



AGENDA OF THE HISTORIC PRESERVATION COMMISSION

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

1. Roll Call.

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

2. Approval of the Agenda.

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

3. Approval of Minutes.

A. Approval of the minutes from the March 20, 2018, Historic Preservation Commission meeting.

4. New Business.

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

5. Informational.

A. Review March 2018 Building Activity Report.

B. Review City Raze/Repair Orders and Demolitions.

6. Next Meeting Date

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

7. Adjournment

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

MINUTES
HISTORIC PRESERVATION COMMISSION
Monday, March 12, 2018
City Hall, Room 310
4:15 p.m.

*****For more detailed information regarding the meeting, please see the meeting video on our website at www.youtube.com/cityofgreenbay and follow the time stamp listed on each item.***

MEMBERS PRESENT: Ald. Mark Steuer, David Boyce, Susan Ley, and Dennis Doucette

MEMBERS ABSENT: Patricia Olson

ALSO PRESENT: Jason Flatt, Stephanie Hummel, Wendy Townsend, Donna Streckenbach, Bill Hinkfuss, Jim O'Rourke, and Alan Swanson

APPROVAL OF MINUTES:

Approval of the minutes from the February 12, 2018, September 11, 2017 HPC meetings & the November 1, 2017, HPC special meeting. (00:30)

A motion was made by S. Ley and seconded by D. Boyce to approve the minutes from the February 12, 2018, September 11, 2017 HPC meetings & the November 1, 2017, HPC special meeting. Motion carried.

PUBLIC HEARING:

1. Public Hearing on the local designation of Whitney School (215 North Webster), Divine Temple Church of God (425 Cherry Street), and Downtown Historic District (generally bounded by Northland Avenue, N. Madison Street, Doty Street, and Washington Street) per Section 13-1503 of the Green Bay Municipal Code. (01:22)

Ald. Steuer began the public hearing with the opening statement:

This public hearing has been properly posted and public notification has been published in the Green Bay Press Gazette. The Historic Preservation Commission is interested in hearing public comments on the subject agenda items. We invite your comments and ask that, after your name has been called, you state:

- Your address
- Whether you represent a group or association
- Whether you favor, oppose, or are only providing information in this matter, and
- Your comments or concerns.

We also ask that you confine your testimony to facts related to the proposal at hand and avoid repetitive testimony. You must be recognized by the Historic Preservation

Commission in order to speak, and please address your comments to the Chair. Comments will be limited to (5) minutes.

A motion was made by S. Ley and seconded by D. Boyce to open the floor for discussion. Motion carried.

J. Flatt briefly reviewed the local ordinance regarding Section 13-1503 of the Green Bay Municipal Code. He reported that Whitney School was added to the Register of Historic Places and designated as an historic site on August 28, 2017. Its significance lies in the area of education. Divine Temple Church of God was added on October 2, 2012, to the National Register for Historic Places for its architecture and engineering. The Downtown Historic District was added to the State Register of Historic Places on February 16, 2018, and will soon be added to the National Register of Historic Places. He briefly described the maps of the designated areas.

Ald. Steuer read a letter of support for the local designation of Whitney School from Anuj Rastogi, Director of Finance & Investments, Milwaukee View LLC.

Donna Streckenbach, 901 Cherry Street, appeared and stated she supports the local designation of Whitney School and stated one of the pros is your property value goes up if it's listed in an historic district.

Bill Hinkfuss, 1002 S. Monroe Avenue, appeared and stated he was in support of the downtown designation.

Jim O'Rourke, 2339 Oakwood Avenue, appeared and stated he supports the historic designations. He suggested the Commission use the certificate of appropriateness application that defines the rights and responsibilities of the property owners in an historic district and contains information on what is not controlled by the municipalities. Ald. Steuer replied this will be looked into once the Commission has received their CLG status.

A motion was made by S. Ley and seconded by D. Boyce to close the floor. Motion carried.

COMMUNICATIONS:

NA

OLD BUSINESS:

NA

NEW BUSINESS:

Design Review:

2. Consideration with possible action on the local designation of Whitney School (215 North Webster), Divine Temple Church of God (425 Cherry Street), and Downtown Historic District (generally bounded by Northland Avenue, N. Madison Street, Doty Street, and Washington Street) per Section 13-1503 of the Green Bay Municipal Code. (15:53)

A motion was made by D. Doucette and seconded by S. Ley for acceptance of local designation and recommendation of approval to the Common Council for their March 20, 2018 meeting. Motion carried.

3. Consideration with possible action on a building addition for 128 N Broadway. (16:42)

Allen Swanson, Immel Construction, appeared and briefly described the elevator/stair addition.

S. Hummel stated that the Planning and Inspection Divisions reviewed and approve of the building addition.

A motion was made by D. Boyce and seconded by S. Ley to approve a building addition for 128 N Broadway. Motion carried.

REPORTS:

4. Review September, October, November, December 2017, January and February 2018 Building Activity Report. (20:37)

A motion was made by S. Ley and seconded by D. Doucette to receive and place on file the September, October, November, December 2017, January and February 2018 Building Activity Reports. Motion carried.

5. Review City Raze/Repair Orders and Demolitions. (21:33)

J. Flatt stated he didn't have any issues with the raze orders.

A motion was made by D. Doucette and seconded by S. Ley to receive and place on file the September, October, November, December 2017, January and February 2018 Building Activity Report. Motion carried.

INFORMATIONAL:

NA

OTHER:

NA

NEXT MEETING DATE: Monday, April 9, 2018, 4:15 p.m.

ADJOURNMENT

A motion was made by S. Ley and seconded by D. Doucette to adjourn at 4:40 p.m.
Motion carried.



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

MEETING DATE

April 9, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # 4.A.

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

BACKGROUND

515 Spring Street is a CONTRIBUTING property in the Astor NRHP Historic District, built c. 1915. Contractor proposes to remove the window and its casing. New wood lapboard siding is to be feathered in to seal the former window opening.

The current wood clapboard siding is original, as are the windows &/or window openings and window casings. These are all identified as significant "features" for this house. Nonetheless, the window to be removed is not on the primary facade, but rather is on a secondary façade with limited visibility from the public right-of-way. The window to be removed is not critical to the historic integrity of the house. The proposed changes are acceptable under the Sec'y of the Interior's Standards.

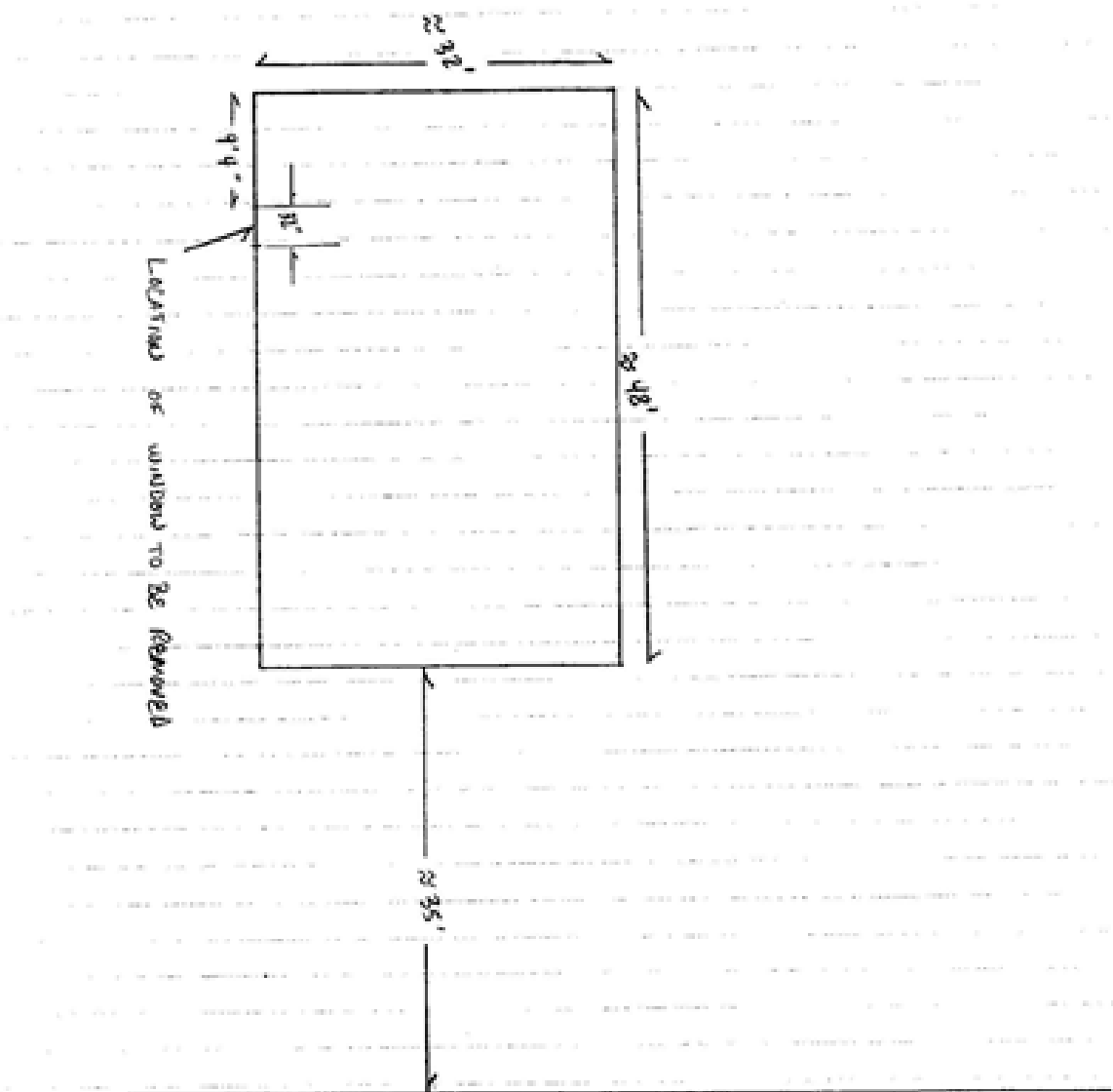
RECOMMENDATION

Recommend approval of proposed window removal. Strongly encourage contractor to apply primer to all sides of the new wood clapboard siding (front, back, edges, and cut ends) as well as to any cut ends of the original siding. This "back priming" will limit moisture intrusion into the siding material and improve the life of the applied finish paints.

FISCAL IMPACT

ATTACHMENTS

1. 515 Spring Street- Specs and Photos



515 SPRING ST
GREEN BAY, WI

SPRING ST

A Guy & A Hammer, LLC

NO918 Elm Rd.
Kraikow, WI 54137
(920) 366-8302 info@guyandhammer.com



Detail Summary of Projects Issued

3/1/2018 to 3/31/2018

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

| Proj # | Address | Owner | Applicant | Fees Paid | Estimated \$ | Status |
|--|-----------------------|---------------------------------------|-----------------------|-----------|--------------|---------|
| 72637 | 710 HUBBARD ST..4-132 | PEDRO TLAHUEL & MARIA M G TECALERO | BADGERLAND DEMOLITION | \$175.00 | \$9,580.00 | Pending |
| [05-645 - Raze Sungle-Family house(attached or detached)] RAZE HOUSE | | | | | | |
| Totals: 1 projects | | | | \$175.00 | \$9,580.00 | |

Detail Summary of Projects Issued

3/1/2018 to 3/31/2018

Filtered on Project Type: Raze 3 & 4 Family Building

| Proj # | Address | Owner | Applicant | Fees Paid | Estimated \$ | Status |
|---------------------------|--|---|------------------------|-----------|--------------|---------|
| 72745 | 720 N BROADWAY..5-75 [09-647 - Raze 3 & 4 Family Building] RAZE | REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY | GO GREEN RECYCLING LLC | \$25.00 | \$9,850.00 | Pending |
| Totals: 1 projects | | | | \$25.00 | \$9,850.00 | |

Detail Summary of Projects Issued

3/1/2018 to 3/31/2018

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

| Proj # | Address | Owner | Applicant | Fees Paid | Estimated \$ | Status |
|---|-----------------------------|-------------------------|-----------------------------------|-----------|--------------|---------|
| 72621 | 1313 BAY BEACH RD..21-440-1 | CITY OF GREEN BAY-CLERK | MILBACH CONSTRUCTION SERVICES, CO | \$0.00 | \$497,658.00 | Pending |
| [13-437 - Addition to Commercial, Non-Residential Non-housekeeping] Combination of two projects in one plan set. One is the removal of the existing concession stand and the construction of a new one adjacent to the bumper car building. The second project in the alteration to include an ice cream shop in the train depot area. - Paul VC 2-6-2018 | | | | | | |
| Totals: 1 projects | | | | \$0.00 | \$497,658.00 | |

Detail Summary of Projects Issued

3/1/2018 to 3/31/2018

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

| Proj # | Address | Owner | Applicant | Fees Paid | Estimated \$ | Status |
|--|-----------------------|--|------------------------------|-----------|--------------|---------|
| 72789 | 806 10th AV..2-467 | LAWRENCE & MARY KLOPOTIC | BADGERLAND DEMOLITION | \$50.00 | \$1,085.00 | Pending |
| [21-649 - Demolition of all Other Buildings or Structures] RAZE AND REMOVE 18' X 20' GARAGE ONLY | | | | | | |
| 72826 | 159 N MAPLE AV..4-111 | REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY | CREATIVE EDGE PROPERTIES LLC | \$50.00 | \$200,000.00 | Pending |
| [21-649 - Demolition of all Other Buildings or Structures] INTERIOR DEMOLITION | | | | | | |
| 72858 | 828 11th AV..2-481 | BAO QIN HE & TIAN YOU HU | BAO QIN HE & TIAN YOU HU | \$50.00 | \$500.00 | Pending |
| [21-649 - Demolition of all Other Buildings or Structures] Raze garage | | | | | | |
| Totals: 3 projects | | | | \$150.00 | \$201,585.00 | |

No permits were issued for the following:

RAZE

| Code | Description |
|--------|--|
| 05-645 | Raze single family (attached/detached) |
| 07-646 | 2-family building |
| 09-648 | 5 or more family building |
| 15-649 | Commercial building or other structure |

ADDITION

| | |
|--------|-------------------------|
| 19-438 | Garage/carport resident |
|--------|-------------------------|