

MINUTES
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GREEN BAY
Monday, June 10, 2013
Room 210, City Hall
4:00 p.m.

PRESENT: Roger Retzlaff, Jacqueline Frank, Chris Naumann, Susan Ley, Jeanine Mead, Melissa Hauk

EXCUSED: Ald. Mark Steuer

ALSO PRESENT: Bill Leindel (spelling uncertain)

The meeting was called to order by Roger Retzlaff at 4:00 p.m.

1. APPROVAL OF MINUTES AND AGENDA

- a. Approve May 13 and May 20, 2013 Minutes

Motion made by Jacqueline Frank to approve the May 13 and May 20, 2013 Minutes, seconded by Chris Naumann. All in favor. Motion carried.

- b. Modify and adopt agenda

Motion made by Susan Ley to approve the agenda, seconded by Melissa Hauk. All in favor. Motion carried.

2. DESIGN REVIEW

- a. Review and discuss renovations at 609 S. Jackson Street

Ashton Canales, property owner, was present at this meeting. Mr. Canales would like to install black aluminum fencing around the front yard. It will look like wrought iron. The fence will comply with the city's restrictions.

Motion made by Jacqueline Frank to approve the renovations at 609 S. Jackson Street, seconded by Chris Naumann. All in favor. Motion carried.

3. REPORTS

Roger and Ald. Steuer recently met with members of the Protection and Welfare Committee regarding the steps taken before condemning or razing a building and a demolition waiting period. The law department will draft an ordinance regarding a 30 day waiting period before a building can be demolished. Kevin King and Cheryl Renier-Wigg will notify the HPC of future raze order proceedings. Ald. Steuer will talk to other

alderpersons about the new raze order ordinance with future meetings regarding policy and procedure.

The property at 619 Porlier Street was discussed. The City is taking bids to have the property demolished. The house was built in 1869. The owners, Ernest and Lorelie Block, live next door at 633 Porlier Street.

Susan Ley, along with Ald. Steuer, Pat Drury (builder) and several people from the Brown County Trust met the property owner's son at the property. He took him through the house. The wood floor in the living room has buckled. There was a plumbing leak on the second floor. Susan inspected the basement which has a stone foundation. The roof appears to be in fair condition. Sudan feels the house is salvageable.

It is Roger's understanding that the owners do not have funds to either repair the house or tear it down. They are also in poor health. Susan Ley left a message with Scott Williams of the Press Gazette, as Scott wrote an article about the property early this year. She has also contacted Tom Dennee who indicated an interest in looking at the property. Susan also may have an interested buyer.

The owner's son hopes the property can be saved. The three neighboring houses belonged to three generations and they are unique. Roger believes this would be a case, if there were an historical SWAT team, to approach the owner.

4. **CORRESPONDENCE**

None.

5. **OLD BUSINESS**

- a. Strategic Planning – led by Jacqueline Frank and Chris Naumann
 - i. SWOT Analysis
 - ii. Vision Statement

Jacqueline and Chris distributed a first draft copy recapping what was discussed at last month's meeting. They would like the Commission to look it over and discuss, particularly the sections regarding the strengths and weaknesses of the Commission.

Under "weaknesses," Roger suggested changing the words "minimal power" to "minimal authority."

Susan Ley suggested including a weakness regarding the fact the HPC has not reached out to the Brown County Historic Preservation Trust and other similar organizations, asking them to attend their meetings.

Regarding the statement, “The Commission is not understood or readily recognized by the public or government,” Roger feels it does apply to the public but it should be clarified the city departments do not involve the Commission in city planning or economic development efforts.

Roger questioned “lack of business development relationships” as a weakness. There might be a conflict of interest. Jacqueline was concerned with having good working relationships so there would be an open forum for discussion. She added that “weaknesses” should be understood as things that would limit the Commission’s progress. “Defining where we are strong and where we are not should help us better define our vision statement.”

Chris Naumann believes “media interest” is a great opportunity for the HPC. The HPC could also be a community resource when it comes to assistance with historic preservation.

Jacqueline Frank will incorporate the above suggestions into the outline and email it to the members for review. If they have more suggestions, email them to Jacqueline this week. At next month’s meeting, the members should be prepared to discuss the HPC’s vision statement for the next three and ten years.

6. **NEW BUSINESS**

- a. Façade work at the former Furniture Seconds property on the 100 block of North Broadway

Chris Naumann provide the HPC with an update on this property. At one time there were three buildings in a row, with West Side Garage as the center building. Back in the 1970’s and early 1980’s, the owner of the Furniture Seconds building (who also owned the Bedroom Shoppe and the West Side Garage) expanded his business on the ground floor and put on a new façade to unify the whole building. This façade has not weathered well and is now starting to create public hazards.

There is a potential new owner who is negotiating a developer agreement, which would include rebirthing the façade. This will involve some demolition but a permit is not required because it does not involve structure demolition. Color Box will be one of the tenants. The potential new owner may apply for tax credits.

Chris Naumann also reported that someone recently purchased the old Hibernian House and Hoffman Hotel (400 block of N. Broadway). The buyer also hopes to purchase the land behind it and have a campus development.

- b. Review monthly building activity report

A motion to receive and place on file the April monthly building report was made by Chris Naumann, seconded by Jacqueline Frank. All in favor. Motion carried.

7. OTHER ANNOUNCEMENTS, CORRESPONDENCE AND NEWS

Chris Naumann reported the owners of the historic West Theater are still “at the table.” The opening is now scheduled for September or October.

Chris Naumann reminded the members of the historic designation of the downtown Christ Episcopal church complex on June 28 at 1:00 p.m.

8. NEXT MEETING DATE

The next meeting date will be changed to July 15, 2013 at 4:00 p.m. (instead of July 8), as Ald. Steuer would not be able to attend the July 8 meeting.

9. ADJOURNMENT

A motion to adjourn was made by Susan Ley, seconded by Chris Naumann. All members voted in favor of the motion. Motion carried.