



MINUTES OF THE LANDMARKS COMMISSION

**MONDAY, JUNE 10, 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: Paul Martzke, Justin Balsley, Ald. Veronica Corpus-Dax, David Siegel, Ian Griffiths, Susan Ley, Absent: Ron Dehn

Also Present: Alder Mark Steuer

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the June 10, 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, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley,
No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the May 13, 2019, meeting of the Landmarks Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by David Siegel to approve the minutes. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley,

No- None, Abstain- None

D. REGULAR BUSINESS.

1. (COA 19-13) Consideration with possible action on a design review for porch replacement at 818 S. Jefferson Street.

Moved by David Siegel, seconded by Susan Ley to approve COA as presented, with rounded spindles, columns, and siding. Motion carried.

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

2. (COA 19-15) Consideration with possible action on a design review for garage door replacement, railing installation, and soffit and fascia work at 816 Shawano Avenue.

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

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

Moved by Ald. Veronica Corpus-Dax, seconded by David Siegel to close the floor. Motion carried.

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

Moved by Ian Griffiths, seconded by Justin Balsley to approve the COA as presented, with the following condition:

1. Aluminum soffit may be used only if it is installed in the direction that the current soffit material is laid.

Motion carried.

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

3. (COA 19-17) Consideration with possible action on a design review for a porch renovation located at 726 Lawe Street.

Moved by Ian Griffiths, seconded by David Siegel to approve the COA as presented. Motion carried.

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

4. (COA 19-18) Consideration with possible action on a design review for a new garage located at

638 S. Monroe Avenue.

Moved by David Siegel, seconded by Paul Martzke to open the floor. Motion carried.

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

Moved by Ald. Veronica Corpus-Dax, seconded by Paul Martzke to open the floor. Motion carried.

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

Moved by Ian Griffiths, seconded by David Siegel to approve the COA, subject to the following conditions:

1. The window pattern on the garage shall match the mullion pattern of the windows at the front of the home.

2. Trim board shall be added around the garage window.

Motion carried.

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

E. INFORMATIONAL.

1. Staff-Level COA Applications

Moved by David Siegel, seconded by Paul Martzke to receive and place on file. Motion carried.

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

2. Review City Raze/Repair Orders and Demolitions

Moved by Ian Griffiths, seconded by Susan Ley to receive and place on file. Motion carried.

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

3. Staff Update

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

F. ADJOURNMENT.

Moved by David Siegel, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley,

No- None, Abstain- None

VERBATIM MINUTES

- They just, there are people who just make as many patents as they can and hoard 'em essentially, so that as soon as someone comes out with something that they think is original, it's already there, and they have essentially, I don't know what they do. I think they sell it or something. It's like a it's a thing, patent trolls.

- All right, well on that note, we'll get going. I'll call to order the Landmarks Commission meeting for Monday June 10th. I'll start with the roll. Susan? Veronica?

- Present.

- Justin?

- Here.

- Ron? Ian?

- Yep.

- David?

- Present.

- And Paul is here. So we do have a quorum. First item on the agenda is item B--

- [Mark] I'll reply as well.

- The approval of tonight's agenda. Does anybody have any comments regarding the agenda?

- Motion to approve.

- Second.

- Second.

- All in favor signify by saying aye.

- [Together] Aye.

- Any opposed? Motion carries. Item C approval of the minutes from the May 13th, 2019 meeting of the Landmarks Commission. Minutes were distributed in your packet. Does anybody have any corrections, comments, edits to those minutes? Hearing none--

- Motion to approve.

- Second.

- All in favor signify by saying aye.

- [Together] Aye.

- Any opposed? Motion carries. Item D regular business. Certificate of Appropriateness 19-13. Consideration with possible action on a design review for a porch replacement at 818 South Jefferson Street. There is a report in the packet. Jason would you like to give us some briefing on this one.

- [Jason] Sure, here we have a map showing the location of the property. This is a picture of the property. That's the porch as it currently exists. As originally built, this was a Queen Anne cross-gabled form. The porch was a wrap-around porch, so the entire front facade had a porch and it wrapped around the below what looks kind of like an octagonal window in a later enclosure, in that front elbow of the house. The porch itself, I don't think there's any original components to it. And I say that because the columns are kind of too fine, they're not beefy enough for original stuff. The spindles, handrails, these are all too tall. It's all been redone at some point. I was recommending approval of everything that had been proposed. We got clarification from, it might have been the owner or the contractor, I forget which.

- Contractor.

- [Jason] It's going to be the round columns, the round spindles, and the round-cut shingles on the bottom right, which would all be appropriate for a Queen Anne style house. Recognizing that we're replacing non-historic material with additional non-historic material, I had no objections to any of this. So, recommendation is for approval of everything. Specifically round columns, round spindles, and round-cut shingles in the gable end.

- Good, discussion. Hearing none, does somebody want to make a motion for approval?

- I'll make that motion.

- Second.

- Any further discussion? Okay, we have a motion to approve as written, we've got a vote on this one, there it is.

- That was approved unanimously.

- Okay, COA 19-13 approved. Next item on the agenda, item D2 is Certificate of Appropriateness 19-15. Consideration with possible action on a design review for garage door replacement, railing installation, and soffit and fascia work at 816 Shawano Avenue.

- [Jason] So this is in a different historic district on the west side, it's kind of fun. There you have a map, I mean we talked about astral trends, right? Near the corner of Shawano and North Oakland. This is a picture of the house. It is contributing, it's an American Foursquare, it's wood.

- [Steve] I am present as well, I'm the representative for this one.

- They'll get to you.

- Okay.

- [Jason] So the picture at the top left there is a picture that was taken in 1988 or '89 at the time of the National Register Nomination. Here within the last few years the HPC reviewed a request to remove that carport and awning over the front window, which was not historic. The two pictures of the house, bottom left and top right, those were taken in May of this year. The one at the top right shows the damage to the gutter area near the front of the house. And that map photo, on the bottom right, is just to illustrate that we have original beadboard, soffits, and presumably wooden fascia behind those k-style gutters. So we're dealing with four issues here, replacing a garage door, I recommend approval. The garage door is not historic, doesn't contribute to the historic integrity of the property, no problem. There's some second-story railing, on the back of the house, to replace failed second-story railing on the back of the house, that failed railing wasn't historic, as far as I can tell. The new stuff isn't historic. Replacing non-historic material with new material, I see no problem there, recommend approval, noting also that it's not visible from a public right-of-way. But on the gutters, proposing to replace k-style gutters with new k-style gutters, I have no complaints against that, recommend approval, noting of course that if original gutters were present, they were probably half round profile, not this k-style. The soffit and fascia, it's been proposed to replace that with metal, with aluminum. My recommendation is not to proceed with that, given that the house has got all wood exterior siding, most of it original, and those soffits are original wood beadboard. But it's up to you to weigh just how valuable wooden soffits are, as opposed to proposed aluminum replacement. So my recommendation is to deny that, but please discuss.

- Since the property owner is here, do we want to open up the floor for comment?

- Motion to open the floor.

- Second.

- All in favor?

- [Together] Aye.

- [Steve] We have looked into the soffit and fascia. To replace the wood would cost in excess of \$12,000, and we don't financially have that ability. We did talk with Creative Home Technologies, who will do the fascia, soffit, and gutter, all in aluminum for about half of that. And if approved, that's what we'd be going with, was to wrap it in aluminum. The entire house is not all wood. Outside of the back balcony there is galvanized metal that you cannot see in any of those photos.

- And what was your name?

- Steve Peters.

- Thank you.

- What's the condition of the fascia and soffit?

- [Steve] It's to the point where the wood isn't worth replacing. It's rotten in many spots. Just from getting close to it and checking it, it probably can't be salvaged and saved.

- And did you say that the entirety of the house is metal siding?

- [Steve] No, there's a few small spots on the back, both the balcony that's getting the railing, underneath, and none of those pictures even show the balcony. But where the balcony overhangs, and I guess it would be the access to the garage, there's metal.

- Sorry, I can't seem to find any.

- Yeah, I suppose so, I generally don't go and investigate anything that I can't see from a public right-of-way, so, from my perspective, this is all I see, it's wood and there may be something that's not wood tucked away in a different view.

- Are they going to remove the wood soffits, or are they just going to go over top of them?

- [Steve] I believe they're gonna do an aluminum wrap over them. I would prefer to save the wood as well, but it, financially just does not work for them, in the condition that it's currently in.

- Any other questions for the property owner? Any other comments you'd like to put forth?

- [Steve] No, I just was hoping that everything would be approved, honestly.

- Do I have a motion to close the floor?

- Motion to close the floor.

- Second.

- All in favor?

- [Together] Aye.

- Any other discussion on this?

- I'm gonna agree with Jason on all the items, I'm not excited about losing that wood soffit, but I can appreciate the cost.

- It seems like there's a lot of elements on the property that are not original.

- This is true.

- I mean the beadboard siding, under the soffit, do I understand that it's going the length of the house as opposed to out from the house?

- [Jason] Yeah, it meets up at a 45 at the corners, and it runs parallel to the facade, I suppose.

- Is the intent to go the short direction on the soffit material, from the house to the edge of the gutter.

- [Steve] I know which way you're saying, but I'm not certain how they plan to do it. I did get an estimate from them to do the fascia, soffit, and gutters all as one project. And it doesn't clarify if they're gonna be doing the fascia that runs with the current direction of it, or if it's gonna be the new style short, that runs perpendicular to the way it is.

- Right. I'd be more inclined to have it run the length of the building as it does currently.

- [Steve] As the original does. And that I could talk to them about and find out for sure which way they plan to run it.

- I see the two of them running that along the rafters, so you still have that like that, and so they just do kind of a right angle.

- Well in these pictures, it runs like this direction along this wall, and then this direction along this wall. And even in this picture you can see how rotted it is in the corner, and here's a spot there that's really bad. And there should be some, that one you can see some of the spots that are bad too.
- What I'm talking about is, so here's the roof, and it'd follow like that, it wouldn't be dropping it down so as the bottom of that is at a right angle,
- It'll still be the same as it is now, it won't be dropped down then further.
- Okay.
- And I believe yes, it is a right angle there, to the roof.
- Look in the pictures, it's .
- [Jason] Somebody want, and if you're proposing to put the holes in the same spots, or if you're cutting and destroying what still remains of the soffit?
- Seeing that in the bottom picture.
- [Jason] So there's attic ventilation on the soffit in certain areas like a little grill work piece. It could be that covering the existing soffit could be seen as kind of encapsulating it and saving it for the future, should anybody want to resurrect it. And we don't know if installing the new stuff means that somebody will be drilling big holes to ventilate the attic, or--
- Is it perforated?
- [Steve] I believe they're also putting in the existing vents through the new soffit.
- I'd make that motion to approve as presented, except for the approval of the soffit material as presented by the owner, in the direction, to be laid in the direction that the current soffit material is laid.
- [Steve] And if I can get them to do that, then it's good to--
- That's my proposed.
- [Steve] And with that do I need a building permit as well?
- This causes action first.
- [Steve] Okay.
- I second that, where are you guys at?
- Is that a motion?
- Is that a motion?
- That is a motion.
- Yeah, I'll second it.
- [Jason] Does the motion include the garage door railings?

- Yeah, the rest of it as presented.
- Okay.
- Yeah.
- Any other discussion on the motion that's been seconded? Hearing none I guess I'll call for a vote.
- That was passed unanimously. So we'll follow up with you on what comes next.
- [Steve] Okay, with that can I find out which stuff I need the permits.
- Yes, I'll send you that in a letter.
- [Steve] Okay, because I was hoping to get those today before I went home so I could actually sign the contractors that I have ready to do the work.
- Oh no, Bill is probably going to do it tomorrow morning.
- [Steve] Okay, that's all right.
- [Mark] Close enough.
- We close at 4:30 anyway.
- Next on the agenda, D3. Certificate of Appropriateness 19-17. Consideration of a possible action on the design review for a porch renovation located at 726 Lawe Street.
- [Jason] Here's an aerial view, we're on Astor again. It is the corner lot of Lawe and South Jackson, a big Dutch colonial revival. Again I think you, we have a lot of history on this one. Big wrap-around porch. The owner has, probably wisely, replaced the understructure for the porch deck and is in the process, or has completed putting down, the mostly original tongue and groove.
- Yeah, it's not done yet, but yeah, it's original stuff.
- [Jason] Tongue and groove deck material. A lot of things here have been approved by staff. I think the question before Landmarks Commission is approval of the porch steps and the plan to address the soffit. So here you see the porch steps. I think we're a one-piece concrete unit, not historic. And the soffit, I can't squint well enough even if--
- There's metal, aluminum covering on it.
- [Jason] Currently covered in aluminum. So the proposal is to build wooden steps, more accurate historically speaking, and to uncover the soffits and deal with it as you, as you discover what the condition is. I've recommended approval of both the soffit plan and the porch steps. I note that the proposed porch steps call for a tongue and groove material.
- That we're open with, so whatever is the most historically accurate, I'm fine with, so it doesn't, I don't care.
- [Jason] I guess typically it would be a board, or two boards, or what I've seen, it's very fetching, is a wide board, a really narrow board, and then another wide board.

- So whatever is its most historically accurate, I'm absolutely fine doing it.
- [Jason] All of that is fine. The tongue and groove I just have a hesitation that I think you're gonna regret it in the long run because any foot traffic on the snow and the ice is going to drag that moisture in there, and it'll be a maintenance issue.
- So whatever's most historic, I'm good with, it doesn't matter.
- [Jason] So staff recommends approval of the soffit plan and really whatever you want to do with wood steps.
- So the only thing on that notes I didn't catch was, it said it was approving the roof of the porch for shingles. The roof of the porch is actually rubber, because it's the flat section, But I need the rest of the roof approved, because I have to replace the roof, unfortunately.
- [Jason] Okay I guess I wasn't entirely clear to me, it maybe my mistake I don't know.
- So I have to replace the roof, so I have a certainty, that when one of the ones the State typically does, a certainty of shingle, And then I'm proposing the galvanized ridge vent per the original plans of the house.
- Yeah, we can approve that at the staff level, if you haven't already.
- Okay, either way's fine.
- Okay, I'll make a motion to approve as presented.
- Second.
- Any other discussion? Okay I think we're ready for a vote then.
- The state likes it if your ridge vent goes all the way to the end of the roof, not, you know, like a foot back from the edge of the roof.
- Okay, yeah, all the way in. That's the way I was going to do it, so, that's fine. No problem.
- That passes unanimously too.
- Okay we're on a roll.
- Not 13 and it's rolling.
- Next item on the agenda is item D4. Certificate of Appropriateness 19-18. Consideration of possible action on a design review for a new garage located at 638 South Monroe Avenue.
- [Jason] So this property is, well I could informally call it at the gateway to Astor, downtown being just to the north on South Munroe Street. So you see it there in the center of the yellow circle, just as a talking point, the house is predominantly stucco. The apartment building to the northeast is stucco. The house on the corner to the southwest is stucco and brick. Here's a picture of the house. It appears that the stucco has all been updated. And in the second-story, as best I can tell, it's a paneling type material with a simulated F timber, something, I don't know exactly, my strips of metal. It's all well and good. You see the garage as it currently exists there, at the bottom right, kind of a one-story, two stall garage. The proposed plans for the garage call for a vinyl clapboard siding, one and a half story garage. A couple of additional plans, that's great. There were other requests there. And they're proposing, and I'm recommending approval, of a new concrete driveway. It's not going to be significantly different from what's currently there, except generally nicer. Recommending

approval of a proposed new rear entry stoop, recognizing that it's entirely hidden from view to all public right-of-way. I'm recommending that you discuss the garage. I have no real basis to say that it, you have two competing forces, one saying that any new addition or alteration should be clearly recognizable as a new thing. And this garage satisfies that. On the other hand you have this desire to have a garage, in this case, that tomorrow in architectural terms, carries on a conversation with the surrounding buildings and their styles. I don't know that the proposed garage carries on any conversation with anything in that area. But does it need to, I don't know. So this is one of those where I punt, you guys figure it out. I kind of candidly casually recommended that you could consider a stucco exterior on the garage, or here you see at the gable ends, these clipped gables, these gherkin head gables, that's a stylistic element that could be echoed in the garage. You see this kind of half timbering effect that's another stylistic element that could be mirrored on the garage with paneling instead of the vinyl siding. I'm not saying you know all of these things added up to be a good thing, I'm saying any one of these things would contribute to some sort of aesthetic language between the buildings that you may or may not find value. I don't know, so that's up to you.

- Do we have representatives?

- Yep. We redid the house about three, four years ago--

- [Mark] Before he makes his points, you need a motion to--

- Oh, motion to open the floor.

- I'll make that motion.

- I'll second. All in favor?

- [Together] Aye.

- Okay, we redid the home about four years ago. And we did an elastomeric coating over the existing stucco. We removed a lot of stucco that was falling, and falling off the building. And that's held up really well. The upper portion is a panel product, LP Louisiana Pacific, it's kind of a pressed, a waterproof siding board. It has wood texture and brown is, the brown verticals are another LP product with the horizontals in the fascia are brown aluminum fascia. The windows were fiber glass brown. Using the same windows on the garage as what's on there. The fascia and the garage door, yep, the fascia, the garage door are the dark brown like the trim on the windows. The existing garage door is a dark brown, so that dark brown is really being punched out by the garage door in my opinion. But the fascia and the trim details, the gutters, they're all brown as well. The vinyl siding is a tan, which I'm going over there after this to make sure this is the right, but we're going to match the stucco color with the vinyl siding. So you still have the same general feel of color without, you know vinyl siding is \$2.30 a square foot. We put stucco on there, there's a \$25,000 bill. So if we did some of the board and batten in the gable end, that would be attractive, I mean, I'm not going to say it won't add cost, and this garage is already costing \$45,000. One of the statements we did toward the existing home is to make it a 12/12 roof pitch, and actually put some space up there that he can use. Now right now the pitch is, I think, a 4/12 gable, it has nothing to relate the house to the garage. There is stucco on the garage, it's just gonna fall down, so I mean you can't really, it's not a salvageable building right now.

- The whole garage is not salvageable?

- The whole garage, the garage. So I have everything, it's just in shambles. Even took the garage door off last year because it was just gonna hurt and fall off. But those are, I think the roof and the colors generally are what we're trying to match it to the house with, without, you know, he's already in the red as far as the value of this house compared to the neighbors that are selling right now. And he's good, he's a professor at GB, he's gonna be there for a long time, so he's not totally concerned, but he is going out on a limb with a \$44,000 garage, and driveway, that's part of that cost as well.

- [Jason] The color hadn't been specified in the application, so that's good information to have.
- There's a really, once you get to the end of the house, from the house to the garage, it slopes down about a foot and a half toward the garage door. And we're gonna raise that grade up so there's almost zero slope, but we can't, it's touchy because we're 30 inches from the setback, or from the property line, so there's really hardly any drainage we can do, we have to keep it right on the side of the building, try to keep it on the site. There's some challenges that way. But some of that cost is just making it a better house, overall, with the garage, the driveway situation. That's my two cents.
- [Jason] And the garage is really only visible from straight down the driveway. It's hidden by the apartment building to the right, in this picture, and by the house itself to the left.
- There was obviously some masonry work that was done.
- Yeah, the insulators backed into that brick element when we were fixing the house and shoved the whole thing off the foundation and we had to rebuild it. We used the same brick, fortunately.
- The mortar is a little--
- Bright?
- Bright.
- I know, we didn't, well it was only, it wasn't the whole thing, that was the original mortar. It was just, oh I don't know, I can't remember, it's not, the entire brick wasn't replaced, it was tuck-pointed and patched and mortared and cracked.
- I did pick up on a 12/12 roof pitch. I think that is a much better solution, that the garage will match the front of the house better. One thing I would point out, is if we do accept the aluminum fascias and vinyl siding, there's no trim around the window, and I think if they trim around the window that would match the aesthetics of the house much better. You think about the house elevation, there's, and I'll just say a four-inch kind of trim, surround, around all the windows, and I think that should be considered because then I think that would tie it back to the house a little bit better.
- In addition to trying to match the proportions, and the mullion pattern on the window of the garage with what's on the front of the house. I'm not sure if that window pattern in the drawing of the garage is the same.
- Is it a six-over-six, as opposed to four-over-four on that?
- It looks like a six.
- [Jason] I believe six-over-six is what's on the front of the house.
- Six-over-six on the front.
- I noticed that too.
- That's a good point.
- But then you don't want to create a false sense of historic continuity either right.
- Well, I--

- Yeah, I think that's fine.
- You have the vinyl siding.
- Yeah, right, no, obviously yeah, but I mean we don't run that risk here, that was something that came up, and we're not doing stucco.
- So with the windows on the house--
- It's funny how those two things are always opposing each other.
- They appear to be they're six-over-six or eight-over-eight.
- It seems just looking at the picture.
- They're eight-over-eight I think.
- Are they?
- Yeah.
- Okay.
- I think they might be eight-over-eight.
- I'll entertain a motion.
- Can we also close the floor please.
- Motion to close the floor.
- Second.
- All in favor?
- [Together] Aye.
- Can I also get the name of the speaker, I'm sorry.
- Chad Cornett.
- Thank you.
- I'd make a motion to approve as presented with a modification that the windows, the window mullion pattern match that of the front of the house, either six-over-six, or eight-over-eight, whichever it happens to be. And then the trim board around the window. And I believe that was it.
- I'll second that, including the driveway and the stoop.
- Correct, as presented.
- Any additional comments? I think we're ready for a vote.

- It was approved unanimously.
- All right, and all items under regular business are taken care of. Thank you to everybody that attended the meeting. And on to item E Informational. First would be Staff-Level Certificate of Appropriateness applications.
- [Jason] Staff received requests for COAs and approved COAs for a new roof at 827 South Quincy, a partial new roof at 736 South Madison.
- Yeah, it was only the flat section for that, but it sounds like he might come back and do the full roof replacement in the next year or so, but that was only the flat section.
- Okay
- [Jason] And then a storm door to replace a non-historic storm door at 716 Dousman, as well as chimney repairs / reconstruction at 716 Dousman. And I don't think, you can hardly see the chimney there, it's on that dormer on the right facing that, the brick had spalled to the point of being, less than a brick in parts, so that used it up pretty much. I didn't see any real path forward other than replacing that brick with new brick that looked about the same. Nothing too scary about the idea.
- Do we need a motion to accept these on file?
- Mm hm.
- I'll make that.
- I'll second.
- All in favor?
- [Together] Aye.
- Any opposed? Motion carries. Review City Raze and Repair Orders and Demolitions.
- [Jason] We have a Raze or Repair Order against 1430 Kurtz. When I went out to take a look in late May, I noticed that they were spending a lot of money on it, I presume they're gonna fix it up. So there's some foundation issues, you see a lot of cement block and a big hole revealing the current foundation. They're investing in this, I don't think it's a real threat of coming down, even if it was I don't know that it's a loss to the historic fabric of the community that will reverberate far and wide. This one's a potential heartbreaker, but you know, I'm okay with it.
- I've shown that house several times, and the last time I was in there, it was after a big rain back in March and there were literally mushrooms growing on the living room walls. It was just incredible, the wood floor has started to warp. Before that it was kind of bad, there was some mold, but then after that one, because there's active roof leaks, it was just coming right down, it's yeah, it's really sad about that house.
- [Jason] These houses on East Shore Drive are just to the east of Bay Beach Park. They're the handful of houses right along that same stretch of shoreline. This particular house in a photo on the right, that's what you see from the public right-of-way, which is nothing. Photo on the left comes to us from a 1972 newspaper advertisement. In that photo on the left you can see there's a one car garage, far left, and then--
- The drive is gone now.

- [Jason] The garage is gone. An accessory in-law structure shed on the far right, that's also gone. The only reason I want to talk about this a little bit more is because the 1988 Intensive Survey Report identified this house as probably the finest example of Art Moderne residential architecture in the City of Green Bay. Things have changed. I went trespassing, put that on record. The photo at the top left, you see a concrete pad where the garage used to be. But this is the house. Bottom left is the front of the house taken from the position of a concrete pad where that accessory structure used to be. Top center is kind of the back of the house. The top right, I put the camera up to the window, you can see a fireplace on left, you see a pile of plaster on the floor on the right.

- Yeah, that's from the ceiling caving in, and then that right wall is where that mushroom farm is.

- [Jason] Yeah, typical windowsill detail, bottom center. Kind of a neat example of Art Moderne architecture, it's got these vertical boards bolted to the facade on the front the rear, and column-like racing stripes, or fins or something, they serve no purpose other than to be cool, they were pretty cool. They're wood, they're not looking so good today. My hunch is that it was never added to the National Register of Historic Places. My hunch is that it's lost a lot of integrity since it was identified as perhaps the finest example of Art Moderne residential architecture in the city back in 1988. It's got a Raze or Repair Order against it. Also it's in a floodplain, and that's kind of a driving factor in how the City wants to address this property. I think under law, under local law they can't invest more than 50% of the value in fixing it up, and this is going to take more than 50% of a lot to make it more than not a lot.

- So, you also have to raise it out of the flood plain, and this lot is not large enough to do the sloping that you need to do to not have drainage issues on all of the surrounding properties too. So it would be a very costly investment to fix.

- Why do you have to raze it down?

- It fits the 50% rule.

- Oh.

- This actually has three parcels there, and I think the frontage is at least 100 feet, but I don't know what the elevation is, how much filling would have to bring in. And you do have wider setbacks when it's floodplain.

- [Jason] So it has a lot of strikes against it. But it was something.

- Yeah, it's really--

- Susan, you know what the listing was for?

- They were like around 124 or so, they did a couple of price reductions. I wrote an offer, it didn't, And before they have other really serious damage, the estate just should have taken it. And then that buyer was all set to renovate that house and bring it back to what it was, so it's really just a shame about that.

- You must see to appreciate.

- Yeah. I was trying to find my mushroom pictures, I think it was actually last September, after all the rain last September, it was last September. Oh yeah, here it is.

- [Jason] So as a pragmatist, I recognize that our ordinance states, just like every other ordinance in the country, that preservation is a public good. I want you yet to focus on the photograph on the right there because the public good served is this view from the public right-of-way.

- Who's the owner?
- It's an estate sale, and that's, I believe it's a niece who lives out of state, is handling the sale.
- [Jason] So I don't know that the public good is served by going to the mat for this one. But if anybody thinks it is, speak up about it.
- This is what's growing on the wall. And that was last September.
- It's doomed.
- It's the first time I saw mushrooms growing on a wall.
- Is that a feature, or?
- Yeah. It's got like little shelves, you know, you can display your thimble collection.
- That's some mushroom story, very valuable, morels?
- [Jason] It's a shame to lose it, but I'm not sure what choice you have at this point.
- Well let's hope that the Landmarks Commission, now that has some teeth, will prevent these from happening 25 years from now. 30 years from now.
- [Jason] Well in that sense, this is a good example of where it's not on the National Register, but perhaps the Landmarks Commission would want to, after we do they do our new Intensive Survey, get a handle on what things are eligible but not yet listed. You do have it in your authority to intervene at this point and say you would take this under consideration for local designation, but again I don't know that you want to do that. I would not, but that's why we bring these to you.
- Yeah, it's too bad that the house is this far gone. It actually came to our attention as a possible designation years ago, but then we didn't have the teeth to do anything.
- Okay.
- The request, do we have to do anything with this one?
- Just receive and place on file with the entire report.
- Are there other?
- [Jason] No, it was that, and 1430 Kurtz.
- I'll make a motion to receive and place on file.
- Second.
- All in favor?
- [Together] Aye.
- Any opposed? Motion carries. Now Staff Update.

- I have nothing, do you have anything.
- [Jason] No, but you maybe getting a loan application?
- Oh yes, we did receive another Historic Preservation Revolving Loan application, so our goal is to have two total this year, so we've received one for a full paint job on Madison? I received it but I've not looked it yet, so I think we'll be getting a loan from one of the people who attended our Historic Tax Credit workshop that we did with De Pere and Allouez. So we should be able to meet our goal of two this year.
- Okay, fantastic. Anything else? A motion to adjourn?
- Motion.
- Second.
- All in favor?
- [Together] Aye.
- Any opposed? Meeting adjourned, thank you everybody.