

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, November 19<sup>th</sup>, 2025 at 6:00 p.m.  
3<sup>rd</sup> 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:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Kelly Shannon	P	Nicole Hutchins
Vicky Norton	P	Karissa and Don Wendt
Gene Lewis	P	Roger Berg
Norman Barker	P	
Amy Corridon	P	
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 October 15th, 2025 and approve them as printed. Motion by Christens, seconded by Shannon. Motion carried unanimously.**

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

**6. Citizen appearances.**

**7. Action Items**

**A. 101 W Church – Change Door Hardware and Interior Renovations (HPC-2025-235)**

- i. Motion to approve building permit application for interior renovations related to receiving occupancy as a dwelling unit, with the condition that no changes are made to the exterior of the building.**

Don and Karissa Wendt are present to discuss the application. Discussion among committee members regarding appropriateness of the committee to approve a building permit. The purpose of this motion is to help the Wendts build a case that alternative standards be used as they convert the church they bought into a dwelling unit. Members decided on a more appropriate motion that reflected the actual scope of the commission.

**Motion to approve door hardware and no exterior changes to building by Barker, second by Shannon. Motion carries unanimously.**

**B. 204 W Church – Reroof, Replace Aluminum Siding with Vinyl on all 4 sides (HPC-2025-236)**

**Motion to approve application as presented by Christens, second by Shannon. Motion carries unanimously.**

**8. Discussion Items**

**A. 129 W Liberty – Feedback on Proposed Garage Demolition and Construction**

Nicole Hutchins is present to discuss a potential demolition and reconstruction of a garage on her property. Chairperson Stephans has seen the structure in person; it is not large enough to be a garage but possesses some unique characteristics such as a track system for the door. The structure is also likely original to the lot, but not the home itself, which was moved from another location some time ago. The Hutchins' are requesting to build a garage that can hold at least two vehicles. Ideally such a structure would be connected in some way that would allow them easier access to their cellar, which is accessible with the old style metal door from the outside. Commission is supportive of overall plan but would expect to see elevation drawings to accompany any submission, and that any garage on the property be subordinate to the house in size and design. Barker expressed support of maintaining the look of the doors that is on the current structure.

**B. Grange Store Marquee Sign Restoration**

Roger Berg is present to discuss a potential sign on the Grange Building. In the 1960s, a marquee-style sign was on the Grange Store building. Berg is hoping to restore that and requests feedback. Overall consensus that such an improvement would be an asset to the building.

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

**A. Staff Approved Certificates of Appropriateness**

- i.** 228 W Main – Reroof (HPC-2025-191)
- ii.** 1-5 W Main – Reroof (HPC-2025-198)
- iii.** 124 S Second – Reroof, replace vinyl siding with same (HPC-2025-199)
- iv.** 234 W Liberty - Reroof, gutters, replace vinyl siding with same (HPC-2025-200)
- v.** 136 Garfield – Reroof, replace vinyl siding with same (HPC-2025-201)

- vi. 349 S First – Reroof (HPC-2025-202)
- vii. 20 Garfield - Reroof (HPC-2025-203)
- viii. 262 W Church – 3” ornamental metal fence (HPC-2025-204)
- ix. 209 W Main – Reroof, replace siding, soffit, gutters with same materials (HPC-2025-205)
- x. 15 Antes Drive – Reroof (HPC-2025-206)
- xi. 19-33 W Main - Reroof (HPC-2025-207)
- xii. 209 W Church - Reroof (HPC-2025-208)
- xiii. 334 W Main – Reroof (HPC-2025-209)
- xiv. 39 W Main – Replace EPDM roof (HPC-2025-210)
- xv. 204 W Main – Reroof (HPC-2025-211)
- xvi. 127 W Church -Reroof (HPC-2025-212)
- xvii. 409 S First – Reroof, gutters (HPC-2025-226)
- xviii. 24 E Main – Reroof (HPC-2025-227)
- xix. 15 W Liberty – Reroof, replace gutters, siding, soffit with same materials(HPC-2025-229)
- xx. 249 W Main – Reroof, gutters, siding replacement in kind (HPC-2025-229)
- xxi. 105 S Fourth – Reroof, gutters, siding replacement in kind (HPC-2025-230)
- xxii. 116 E Main – Reroof (HPC-2025-231)
- xxiii. 114 N Second -- Reroof, gutters, siding replacement in kind (HPC-2025-232)
- xxiv. 210 W Liberty - – Reroof, gutters, siding replacement in kind (HPC-2025-233)
- xxv. 133 S Fourth - – Reroof, gutters, siding replacement in kind (HPC-2025-234)

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

Barker mentioned a missing shed vent on a structure in Leonard-Leota Park. Thinks it may have been removed when the roof was re-done. Spranger will investigate with public works staff.

**11. Next Meeting Date:** December 17<sup>th</sup>, 2025, 6:00 p.m.

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