

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, May 16, 2016
City Hall, Room 210
4:00 p.m.

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

MEMBERS ABSENT: Dennis Doucette

ALSO PRESENT: Ben Culbertson, Mike Kanzenbach and Nora Kanzenbach

APPROVAL OF MINUTES:

Approve April 11, 2016 minutes

A motion was made by J. Mead and seconded by S. Ley to approve the April 11, 2016 minutes. Motion carried.

APPROVAL OF AGENDA:

Modify and adopt agenda

A motion was made by J. Mead and seconded by S. Ley to adopt the agenda.

DESIGN REVIEWS:

1. Review and discuss 833 S. Jefferson Street front porch rebuild.

Ben Culbertson, 1238 E. Mason Street, appeared and stated he approached the bank with the Commission's suggestions to rebuild the porch in order to make it look historic. His contract was amended to reflect the extra costs associated with the project and the bank responded that they just want the porch to be in code compliance in order to sell it. B. Culbertson said it was his understanding this Commission can only advise to deny the permit; therefore, he will comply with the raze or repair order and apply for the permit. B. Culbertson reported that no part of the existing porch can be salvaged.

A motion was made by R. Retzlaff and seconded by J. Mead to deny the 833 S. Jefferson Street front porch rebuild due to the fact that it will not be replicated to be historically correct. Motion carried.

2. Review and discuss 510 Cass Street raze existing garage and build new garage.

Mike and Nora Kanzenbach, 510 Cass Street, appeared and distributed pictures of their project. M. Kanzenbach gave a brief explanation of the garage they want to

build and the materials that will be used. M. Kanzenbach stated they also have a meeting with the Board of Appeals tonight to request variances.

A motion was made by S. Ley and seconded by R. Retzlaff to approve the request at 510 Cass Street to raze the existing garage and build a new garage, with a recommendation that the siding be smooth and the doors have a panelized appearance. Motion carried.

COMMUNICATIONS:

3. Request by Jeff Knutson to remove fire escape, and to replace two doors with windows at 409 N. Broadway.

Jeff Knutson, 409 N. Broadway, appeared, distributed pictures, and gave a brief description of the window replacements and removal of the fire escape.

Discussion that followed was to keep the historic look of the building while making the requested changes.

A motion was made by R. Retzlaff and seconded by P. Olson to receive and place on file the request by Jeff Knutson to remove the fire escape, and to replace two doors with windows at 409 N. Broadway. Motion carried.

CONTINUING BUSINESS:

4. Report by Jason Flatt on projects and initiatives from April and projected for May. A schedule for future meetings with various neighborhood associations and other groups will be discussed.

Ald. Steuer stated that J. Flatt is not present tonight.

Ald. Steuer invited members to attend a meeting tomorrow night with J. Flatt, Ald. Galvin, and Will Peters to discuss drafts of the historic preservation plan, the city's historic preservation ordinance as they currently exist and the proposed changes.

Discussion that followed centered on the historic property at 719 N. Broadway, which is scheduled for demolition. The property was listed for sale; however, repair costs are higher than the actual value of the property and this may have discouraged its purchase. The property has many distinguishing features which the City plans to salvage.

Ald. Steuer stated he would like this Commission to be Certified Local Government certified.

Ald. Steuer read a draft letter addressed to Bellin and St. Vincent hospitals requesting them to cease with the removal of historic properties. Discussion that followed included using gentler language, and to include a list of historic properties that were purchased and razed by the hospitals since 1980.

A motion was made by Ald. Steuer and seconded by J. Mead to receive and place the report on file. Motion carried.

5. Selection of HPC preservation award winners.

Nominees in each category were discussed, and the following were nominated to receive the HPC award:

Residential Rehabilitation

626 S. Jackson

704 S. Jackson

Adaptive Reuse

400 S. Adams – The Automobile Gallery

300 S. Broadway - Tranquility Spa

Historically Significant

161 N. Oakland

The following addresses were also discussed:

437 S. Jackson – NeighborWorks Green Bay

320 N. Broadway - The Cannery Public Market

35 N. Jefferson - YMCA

304 N. Adams – Hotel Northland

Ald. Steuer stated he would direct J. Flatt to inform the property owners they were chosen for this award, and asked each Commission member to choose a nominated address and gather historical significance data on it. No date was specified for the award presentation.

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

6. Discussion of the Old Fisk Library and its long vacancy/for sale status (Tina Dettman-Beilefeldt of DB Commercial Real Estate)

Ald. Steuer stated that Wendy Townsend, Economic Development Authority, is working on alternatives for this building. R. Retzlaff suggested converting the building into a policing center.

A motion was made by Ald. Steuer and seconded by S. Ley to receive and place this item on file. Motion carried.

NEW BUSINESS:

7. Review February, March, and April 2016 Building Activity Reports

A motion was made by R. Retzlaff and seconded by S. Ley to receive and place on file the February, March, and April 2016 Building Activity Reports. Motion carried.

8. Review City Raze/Repair Orders and Demolitions.

Ald. Steuer reported that J. Flatt took photographs of these properties.

Questions were raised about what the Planning Department is going to do with the empty lots on Walnut Street, between Baird to Webster Avenue. Ald. Steuer stated that he would make inquiries regarding this.

OTHER ANNOUNCEMENTS AND NEWS

9. Report on the Wisconsin Association of Historic Preservation Commissions meeting held April 22-23, 2016.

Ald. Steuer stated he would discuss this at the next meeting.

J. Mead inquired on the status of the 3rd US Infantry Regiment playing at celebration of the 200th anniversary of the landing of American troops in the area. Ald. Steuer replied that he is waiting for a response from them and has directed J. Flatt to follow up on this.

NEXT MEETING DATE: June 13, 2016

ADJOURNMENT

A motion was made by S. Ley and seconded by P. Olson to adjourn. Motion carried.

- i). **THIS MEETING IS AUDIO TAPED:** The audio of this meeting and minutes are available online at WWW.GREENBAYWI.GOV.
- ii). **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- iii). **QUORUM:** Please take notice that it is possible additional members of the Council may attend this committee meeting, resulting in a majority or quorum of the Common Council. This may constitute a meeting of the Common Council for purposes of discussion and gathering information relative to this agenda.
- iv). **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.