

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, November 9, 2015
City Hall, Room 210
4:00 p.m.

MEMBERS PRESENT: Chairperson Ald. Steuer, Roger Retzlaff, Jeanine Mead, Susan Ley, Dave Boyce

MEMBERS EXCUSED: Dennis Doucette

ALSO PRESENT: Mike Eastman, Stacy Eastman, Jason Flatt, Trisha Linssen, and Bill Meindl

APPROVAL OF MINUTES:

Approve September 14, 2015 Minutes

Approve October 12, 2015 Minutes

A motion was made by S. Ley and seconded by J. Mead to approve the minutes for September 14, 2015 and October 12, 2015 meetings. All in favor. Motion carried.

APPROVAL OF AGENDA:

Modify and adopt agenda

A motion was made by R. Retzlaff and seconded by S. Ley to approve the agenda. All in favor. Motion carried.

DESIGN REVIEWS:

1. Review and discuss building permit for 615 S. Jackson St.

Mike and Stacy Eastman, property owners, were present. Currently they have fiber cement siding; when the home was purchased it was put on brand new. M. Eastman claims this siding is not suitable for Wisconsin. The siding absorbs the moisture, just as concrete does, causing it to swell and then split open. The siding can be peeled off by hand; it is supposed to have a lifetime guarantee. Maxi plank is the name of the brand. Even if they had properly sealed the ends, it still expands and contracts and the seams are falling apart.

R. Retzlaff would like the new siding to have a smooth finish versus a textured finish.

S. Eastman said they have looked at other products similar to Maxi planks, particularly LP Smartside and there were not 100% guarantees on that either. They have not looked at any other companies. Mr. and Mrs. Eastman are working with exterior designs out of Suamico and are considering putting vinyl siding on. They are looking at 5 inch to 4 inch siding, which would be a smaller profile.

The building was built in 1893. The oldest picture they found of the home was from the 1970's. R. Retzlaff inquired about the look and profile of the property at that time. The homeowner has no knowledge.

R. Retzlaff stated that the problem is the Historic Preservation Commission is an advisory committee. If contractors are hired they will only do what they are able instead of attempting to maintain the historical character of the property. He suggested they should know whether or not they are taking a historic approach to restoring the property. It is their decision whether or not to take that approach.

S. Eastman said that in 1970 the house was made up of 5 apartments. It had a sloppy addition on one side, which is now a deck. The original siding is not on the building. The intent is to at least keep the color the same.

R. Retzlaff wants the owners to make sure there are pieces of flashing behind the siding. It will prevent seepage when it snows.

J. Flatt commented that every house is different with the physical face of the boards. Typically, the board itself is 6 inches high and have a reveal face of about 4.5 inches on it, but a narrower face would probably improve the look.

The width the homeowners are going with is 4 inches. It is not available in a smooth face. Every contractor they have met with shows them the same siding with wood grain embedded in it.

Mr. and Mrs. Eastman will be replacing the windows at the same time as the siding.

A motion was made by R. Retzlaff and seconded by D. Boyce to approve the permit, making note that this is not a historically accurate re-siding of the building. All in favor. Motion carried.

2. Review and Discuss building permit for 840 Shawano Ave.

No representative present.

A motion was made by R. Retzlaff and seconded by S. Ley to postpone discussion until next meeting. All in favor. Motion carried.

CONTINUING BUSINESS

3. Discussion on the Fort Howard building at 412-414 N. Maple Ave.

J. Flatt and Ald. Steuer went through the building along with James Hayward and Nick Backhaus from Heritage Hill State Park and Don Kraft with Brainerd Historical Engineers. Ald. Steuer printed out the findings. Ald. Steuer received a report from D. Kraft which is attached as an addendum.

J. Flatt spoke with J. Hayward and he seemed satisfied that it was a building from Fort Howard, more than likely built in the 1830's. In the basement there were some hand planed sub-flooring, rough cut but hand planed where it meets a floor joist. There were ruins where old foundations were for the chimneys. The exterior dimensions lined up well with their blueprint of standard fort

plans obtained from Washington D.C. Two of the interior doors were original fort doors as evidenced by the ghosts of the original door latching levers still visible. There are very wide doorways and heavy doors.

Ald. Steuer added that they were only there for about 2 hours. They went into the attic and a crawl space in the cellar. The ceilings were low, maybe 4.5 to 5 feet. He was looking to see if it is a historic building. There were some signs of a historic nature but more research would have to be conducted.

J. Hayward and a group from Heritage Hill went through another two of the units. They are confident that it is a fort building. These units however, were not as well maintained and the historical integrity had somewhat diminished. J. Hayward had issued a report on the property. He was hesitant to endorse moving the building, questioning the purpose of the relocation.

J. Flatt and J. Hayward believe the building should be left where it is. One of the biggest challenges with old buildings is finding a purpose for them. This building has served as a tenement for the last 150 years and was a fort for 30 years prior to that; it has found its purpose. And J. Flatt questioned whether or not the City would be willing to maintain the property for the next 150 years.

R. Retzlaff agreed that is an issue. We have the resources but there needs to be a plan developed around salvaging the building and returning it to an honest representation of what it once was.

J. Flatt questioned if the structure was put to some other use how much of its identity would be maintained. How much would be reconstructed, how much would be original, and what period should it be restored to, a fort building or a residence, or maybe something in between? Will the original look of the fort building be speculated? These are questions that the Committee should be asking if the City were to choose to move the building.

Ald. Steuer spoke with Will Peters, the President of Fort Howard Neighborhood Association. He and some of the neighbors have discussed the relocation of the building. Right now, their thought process is to keep the building where it is. It's historic where it is located. It was moved there around 1866 when the Chicago Northwestern Railroad purchased the land. The building was historic to begin with, but it is still historic where it is now. The thought is to have it put on the National Register. The designation may be lost if the building is moved to another site.

Ald. Steuer also spoke with Noel Halvorsen from Neighborworks. Neighborworks has moved buildings in the past and there had been talk that if the City were to proceed with the moving of this building it would be a half-a-million dollar project to move and restore. Ald. Steuer does not foresee the City wanting to get involved or provide funding for this project. The funds would need to come from a private entity. The City could provide some infrastructure or some basic costs.

R. Retzlaff suggested finding a way to locally designate the building as a landmark. Any alterations would then have to be presented to the HPC.

Ald. Steuer mentioned that 2016 marks the 200th anniversary of Fort Howard. The Fort Howard Neighborhood Association and the museum are discussing an event. Ald. Steuer would like the HPC to be involved. The building is a good segue into the celebration. Even if it is not relocated, the Committee should still designate it locally as a historic property. The City should be involved in the celebration in some way.

A motion was made by R. Retzlaff and seconded by S. Ley to receive and place on file the observations of 412-414 N. Maple Ave by J. Hayward, N. Backhaus, and D. Kraft and attached to the meeting minutes. Also, to begin the process of designating the building locally as a historic structure. All in favor. Motion carried.

4. Discussion on the potential part-time Historic Preservation Position for the City of Green Bay.

Ald. Steuer discussed the HPC Budget. The 2015 Budget was \$16,060.22 including wages for J. Flatt. The mayor put an additional \$5,000 in 2016. Ald. Steuer went before the Joint Finance Committee and requested a minimum wage of \$15 per hour for J. Flatt. After talking with J. Flatt and seeing the work he is doing, Ald. Steuer would really like to see the rate at \$20 per hour.

J. Flatt's salary is \$22,391 annually, which includes adjustments for FICA benefits.

R. Retzlaff and Ald. Steuer put together a budget; \$3,500 of the \$5,000 allotted by the Mayor is for plaques, memberships, conferences, and other incidentals for the Committee. If that is added to J. Flatt's salary of \$22,391 it would total \$25,991. Right now what the City has allowed is \$5,000 plus \$15,293 which would come out to \$20,293. They are allowing for a staff position, with a salary higher than what it is currently but still lower than what Ald. Steuer would like to see. The difference is \$5,698. Ald. Steuer is looking to add that additional amount to the Budget. He plans to go before Council on Tuesday November 10, 2015 to request additional funds.

R. Retzlaff feels that is appropriate. There is a need to carry on the work, that J. Flatt has been doing, into next year.

J. Flatt has put together a Historic Preservation Plan. Ald. Steuer would like to see that go before City Council before the election in April, possibly January or February along with a Mandatory Historic Preservation Ordinance which would help trigger the City obtaining Certified Local Government Status. Ald. Steuer would like the Committee to look over the plan and e-mail him any comments they have.

R. Retzlaff thinks everyone is in agreement that J. Flatt's work is valuable to the City and the Commission. His arrangement as a consultant is preferable to him and seems to work well with the City's Human Resource System.

5. Report from Jason Flatt on projects, directives, and initiatives accomplished in 2015, as well as his goals for the remainder of the year. Jason will also be discussing a PowerPoint presentation given to the Neighborhood Leadership Council on November 5, 2015.

J. Flatt has no additions or changes to the memo he provided last month. He did give a presentation to the Green Bay Neighborhood Leadership Council. He asked the neighborhood leaders present whether or not they would potentially support a revision to Green Bay's Preservation Ordinance that would make the HPC's rules binding and furthermore allow Green Bay to become a Certified Local Government. A majority of people were in favor.

R. Retzlaff suggested the main issue is getting buy-in from property owners. They would need to start locally designating other buildings as historic. The greatest value in local designation is for an owner who puts a lot of work and effort into their buildings. That is the best way they can preserve their legacy beyond the time of ownership. The Committee needs to take that

message and the message of the importance of maintaining the historic character of the community to the property owners.

Ald. Steuer said getting support from associations will help determine whether or not we should still pursue the CLG status.

6. Discussion on the City of Green Bay's Legal Department drafting of a mandatory historic preservation ordinance with the intent for the City to obtain Certified Local Government Status.

Ald. Steuer spoke with Joann, the City Attorney working on this ordinance, and she said that they are looking at De Pere, Allouez, and other communities with a preservation ordinance on the books. Once the language for the ordinance is established then the Commission can review it. The ordinance may include a 30 Day Raze Order. He would like to have a draft of the ordinance prior to December's meeting so that the HPC can review and it can go to the City Council and other Committees in early 2016.

J. Flatt gave the Legal Department a red-line draft of the ordinance. He has not heard anything back from them yet.

Kevin King, Neighborhood Development Specialist, gave Ald. Steuer an agreement between the City of Green Bay, Community Development Block Grant Entitlement Community, and the State Historic Preservation Office as well as a worksheet for preparing 24 CFR Statutory Checklist on historic properties.

7. Discussion on the communication to the Legal Department to have the HPC meeting minutes reported to the City Council.

Ald. Steuer would like to see the minutes from the monthly HPC meetings recorded and acted upon. This is not entirely necessary since the HPC is an advisory committee, at this time, but Ald. Steuer would still like this to take effect. This would be especially important if a mandatory ordinance is put into place.

8. Discussion on the 2016 HPC Budget Items.

This item was discussed under item 4.

A motion was made by R. Retzlaff and seconded by D. Boyce to accept the budget that Ald. Steuer has developed and ask him to present it to Common Council on November 10, 2015.

NEW BUSINESS:

9. Discussion on a replacement HPC member for Vice-President Jacqueline Frank.

No applications have been received at this time. Patty Olson has expressed an interest in the HPC. She was not able to attend the meeting. J. Flatt has her contact information.

Jason Schantz, a developer of Platten Place had previously applied.

Trisha Linssen, Vice Governor of the Antiquarian Society, was present at the meeting and expressed interest in the position. She will be providing her contact information.

Ald. Steuer will be writing a thank you letter to Jacqueline Frank for the Committee members to sign.

10. Review September Building Activity Report.

No action taken.

11. Review October Building Activity Report

A discussion took place on having a more specific and condensed report created and included in the agenda packet that will better suit the needs of the HPC.

OTHER ANNOUNCEMENTS AND NEWS

R. Retzlaff inquired about the action at the last City Council meeting on extending the expired terms of HPC members. Ald. Steuer confirmed that the extensions were approved.

S. Ley would like to discuss during the December meeting nominating properties for the Historic Preservation Awards in May.

R. Retzlaff would like for the HPC directory to reference names of people or groups who oversee historic districts. The main goal is to get a report on at least an annual basis from someone in the historic districts regarding activities that are taking place.

Bill Meindl mentioned that the old International Harvester building on Broadway has been sold. The new owner is thinking of turning the upper stores into offices and doing some rehabilitation work on them. The upper floor has been vacant for a few years. International Harvester is located next to Scanhome Furniture, which is not a historical structure however, International Harvester is. The Scanhome building has also been sold. R. Retzlaff commented that Scanhome Furniture is moving out of that property. The building is going to house Pete's Garage. Pete's Garage is going to be a high-end bicycle, kayak, and canoe store.

R. Retzlaff commended J. Flatt on the Historic Plan he developed. Ald. Steuer would like the Committee members to review the plan and provide input. He wants it to go before the City Council for review. He wants to discuss the draft further during the December HPC meeting. J. Flatt mentioned that he asked Caitlyn Green, in Neighborhood Development, to provide all Green Bay Neighborhood Leadership Council attendees copies of the draft for their review as well.

A motion was made by S. Ley and seconded by J. Mead to adjourn. All in favor. Motion carried.

Observations of 412-414 Maple St, Green Bay, WI

Nov 5, 2015

Conducted by James Hayward, Nick Backhaus, and Don Kraft

Summary

The above participants were asked to enter and observe the house located at 412-414 Maple St. in Green Bay, WI to determine if it exhibited consistencies with typical Fort Howard building design and construction. This assessment would be based on floor plan drawings contained in Record Group 92 at the National Archives in Washington D.C., and on direct restoration experience with the three existing original Fort Howard buildings which are listed on the National Register of Historic Places and are now located at Heritage Hill State Historical Park in Allouez, Wisconsin.

Over the years, local "legend" and popular history has suggested that 412-414 was an original Fort Howard building that was moved from the Military Reservation to Maple St. in the 1860s-1870s, and was thought to have been originally either a "Surgeons' Quarters" or an "Officers' Quarters". While this two hour walkthrough did not reveal any conclusive confirmation of the original building use, it did reveal enough consistencies with fort construction to warrant further investigation, hopefully eventually leading to the preparation of a National Register nomination and a Historic Structure Report.

Observations consistent with Fort Howard construction

1. The three-bay front colonnade with solid round porch posts, the two door front duplex entrance with wide dual stairs to second floor, and the general exterior dimensions and general floor plan resemble that depicted on original fort drawings.
2. The molding under the porch eave beams matches that used at the Fort Howard Hospital.
3. Portions of first floor framing appear to have been recycled from earlier log construction. This would be in keeping with the understanding that the logs from the original 1816 Fort Howard log construction buildings were repurposed for the 1830s wood frame construction buildings.
4. Remnants of brick masonry in the crawlspace were observed at locations where former brick fireplaces would have been expected.

Observations that are not consistent with Fort Howard construction (may indicate extensive remodeling either to accommodate a building move or to repair damage after a building move)

1. Base boards were applied over the plaster finish, rather than nailed directly to the wall framing.
2. No fireplaces were found (the first and second story chimney shapes were more indicative of that to accommodate wood stoves).
3. The infilled porch and altered roofline at the back of the building.
4. There were no corner posts protruding at interior wall corners, which would indicate timber frame construction.
5. Older doors have recessed panels, rather than flush panels.
6. Interior molding (baseboard, window and door frame trim, wall corners, ...) does not have the distinctive large bead profile.

7. The roof eave extends beyond the face of the exterior siding and returns above the sides of front porch.
8. The front porch is at grade, rather than a raised wood framed wood deck (the back porch deck and framing appears intact).
9. The north bump-out window with drywall installed below.

Observations indicative of mid 19th century construction

1. Joists have pit-sawn or split sides and hand hewn or split bottoms.
2. Beams are pit-sawn or hewn.
3. Joist connections to timber beams are partial depth mortise and tenon.
4. Flooring is unequal thickness tongue-and-groove, smooth planed top and rough planed bottom, chiseled at joist bearing to provide level and uniform floor.
5. Square cut nails at joist mortise and tenon joints.
6. Roof deck boards are up-down sawn.
7. Exterior wall thicknesses suggest timber framing.
8. Shadows of original door hardware (thumb latch mechanism with spade-shaped mounting plates and face mounted lock box).
9. The partial basement appears to have been dug out from the original crawlspace foundation to accommodate the advent of plumbing and central heating.

Recommendations for additional investigation

1. Remove plaster and lath from the interior side of an exterior wall to check for wood block infill between studs.
2. Verify the type of lath used for the plaster walls (split or sawn).
3. Look into the cubby hole closet in south lower apartment for original details and finishes.
4. Take wood and plaster samples for paint and material analysis.
5. As an indication that the building is timber frame construction, crawl into the roof attic to see if gable wall studs sit on a timber beam.
6. Crawl into crawlspace to document if existing floor framing was reconfigured at suspected locations of former fireplaces.
7. Obtain access into the attic space above the front porch to inspect the rafter plate for evidence from a former gutter system, and the ceiling framing to determine whether it originally had a ceiling, and if so, whether the framing is original.

November 9, 2015