

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, November 10, 2014
City Hall, Room 210
4:00 p.m.

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

ALSO PRESENT: Bill Meindl

The meeting was called to order by Ald. Steuer at 4:00 p.m.

1. APPROVAL OF MINUTES AND AGENDA

- a. Approve October 13, 2014 Minutes

Motion made by Roger Retzlaff to approve the October 13, 2014 Minutes, seconded by Dave Boyce. All in favor. Motion carried.

- b. Modify and adopt agenda

Motion made by Roger Retzlaff to approve the agenda with the addition of review of qualifications for potential new members to the Commission under "New Business," item 6. g., seconded by Susan Ley. All in favor. Motion carried.

2. DESIGN REVIEWS

- a. Review and discuss renovations at 826 S. Quincy

Project cancelled. No review necessary.

- b. Review and discuss renovations at 112 S. Broadway

Brook and Cara Sanders appeared on behalf of their business, "Jake's Pizza." Chris Naumann said this sign will be hung from an existing bracket where the previous tenants had signs. The latest sign was simply overlapping the older "Kavarna" sign. The new sign for Jake's Pizza is smaller than the previous ones. Chris Naumann indicated it is consistent with district standards and was not reviewed by the On Broadway design committee. No funding from the sign grant program is being used. There will essentially be no change and some improvement.

Motion made by Chris Naumann to approve the renovations at 112 S. Broadway, seconded by Jacqueline Frank. All in favor. Motion carried.

c. Review and discuss renovations at 235 N. Broadway

Erich Kulibertson (Millennium Architects) appeared, along with a representative of United Sign Company. Betsy Gallagher, owner of Zulou, LLC, would like to place a sign for her business on the brackets remaining from the sign of the previous tenant. She will also add a sign above the rear entrance hanging from a wall mounted bracket. Chris Naumann indicated the front sign would be in keeping with the district standards and make use of existing brackets for a very similar appearance to what had been there.

David Boyce asked about the mounting detail and wind resistance. The United Sign representative said it was likely designed for 100 mile per hour winds; the bolts were usually 5 inches or 6 inches long for full embedment into the back. Mark Steuer asked if the sign was to be wood. The United Sign representative said it would be aluminum with a vinyl, wood-look appliqué. Chris Naumann questioned the appearance of the bracket for the rear entrance shown in the rendering and thought it should match the appearance of the front sign brackets. The United Sign representative said the tenant selected the bracket appearance.

Motion made by Susan Ley to approve the renovations at 235 N. Broadway; amended in seconding by Roger Retzlaff to require the rear entrance sign bracket be modified to match the one used on the front of the building. All in favor. Motion carried.

d. Review and discuss renovations at 133 N. Broadway

Keli Biebel appeared on behalf of her business "Wild Ginger." Ms. Biebel hopes to open the shop in January. The proposed sign will be an awning spanning over the center entrance bay of the storefront. The sign lettering will be white on black fabric.

Mark Steuer remarked the group has had some concerns with awnings. Chris Naumann remarked the building was constructed in the 60's. Roger Retzlaff said awnings are not a great benefit to the pedestrian environment. They often collect snow and ice during winter conditions which slide off onto the sidewalk where people walk. Roger Retzlaff was concerned about the awning obscuring the storefront lintel.

Keli Biebel said the drawing incorrectly shows the awning lapping over the exposed steel lintel, but she is having it raised to avoid that. Susan Ley asked whether the Beemster Electric letters were going to remain in any way. She thought they had a particular identifying quality for the building. Ms. Biebel said they were going to be relocated to the back of the building where Beemster still maintained an entrance for their business. Since the building owner is not providing any funds for tenant development, making an additional sign is not within their budget.

Roger Retzlaff thought the concern for the old sign a little too sentimental. If one of the parties was willing to make additional sign letters, it might make sense to have "Beemster Building" placed above the second floor windows to relate its history. Roger was

concerned the lettering on the sloped awning face would not be very readable and perhaps the shape of the awning could be changed so the face with the sign was more vertical.

Chris Naumann asked about the awning covering which is specified in the drawing as being a plastic material. Naumann did not think the look would be appropriate and thought it should be canvas.

Motion made by Roger Retzlaff to approve the renovations at 133 N. Broadway with concern the shape of the awning be such the sign lettering is readable, the awning covering be of a material appearing to be canvas and with the understanding the Beemster Electric sign lettering would be reused on the back of the building. Motion seconded by Jacqueline Frank. All in favor. Motion carried.

- e. Review and discuss renovations at 1118 S. Monroe

Don Heaster, homeowner, appeared at the meeting. The project is to reroof the house and remove a chimney on an addition. The original house dates to the 1880's. The dimensional shingle style and color was approved by the WHS preservation architect. The pattern has minimal shadowing.

Mr. Heaster is applying for tax credits for the repair work. The chimney on the addition was poorly constructed and is clad with thin veneer brick. It is leaking through the veneer and falling off of the substrate. The fireplace is in an odd location in the addition which he is trying to correct. He will side the opening for this part of the work, but is considering adding windows where the chimney is in the future. The older portion of the house has an original chimney which will be retained.

Motion made by Jacqueline Frank to approve the renovations at 1118 S. Monroe, seconded by Susan Ley. All in favor. Motion carried.

3. **REPORTS**

- a. Wisconsin Historical Society Conference – Roger Retzlaff

Roger attended the conference and gave a report to the commission. Report attached.

- b. Archeological Potential for the Fort Howard site – Roger Retzlaff

Report postponed in the interest of time.

4. **CORRESPONDENCE:** None.

5. **CONTINUING BUSINESS**

- a. Review and discuss various HPC initiatives brought forth by Ald. Steuer at October 13, 2014 meeting – Mark Steuer

Discussion conclusion: Since CLG status is necessary for Green Bay to apply for historic preservation grants, the Commission should make reinforcement of the Historic Preservation Ordinance our first priority. It is an embarrassment for the oldest community in the state to not be certified for historic preservation activity. It is likely leading to a loss of identifying, acknowledging and affording support to historic resources within the community.

- b. Strategize a methodology for attaining CLG status for Green Bay – Mark Steuer

Motion made by Roger Retzlaff to have city attorney (law department) make an assessment of how to modify the city historic preservation ordinance so it is CLG qualifying and report back to the HPC so it can be recommended to the Common Council. Motion seconded by Jacqueline Frank. All in favor. Motion carried.

- c. Discuss potential City support for labaye.org as discussed during the September 8, 2014 meeting

Discussion conclusion: The city has a line item of \$10,000 to support the activity of labaye.org in its proposed budget. Brown County has removed financial support, provided in the past, from the County budget. The commission historian specialists concur the methodology being employed by labaye.org is not in accordance with historical archiving standards of practice. It would be better to direct funding to historic preservation efforts within the city itself by funding such as:

- Staff (or professional consulting) time to support activities of the Historic Preservation Commission
- A grant program to aid property owners in historic districts and owners of historical properties elsewhere in the city with making improvements that retain or restore historic characteristics
- A program or organization devoted to, acquiring and stabilizing threatened historic resources

6. **NEW BUSINESS**

- a. Discussion about the Porlier Street Railroad Bridge removal with respect to the involvement the city as able to have in the process – Roger Retzlaff

This seems to be a lost opportunity. A significant portion of the bridge could have been removed to aid navigation in the river (only two facilities south of the bridge receive deliveries by lake freighters) while retaining enough structure to maintain an historical presence and provide an enhanced recreational and educational experience. The swing bridge, being on the eastern third of the river could have been retained. The western

portion of the fixed bridge would then have been the part fully removed. With the swing portion secured in the open position, it could be decked over; the pier could be extended to this remaining portion. It would offer an attractive and exciting viewing experience up and down the river.

The question raised by the seeming arbitrary removal is how such a decision is made without consultation of an historical authority of the community. It seems there was no opportunity for public review so a more valuable alternative could be developed.

The Commission asks for an explanation of the process of decision making for the bridge removal producing the current result.

- b. Review letter to be sent to permit applicants regarding meeting date

Not discussed for lack of time.

- c. Discuss potential HPC articles for website, blog, Internet or media outlet usage – Mark Steuer

Not discussed for lack of time.

- d. Discuss filling the HPC's vacancy position due to Chris Naumann's move

Not discussed for lack of time.

- e. Review City Raze/Repair Orders and Demolitions

Not discussed for lack of time.

- f. Review October building activity report

Not discussed for lack of time.

- g. Review of qualifications for Commission membership

The Commission was presented with qualifications and statements of interest from two candidates for the vacancy on the Commission. Commissioners indicated their acquaintance with the two and discussed their qualifications with respect to historical resources. It was agreed that both are qualified and will bring with them business and project management skills. We can recommend both to Mayor Schmitt for selection.

7. OTHER ANNOUNCEMENTS AND NEWS

Thanks to Chris Naumann, who is resigning, for his participation as a member of the Commission and his insight into historic preservation issues in Green Bay. The

Commission Members wish him well in his new position with the Kenosha Main Street Program.

8. **NEXT MEETING DATE:** December 8, 2014 at 4:00 p.m.

9. **ADJOURNMENT**

A motion to adjourn was made by Dave Boyce, seconded by Chris Naumann. All in favor. Motion carried.

Note: The audio recording for this meeting failed and is not available.