



MINUTES OF THE LANDMARKS COMMISSION

TUESDAY, FEBRUARY 1, 2022, 4:30 PM
Virtual Meeting. Public may join via Zoom.
Note: Date change from 1/31/22 to 2/1/22.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

I. Members: Chair Ron Dehn, Vice Chair Paul Martzke, Ald. Mark Steuer, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

Present: Ron Dehn, David Siegel, Paul Martzke, Susan Ley, Mark Steuer, Ian Griffiths, Excused: Rebecca Derenne

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 1, 2022, special meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ian Griffiths to approve the agenda. Motion Passed.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain- None.

D. REGULAR BUSINESS.

I. (COA 22-02) Consideration and possible action on a design review for foundation repairs at 515 Cass Street

Moved by Ald. Mark Steuer, seconded by David Siegel to open the floor. Motion Passed.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain- None.

Moved by Ian Griffiths, seconded by David Siegel to close the floor. Motion Passed.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain-None.

Moved by Ian Griffiths, seconded by Susan Ley to approve the foundation repair with the proposed materials as well as with any SHPO approved materials. Motion Passed.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain-None.

E. INFORMATIONAL.

I. Date of next meeting: Wednesday, February 16, 2022

F. ADJOURNMENT.

Moved by David Siegel, seconded by Ian Griffiths to adjourn. Motion Passed.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, No- None, Abstain-None.

VERBATIM MINUTES

- Let it note for attendance that everyone is here, except for Rebecca who is excused. What's going on here, it should be recording. Okay. Okay, so as far as roll call, everyone is here except for Rebecca who is excused. Item number C, approval of tonight's agenda. Do we have a motion to approve tonight's agenda?

- So moved.

- Second.

- Okay. All in favor?

- [Commission Members] Aye.

- Any nays? The ayes have it. Item number D, regular business. Certificate of appropriateness 22-02, consideration and possible action on a design review for foundation repairs at 515 Cass Street Jason?

- Yes. Here you see a map showing the location of 515 Cass Street. And just looking to see if you can hear me.

- [Ron] Mm hm.

- Two pictures of the house itself. One of the pictures is from 2015, the other one from 2019. So you've got, what, an American Foursquare with a full width front porch. It's got replacement siding. A lot of replacement windows. Not much in way of historic material. Oddly enough, if you go to the next slide, one of the few historic character elements of the house is the original cast block foundation. And what we're talking about today is replacing that cast block foundation with a new foundation. The end of this story really is that I recommend approval. There's a little bit of confusion on my end about what portion of the front porch needs to be removed in order to provide access to the excavators to replace the foundation. But we're talking about a foundation upgrade. We have a few pictures on the next slide of interior condition of the building. Exciting to note that the current owner is investing a lot of money in the property. I also can't stress enough that a lot of that investment would be eligible for the State Historic Preservation Tax Credit, if you apply before you begin

the work. So that's where we're at. Next slide, recommendation is to approve. I want to make sure we all have a better understanding of what's gonna happen to the front porch. And again, to emphasize that the tax credit is on the line here too. Thank you.

- Jason, I have a question for you. What is the finish on the block that's being proposed?

- That's what I wanted to know too.

- I think we have an owner representative here, but the last communication I had on that was a split-face block from Menards. So it's a concrete block that has the jagged face that kind of gives it a little bit of character.

- Kind of a similar appearance?

- Speaking from my perspective, no, it's not similar at all. But anybody walking by, it's gonna be a foundation block.

- I know that there was a person in the neighborhood many years ago that changed out their foundation. And it was a rough block and then a thin line of smooth and then the rough block, a thin line of smooth. And when they put it back as the rough block, they didn't put the smooth in between. And it was not approved for the Historic Tax Credits. So just note to self, the building did have more integrity than, historical integrity, than the one that we're talking about, but that was an issue. So just as an FYI.

- And I did provide links to manufacturers of the same block that exist today. You can buy reproduction blocks, so to speak.

- Sure, yep.

- I would make a motion to open the floor.

- I'll second that

- Maybe someone could talk about that, maybe the owner.

- Ron's on mute.

- Oh, sorry. I said second, but all in favor?

- [Commission Members] Aye.

- Any nays? Okay. So we'll open the floor and who do we have with us here?

- My name is Jason Muenster. I'm the property owner. Then we've got Bob Brugger from Deerview Construction that's gonna be performing the foundation repair work. So anything kind of project related, Bob, I don't know if you want to comment on exactly the work that we're doing there. And I know there's a question I believe from Jason regarding clarity around the removal of the porch and what needs access. A lot of the pictures that you guys saw that I shared with Stephanie, it was hard to see in that picture, but you can really see daylight through them. So the anticipation is that the full front porch would be removed and put on, as a lot of the cracks and the deterioration of the foundation in that front piece, front facing piece, where you can literally see right through, there's daylight coming through. So Bob, I'll kind of turn to you, if you want to add any detail regarding the specifics of the project and what you guys anticipate doing there. I just want to make sure we answer Jason's question.

- Sure. Yeah. So as far as the front porch goes, just the boards and the stringers need to be temporarily removed so we can get in there and excavate and do our job. The main vertical support beams will remain in place. We can work around those. And then those everything can get put back exactly the way it was. It doesn't need to be changed. I don't know if any of the boards are gonna get wrecked taking them off or not. That's something that we don't do. We just need it gone to be able to do our job.

- Yeah. So I guess a question of the homeowner, are you gonna pursue Historic Tax Credits for the work or not?

- That's a great question. I can't believe, prior to this meeting, I didn't even know those existed. The only reason we had this meeting, I was unaware that this was in a historical district, so this was kind of news to me. So I just want to appreciate you guys coming together in a special meeting. I wasn't trying to circumvent anything with the planning works commission, it was all news to me. So I absolutely would be looking forward to potentially applying for those. I don't know much about those. I haven't dealt with a property before that's subject to potential tax credits. So if they're available, I'd love to pursue that. But it wasn't anything that I was planning on prior to going into the project or that I had my kind of financial calculations built around as I was planning on my investment in the property.

- Sure. You're essentially gonna be able to yield 25% of the value of what you're putting into it for those eligible items as a credit. So if you're spending 10,000 and you have \$10,000 worth of eligibility, you can claim a \$2,500 tax credit, not a deduction, a straight credit.

- Mm hm.

- Ian, question for you then, to follow up with what you said before, about the example of the other home, if, in the case of the Muenster's home, they just replaced it with the Menards blocks versus the replicant blocks, do you see that tax credit not being available?

- It could potentially not be available. I guess that's why I asked the question if you're gonna pursue it. If you're not pursuing it, I think the motion on the recommendation I would support, but if you are pursuing Historic Tax Credits, I would not do the work without contacting the State Historic Preservation Office, getting their approval, and then doing the work, just because I know one instance where that was an issue for a homeowner that was recouping tax credits.

- Is that, just a further clarifying question on that, is that subject only to exterior, like the foundation work? 'Cause I'm planning on putting somewhere between 80 to \$100,000 in the property. A lot of it will be, as you saw some of the pictures, is gonna be needed for rehabbing the inside. Are those tax credits subject to the whole project or just the exterior?

- Certain elements of it. You can't use it for landscaping or driveways, but you can for mechanical systems, electrical systems, tuck point, and all of those types of things. There is, Jason should have a link pretty readily available to the State Historic Preservation Tax Credits and their kind of general guidelines. But yeah, if I was you, I wouldn't jump into doing the work without pursuing that. And if you're gonna be changing mechanical and electrical systems, then I think you would be crazy not to, to be quite frank with it.

- Mm hm. Appreciate that. Appreciate the information.

- Yeah, that would be my suggestion, too, is to check into the tax credits and the requirements before you purchase any materials on any project. And then also, and I don't know if they've changed this, but it used to be, you could use, go up to \$40,000 a year that you could get a tax credit on. So some people, they had really big projects, would split it between two years, so they could take full advantage of those credits.

- Yep.

- Okay. Hmm. Interesting. Thank you.

- I was gonna ask Bob, Bob, have you done historic preservation projects before? Something like this? You're just putting in a foundation, but have you been involved in anything like this before?

- Not exactly like this, not in Green Bay for sure. I did other work out by Waupaca on a historical house, but most of that foundation was not exposed, so it didn't really apply to us. So we don't go anything above the foundation. So I'm not real familiar with that.

- I'm just wondering--

- I just wanted to say, if we are gonna go with those replica block, I would just have to see what the cost difference would be. And the timeline, I guess, would be the big thing on that, how long it takes to get those things. Probably need about, I didn't do the math, but I'm guessing about 200 block are gonna be exposed. Current price for the Menards block, you're probably at 4 to \$5 a block, so I don't know what the replicas would cost, and to get them there.

- Right. Is that something that you would do? Or the homeowner would do? You would check on that. Or I guess, Jason, you would have to figure that out too a little bit as far as how you want to proceed, 'cause you're being told a few new things tonight. It seems like you'd be interested in pursuing this.

- Well, I've got a bunch of competing priorities. It's a tax credit. It's also timing, the way that we're financing the project. A lot of the work we have basically six months to get done, so I'm already kind of a few months behind the eight ball on that. Not anyone that's on the call, but just not knowing what I didn't know, and kind of causing things to get strung out a little bit. So that's also something that I'm weighing before finance penalties and those things come in, because we were trying to get the project done within the six months of purchase. We're three months into that already without having been able to really do anything. So we're kind of behind. So I'm also weighing that as well, but I appreciate the feedback part. Absolutely.

- Jason, I did just email you a link about the State Tax Credit program, and then the email address of our state site rep. So you could just contact them directly if you have any questions about the program.

- Perfect. Got it, I see it here. Thanks, Stephanie.

- Well, for future reference. I'd think, not just for Jason, but it would be nice to have a video or something in place for citizens who are in a historic district and may not be aware of a couple of A, B, and C's on something like this. I think it would be a good tool, and we might want to think about that for the future.

- Sounds great.

- Do we have to close the floor? We'd have to close the floor, if anybody else?

- I would motion to close the floor, if nobody else has any comments.

- I'll second it.

- Second.

- Okay, all in favor?

- [Commission Members] Aye.

- Any nays? Okay, the ayes have it. All right. We'll close the floor.
- I guess, I'm okay making a recommendation to approve the block as proposed, subject to the owner determining whether they're gonna pursue Historic Tax Credits. If they are, that would be the overriding--
- I would like to ask one question. Could we approve it both ways? If they do decide to use the historic block, they wouldn't have to come back before us? Or they could go home and do it as proposed. Are we able to do that or not?
- I think if you did it as proposed and it was more like it after the fact, we're gonna be better. So I think if you approve the lesser of the two, the better of the two would apply.
- Okay.
- I think, but I guess that's a good question for Jason and staff.
- Yeah, I would think if you guys wanted to make a recommendation for approval, with being subject to, what's proposed is approved. However, if they go for state tax credits, that whatever SHPO approves is also approved by us. Kind of leave it like a blanket, 'cause whatever SHPO is gonna approve is obviously higher quality than what they're going to have there. So that kind of language should be sufficient.
- Would you like to make that your motion, Ian?
- I would like to make that my motion.
- Do we have a--
- Second.
- Okay. All in favor of that?
- [Commission Members] Aye.
- Any nays? Okay. The ayes have it. Congratulations, gentlemen.
- Appreciate it.
- Thank you. Yeah, Jason, let me know what you decide on that and we'll get going.
- Sounds good. Anything else anyone needs from Bob or I? I appreciate the help and I appreciate the special meeting. I really do. Thank you so much.
- Yeah, no problem.
- You bet.
- Thanks for buying a home in the neighborhood and making it good.
- Yeah, absolutely.
- Looking forward to the end product. Thanks, everyone. Have a great evening. I really appreciate it.
- Thank you.

- Yeah, thanks.
- Take care.
- Bye.
- Bye.
- Bye.
- I noticed there isn't a porte-cochere on that building, but I'm still okay with it.
- You want to see a porte-cochere.
- Yeah.
- Ultimately on a tactical radio channel, eventually it'll happen.
- That's right.
- There we go. Okay, item number E, informational, date of next meeting is Wednesday, February 16th, 2022. Does anybody else have any other information that they would like to share? And do we have a motion for a adjournment?
- I'll motion to adjourn.
- So moved.
- And do we have anyone to make a second?
- Yeah.
- Okay. All in favor of that?
- [Commission Members] Aye.
- Goodnight, everybody. Thank you.
- Good night.