

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, May 21, 2025 at 6:00 p.m.  
Emma’s Table, 104 W Main Street, Evansville, WI 53536**

**MINUTES**

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

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>
Chair Dan Stephans	P
Vice-chair Kelly Shannon	P
Vicky Norton	P
Vacant	-
Norman Barker	P
Amy Corridon	P
Steve Christens	P
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**Others Present**

Colette Spranger, Community Development Director  
Jason Sergeant, City Administrator  
Derek Bahr, Ashley Massman, Tanner and Logan Wilberding, Gregg Peckham, Steve and Carol Culbertson, Terry & Debby Jorgensen, Ryan Gonwa, Cassie Elmer, Rebecca Ladick  
Doug Tessman, Ben Corridon, Marlene Rogers  
Molly & Steve Hicks, Chuck Boyce, Katie Sacker, Bob & Karen McCallister, Jim Hurley, Gina Haefer, Kurt Grover, Jason Tish, Andrea Herries, Nancy Krohn, Thea Hovorka,

- 3. Motion to approve the agenda as written by Norton, second by Shannon. Motion carried unanimously.**
- 4. Motion to waive the reading of the minutes from the April 16, 2025 meeting and approve them as printed. Motion by Christens, seconded by Shannon, motion carried unanimously.**
- 5. Civility Reminder.** Stephans noted the City’s commitment to civil discourse.
- 6. Citizen appearances and Public Presentations.**
- Alan Pitas – wanted to know why his application wasn’t on that night’s agenda. Spranger apologized and noted it was an error.
  - Bill Alt – wanted to discuss the vinyl resolution.
  - Carol and Steve Culbertson – requesting to put Smart Side on their house and wanted to know if that would be allowed, considering they have original cedar lap board siding. Commissioners noted that the Secretary of Interior’s standards stipulate that original material must be rehabilitated when possible before an alternative material is considered.
  - Thea Hovorka – Wanted to know what the process was to abate lead-based paint on the exterior of historic homes. Spranger replied that typically such projects were done

by abatement professionals and that siding replacements were dependent on circumstances.

- Chris Eager – Wanted to know if restoring his wood siding was permissible and the status of his application.

Spranger spoke to the audience about the current review process for applications within the historic district. Work that repaired or restored features using the same material, or ones that restore original material, are being approved administratively and do not go before the commission for approval. If applications fall under this category, applicants can expect a building permit within 7 days. She noted that the amount of building permits received have been significant and delays were possible, depending on the workload.

- Nancy Krohn asked if homeowners need to follow historic district rules if their building is “not historic.” Spranger replied that if one’s home is within the boundaries of the historic district, then review by the historic preservation commission is warranted.
- Richard McGaw wanted to know why if his neighbors have vinyl siding, and his garage has vinyl siding, why can’t he cover his house with vinyl siding.
- A representative from the Exteriors Company noted that property mitigating lead paint is an expensive process if it involves scraping the paint, which might make the problem worse.
- Dylan Morgan expressed dismay that the materials standards of the historic district may price him out of remaining at his current property.
- Ashley Massman noted that stricter materials requirements might deter some homeowners from doing any maintenance at all, which could lead to further deterioration of historic properties.

## **7. Applications – Action Items:**

### **A. Discussion and Motion to Pass Historic Preservation Commission Resolution 2025-01: No New Vinyl Siding**

The commissioners discussed the content of the proposed resolution and debated the merits and risks associated with a blanket ban to vinyl siding for all applications. Stephans and Christens both expressed support, noting that the resolution would reinforce the Commission’s stance on the use of vinyl, which has generally been to discourage. Barker expressed concern about the resolutions and noted he was more comfortable to review applications on a case-by-case basis.

**Motion to approve by Christens, second by Norton. 3 yea, 3 nay. Motion failed.**

### **B. 33 N Second – Demo Garage and Build New Garage (HPC-2025-08 and HPC-2025-09)**

Steven and Molly Hicks came with finalized plans for a new 3-car garage to replace their old one car garage with a carport. Siding will be vinyl and shingles will be asphalt to match house. Roof pitch has been adjusted to be more in line with neighboring properties. Garage will be

further centered on property but still recessed behind the house. Next steps, if approved tonight, will include approval at Plan Commission.

**Motion to approve by Barker, second by Shannon. Motion carried unanimously.**

Commissioner Christens left the meeting.

**C. 103 Grove Street – Reroof, Replace Aluminum Siding (HPC-2025-29)**

Nancy Krohn is petitioning to replace her aluminum siding on her house addition that sits above the garage. The siding is damaged by hail and is faded on the side that receives more sun exposure. The addition was put on the house in the 1970s. Insurance is not covering alternative material replacement.

**Motion to approve by Barker, second by Corridon. Motion carried unanimously.**

**D. 129 W Church – Carport alongside garage (HPC-2025-30)**

Doug Tessman requests a carport alongside his garage, accessed by the alleyway between Church and Liberty streets. Commission has approved carports of his style in other locations.

**Motion to approve by Norton, second by Shannon. Motion carried unanimously.**

**E. 345 W Liberty Street – Reroof, Replace Gutters, Replace Aluminum Siding (HPC-2025-32)**

Applicant not present.

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

**F. 117 N Madison – Reroof, Replace Aluminum Siding (HPC-2025-33)**

Terry Jorgensen requests to replace the broken aluminum siding at his rental property. Insurance is not covering alternative material replacement. While the house is in the historic district, it does not have a listing on the state Architecture and History Inventory, which typically has a listing for properties within Evansville's Historic District.

**Motion to approve by Barker, second by Shannon. Motion carried unanimously.**

**G. 25 N Second – Repair roof, siding, gutters with same material; new chain link fence in backyard (HPC-2025-34)**

Katie Sacker requests to install a new, galvanized chain link fence in her backyard. Other items on her application are like-for-like requests; no discussion was needed. Commission noted that previous chain link fence approvals had been for black fences. Sacker would like to connect to her neighbor's fence, which is also galvanized steel and unpainted. The fence is largely not visible from the sidewalk.

**Motion to approve by Corridon, second by Shannon. Motion carried unanimously.**

## **8. Discussion Item**

### **A. Presentation from Jason Tish and Andrea Herries from the State Historic Preservation Office.**

Mr. Tish and Ms. Herries spoke about the historic tax credit program that is available to homeowners. Key points include: project costs must at least be \$10,000 and the eligible credit is capped at \$10,000, meaning that projects costing more than \$40,000 are recommended to be broken over 2 years, if possible, in order to maximize the credit. Insurance funds cannot be used to reach the \$10,000 minimum project costs. Projects receiving state historic tax credits are contingent of state approval of appropriate building materials. More information is available at the historical society's website

(<https://www.wisconsinhistory.org/Records/Article/CS3942>) or by calling Andrea directly at 608-264-6490.

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

### **A. Staff Approved Certificates of Appropriateness**

- i.** Historically Appropriate Materials Letter for Insurance Companies
- ii.** Staff Approved Certificates of Appropriateness
  - A.** 31 Mill Street – New Wood Picket Fence (HPC-2025-14)
  - B.** 40 W Liberty – Insulation/Siding to Match Duplex, Roofing (HPC-2025-15)
  - C.** 22 Montgomery Court – Pave Driveway (HPC-2025-16)
  - D.** 128 E Main – Commercial Reroof (HPC-2025-17)
  - E.** 125 E Main – Reroof, repair siding in kind (HPC-2025-18)
  - F.** 29 N First – Reroof, repair soffit/fascia to match existing (HPC-2025-19)
  - G.** 320/322 W Main – Reroof (HPC-2025-20)
  - H.** 316/318 W Main – Reroof (HPC-2025-21)
  - I.** 348 S First – Reroof, siding repair with like material, window repair (HPC-2025-22)

- J.** 48 N Madison – Reroof, Gutters (HPC-2025-23)
- K.** 10 W Liberty – Reroof, Gutters (HPC-2025-24)
- L.** 259 W Liberty – Black Steel Fence (HPC-2025-25)
- M.** 45 N First – Reroof, gutters, repair siding in kind, window repair (HPC-2025-26)
- N.** 106 N Second – Reroof, gutters, repair siding in kind (HPC-2025-27)
- O.** 26 N First – Reroof, repair siding in kind (HPC-2025-28)

**10. Correspondence, Comments and Concerns**

**11. Next Meeting Date:** June 18, 2025 @ 6:00 p.m.

**12. Motion to Adjourn by consensus.**