



# **AGENDA OF THE HISTORIC PRESERVATION COMMISSION**

**MONDAY, MAY 14, 2018, 4:15 PM  
CITY HALL, ROOM 310**

## **A. Roll Call.**

1. Members: Ald. Mark Steuer- Chairperson, Dave Boyce, Susan Ley, and Dennis Doucette

## **B. Approval of the Agenda.**

1. Approval of the agenda for the May 14, 2018, meeting of the Historic Preservation Commission.

## **C. Approval of Minutes.**

1. Approval of the minutes from the April 9, 2018, Historic Preservation Commission meeting.

## **D. Regular Business.**

1. Consideration with possible action on a design review for a sign and cornice addition located at 128 N Broadway.
2. Consideration with possible action on a design review for a sign permit and mural located at 151 N Broadway.

## **E. Informational.**

1. Review April 2018 Building Activity Report.
2. Review City Raze/Repair Orders and Demolitions.
3. Next Meeting Date: Monday, June 11, 2018, 4:15 p.m.

## **F. Adjournment**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://www.greenbaywi.gov)
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Historic Preservation Commission will attend this commission meeting and will constitute a meeting of the Historic Preservation Commission for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



# **MINUTES OF THE HISTORIC PRESERVATION COMMISSION**

**MONDAY, APRIL 9, 2018, 4:15 PM  
CITY HALL, ROOM 310**

## **A. ROLL CALL.**

I. Members: Ald. Mark Steuer- Chairperson, Dave Boyce, Susan Ley, Patti Olson, and Dennis Doucette

Mark Steuer, Dennis Doucette, David Boyce, Susan Ley, Excused: Patti Olson

## **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the April 9, 2018, meeting of the Historic Preservation Commission.

Moved by Board Member Dennis Doucette, seconded by Board Member David Boyce to approve the agenda.

Motion carried.

Yes- Mark Steuer, Susan Ley, Dennis Doucette, David Boyce, No- None, Abstain- None

## **C. APPROVAL OF MINUTES.**

I. Approval of the minutes from the March 20, 2018, Historic Preservation Commission meeting.  
Moved by Board Member David Boyce, seconded by Board Member Dennis Doucette to approve the minutes.

Motion carried.

Yes- Mark Steuer, Susan Ley, Dennis Doucette, David Boyce, No- None, Abstain- None

#### **D. NEW BUSINESS.**

I. Consideration with possible action on window removal at 515 Spring Street.

Moved by Board Member Dennis Doucette, seconded by Board Member Susan Ley to approve the design review for window removal at 515 Spring Street.

Motion carried.

Yes- Mark Steuer, Susan Ley, Dennis Doucette, David Boyce, No- None, Abstain- None

#### **E. INFORMATIONAL.**

I. Review March 2018 Building Activity Report.

Moved by Board Member Susan Ley, seconded by Board Member Dennis Doucette to receive and place on file the March 2018 Building Activity Report.

Motion carried.

Yes- Mark Steuer, Susan Ley, Dennis Doucette, David Boyce, No- None, Abstain- None

2. Review City Raze/Repair Orders and Demolitions.

No report.

#### **F. NEXT MEETING DATE**

I. Monday, May 14, 2018, 4:15 p.m.

## **G. ADJOURNMENT**

Moved by Board Member Susan Ley, seconded by Board Member David Boyce to adjourn.

Motion carried.

Yes- Mark Steuer, Susan Ley, Dennis Doucette, David Boyce, No- None, Abstain- None



Report to the  
Historic Preservation Commission  
of the City of Green Bay

**MEETING DATE**

May 14, 2018

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # D.1.**

Consideration with possible action on a design review for a sign and cornice addition located at 128 N Broadway.

**BACKGROUND**

128 N Broadway is a **contributing** property in the Broadway-Walnut NRHP Historic District, built c. 1905. This three-story building was part of a complex that once dominated the block with nearly identical buildings adjacent to this one, extending to the south. Those adjacent buildings were razed long ago and prior to NRHP district listing.

Architect proposes to add historic-inspired signage to the front with letters spelling “INTERNATIONAL”. Architect proposes to add a cornice where a cornice had been present historically.

The proposed signage is similar to that shown in a c. 1915 photograph. Per this photograph, this building once had “INTERNATIONAL” mounted in the large header above the storefront windows. The adjacent buildings to the south, no longer extant, continued this with “HARVESTER COMPANY OF AMERICA”. The proposed signage closely matches the font and overall character of the original signage. The proposed signage is centered in the façade and arranged to be approximately 5/6 the overall width of the façade. The original signage was not centered, and the letters were more closely spaced than what is proposed. The proposed signage is also similar to the “BROADWAY CARPET INC” letters that were present in the 1980s.

The proposed cornice closely matches the original cornice as it appeared in the same c. 1915 photo referenced above. The original cornice was continuous across the entire complex, with ends terminating in the front walls. Because the adjacent buildings to the south are no longer extant, the proposed cornice will terminate in into the front wall before reaching the southwest corner of the building. This matches the original at the north end of the wall, but it is a change at the south end of the wall owing to the lack of an adjacent building upon which the cornice could be continued.

**RECOMMENDATION**

Recommend approval of the proposed signage. While not a pure “restoration”, this period-inspired signage is a good match for the historic signage. The proposed signage takes into account the symmetry and aesthetics of this building—a building that no longer has the adjacent buildings that constituted the larger Int'l Harvester complex. Further recommend endorsement of any necessary variances for compliance with current sign ordinance requirements.

Recommend approval of the proposed cornice. The proposed cornice is an accurate reconstruction of the missing historic cornice. The proposed cornice takes into account the symmetry and aesthetics of this building—a building that no longer has the adjacent buildings that constituted the larger Int'l Harvester complex.

**FISCAL IMPACT**

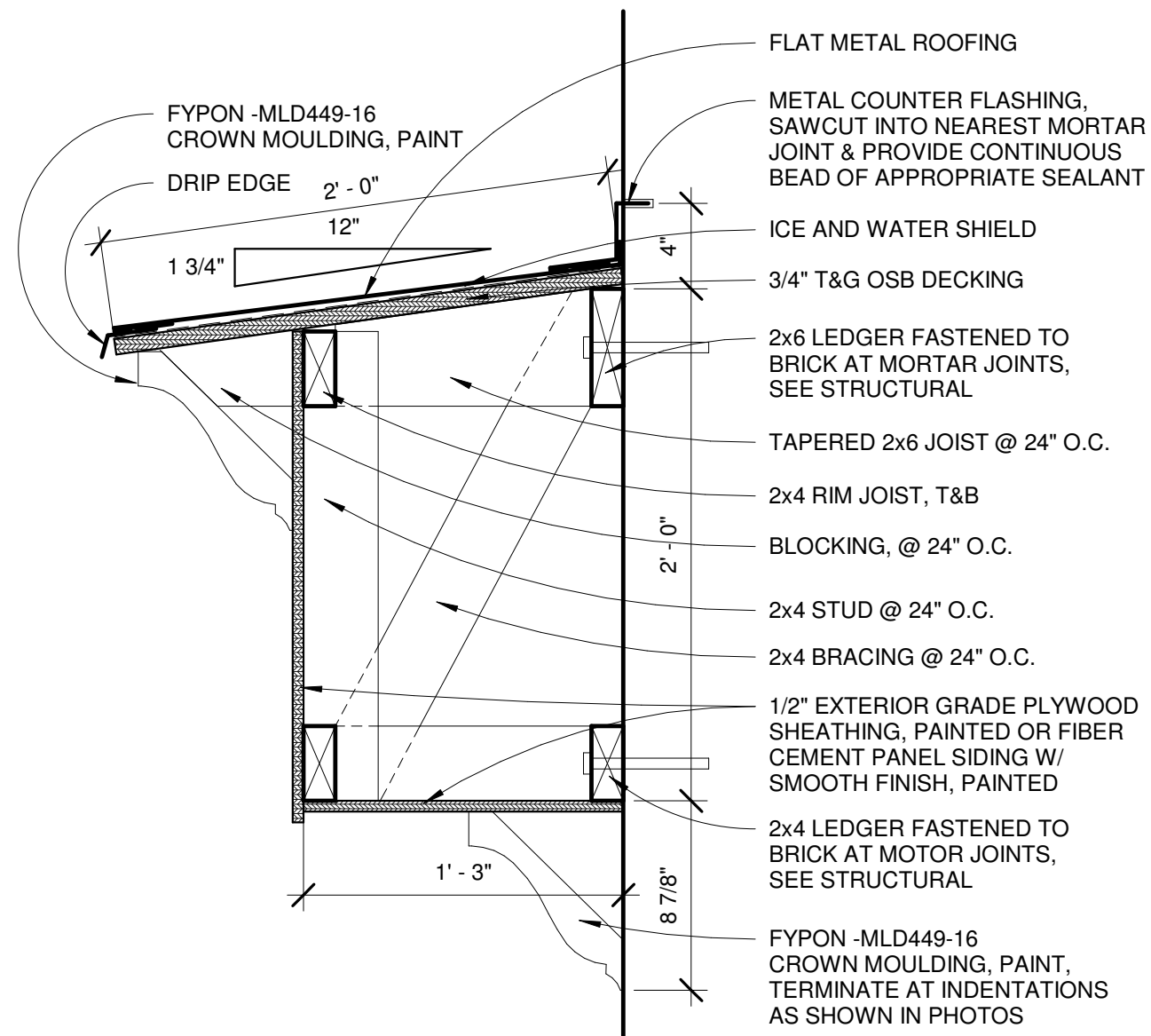
## ATTACHMENTS

1. 128 N Broadway Picture
2. 128 N Broadway Cornice
3. 128 N Broadway Sign



General Agency Office and Warehouse of the  
INTERNATIONAL HARVESTER COMPANY OF AMERICA  
128-146 N. Broadway — Manufacturers of Harvesters and Farm Machinery.

04.18.2018 12:40



1 CORNICE  
P1.01 1 1/2" = 1'-0"



HISTORIC PHOTO

UPPER MOLDINGS  
TERMINATED INTO  
WALL AT ENDS

LOWER MOLDINGS  
TERMINATED INTO  
WALL AT INDENTATIONS  
OF THE FACADE



EXISTING CONDITION

LOWER MOLDINGS  
TERMINATED INTO WALL  
AT INDENTATIONS OF  
THE FACADE



22" HIGH  
FORMED PLASTIC LETTERS  
BY GEMINI,  
TIMES NEW ROMAN FONT,  
BRILLIANT GOLD STANDARD  
PAINT COLOR

1 WEST ELEVATION  
P1.02 1/8" = 1'-0"



128 NORTH  
BROADWAY

DEMOLISHED



128 NORTH BROADWAY



**COMMERCIAL REMODEL FOR:  
LORENZEN HOLDINGS, LLC**  
128 N. BROADWAY  
GREEN BAY, WISCONSIN 54303

PROJECT NUMBER 17.010
DATE 10/18/2017
SHEET NUMBER <b>P1.02</b>



Report to the  
Historic Preservation Commission  
of the City of Green Bay

#### MEETING DATE

May 14, 2018

#### PREPARED BY

Jason Flatt, Staff

#### AGENDA ITEM # D.2.

Consideration with possible action on a design review for a sign permit and mural located at 151 N Broadway.

#### BACKGROUND

151 N Broadway is a **non-contributing** property in the Broadway-Walnut NRHP Historic District, built c. 1914. Historically, this building was the ‘West Side Garage’.

This building was identified as “non-contributing” in the 1999 NRHP nomination package and the building would still be considered to be “non-contributing” if evaluated today. Furthermore, the proposed signage will not be detrimental to the remainder of the historic district. There is no preservation-related basis upon which to deny this sign application.

#### RECOMMENDATION

Approval of the proposed signage.

#### FISCAL IMPACT

#### ATTACHMENTS

1. 151 N Broadway, Sign and Mural
2. 151 N Broadway, Sign Permit Application
3. 151 N Broadway, Sign and Mural (2)





www.greenbaywi.gov

# Sign Permit Application

COMMUNITY SERVICES AGENCY  
Inspection Division  
100 N. Jefferson Street, Rm. 608  
Green Bay, WI 54301  
(920) 448-3300 - phone  
(920) 448-3117 - fax  
inspmail@greenbaywi.gov

**General Information:** Complete application, submit copy of plan and sign details with supporting documentation demonstrating compliance with Sec. 13.2000, Regulation of Signs, Green Bay Municipal Ordinance prior to commencing installation.

Project Address: 151 N. Broadway Parcel #: \_\_\_\_\_ Zoning: \_\_\_\_\_ Project #: \_\_\_\_\_

<b>Applicant</b> Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Sign Contractor		<b>Property Owner</b> (Required if other than Applicant)	
Name <u>Elizabeth Feldhausen</u>	Name <u>Chris Harn</u>		
Company <u>Safe Haven Pet Sanctuary</u>	Company <u>NOC Harn LLC</u>		
Address <u>151 N. Broadway Green Bay, WI 54303</u>	Address <u>W 3109 Rock Road</u>		
City, ST ZIP <u>Green Bay, WI 54303</u>	City, ST ZIP <u>Freedom, WI 54913</u>		
Phone # <u>(920) 680-9368</u>	Phone # <u>(720) 422-1966</u>		
Fax # _____	Fax # _____		
Email <u>Safehavenpetsanctuary@gmail.com</u>	Email <u>CHHARN@gmail.com</u>		

**Site Plan** - [13-2004(a)] Provide a scaled site plan showing property lines, street(s), location of buildings, structures, drives, parking areas, and location of proposed sign and its supporting structure. Also, list all existing signs on the property below.

List & describe all existing signs on property (provide additional sheet if necessary) Check if NON-CONFORMING   
1. \_\_\_\_\_   
2. \_\_\_\_\_   
3. \_\_\_\_\_

**Construction Specifications** - [13-2004(b)] Provide scaled drawings showing sign design, size, materials to be used, method of construction, lighting, and means of attachment to the building or the ground. Illuminated signs are required to have labels attached, one from a listed nationally recognized testing lab and separate label indicating the manufacturer's name, input amperes and voltage, both labels must be visible from the ground after installation, and the sign must have an externally operable disconnect.

Sign Type:  Awning  Canopy  Building  Pole  Monument  Off-Premise Billboard  Projecting  Temporary - Display Period \_\_\_\_\_  
Fixed Face: Width 43 inches X Height 48 inches Area 2084 inch<sup>2</sup> SF, Illuminated -  Internally  Externally, # of Faces \_\_\_\_\_  
Reader Bd: Width \_\_\_\_\_ X Height \_\_\_\_\_ Area 14.3 SF SF, Illuminated -  Internally  Externally, # of Faces \_\_\_\_\_  
Sign Construction Joshua VanLarnen Est. Sign Cost \$ 580.00

<b>Sign Contractor</b>		<b>Electrical Contractor</b> (Required if sign is illuminated)	
Name <u>Elizabeth Feldhausen</u>	Name <del>_____</del>	License # (s.17.07) _____	
Company <u>Safe Haven Pet Sanctuary</u>	Company <del>_____</del>		
Address <u>151 N Broadway</u>	Address <del>_____</del>		
City, ST ZIP <u>Green Bay, WI 54303</u>	City, ST ZIP <del>_____</del>		
Phone # <u>(920) 680-9368</u> Fax # _____	Phone # <del>_____</del> Fax # _____		
Email <u>Safehavenpetsanctuary@gmail.com</u>	Email <del>_____</del>		

**Professional Engineer** (Required where Item 2 of Conditions of Approval applies)

Name \_\_\_\_\_ Registration # \_\_\_\_\_ Email \_\_\_\_\_ Phone # \_\_\_\_\_

Applicant Signature [Signature] Date 3/23/16

**Conditions of Approval** -  See attached for additional conditions  
1. If work herein authorized is suspended or abandoned for one year any time after commencing work, this permit shall become null & void.  
2. All signs exceeding 150 sq. ft. in area per side shall be designed by, and within five days of installation, shall be certified by a professional engineer registered in the State of Wisconsin that such sign meets all state and local construction requirements.  
3. Signs having an electrical permit require a final inspection by the electrical inspector.

\$ \_\_\_\_\_ Sign Permit Fee      \$ \_\_\_\_\_ Elec. Permit Fee      \$ \_\_\_\_\_ Site Plan Review Fee      \$ \_\_\_\_\_ Total Permit Fee      Receipt # \_\_\_\_\_      Date Issued \_\_\_\_\_

Zoning Inspector \_\_\_\_\_ Building Inspector \_\_\_\_\_ Electrical Inspector \_\_\_\_\_





Report to the  
Historic Preservation Commission  
of the City of Green Bay

**MEETING DATE**

May 14, 2018

**AGENDA ITEM # E.1.**

Review April 2018 Building Activity Report.

**BACKGROUND**

Informational.

**RECOMMENDATION**

Receive and place on file.

**FISCAL IMPACT**

**ATTACHMENTS**

1. April 2018 Building Report

# Detail Summary of Projects Issued

4/1/2018 to 4/30/2018

Filtered on Project Type: Raze Single-Family house(attached or detached)

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
<b>72634</b>	1117 SHEA AV..18-58	SCOTT A BOHM	BADGERLAND DEMOLITION	\$175.00	\$1,232.00	Closed
[05-645 - Raze Single-Family house(attached or detached)] RAZE HOUSE						
<b>72635</b>	529 ST. GEORGE ST..7-667	CITY OF GREEN BAY-CLERK	BADGERLAND DEMOLITION	\$0.00	\$8,858.00	Closed
[05-645 - Raze Single-Family house(attached or detached)] RAZE HOUSE						
<b>72636</b>	508 KELLOGG ST..5-945	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY	BADGERLAND DEMOLITION	\$0.00	\$2,760.00	Closed
[05-645 - Raze Single-Family house(attached or detached)] RAZE HOUSE						
<b>Totals:</b> 3 projects				\$175.00	\$12,850.00	

# Detail Summary of Projects Issued

4/1/2018 to 4/30/2018

Filtered on Project Type: Raze Commercial Building or other Structure

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73219	1770 AMY ST..21-1346-1-1	GREEN BAY AREA PUBLIC SCHOOL DISTRICT EISENHOWER	IMMEL CONSTRUCTION	\$70.00	\$2,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] PLACING CONSTRUCTION SITE FENCE ONLY.						
<b>Totals:</b> 1 projects				\$70.00	\$2,000.00	

# Detail Summary of Projects Issued

4/1/2018 to 4/30/2018

Filtered on Project Type: Demolition of all Other Buildings or Structures

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
<b>73088</b>	1560 PROPER ST..19-277	ROBERT CLARK	ROBERT CLARK	\$50.00	\$500.00	Closed
[21-649 - Demolition of all Other Buildings or Structures] RAZE GARAGE						
<b>73150</b>	856 KELLOGG ST..5-1427	MASON TACKMIER	MASON TACKMIER	\$70.00	\$1,000.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] GARAGE RAZE						
<b>73181</b>	715 MARQUETTE AV..2-1089	DANIEL V KIRBY	DANIEL V KIRBY	\$50.00	\$500.00	Pending
[21-649 - Demolition of all Other Buildings or Structures] FOUNDATION STAYING FOR LATER GARAGE PROJECT. NO LAND DISTURBANCE.						
<b>Totals:</b> 3 projects				\$170.00	\$2,000.00	

# Detail Summary of Projects Issued

4/1/2018 to 4/30/2018

Filtered on Project Type: Addition to Garage, Carport ( Residential)

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73030	1726 BENTWOOD DR..6-1833	RUSSELL J & DIANE L BERTRAND	RUESCH MANAGEMENT	\$200.00	\$30,000.00	Pending
[19-438 - Addition to Garage, Carport ( Residential)] GARAGE ADDITION						
<b>Totals:</b> 1 projects				\$200.00	\$30,000.00	

# Detail Summary of Projects Issued

4/1/2018 to 4/30/2018

Filtered on Project Type: Addition to Commercial, Non-Residential Non-housekeeping

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
73051	700-702 PINE ST..10-54	JACKIE NITSCHKE CENTER INC	PELLA WINDOWS	\$70.00	\$35,000.00	Pending
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] REPLACING 36 WINDOWS						
<b>Totals:</b> 1 projects				\$70.00	\$35,000.00	

No permits were issued for the following in the month of April 2018 :

RAZE Code	Description
5-645	Raze single family
07-646	2-family building
09-647	3 & 4 family building
09-648	5 or more family building



Report to the  
Historic Preservation Commission  
of the City of Green Bay

**MEETING DATE**

May 14, 2018

**AGENDA ITEM # E.2.**

Review City Raze/Repair Orders and Demolitions.

**BACKGROUND**

Informational.

**RECOMMENDATION**

Receive and place on file.

**FISCAL IMPACT**

**ATTACHMENTS**

1. 1917 University Avenue Raze or Repair Order
2. 1917 University - Raze, Repair Photo 1
3. 1917 University - Raze, Repair Photo 2

**NOTICE AND ORDER TO RAZE OR REPAIR  
BUILDINGS LOCATED AT  
1917 UNIVERSITY AVENUE  
GREEN BAY, BROWN COUNTY, WISCONSIN**

**THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:**

Dorothy E. Van Kauwenbergh  
1917 University Avenue  
Green Bay, WI 54302-3623

The undersigned, a duly appointed Housing Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1917 University Avenue, Green Bay, Brown County, Wisconsin, parcel number 21-2185, more particularly described as follows:

The South 150 feet of the West 70 feet of the East 140 feet of Lot 54, Newberry's Addition to the City of Green Bay Subdivision No. 1, in the City of Green Bay, East side of Fox River, Brown County Wisconsin

and determined that the buildings on such premises are so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said buildings be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Replace damaged boards in walls and trim of the garage;
2. Close the gaps and openings in the garage;
3. Remove garbage and fire loading from the interior of the house;
4. Make interior walls, floors, ceilings, fixtures and appurtenance of the house clean and sanitary;
5. Repair windows and frames;
6. Repair leaking plumbing in the bathroom;
7. Replace water damaged floor and subfloor caused by leak;
8. Repair damaged roof

or said buildings shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze buildings and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such buildings or parts thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structures, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 13th day of April, 2018.

s/Scott Nelson  
Scott Nelson  
Housing Inspector

STATE OF WISCONSIN     )  
  )ss  
COUNTY OF BROWN     )

Personally came before me this 13th day  
of April, 2018, the above named, Scott Nelson,  
to me known to be the person who  
executed the foregoing instrument and  
acknowledge the same.

s/Mary Sue Banks

Mary Sue Banks

Notary Public, State of Wisconsin

My Commission Expires: 8-31-18



