



MINUTES OF THE LANDMARKS COMMISSION

**MONDAY, MARCH 11, 2019, 4:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: Ald. Veronica Corpus-Dax, David Siegel, Ian Griffiths, Ron Dehn, Justin Balsley, Paul Martzke and Susan Ley.

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the March 11, 2019, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by Ald. Veronica Corpus-Dax to approve the agenda. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 11, 2019, meeting of the Landmarks Commission.

Moved by Ron Dehn, seconded by David Siegel to approve the minutes. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (COA 19-03) Consideration with possible action on a request to install a plaque at 112-114 S. Broadway.

Moved by Ald. Veronica Corpus-Dax, seconded by Ian Griffiths, to open the floor for discussion.

Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

Moved by Justin Balsley, seconded by Ald. Veronica Corpus-Dax, to close the floor for discussion.

Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

Moved by Ron Dehn, seconded by David Siegel to approve the application, subject to the following conditions:

1. Plaque shall not exceed 4-square feet in size.

2. Plaque shall be installed above the center doorway within the door header area.

Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

2. Consideration with possible action on the communication from Ald. Steuer regarding the status of the Certified Local Government application.

Moved by Ald. Veronica Corpus-Dax, seconded by Ian Griffiths to receive and place on file. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

E. INFORMATIONAL.

1. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

Moved by Paul Martzke, seconded by Ald. Veronica Corpus-Dax to receive and place on file. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

3. Staff Update

Moved by David Siegel, seconded by Ald. Veronica Corpus-Dax to refer to staff to begin work to designate 630 E. Walnut Street as a local historic site. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

4. Date of next meeting: Monday, April 8, 2019

F. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Ron Dehn to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

VERBATIM MINUTES

- This is the Landmarks Commission Meeting for Monday, March 11, 2019. I'll start by taking the roll.
Susan Ley?

- Present.

- Veronica Corpus-Dax?

- Present.

- Justin Balsley?

- Yo.

- Ron Dehn?

- Present.

- Ian Griffiths?

- Yes.

- David Stiegel?

- Present.

- And Paul Martzke present. First item on the agenda is the approval of the agenda. Does anybody have any comments, questions, things they want to add to the agenda?

- I make a motion to approve.

- Second.

- Any other discussion? Hearing none, all in favor signify by saying aye.

- [All] Aye.

- Motion carried, any nays, motion carries. Next item on the agenda will be the approval of the minutes from the February 11, 2019 meeting of the Landmarks Commission. Any comments, questions, things of that nature?

- Motion to approve.

- Second.

- Any other discussion? Hearing none, all in favor, signify by saying aye.

- [All] Aye.

- Any opposed? Motion carries. Regular business for tonight's meeting, certification of appropriateness 19-03, consideration with possible action on a request to install a plaque at 112, 114 South Broadway. There is report by staff in the agenda, Jason, do you want to discuss this for us?

- Property owner wants to install a sign. Staff recommends approval. Staff suggests that mounting hardware be in way of the mortar between bricks if it's gonna be on a brick facade. This isn't a tough one, folks, I don't have a lot to say.

- Where's the sign actually going to be located on the side?

- We have the property owner, Ms. Bosley present. Perhaps you can open the floor.

- [Ms. Bosley] Hello.

- Motion to open the floor.

- Second.

- All in favor?

- [All] Aye.

- I have not fully decided yet. I'm open to suggestion.
- What's the material?
- It's metal, just a metal plaque.
- Single sided, double sided?
- I guess I'm not metal-savvy, I don't know the specifics of it.
- I mean, is it gonna have graphics on one side of it or both sides?
- So it's gonna be flat on the building?
- Correct.
- Size?
- No larger than a two by two is what I think I have in my notes.
- So what we're seeing up on the screen right now, is that just a couple of different examples of what it might look like?
- So, the bottom right is the one that I would be going with.
- And the intention is that it would be up high on the building on the brick part above all the glass?
- I haven't gotten that far yet. I don't know specifically where I would put it. I feel like if we put it up that high, a two by two would seem like, eh, why would you put that up there?
- Doesn't look like there's a whole lot of space available otherwise.
- I don't think we have enough information to make a determination, if we don't know where the sign's going.
- Right.
- Are you opposed to it being larger?
- It needs to fall within the ordinance, so whatever that would mandate the size, the maximum size it can be.
- My question was gonna be, is this discussion, I'm trying to figure out the relevance for this commission as opposed to the city ordinances that involve signage.
- Sure, so for a sign permit, it's required to get, regardless of if you're in a historic district or not, you need a sign permit. If you are going for a plaque, you do not need a sign permit. A plaque is dictated by the two by two with some sort of naming propriety entity on it. So, there would not be a sign

permit required for this, just the approval of this body because it's a historic building. With that though, you can dictate location or general location, as I would recommend because we don't just wanna be giving a free pass on a sign that goes somewhere on the building, you want to have an idea of how it will look on the building. A lot of other plaques are either somewhere at the bottom so people can see them as they walk into or pass the building and then the monumental ones that are the ones that are kind of engraved in the stone are usually up top and those are much larger but those are not the same as this.

- Have you been talking with On Broadway?

- I've worked with them closely on everything, aside from this particular project. My initial thought is that it would either be in the center above the main door there, across that brick up top. Is it okay if I go up there and point?

- You can point to it, yeah.

- So, up here or on one of these pillars up the side or somewhere in here. I don't want it to be a huge, like, oh, look at me. I just want it to be a subtle, nice touch to the building.

- What is right above the center door, what is that right above there?

- What kind of material is it?

- Yeah, is it glass? It's not a window, is it?

- No, that's glass.

- It is?

- Uh-huh, yes.

- Well, I would concur what was mentioned before. I'd like to hear more, a definitive plan exactly where. This seems like a pretty easy approval but would definitely like to see a definitive plan.

- Okay, so if I told you right now I was gonna put it above the door would that help you or would you want it in writing and then we'll come back?

- Like the size too?

- It should be in the plan.

- If it's two by two, it's like the plaque thing, right? So it has to be that size, it can't be--

- It cannot exceed that.

- It cannot exceed that?

- In order to exceed that than we can't approve it like this, it would have to go as part of an entire sign package for the building.
- I'd be comfortable with approving it above the door. I mean, it's central, it's for the building.
- If that's what you're requesting, I'm comfortable with that.
- Yeah.
- Okay.
- Any other discussion from the floor?
- No.
- Uh-uh.
- Any motion?
- Motion to close the floor.
- Second.
- All in favor?
- [All] Aye.
- So, based on what we just heard, is there a motion to approve or deny the certificate?
- I'll make a motion to approve not larger than two by two above the door.
- Second.
- Above the center door?
- Any other discussion?
- It's the center door, right?
- Yes.
- Thank you for that.
- Certainly.
- Above the door on the glass or above the door on the brick above?
- Yes, ma'am.

- Either, I'd say it would be acceptable either way, I think, as long as it's centered above the door or something like that.
- So, we're saying here?
- Right, that's my understanding.
- I was--
- Or are we talking about up here?
- I was referencing the brick.
- The brown part?
- Yep, I'm just gonna come up with you. I was referencing this right here, this brick piece right here. I'm sorry, it's metal, it's a metal slab that goes across here, so it would be right here, not on the glass, on this metal piece.
- It won't fit there, I'm sure, two by two will be way too big to fit on that.
- And a two foot height.
- Okay, so if I measured to fit within that frame right there because I don't think it makes sense to put it on the glass, so could we approve it to have within this metal brown slab?
- I don't think it's gonna be large enough for what you were trying to accomplish.
- Yeah, is there a way to do it over the glass somehow?
- That's what I was just saying.
- Like with some rails or something, maybe, that you stick?
- Like how they do the letters right on the glass?
- Or on the glass, sure, lettering, that would be, but then it wouldn't be much of a plaque, it would be more, it would be something else
- But I'm thinking about if you wanted to remove it down the line, it might present a problem.
- Right, that's true, that's true, actually.
- of it's naming a building and it's giving some context to the entire building, so we wouldn't want it to be something that's easily removable like a window decal.
- Right.

- I would question, because of what you just said, Stephanie, would the sign be more prominent if it was hung off the building, perpendicular to the building like the Jake's Pizza sign but up higher above the center window?
- That may exceed the plaque, let me look it up real quick.
- It's getting away from a plaque.
- Then it goes more to a commercial sign so that may be outside of the code. The plaque is intended to be the name of the building on the building, on the face of the building, usually flush and I'm not sure that we dictate that but I can look it up.
- I mean, if it was to fit between the two posts, it's obviously gonna be smaller than two by two. It's just gonna be a name.
- That dimension between the two pillars has to be three feet, I guess.
- Oh, you think so?
- Yeah, well.
- There's a door there so it's gotta be at least that.
- Oh yeah, okay.
- So, with a two by two sign, if it were attached between those two pillars by some kind of an apparatus would that still be a plaque? Like if it were a metal railing or something?
- I would venture to say no but I can look. They shall be placed flat against a building and they cannot exceed four square feet in area.
- Two by two.
- Well, against the building, physically bounded flush to it, how flat?
- Is that about putting it on the side of the building?
- No because there will be future developments on the side of the building.
- Oh, sure, right, right
- Well, four square feet, right? So you could do a longer, skinnier sign above the door on the part that you were talking about. You could alter the design a little bit, that would may be a possible solution.
- Yeah, we could see if it were--

- So it's 1 1/2 by, I don't know, I can't do math
- By like about one and a quarter.
- Something like that, yeah.
- That metal slab is prominent, so I think if it filled that space, that brown space at the top above center of that middle door, I think it would fulfill what I'm looking to do.
- Yeah and the idea of what a plaque does too.
- And I don't have the exact dimensions for that but it would be less than the requirement.
- So could we motion to approve that in some, I don't know?
- What you're talking about is putting it on the metal strip, correct?
- Yes.
- I mean, if that's what we're gonna approve, that is what you're gonna be stuck with unless you go back and realize that isn't gonna work. My thought is, maybe you ought to go take a look and make sure that is gonna work for you, the dimension, 'cause it is limited.
- Sure.
- And then we can revisit this.
- Yeah, fine, there's no rush.
- If we were to approve it and it doesn't work.
- Have you talked to the sign company?
- Not for this one specifically.
- Maybe talk to the sign company first and they can give you some good options.
- Whatever you guys are comfortable with.
- We want it to be a good choice for you.
- Yeah, absolutely.
- In any event, it can't exceed the four by four.
- Just approve it--
- Over the center door, maximum four square feet.

- That's it.
- I mean, so, I don't know, what would the hang up be of us approving it as long as it fits within that realm?
- I don't think there is one.
- Okay.
- So, are we still on that same motion? It's the same thing.
- I have a motion with the commission side to exceed two by two and to be installed above the center doorway.
- Yeah, perfect.
- Or make it four square feet instead of two by two.
- 'Cause then it can go three feet long by--
- That gives a little room for size there.
- You know, I'm looking at, it's easier in three dimensions to see the space we're looking at but it would seem like the question that you're going to have is how to attach the sign 'cause that's a glass panel above that door, so if there's some sort of framing that goes from column to column?
- I wouldn't consider that a plaque sign anymore.
- No, so we're talking about the only thing we're approving is on that metal strip, the brown metal strip. We could put that in there. Are those little white stars on the building now, yeah.
- I don't know if you want to attach it directly to an architectural element like the lip across the top each of those columns. To me, it just, I'm not sure what it's trying to do.
- What if the sign was placed on the, I don't know if that's metal or if it's wood. This piece above the door?
- I think it's wood.
- What's that?
- I think it's wood.
- It looks like it.
- Yeah, yeah, I'm open to that. I'm completely redoing the facade too and so that piece might become aluminum but I think that would be a good space as well.

- I think that better.
- Jason, was that part of the initial, 'cause this, the concept you're looking at has already been approved on the left, was the other one an artifact?
- Yes.
- Okay.
- It's replacing the wooden window frames with a new fake tone finish metal window frame type thing with doors, the whole ground floor was approved with some restrictions.
- So would approving this, if it were to be there, above that door, on the brown part that you were just pointing out, would that somehow contradict the other approved business? No, okay.
- The historic material that's remaining is the vertical painted white bits here and the horizontal metal beam, the rosettes on it.
- Rosettes?
- That what I've always heard.
- That's why I come to these things, I gotta learn something.
- Of the flange beam across there, which are interestingly not symmetric, which is kind of crazy.
- It caught my eye too.
- Right.
- It looks like I put them on there actually.
- So then the motion would be to, my motion would be to approve it on that area, whatever we wanna call that area above the door.
- Yes?
- The area above the center door.
- Below the center window.
- We should consult an architect.
- In that space right there, and it goes along with the rest of the names. It doesn't affect any of the historical part of the building. That's my motion.
- And what are we calling that metal piece?

- Let's consult the architects for that.
- I would say it's the door head.
- Is it?
- Door header?
- Header?
- Aren't we doing the metal at the top of the door?
- No, we're talking about just above the door there.
- Oh, okay.
- That's the wood part.
- It would just be the trim material over the door.
- So, directly above the center door, not the metal beam.
- Above the door.
- Basically where addressing goes, just so the property owner's aware, there's issue addressing this at that part.
- And who's the current owner?
- Alec French. I couldn't help it. I already learned too many words, I can't
- Okay, so we do have a motion and a second, so I'm going to call a vote. It was unanimously approved.
- Fantastic. Thank you very much.
- Thank you.
- Next item on the agenda is consideration with possible action on communication from Alderman Steuer regarding the status of the certified local government application.
- Alder Steuer is not here today. He did this communication last week at the city council meeting with the adoption of the text amendment through Planning Commission for the historical preservation ordinance, we are now able to resubmit our ordinance back to SHPO for consideration for COG, so they've taken care of that this week and then they take as much time as they take to let us know if we got accepted for that application, so we will send a communication back to him but if you could vote to receive and place that on file, that would be spectacular.

- Make a motion to receive and place on file.
- Second.
- All in favor?
- [All] Aye.
- Aye, any opposed? Motion carries unanimously. Paragraph E, informational, staff level certification of appropriateness applications.
- We received none.
- Item number two, review city raze and repair orders and demolitions.
- There is one raze slash something else order for this minimal traditional post-war probably house purchased as zone area for general industrial, so the raze/repair order is a bit of a misnomer. It is either raze order or adapted for use as general industry. It's not clear from the order what exactly is wrong with the house but the generic language of unfit for habitation for unknown reasons applies. I see no preservation issues here in razing this house or adapting it to general industrial purposes.
- I mean, is there somebody living there right now? The driveway seems like it's plowed.
- The driveway's plowed, nothing's shoveled. There's a sign on the door that says, thou shalt not be living here for long if you're living here. Nobody came out with a gun when I took the pictures, so you know that's--
- So, it's a good start.
- I had a close call once actually. So, I have no recommendations for this group on this other than to receive and place on file.
- Where is?
- Where's Thursh Street?
- It's off of, it's on the west side.
- I feel like I should know it.
- North of Elk on the west side.
- Yeah, that little pocket in there that's all industrial and commercial and it may be a block long and it dead ends.
- Oh, there's this bizarre little residential-looking cluster on a dead end street. My hunch is that they've all been rezoned general industrial at some point.

- Like in the Railway Gardens neighborhood, there kind of?
- No.
- No, oh.
- So this particular house, it's located on the left, is a light industrial something or another and to the right are more houses.
- If you go south of Elk it's residential in there.
- So, let me understand how this order was put together.
- Our inspection department does that. So we receive all raze/repair orders that the city does just to make sure there is no historical integrity to the properties, so you'll see a lot of them that aren't anywhere close to historic, something similar to this, but our inspection department is the owner of that raze/repair order.
- So I guess if it's not historic, why does it come across?
- We are charged with reviewing them to make sure that we are not ruining any historical integrity around the city.
- Just in case something slips through.
- It's a fail safe.
- There are very few times that happens but there are a couple that we catch and go, oh, that's original siding, we should ask the property owner to keep that. Some of them are close enough to a district that we have an intrinsic interest in keeping those things preserved but most of them are just raze/repairs that come through our inspection team that need just review to make sure that nothing is slipping through the cracks.
- So then, a raze and repair order waits, basically, until this commission meets.
- I think a raze/repair order has a certain timeline associated with it, that they get 30 days, at least.
- It's 30 or 60. There's a timeline--
- That's the reality of how long it takes to tear something down.
- And even if we wanted to tear this down today, it will still take us 60 days to get to it probably, just how that works.
- Right but from the time that the raze and repair order is issued, the building could already be gone by the time we meet.

- Well, don't properties in the district have to come to the landmarks commission?
- Yeah. If it's a historic property, it doesn't get this far before you see it. It would have other things that happen in the works, this is just property that is not historic, so we review it at the end. If there was any sort of historic question, they usually come to us ahead of time and plus, you're seeing the tail end of the inspection enforcement action, they do a lot of work with the property owner in the time before they get to this point, so if there was any historic nature involved, it would have already come to us.
- Yeah, I'm just trying to get my head around it.
- It's basically just the job that we're supposed to look at.
- So, for the point of just discussion, when we see a property like this that, just by looking at the pictures, we have no idea what the problems are with it, is it typically caused by an absentee landlord type of situation? I guess with this order, it's raze or repair, so the homeowner, the property owner has the opportunity to fix whatever generated the report by inspection?
- Not in this particular case but this one is unusual. It's a raze or change.
- That's the first time I've seen one of those.
- So, that's kind of weird.
- It is.
- They don't have the option to just make it nice again? = No and that's troubling on a personal level but let me just elaborate here, a raze/repair order will typically list all the things that need to be done, like your plumbing is bad, the insulation's rotten, dah, dah, dah. This one does not, so it doesn't, I have no control over that, this is all I've got. My personal fear, which should be off the record, but it's not, is that in a case like this where something's been rezoned presumably, there's the potential for an abusive power where a government entity says, well, hey, I don't want houses here anymore so I'm gonna issue these raze/repair orders without elaborating so as to clear the lands.
- Especially if you've got a lot of money driving what's gonna be there, who's building there, what industrial thing?
- I think that would be a
- I think that'd be a slippery slope.
- Well, it is a slippery slope but you don't know what's going to necessarily, who's shaking hands.
- Not saying what's wrong with it other than not fit for--
- Is that not on E-Clips, the details of the demolition?

- This is all that we got but that could be a clerical issue. That could be staff forgot to attach the thing issue, like I don't know that we need to look that deeply like this.
- You should be able to have that information at this meeting, 'cause that's the reason why that raze order's on there. You know what I mean?
- It could just be as simple as--
- You must not have that many of them, I would think.
- I've never seen one like this.
- I've never seen one that said change.
- Typically, if something is nonconforming after 12 months, than you can't reestablish that use. It could just be as simple as this has been vacant for over a year and you can't repair it to be a home because it's not compliant anymore, there's no option for you apply for rezoning. There's no option for you to apply for something. It could just be--
- Then it's more than 50% of the value?
- Uh-huh, probably. There are a lot of parts to why you would have an order like this but this but this body just sort of looking at it going, is there historical integrity? The inspection team deals with all that garbage.
- Not yet.
- Well, you can't not yet it either, I want to be very clear. You can't say, in 50 years it'll have historical integrity.
- I know, I know, but it never will be if it gets torn down.
- Well, the integrity here's dubious. I mean, it's got replacement siding.
- Sure, obviously, yeah but, you know, we built a mall downtown, those buildings were, they weren't historic yet, some of them were, a lot of them were but anyway.
- Well, as you said, we're here to address the historical significance and if in the extreme this house is torn down, my thought is, there is no impact in terms of historical preservation. I'm thinking it's making this a moot point.
- I think when we review and approve or deny these, then you should stipulate that it was done on the fact that this only addresses the historic integrity of them 'cause we have nothing else to go on.
- This is not for approval or denial also, this is just a review, so if you think somebody needs to take action, your recommendation would be for staff to then take action.

- And the ordinance allows you to basically put a hold on something, say that this body is now considering designating the property as historic, which triggers stuff.

- So really there isn't approval from this body on this, okay.

- There's action we could take but...

- Do you need a motion to place this on file then?

- Yes.

- I will make that motion that we place the raze and repair order for 1377 Thursh Street on file.

- Second.

- All in favor?

- [All] Aye.

- Any opposed, motion carries. Item number three is staff update.

- Interestingly enough.

- Interestingly enough.

- This is a case study and we need to discuss this and speak in a hypothetical term. 630 East Walnut has been the subject of many inspections over the last four years nearly now?

- May I join you at the table? All I can see is the Yes, this is a property on East Walnut. If you were higher up you could see it from here, that we have had inspection issues with it for years. The front porch has got some major structural problems on it. There's also, I think a tree fell into the back.

- Yeah, I saw that.

- So there's tarping on the back of the roof, you can see there. So this actually, the owner, I think, is in Europe and is in Europe a lot. He comes back infrequently. We've gone through every route we can with regards to inspection, so under normal circumstances this is where inspectors get involved and they start doing things like, should we make the repairs to the property? Is it bad enough that it can be torn down? My fear with this property is that it will reach a state that the one in Aster did that we ended up tearing down and that was in a historic district. This one is not in a district. It's not protected. There's no designation on it. So, if I were to look at staff and say, well, let's fix it to save it and do like a non-summary nuisance abatement where we notify the owner, you have this many days to fix it otherwise we're gonna fix it, then it put it on the tax rolls. That could be a very costly endeavor for the city to do and the question is, do we wanna do it on this house when there's no designation on it? You know what I mean? I guess this is a point of discussion for the Landmarks Commission because you have the demolition by neglect part of the ordinance which clearly this is.

- If the city fixes it, you said it gets put on their tax bill, so it doesn't necessarily, the actual cost is put on their tax bill?

- Uh-huh.

- It doesn't necessarily cost the city anything.

- Unless the owner would decide to walk from the property and not pay their taxes.

- Sure and then the city inherits the--

- No, it actually, unfortunately it goes to the county through a tax foreclosure process where we may or may not have the ability to bid on it to protect our interest, so it's possible the city could lose their money on it the way that it's set up but I think we just wanted to bring this to you for discussion on how much involvement the Landmarks Commission should take on these properties that people just walk from.

- We have a bunch of slides after this about this property too.

- What's the inside like?

- I'm told by the inspector that the inside is in really bad shape. There's a lot of original characteristics to it.

- Till the roof caves in or the

- Right.

- I think it was used, I want to say marketing or ad agency for awhile, a long time ago.

- In 1977 it became a series of different stores.

- Yep. So there are two separate things that we'd like to discuss. This property in particular because it's a problem right now and then also how we'd like to handle local designations. The HPC did a couple of local designations but they did them incorrectly so we don't have that many on the register. To have a property be locally designated and not on the State and Federal Register means that they're guided by our ordinance and they are eligible for our revolving law but they are not eligible for state tax credit. So I can't imagine a lot of property owner's themselves are gonna petition to want to be part of it, some are 'cause there was some cutesy, intrinsic value, it's like, oh, this is the oldest house in Green Bay. This is where Vince Lombardi used to live, that kind of stuff. When it comes to the integrity of a property, these are the things that we have in our code that are listed as what we should be looking for as far as designation, so anybody can apply for the designation based on having one of these criteria. I don't know if we wanna go further and say for specific instances they have to meet two of the six or a certain number of if you just want to look at it piece by piece, that's gonna be up to you guys.

- And this is just for the local designation?

- This is just local. Anything that is state or federally listed is automatically listed in our local register. To be local only, you go through this designation process.
- And that's something that the property owner has to do? No, we can do it--
- No, I could apply for something to be designated.
- Okay.
- And you, as the Landmarks Commission, I'd recommend a council of such designation or if you
- So this is the only thing that we actually pour out to council for, this is the only action that goes to them for approval, so that's another thing to consider.
- And to Cheryl's point about legal tools, if it's historically designated, then the demolish by neglect portion very explicitly says that the Landmarks Commission can, if we choose, pursue stabilizing the property and assessing the cost of that against the taxes of that property but if it's not designated, I don't know, Cheryl, if you have another tool to trigger that or if it's just...
- There would be to convince the council to spend maybe more money than we normally would and then send a useless abatement.
- It becomes a hurdle, another hurdle to demolition, essentially.
- Versus the historical designation, we could spend whatever we feel is needed to stabilize a property, there's no limit on that.
- But if there is a building, we would consider doing this to, I think it would be this one 'cause it's a beautiful house. It matches very well with the former glass house right across the street, it provides a little pocket right there. I know this house and I've been watching it very static in the work that's being done, so it's actually very heartening to hear that it looks good on the inside. I would have predicted otherwise.
- I don't know, well, the last time my inspector was inside of it, since the tree fell on the back roof.
- Right, okay.
- When was that again?
- I believe it was in the fall.
- In the fall it fell, of last year.
- Do we have any information about, is there any historical information about this?
- Yes, Jason's put together some, as a matter of fact.
- There are more slides.

- There are more slides.

- There are more slides.

- I, arbitrarily, so to speak, with intent, highlighted some things in green here that would apply to this property. It is associated with historic people in the local sense. It does have distinguishing characteristics of an architectural type, like Queen Anne. As a ding to it's integrity though, it does not have the original siding, so I think that's a big ding.

- Well, do we know if it's just--

- I don't know if it's underneath there or not.

- They put the slate siding on the outside.

- And then, it is representative, in my opinion, of the notable works of the master architect. So, going down that list, historic people, this was built in 1893 as the home for newlyweds Lawrence Godfredson and his wife, Florence Flora Briar. Flora Briar is one of four children of Brewmeister Henry Briar, Senior, very wealthy. Lawrence Godfredson, not hurting for money himself. He was in charge of a hardware franchise here in Green Bay. His brother Benjamin founded a very successful automobile company in Detroit/Windsor, the Godfredson Trucks of Windsor, Ontario. The Canadians are all excited about this. Lawrence eventually moved to Detroit in 1926 to assist his brother in that sort of venture but they all had a lot of money. So, this is interesting. In 1903, they get divorced. Lawrence was caught in a hotel banging on his typewriter. Typewriter was a profession at the time.

- We planned that joke out for days.

- It didn't play well.

- No, it was brilliant.

- So, spectacular divorce, Flora got the property, nobody wanted each other's money 'cause they had more than they knew what to do with. In 1903 to 1905, I don't know, the city directory have information so much. Since Flora got the property, I think she sat on it. Her parents had built the house where the service station is, right next to it now. In 1891, Henry Briar Senior was building his mansion there. He died just before it was finished but the Briar family lived on that block, so she kind of moved into that house, which was like the front yard of this house if you can imagine a bigger house next to it. That was there. 1907, Henry Briar, Junior, the president of the Briar Brewery was living at this house, that's significant. I don't know how long before or after he was there, again, they're all kind of moving back and forth to 702 Monroe next door where the gas station is now. 1918, Samuel and Rhoda Allison, which I misspelled, Allison, but the city directory misspelled it a number of times too. Ellison, Allison, they bounce back and forth. Samuel is many things, at one point a blacksmith. Moving on, Randall P. Sterling is very important because he was the founder, president, CEO of the Green Bay Business College and education locally is very much connected to him although very obscure today, he is locally significant. He died long before his window, Ika, Eka, Ika, i don't know but she stayed in the house up until 1976 or '77. Beyond 1977, we're kind of in the

modern time, within the last 50 years. Historically, I can't tell you to care about it at all. I don't know, at that point it became a number of stores and real estate offices or whatever. So you do have locally significant people. To summarize, Lawrence Godfredson, I don't know that this property is the one that's most associated with him historically because he was only here for a short time and he went on to bigger and better things afterwards. Flora Briar, the daughter of the brewmeister, don't know. Henry Briar is significant but he was there for a short time. Randall Sterling, probably very significant, very much associated with this house. That might be where it's at, especially if he's the family that put the new siding on, that would really clinch it. Architecturally, this house, built in 1893, that's more of an eye chart than I thought. Almost certainly inspired by if not the direct product of George Arbor in Knoxville. You have this element is there, this gable and a hip is there. These elements on the side are there. This general floor plan of Arbor, like these walkout second story features that's there. Arbor's the only guy I've seen to employ this goofy bell shape tower roof, I haven't looked too deeply but that seems to be the amalgamation of several Arbor elements. Not enough where I can conclusively say that they ordered plans from Mr. Arbor but I bet they did and people get giddy about George Arbor architecture 'cause it's kind of cool. Green Bay has a number of George Arbor homes. Here, again though, the integrity is dinged by the siding and by the work in progress on the balcony and porch and tarps and stuff but this is a clear connection to the master architect of the time. The demolition by neglect, that's in your preservation ordinance. If it's a designated historic structure, then the city has this legal tool by which if you, the Landmarks Commission, want we can figure out how to go onto the property with or without the owner's consent to stabilize it and we would sort out where to find the money and we would put it on the tax rolls against the property and all this can be done without owner consent.

- A public hearing's required, so if anyone had any interest in this property, they could come at that time and give their statement.

- And I think the purpose in discussing this is to get a sense as to whether or not the group would be willing to take up this conversation formally at a future meeting for this particular house or if the group, as a whole, has a general aversion to discussing this without owner request and without it being on the National Register of Historic Places. That's for you to discuss. I know I'm enough of a preservation Nazi to

- Well, there's another house actually in Aster that's been vacant for awhile and we're not having cooperation from the owner but I'm concerned with the same types of issues I've been hearing. That's actually in the district though, it doesn't

- So that's easier?

- I think that's easier, the district, this one's not but I bet there are a number of houses--

- That fall into this category.

- Well, and the stone house should.

- That'd be a shame to see that

- Yeah, definitely.

- So from my perspective, the last property we looked at, I'm looking at that one and saying the one on Thursh Street, we're gonna raze a house that maybe is too far gone to repair but it seems like anytime we're taking housing stock out of neighborhoods, you know it's just gonna be in a vacant lot forever. That to me seems like something that's kind of inappropriate in today's day and age but then we look at something like this. It clearly has historical value to it on a main thoroughfare in the community. I don't think we should sit back as a commission and not act.

- I would agree completely.

- We at least have to preserve it to the point that you can make a determination. I mean, that would be the responsible thing, to get it to a point where it was stabilized and then make a recommendation.

- I think this house is exactly one of the purposes of this commission is to advocate for the preservation of a structure like this.

- When it's appropriate.

- A house exactly, we're charged with protecting these properties.

- Just to be clear, I don't know that you can take action to stabilize it without first--

- Designating.

- Designating it.

- [Cheryl] This would have to go, this would have to go before the council first.

- To designate it?

- [Cheryl] Right, for city designation and then--

- And that would be a recommendation from us?

- But you can't do that today, will you have to contact the owner and say that you will hold a public hearing, after that public hearing, no matter how many people that yell, scream, whatever, you have the authority to make whatever recommendation you see fit to council, be it to designate or let's forget it about it. Then it goes to council with a public hearing and I don't ever read on that playing field at this point but presumably it's designated, then it comes back here and we talk about demolition by neglect and what the city can do to intervene physically to stabilize the property.

- So how long does that process take?

- The course of two many days.

- You know, I think if even, probably a couple of months but right now, we could go forward with what's called a non-summary nuisance abatement, get bids on that property, send the owner a notice saying, we're gonna fix this because you haven't but then I'm flying solo on this because it's probably gonna be more than \$25,000. It might be bigger and I don't have any backing from anybody to say

yeah, we should save this house. So if I don't get the approval on the council level and they may say, well, that's just too much money. Oh, some people don't love old houses as much as we do but that's why I'm thinking even if this body were to take some movement to say we're working on this, we definitely think this has merit, we can start getting bids on this at least so we're not--

- What's the assessed value?

- [Cheryl] I think it's assessed at like 198 and when I did a search on it, it didn't appear there were any mortgages. So I'm not sure what the status is of it.

- What are the owners like?

- I mean, the owner is amenable when they're in town. They, of course, were going to fix it and they've made promises but there's been no follow through and they're not in town very much. They're out of the country.

- Absolutely not, I drive by that all the time and same blue tarps have been hanging off of that.

- Well, this has been solely a weekend project by the owner, at the owner's convenience.

- [Cheryl] Right.

- There's been no hired help on this.

- [Cheryl] Right, so to have a tree fall on your house last fall and you still haven't done anything?

- The total assessed value is 125,000.

- [Cheryl] Well, it's 125, I was looking at

- So what would be an appropriate action from this commission?

- I would think you can take any action, right?

- You can refer to staff and receive and place on file, so if you want to refer to staff to look into taking action and bringing it to our next meeting, so that way at least Cheryl has something to say, they're working on this. That would be an appropriate action or you can just receive and place on file and we can still do that but I think taking the recommendation of referring to staff to locally designate would give her more backing.

- I'll make that motion.

- I'll second to that.

- Refer to staff?

- There's no action, this is an informational item on the agenda.

- I know, we still have to make it refer to staff or seal and place on file.
- Oh, we take motions on that?
- Uh-huh.
- Oh, okay.
- I'll second it.
- Any other discussion? All in favor?
- [All] Aye.
- Any opposed?
- Yay.
- I kind of thought you'd say that
- That's a cool place.
- Yes.
- [Cheryl] Exactly, yeah, I see it everyday.
- Jason, the only opportunity you're gonna have to tell your typewriter joke again.
- I'm gonna need some new stuff, I think.
- Any other information on the staff update? Any other items? The date of next meeting is Monday, April 8th. If there are no other items, then we look for a motion for adjournment.
- Motion to adjourn.
- Second.
- All in favor?
- [All] Aye.
- Motion carries, thank you, everybody.