

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, February 8, 2016
City Hall, Room 210
4:00 p.m.

MEMBERS: Chairperson Ald. Mark Steuer, Roger Retzlaff, Dave Boyce, Susan Ley, Jeanine Mead, Patti Olson, Dennis Doucette, Wendy Townsend, and Jason Flatt – HPC staff person

ALSO PRESENT: Andy Somers, Todd Thomas, Ian Griffiths, Steve Srubas and Bill Meindl

APPROVAL OF MINUTES:

Approve January 11, 2016 minutes

A motion was made by S. Ley and seconded by R. Retzlaff to approve the minutes for January 11, 2016. Motion carried, with J. Mead abstaining.

APPROVAL OF AGENDA:

A motion was made by R. Retzlaff and seconded by D. Boyce to approve the agenda. Motion carried.

COMMUNICATIONS:

None

DESIGN REVIEWS:

1. Review and discuss sign permit application for 243 N. Broadway.

Andy Somers, Orde Signs, appeared and stated the sign is a corner flag mounted externally illuminated 10' off the grade level sign that mimics the same design as The Cannery. It has a wood-look and a historic wrought iron bracket design that has a light over it. Mr. Somers stated that it meets the building inspector's conditions. The sign is for Simply Cremations.

A motion was made by R. Retzlaff and seconded by J. Mead to approve the sign design. Motion carried.

2. Review and discuss sign permit application for 309 N. Broadway.

Todd Thomas, Creative Sign Company, appeared and stated the sign is an internally illuminated 5' diameter mounted sign with ornate decorative painted non-corrosive framework secured with airlines and cable. Mr. Thomas stated he spoke with the

inspector and On Broadway and they approved the placement and sign design for Katana Tattoo.

R. Retzlaff expressed concerns regarding the size of the sign for the location and that the bolts holding the sign in place may cause damage to the brick.

A motion was made by J. Mead and seconded by S. Ley to approve the sign design. Motion carried, with R. Retzlaff abstaining.

Ald. Steuer reported that an amended agenda regarding the YMCA was distributed under New Business and proposed to discuss this item now.

A motion was made by Ald. Steuer and seconded by R. Retzlaff to move item #9 before item #3. Motion carried.

9. Berners-Schober Associates, Inc. and the Downtown YMCA will be present to discuss the renovation of the lower floors of the YMCA building and preservation efforts on the entire structure.

Ian Griffiths and Steve Srubas, Berners-Schober Associates, appeared and stated they will be renovating the historic YMCA which was built and designed in 1924 by Berner-Schober Associates. I. Griffiths stated that over time modifications have been made such as additions in 1968 and 1976, but the original design has mostly remained intact.

Their preliminary design and modifications have been reviewed and approved by the State Historical Preservation office. By incorporating the original drawings and specs they will mostly be modifying the work that was done in the 60's and 70's to restore the building's exterior to its former glory. The upper three floors will be replastered and original materials will be used for an approximate cost \$10,500,000.

A full set of plans and specs and images of the exterior were distributed to the Committee members showing the additions from the 60's and 70's. They plan to peel off the face of the building and replace it with a good wall system.

The original light wells from 1924 were filled in and they plan to restore the vertical light well through the building and enhance it by adding an internal third floor courtroom that can be seen from the street. Daylight will be brought in all the way to the locker room. They are going to remove some of the remodeling, such as replacing walls with columns, to make it look like the original plans. The historic wood work will be kept in place in the original main building.

The 60-70's addition will still remain visible from the street where the equipment is being used, and the balcony or track above the basketball court will remain untouched.

Plans are in place to provide an elevator in the building off of Pine Street. There aren't any plans in progress yet for remodeling of the third, fourth and fifth floors.

Scaffolding will cover the entire building and almost 100% of the upper third of the building is being re-tuck pointed, capstones removed, and the stones will be cleaned. Stones are not going to be replaced at this time; however if they find ones that are too damaged they can be replaced with ones where the original stones were purchased. Flashings and gutter will be replaced with copper gutter and downspouts that are being manufactured to be similar to the 1920s look.

Ald. Steuer stated he is familiar with the work Berners-Schober Associates does and that they take pride in their work. R. Retzlaff complimented the designers on the improvements they plan to make.

A motion was made by R. Retzlaff and seconded by D. Doucette to approve design renovations for the Downtown YMCA. Motion carried.

Ald. Steuer introduced and welcomed Patti Olson as the new member of this Committee. Ms. Olson stated she loves historical homes and purchased one herself; and the reason she wanted to join this committee is to protect our heritage.

CONTINUING BUSINESS:

3. Further discussion concerning a meeting for all interested parties with interest in the Fort Howard building at 412-414 N. Maple Avenue and the former Fort Howard area in general.

Ald. Steuer stated he has been working on this item with D. Boyce and they arranged to hold a meet and greet for the public on March 10 beginning at 4:00 p.m. at the library. They will discuss this structure and the Larson Green property and will welcome feedback from the community. Invitees would also include members of this Committee, the City, Economic Development Authority, Neville Museum, Brown County Register of Deeds, representatives from the Oneida and Menominee Tribes and HoChunk Nation, as well as individuals with private interests.

Ald. Steuer stated the first hour of the meeting would be to introduce the Committee to the public and after that the program would consist of what was discussed at their December 14, 2015 meeting: purchasing the building, investigating the structures original location, relocating structure to its original location or a different location, rehabilitating the structure, changing the usage of structure, the estimated costs associated with each option, and maintenance costs.

Ald. Steuer urged Committee members to email Jason Flatt with any ideas or concerns they have and to carbon copy him as well in order for J. Flatt to begin working on the plan for the meeting.

4. Report by Jason Flatt on projects and initiatives from January and projected for February. A schedule for future meetings with various neighborhood associations and other groups will be discussed as well, including thoughts on the recent meeting at the Astor Neighborhood Association on January 18, 2016.

Jason Flatt distributed a report memo highlighting the Astor Neighborhood Associations presentation.

J. Flatt stated he was asked to prepare a historic significance report in support of the HUD loan program which was also distributed. The HUD loan program requirements have changed to include a more rigorous evaluation of each property to ensure the loan won't be put towards some project that would deface a historic property. J. Flatt prepared a spreadsheet stating that this property is not on the national register nor identified by the state in its architecture history inventory and not included in the GB intensive survey. J. Flatt visited the property to evaluate whether it's in a potential district or if it's potentially eligible for the national register as an individual property and odds are its not eligible or the proposed changes won't have any impact. It can be used as a brief record keeping template that can be filed in case of a complaint the City didn't do its due diligence investigating the property or that the property owner destroyed a historical property.

J. Flatt also distributed a list of identified parties interested in the 414 N. Maple Avenue property.

Ald. Steuer suggested that the meet and greet program be set up so each group can discuss what they are most familiar with.

J. Flatt stated that the HPC award nomination request has been published.

J. Flatt stated he is still tracking down historic photos from the Astor Neighborhood National Register from 1979-1980. He also reported that Green Bay has national registered properties which are not being flagged due to a bookkeeping issue in the internal Eclips system; if someone applies for a permit it is noted as an historical property but is not being flagged in order to notify this Committee of the permit. According to Ordinance 13-1502(6) anything on the national register shall be designated by the City, J. Flatt isn't aware that national registration makes it so or if this Committee has to follow the processing and nominate the City Council based on this ordinance.

Ald. Steuer inquired if J. Flatt could look into this situation to see if the City is complying with the ordinance. J. Flatt responded that he will work with Cheryl Renier-Wigg to ensure these properties are coded correctly.

J. Flatt stated that the Green Bay Yacht Club is discussing doing some fundraising to stabilize the dike which one of the lighthouses sits on. An engineering survey showed the dike is raising up 3 to 4 inches a year. J. Flatt will pass on any further information he hears to this Committee regarding this situation.

Ald. Steuer inquired if J. Flatt would contact WHPC to see if individuals on this Committee are members and to sign them up for the April conference. J. Flatt stated he would do this. Dennis Doucette reported that he will be speaking at this conference regarding the Northland Hotel.

A motion was made by J. Mead and seconded by D. Doucette to receive and place on file the report by J. Flatt. Motion carried.

5. Further discussion on the upcoming Meet and Greet of the HPC in February.

Ald. Steuer reported that this has already been discussed and the meet and greet will be held at 4:00 and the program will begin at 5:00.

6. Further discussion on Wis AB-568 and SB-554 and potential ramifications for the City of Green Bay and its quest to attain CLG status.

R. Retzlaff distributed and read the proposed changes of the local regulation of historic property to Assembly Bill 568 dated February 3 and how it impacts the preservation component (see attached).

J. Flatt stated that it would be difficult to hold a vote in a single owner property if there's just one person voting; however in any designation process there is a right to appeal before the common council.

R. Retzlaff stated that an earlier proposed amendment suggested that for district designation it would require a 2/3 buy-in of the property of the property owners, and now it's down to a simple majority. Current law states that a local regulatory body or municipality can designate the district over the opposition of the entire set of district owners. Assembly Bill 568 passed; however its sister Senate Bill 554 was not brought to a vote because it probably would not have passed.

Ald. Steuer stated this Committee needs to be kept up to date on this Assembly Bill in case letters need to be written.

7. Discussion on potential HPC preservation award winners.

Ald. Steuer stated he would like to nominate a bar called Gasoline, formerly Billy Goats, that has done some restoration; The Farmery Building which was also restored and owned by Neighborhood Works; and The Cannery. Ald. Steuer left at this point to attend another meeting.

R. Retzlaff took over the meeting and stated the continuing business portion of the agenda has been concluded and he will move on to new business.

NEW BUSINESS:

8. Discussion on work for 409 N. Broadway.

R. Retzlaff inquired if anyone in attendance was aware of the issues at 409 N. Broadway.

Nobody appeared and this item was postponed until the next meeting.

10. Discussion on a potential Contractors database for preservation projects.

Discussion concluded that a list would be a nice; however because this Committee is a part of the City it may be perceived as endorsement of certain businesses or companies. If a business was inadvertently left off the list it could be seen as prejudiced against them; therefore it was decided a list wasn't necessary.

11. Review January 2016 Building Activity Report.

A motion was made by J. Mead and seconded by S. Ley to open the floor for discussion. Motion carried.

Bill Meindl appeared and stated that on the building permit report five houses near the DiVinci school have been razed and he didn't believe they were historic properties.

D. Boyce stated he lives across the street from the school and it was his understanding two more houses will be demolished across the street from the school in spring, as well as a building near the school which he believes will then be used as a parking lot.

R. Retzlaff stated that it was his understanding that the Olde Main Business Improvement District had discussed razing buildings and developing a sharing plan using the former space as parking lots.

Discussion that followed focused on what the areas where the former homes stood could be used for: parking spaces, green space, playground space, or to open up more land for the Navarino Park area. Also discussed was initiating a waiting period before a building or residence is torn down to consider if there is any historical significance attached to it.

A motion was made by J. Mead and seconded by S. Ley to return to regular business. Motion carried.

A motion was made by S. Ley and seconded by J. Mead to receive and place on file the January 2016 Building Activity Report. Motion carried.

12. Review City Raze/Repair Orders and Demolitions.

No concerns were expressed regarding the order to raze 716 Mather Street.

A motion was made by S. Ley and seconded by D. Boyce to receive and place on file the City Raze/Repair Orders and Demolitions. Motion carried.

OTHER ANNOUNCEMENTS AND NEWS

R. Retzlaff suggested that a Vice-chair should be chosen since Ald. Steuer needs to leave these meetings at 5:30 and requested Committee members to contact Ald. Steuer if they are interested in this position.

Patti Olson was given a warm welcome from the Committee.

NEXT MEETING DATE: March 14, 2016

ADJOURNMENT

A motion was made by S. Ley and seconded by D. Doucette to adjourn. Motion carried.