

September 24, 2014 (Historic Preservation Committee)

**HISTORIC PRESERVATION COMMITTEE MEETING
WEDNESDAY SEPTEMBER 24, 2014
6:00PM ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Ropp called the meeting to order at 6:03 p.m.

Present: H. Ropp, B. Fredericks, B. Kopperud, J. Pascoe

Excused: S. Metzler

Also Present: T. Fuller

MODIFY/ADOPT AGENDA

Kopperud/ Pascoe moved to adopt the agenda as presented. Motion carried.

APPROVE MINUTES FROM JULY 31, 2014

Pascoe/ Fredericks moved to approve minutes dated July 31, 2014. Motion carried.

ANNOUNCEMENTS

- Fuller gave an update on the National Register nomination grant – Legacy Architecture came to the Village in August to take pictures, conduct research, and interview residents and staff.
- Fuller gave an update on a webinar he attended for CLG grants – From the webinar; he said the committee is on the right track in pursuing a grant to nominate an eligible historic district to the National Register.
- Ropp noted that currently, the Historic Preservation Committee is short two members. He asked for the committee members and staff to reach out and search for residents who would be interested in serving on the Historic Preservation Committee.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Concerned with the razing ordinance that is being proposed.
 - a) Section 13.09(A)(2)(c)(ii) this ordinance would not be enforceable because the village or the state does not have any published standards identifying what is architectural integrity. These standards should compare what is existing versus what is in the field notes of the Intensive Survey.
 - b) The red-brick Chapel would not have been protected by this ordinance
 - c) The Brewery District was determined by the state to have lost their architectural integrity and historic value and these buildings are subject to demolition. These buildings would not be protected by this ordinance.
 - d) Believes “architectural integrity” is the right word as opposed to “value.” The village also needs published standards as to what architectural integrity is.

There was disagreement between the committee and Mr. O'Rourke over the publication of the "field notes" from the Intensive Survey. The committee stated that Mr. O'Rourke has the field notes from the architect. Mr. O'Rourke said that the village should have these notes and these should be made public so as the public can see what houses were surveyed and what was written about each house.

The committee also said that the standards for which the "architectural integrity" is evaluated can be referenced in "How to Evaluate the Integrity of a Property," a document produced by the U.S. Department of Interior National Park Service. This document was used in creating the Intensive Survey.

REVIEW OF RAZING ORDINANCE AMENDMENT

Staff told the committee that the village was contacted by a local realtor regarding the proposed razing ordinance amendment. The realtor submitted a letter from the Realtor's Association stating the concerns. The committee agreed to acknowledge the submittal of concerns, but will wait to review and discuss at the next meeting.

Staff said the ordinance was reviewed and approved by the Wisconsin Historical Society and the Village Attorney.

The committee was concerned who would handle trying to market a potential home considered under this ordinance. It was discussed that the Brown County Trust for Historic Preservation has a "response team" that helps to handle such matters.

The committee said in response to the letter, this ordinance has very few homes that would be affected. Currently, there is only the one privately owned home on Taft Street, as well as the buildings in the Reformatory and the buildings in Heritage Hill that would be affected by this ordinance. The Guard House inside of Heritage Hill is the only locally designated structure in Allouez. At this time the village is pursuing two village-owned buildings, which are to be placed on the National Register, but the committee did not see this as a problem. The committee asked if the realtor thought more buildings would be affected. Also, when the committee begins listing the historic districts, the home owners will be well aware of what this means and how they will be affected. The committee asked if the realtor could be invited to the next meeting to discuss further.

The committee thought charging the penalty of the assessed value would be high and \$1000 might be too low. The committee suggested the wording change to read "up to" the assessed value. Staff will have the Village Attorney review this section.

Additionally, the committee noted that the 60 day delay period is adequate in case there was a lack of quorum one month. It was also noted that CLGs are always notified when a property is listed to the National Register.

DISCUSSION ON AN OPEN HOUSE FOR BUILDING/CREATING AWARENESS OF HISTORIC PROPERTIES AND DISTRICTS

The committee announced that there would be someone available from the Wisconsin Historical Society (WHS) for an open house on December 3rd or 4th. The WHS does not have a standard mailer for this type of event, but would agree to review a mailer the village would like to use. The committee agreed that December 3rd worked best for an open house. This would be an opportunity for people to ask questions about tax benefits or potential downsides to owning a home on the National Register. The committee asked staff if there would be money in the budget for mailers announcing the open house. Staff said there was money for postcard mailers. The committee would like to invite all residences eligible for the National Register – individual homes and districts. The committee did speak with the Village Assessor to see if taxes would increase if listed on the National Register. There would be value to being on the National Register, but each home's assessed value would be handled on a case by case basis. The committee wanted to invite the Village Assessor to the open house to answer possible questions on the financial implications for being listed on the National Register. The open house will be at 6:00 p.m.

SET NEXT MEETING DATE AND AGENDA

Next Meeting Date: October 22, 2014, 6:00 p.m.

Agenda Items:

- Approval of Razing Ordinance
- Approval of Mailer for December 3rd Open House

ADJOURNMENT

Kopperud/ Fredericks moved to adjourn at 6:35 p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.