

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, June 9, 2014
City Hall, Room 210
4:00 p.m.

MEMBERS PRESENT: Chairperson Roger Retzlaff, Vice Chairperson Jacqueline Frank, Ald. Mark Steuer, Susan Ley, Jeanine Mead, Dave Boyce, Chris Naumann

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

1. APPROVAL OF MINUTES AND AGENDA

- a. Approve May 12 and May 27, 2014 Minutes

A correction to the spelling of Jeanine Mead's name in section 1(b) was requested. Motion made by Ald. Steuer to approve the May 12, 2014 Minutes, seconded by Dave Boyce. All in favor. Motion carried.

Motion made by Ald. Steuer to approve the May 27, 2014 Minutes, seconded by Jacqueline Frank. All in favor. Motion carried.

- b. Modify and adopt agenda

Motion made by Ald. Steuer to approve the agenda, seconded by Jacqueline Frank. All in favor. Motion carried.

Chris Naumann now arrived.

2. DESIGN REVIEWS

- a. Review and discuss renovations at 119 N. Broadway

Kristina Coppo from Creative Sign spoke regarding this project which involves the installation of a 3 by 11.6 awning. The outside will be printed with the inside black opaque. The sign will have internal lighting so the lettering on the face will be illuminated. There will also be three equally spaced holes in the bottom panel providing downward lighting onto the windows. Dave Boyce asked how the sign will be powered, suggesting low voltage wiring for LED lamping might not have to be in conduit. At this time, Kristina cannot say how the sign will be installed or what type of electrical conduit will be necessary.

Chris Naumann stated that On Broadway has worked with Petal Pusher on this project. The building itself is not historic but it is in an historic district.

Roger stated a general concern with short signs that are permanently affixed to buildings because during inclement weather, they create a drip line away from the building face, yet do not provide adequate cover. The drawing also shows this sign would cover part of the ornamental brick on the face of the building. He suggested the brick ornament be fully covered or fully exposed, rather than partially obscured. He observed the height of the letters might be overly tall with respect to the signs and sign bands of the adjacent buildings, recommending they be adjusted to a more consistent height.

Motion made by Ald. Steuer to approve the renovations at 119 N. Broadway with the recommendation that a fastening method be used so as not to damage the bricks; allowing for power and lighting, revised from the initial design distributed to the commission members; and the sign be adjusted to prevent obscuring the ornamental brick. Motion seconded by Susan Ley. All in favor. Motion carried.

b. Review and discuss renovations at 509 Spring Street

Jim Schmitt, owner, appeared on behalf of this project, along with Tom Denee, the project manager, and a representative from Pella Windows and Doors. This project includes putting in new windows, door and balcony at the attic level, installing a new entrance door with sidelight and building a new garage, replacing and extending the existing drive.

For the first portion of work, Tom Denee stated the existing garage is in very bad condition and is not easy to enter and exit. A larger structure would be built on an adjacent Madison Street parcel acquired by the Schmitts so a turning pad can be built. The garage will be sided with vinyl and aluminum. Aluminum clad wood will be used to imitate half-timber face framing.

Motion made by Ald. Steuer to approve the garage, seconded by Susan Ley. All in favor. Motion carried.

The second portion of the project is to make some updates to the home itself. This includes installing a new front door with a side light panel and three new attic windows. One of the windows on the front of the house will have an arched [head]. The representatives noted the roof will also be replaced in a future project.

Ald. Steuer and Jacqueline Frank stated this is a nice project, but in order to maintain the original historic look of the house, they are hesitant about the architectural change to the front door and window. Roger does not have an issue with those modifications, but he recommends trying to maintain the look of the other windows, which is a cottage style window with upper light muntins. Roger thought the side light on the door could have similar muntins, holding the same horizontal line as the windows. This would help with consistency in the appearance of the building. Roger feels the friezeboard at the sill on the third story window is very important. It should look as much like the remaining ones as possible, since these windows will now be more prominent. While it's attractive to have an arched window, a lot of people put them in without considering whether they're true to the

style of the building. It was then pointed out by the window representative, showing the window order drawing, that it's a very shallow arch, which the Commission Members were more comfortable with. The Commission did not assess the balcony and sliding door to be installed on the back, north wall of the building at attic level.

Motion made by Ald. Steuer to approve the window installations, pursuant to the above recommendations, seconded by Dave Boyce. Six in favor, one abstention (Jacqueline Frank). Motion carried.

c. Review and discuss renovations at 1120 S. Quincy Street

Kevin Vonck, the property owner, is present and indicated he will be replacing windows. The current windows are casement, vinyl, single pane windows with grills on the top half. They will be replaced with casement wood windows with the grills on the outside of the glass. The second floor windows will be installed this summer and the first floor windows later this year.

Susan Ley and Chris Naumann would prefer double hung windows. Roger agrees that double hung windows are more traditional, but are not necessarily more appropriate as a functional window type. Double hungs have generally and historically been used by contractors because they are the least expensive. Roger stated he appreciated Mr. Vonck's clear and precise documentation.

Motion made by Susan Ley to approve the window replacement, seconded by Chris Naumann. All in favor. Motion carried.

d. Review and discuss renovations at 635 S. Jefferson Street

Brittany Beyer, the property owner, is present and stated the house was built in 1988. It is in an historical district. They want to put up a fence, install a new front door and replace the windows. The fence will attach to the back of the garage and come around to the front of the house. It will connect to the neighbor's fence in the back. It will be a natural look pine wood fence. Roger said she should consider staining the fence because pine deteriorates quickly. This would protect it.

The owners will also be installing a new entrance door themselves which they will obtain from a warehouse retailer. The Commission noted the design shown, a craftsman style, paneled door with 3-part divided light window at the top, will enhance the appearance of the home.

Windows of Wisconsin will be installing the windows at the end of the summer. Brittany will reapply at that time and submit documentation. It was suggested the owners maintain consistency with the craftsman style door for the new windows.

Motion made by Jacqueline to approve the renovations at 635 S. Jefferson Street, seconded by Chris Naumann. All in favor. Motion carried.

- e. Review and discuss renovations at 626 S. Jackson Street

Property owners, Cheryl Renier-Wigg and her husband, Jonathan, are present at the meeting. They want to replace the roof which currently consists of three layers of shingles over cedar. It will be completely torn off and reshingled. The roof pitch will not be changed. They would like the HPC to suggest a color. Roger suggested a brownish-gray that looks like faded cedar. Having a little bit of green in it would look historic. A dimensional type asphalt shingle is preferred over a three-tab shingle. Roger suggested staying away from a shingle that has a superimposed shadow line.

They also plan on replacing the porch. The house was built around 1890. Cheryl and Jonathan presented two potential designs. One design may not be possible due to the City's building and zoning codes. This is unfortunate, as the design resembles the home's original porch. Roger indicated there is a "Uniform Dwelling Code" and also a "State Historic Building Code." These could be researched to see what is possible in situations like this. Cheryl is hoping a new zoning code will be in place by August along with a new ordinance which would allow people in historic districts to construct historic looking porches extending beyond the front setback line.

Motion made by Jacqueline Frank to approve both porch designs, and the roof replacement, seconded by Susan Ley.

Dave Boyce asked if the historic design porch could be modified in order to keep it code compliant. Cheryl stated that would involve bringing the H-design in closer. This very skinny H-design would not look historic.

All in favor. Motion carried.

- 3. **REPORTS:** None.
- 4. **CORRESPONDENCE:** None.
- 5. **CONTINUING BUSINESS**

- a. Discuss awards ceremony to be held during June 17 Council meeting

Roger stated the awards ceremony was supposed to be held during the June 17 Council meeting. However, he has not had time to assemble the materials and would like to postpone it until July.

Motion made by Ald. Steuer to postpone the awards ceremony to the July Council meeting, seconded by Jeanine Mead. All in favor. Motion carried.

6. NEW BUSINESS

- a. Review May building activity report

A motion to receive and place on file the May building report was made by Chris Naumann, seconded by Ald. Steuer. All in favor. Motion carried.

- b. City raze and repair and demolitions – none reported
- c. Archeological value at Fort Howard site on Larsen Green property
 - i. referred by City Community Services Agency
 - ii. open session for public comment

Commission Comments:

Ald. Steuer stated his main objective would be to find out what is true and factual.

Chris Naumann stated there is a potential conflict of interest in his ability to comment. On Broadway purchased the site in 2007 after an archeological survey had been done. The survey and report that was commissioned at the time stated they could not find particular locations that necessarily confirmed specifically where the fort was, although they had an area where it could have been. It was mapped out in two particular locations and put in the master planning processes looking for those sensitivities.

Also, On Broadway went a step further with the master plan development proposal and said that in the process of development, if anything was discovered that could be considered an artifact, a contract exists that brings in an archeological specialist to come in and document and catalog the item and preserve it as needed as the process went forward. This all exists in the Memo of Understanding with the City of Green Bay on the execution of any development of Larsen Green and this holds true today. This would be part of the terms of sale of the property.

Public Comments:

Motion made by Ald. Steuer to open the floor for public comments, seconded by Jacqueline Frank. All in favor. Motion carried.

Roger stated the goal is to gather as much information as possible about what potential there is for archeological material on the site.

Les Van Horn, 832 Kellogg Street. Les has been a county surveyor for 28 years (1975-2003). As part of his activity for restoration of the public land survey system and defining land boundaries, the corners of the Fort Howard enclosures were measured. They recovered substantial stone monument at the back corners and they also recovered evidence of the directions of the lines running from the Oakland to Ashland Street corridor which was the back side of what's called the original railroad grant. This is the property

that was conveyed from the Federal Government to the Chicago Northwestern Railroad. As part of that 80 acre tract, they exempted five acres where the original Fort Howard stood.

The boundaries of the Fort enclosure were surveyed on two different occasions – one in 1843 when the Fort would be commissioned. The boundaries were remeasured again in 1863 by the surveyor commissioned by the war department to subdivide Fort Howard into small tracts of land to be disposed of to private ownership. Those two surveys located the Fort enclosure specifically to the boundaries of the railroad grant, and the 1863 survey reconfirmed the position of the Fort on the survey in 1846. The difference between these two surveys, considering they were 20 years apart, was less than 10 feet in distance and direction.

Lee feels this is good evidence showing where the Fort enclosure stood in relationship to other land boundaries that exist in that area. In 2003, the Brown County Historical Society applied for a grant to make an excavation in an attempt to recover the perimeters of the stockade itself. They made a cross section dig to the south wall in an attempt to find evidence of the stockade. It was not successful, but other artifacts were found.

Over time, the general use of the property has gone from being a military fort to a railroad ground, until the property was decommissioned by the Chicago-Northwestern Railroad and some of it was bought by Dean Foods and other interests.

Les feels much of the area in the region where the Fort stood has had a lot of surface activity taking place but not much in the subsurface destroying material that may have been covered over.

The site itself dates back to the 1700's. Les acquired an article written in 1820, indicating the original Fort La Baye, built by the French in the 1700's, was primarily the same site selected by the English when they rebuilt Fort Howard in 1812. So there is longstanding documentation that this area was a very significant military post that could [retain many] artifacts. The Fort was built on an upland area for defense purposes.

Les personally believes there's a lot more evidence to be found in this area. The mound where the Fort was built was probably leveled for the railway.

Timothy Brumm, 322 E. Frances Street, Appleton, WI. Timothy is more of a historian than an archeologist. Timothy has done research over the years regarding Fort Howard for Heritage State Park's guard house project.

Timothy stated that in 1834, when the townships were being surveyed, Albert Ellis makes references to the location of Fort Howard when he was describing the section lines of this township between section 25 and 36. It was a main part of Green Bay's development and history. He thinks it's worth doing diligence to look into this. Some of the outbuildings around the original Fort may have extended to [the Larsen Green development parcel].

Geoff Gialdini, 1786 Biemeret Street, Green Bay. Geoff works with Jim O'Rourke. In 2007, Geoff tried to research where the Fort was located by looking at old photographs. The warehouse was at the front of the Fort, at a much lower elevation. The foundation of that building was visible in 1904 and in 1916. He circulated a large historical photo reprint taken from St. Willibrord's steeple with many of the later fort buildings and the warehouse shown and labeled. Remnants could still be there, but would be on private property.

Jim O'Rourke, Allouez, WI. Jim has worked with Geoff on this for about five years. The warehouse was built close to shoreline and you can see the different elevations on the photo Geoff provided. If you can find the warehouse, you could find the other buildings. Ground penetrating radar funding can be obtained from the National Parks Service through the Certified Local Government Program. Jim has the original field notes from the 1828 survey of the property.

Louise Pfothenauer, Neville Public Museum. Louise is a collection manager at the Neville Public Museum. The Museum has available the 1998 report from trenching that was done in that area. She also has a copy of the Brown County survey done in 1863, along with some photos and map information. Also available is some research information done by a local researcher where he went through and studied [archives] of the local newspaper [collecting many] articles with regard to the Fort and also to the Elmore/Dousman grain elevator. Louise also has a copy of a map from the Chicago-Northwestern archives in Chicago which shows where the Fort was in connection to the river. She also has an 1829 map and pictures from a private person that show the ships docked at the site of the Fort, and a number of other photos.

Louise stated the current curator at the Neville Museum has done ground penetrating radar. In 2016, the Neville intends to do an exhibit of the forts from Green Bay to Chicago.

Laural Virtus Waters, 2619 E. Glacier, Green Bay. Laural got involved in this because she really cares about this property. Thirty years ago, she had the honor to help install the artifacts at the end of the Inland Sea exhibit at the Neville. She held a lot of the pieces before they were put on display. Laural put together a timeline which she handed out to Commission Members and puts things into context. She feels this property is archeologically significantly, even beyond the Fort.

Mary Jane Herber, 849 N. Clay, De Pere, WI. Mary Jane is the local history and genealogy librarian at the Brown County Library. Leslie Van Horn and Mary Jane have been working on this for about 25 years. They always felt there was a possibility of the stockade being in existence. When the initial dig was done 15 years ago, they had hoped to cross cut the stockade, but they didn't. The map is significant because it's prior to the building of the Main Street Bridge as we know it and shows the outline of the Fort and the original depot. Fort Howard's significance is in the Americanization of Wisconsin. The fact that there is such good documentation of the location of this fort, and the fact that there basically have been only two property owners (Federal Government and the railroad) means that it hasn't been excavated; therefore, having the ability to be able to do work in terms of Fort Howard and the location of the reservation, and the exact location of the

initial buildings, is something that should be looked on by the city as not a negative, but a plus, because it anchors Fort Howard and Green Bay to the importance of the history of the state.

Christine Dunbar, 1044 Holzer Street, Green Bay. Christine is the Executive Director of the Brown County Historical Society. She worked at Heritage Hill for 21 years and did a lot of research on Fort Howard. The Historical Society finds this extremely important. Heritage Hill has the only hospital at that time period left in the United States.

Mary Jane pointed out that this has been an ongoing project of the society, not something just recently taken up.

It was discussed that there are two cemeteries associated with the Fort. The State believes one would be next to the log cabin at Fort Howard School. The other was found during the excavation.

Roger asked what kind of history is connected with the railroad yard development and use in the City. Is there value in what might be unearthed related to that development historically? There are probably materials in the Chicago-Northwestern Historical Society archives. The CNW railroad came to Green Bay in 1862. Milwaukee Road is on the east side of the river and came in 1873. Green Bay & Western came in 1871.

Roger concluded that there is a wealth of potential in planning this site based on this information. A modern, mixed use development could be built that would reflect what had been there before in some way (how the buildings are laid out, how the land is planned, etc.)

Motion to close public comments made by Jacqueline Frank, seconded by Jeanine Mead. All in favor. Motion carried.

7. OTHER ANNOUNCEMENTS, CORRESPONDENCE AND NEWS

8. NEXT MEETING DATE

The next meeting date of July 14, 2014 at 4:00 p.m. was confirmed.

9. ADJOURNMENT

A motion to adjourn was made by Jeanine Mead, seconded by Jacqueline Frank. All members voted in favor of the motion. Motion carried.