a noticed public hearing, the item will go to Plan Commission in October.

8. Discussion Items

A. 328 W Main – Asbestos Siding Advice

The owner, Bob McCallister, described hail damage to the home's asbestos cement siding. Their contractor, Adam Miller of Total Exteriors, advised that removing an individual damaged panel risks damaging the overlapping panels and recommended full replacement. Their insurer has agreed to cover full replacement and abatement. The asbestos has been confirmed by Advanced Health & Safety, which also provided the abatement bid. Stephans had provided a written memo, which lists repair compounds and manufacturers near the bottom of page 3. He noted that few shingles need full replacement while many are repairable, and that one replacement product on the market closely matches the original. He cautioned that shingles which have moved enough that the nails no longer hold should be replaced rather than repaired. Christens noted that original wood siding is often found beneath asbestos siding and may have lead paint.

Stephans acknowledged that insurance-funded abatement may be good for the house overall, since the asbestos siding is likely not original and few owners could afford removal without insurance. Corridon asked what the insurer specifies as the replacement; the owner said fiber cement lap siding. Stephans and Spranger agreed this is replacement in kind, which staff can approve administratively with a building permit without returning to the Commission. Stephans said the Commission is not making a recommendation, but did not want his initial comments to discourage the owner from this option.

B. 19 W Church – Update on Porch Removal and Exterior Plans

Spranger reported that the non-original porch has been removed. After inspecting the interior, owner Mike Putnam found original trim around the door and no longer wishes to wall it over. He proposes keeping the door and adding exit stairs. Commissioners were supportive, and Spranger will ask him about plans for the upper door. Removal of the porch also uncovered a covered opening with two metal rings, possibly a cistern or well. Spranger will notify Putnam.

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

   A. Staff-Issued Certificates of Appropriateness

   - 133 Grove Street – Rebuild porch in historic style with same materials (HPC-2026-19)
   - 116 Grove Street – Repair brick porch with same materials (HPC-2026-20)

   Spranger reported a Certified Local Government (CLG) grant opportunity that could fund a new survey to update the Evansville Historic District and add contributing resources. With the Commission's agreement, she will work with Stephans on a letter of intent to the State Historic Preservation Office, which may be due soon. She also asked Christens and Lewis to sign a letter supporting state restoration of the warming house, which will go to Common Council.

   Stephans reported that the Grove Society has offered to lead a fundraising effort to restore the bandstand, which will also include what is needed to preserve the warming house. Knoble noted strong community interest in the building at a recent event. Corridon suggested that Evansville Underground Music might help with fundraising. Stephans noted that Dolly Parton performed at the bandstand in the early 1970s.

10. **Correspondence, Comments and Concerns.**

    A. None.

11. **Next Meeting Date:** September 16th, 2026, 6:00 p.m.

12. ***Motion to Adjourn* at 7:10pm by Knoble, second by Corridon. Passes Unanimously.**