

December 17, 2014 (Historic Preservation Committee)

**HISTORIC PRESERVATION COMMITTEE MEETING
WEDNESDAY, DECEMBER 17, 2014
6:00PM ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Ropp called the meeting to order at 6:02 p.m.

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

Also Present: T. Fuller, S. Vanden Avond

MODIFY/ADOPT AGENDA

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

APPROVE MINUTES FROM OCTOBER 22, 2014

Pascoe / Metzler moved to approve minutes dated October 22, 2014. Motion carried.

ANNOUNCEMENTS

- A. Update on National Register Nomination Grant – Fuller announced that as a result of the tax credit freeze, the Wisconsin Historic Preservation Review Board will likely not be able to review the Village's two National Register nominations until May 2015.
- B. Update on the Riverside Drive Corridor Study – Fuller announced that Village has selected Graef to conduct the corridor study for both Riverside Drive and Webster Avenue.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Would like the Village to contact the National Park Service to have the Intensive Architectural and Historical Intensive Survey redone. He does not believe the survey of the Village is complete.

APPROVAL OF RAZING ORDINANCE

Staff said the amended ordinance as presented is the preferred option selected by the committee at their October meeting. This option directs readers from Chapter 13 of the Village Ordinances, to Chapter 424. The length of review for relevant properties is also extended from 30 days to 60 days for residential properties and up to 90 days for non-residential properties.

The committee noted that language was added, which states that other Village development processes relating to the property can take place concurrently with the review of the raze permit.

Pascoe / Metzler moved to suspend the rules to open the discussion to the public. Motion carried.

Jim O'Rourke 2339 Oakwood Avenue

- Worried that the delay period would have an adverse impact on the housing stock.

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The committee explained the extension would only apply to properties or districts that are locally designated or that are on the State or National Register.

Kopperud / Metzler moved for the committee to take up the rules. Motion carried.

The committee clarified that the approval of the razing ordinance amendment would include both the amendment to Chapter 13 and the amendment to Chapter 424.

Kopperud / Pascoe moved to approve the amendments to Chapter 13 and Chapter 424 of the Village Code as presented. Motion carried.

DISCUSSION ON INFORMATION GATHERED FROM THE DECEMBER 3RD OPEN HOUSE FOR NATIONAL REGISTER ELIGIBLE HOMES

Fredericks / Metzler moved to suspend the rules to open the discussion to the public. Motion carried.

Cecile Faller 3430 Langlade Road

- Received a postcard in the mail about the open house. Her husband attended the meeting and they are very interested in the process to nominate their property to the National Register.

The committee discussed the open house for those that were not in attendance. The open house was attended by residents who well represented each district and individually eligible property. There was not anyone in strong opposition to nominating a property or district. Eight residents signed the sign-in-sheet and many were going back to their neighbors for more support from each district. The committee hopes to learn if there is one district in larger support of nomination than another.

Vanden Avond

- Were there any misconceptions brought up at the open house?

Staff replied that the biggest misconception property owners usually have is that once listed on the National Register, owners will be limited as to what type of renovations they can do to their property. The Wisconsin Historical Society (WHS) said at the open house that having a home on the National Register does not restrict the property owner from making alterations to their property, unless the owner is seeking to receive tax credits for the project. WHS said often times it is the local municipality that dictates what can or cannot be done to a property. The committee added that if an owner is seeking to receive tax credits for a project, there is a period of five years in which the property owner must maintain the renovations.

Jim O'Rourke 2339 Oakwood Avenue

- Believes the committee thinks they are advisory, but are actually regulatory.

The committee said that for issues other than local designations, the committee wishes to be advisory. If a home is state or nationally designated, the Village would act as an advisory. The certificate of appropriateness would only apply to locally designated properties, unless the property owner wants a razing permit. Further, the only locally designated property in the Village is the Guard House in Heritage Hill. If a future committee wished to change the ordinance, to be more regulatory, the committee would need to have the ordinance approved by the Village Board. Local designations go before the Village Board as well. The applications for local designations also have a box, which indicates whether the property owner is in support of the local designation – the owner does not have to be in support, but it provides input for the Village to consider.

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Cecile Faller 3430 Langlade Road

- Asked what she would have to do moving forward to nominate her property to the National Register.

Staff said that to apply for a grant, the letter of intent is due in September, with the application due in November. The grant is not required to nominate a property – that can be done at any time – however, the grant would allow for the Village to hire a consultant to nominate the property for the owner.

Cecile Faller 3430 Langlade Road

- Would be willing to wait for the grant cycle. She believes it is important to preserve these homes and working with the Village only gives the project more credibility.

The committee discussed what the next steps should be. One of the committee members was invited by residents on Miramar to discuss the nomination process further after the holidays. The committee noted that residents who attended the meeting were also asked to continue to talk to their neighbors. The committee would like to discuss further when more information is known. The committee believes the Village can then get a sense of which property or neighborhood to pursue for the next grant cycle.

The committee asked if there was a limit on the number of projects that can be applied for at one time. Staff said there is no limit, as long as it fits within a \$25,000 price range.

Kopperud / Metzler moved for the committee to take up the rules. Motion carried.

SET NEXT MEETING DATE AND AGENDA

Next Meeting Date: January 28, 2015, 6:00 p.m.

Agenda Items: TBD

ADJOURNMENT

Pascoe / Metzler moved to adjourn at 6:53 p.m. Motion carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.