



AGENDA OF THE LANDMARKS COMMISSION

**MONDAY, JANUARY 14, 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

B. Approval of the Agenda.

- I. Approval of the agenda for the January 14, 2019, meeting of the Landmarks Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the December 10, 2018, meeting of the Landmarks Commission.

D. Regular Business.

- I. (COA 18-17) Consideration with possible action on a window replacement project at 131 N Broadway.

E. Informational.

- I. Staff-Level COA Applications
2. Review City Raze/Repair Orders and Demolitions
3. Staff Update
4. Date of next meeting: Monday, February 11, 2019

F. Adjournment.

- 1) THIS MEETING IS RECORDED: 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 Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council 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 OF THE LANDMARKS COMMISSION

**MONDAY, DECEMBER 10, 2018, 4:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Chair Paul Martzke, Vice-Chair Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: Ald. Veronica Corpus-Dax, Ian Griffiths, Paul Martzke, Justin Balsley, David Siegel, Ron Dehn and Susan Ley.

Excused: None

Also present: Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the December 10, 2018, meeting of the Landmarks Commission.

Moved by Ald. Veronica Corpus-Dax and seconded by David Siegel to approve. Motion carried. Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley. No- None. Abstain- None.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 12, 2018, meeting of the Landmarks Commission.

Moved by Susan Ley and seconded by Ald. Veronica Corpus-Dax to approve. Motion carried.
Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley. No- None. Abstain- None.

D. REGULAR BUSINESS.

I. (COA 18-14) Consideration with possible action on the alteration of fenestration, window installation, and new siding at 838 S. Jackson Street.

Moved by Paul Martzke and seconded by Ron Dehn to open the floor for discussion. Motion carried.

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

Moved by Ald. Veronica Corpus-Dax and seconded by Susan Ley to close the floor for discussion. Motion carried.

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

Moved by Ian Griffiths and seconded by Justin Balsley to approve the proposal with the following condition: Frame out the void with window casing under the new window and fill the inside with new fancy end cut shake siding that matches the existing shakes on the house. The window casing would be painted white and the siding would be painted white as well to give the appearance at a glance of a full window. Motion carried.

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

3. (COA 18-16) Consideration with possible action on new windows and doors at 112-114 S. Broadway.

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

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

Moved by Ald. Veronica Corpus-Dax and seconded by David Siegel to close floor for discussion. Motion carried.

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

Moved by Ian Griffiths and seconded by Justin Balsley to approve the proposal, subject to the following conditions:

1. All glass should be clear, not low-e.
2. Metal window frames should be powder coated or have a baked-on finish. No exterior metal finishes shall be anodized (window frames, doors, etc.).
3. Exterior doors cannot be stained wood (painted wood is ok).
4. Exterior doors cannot have a fake stamped wood grain or the appearance of a wood stain finish (smooth is ok).
5. No painting of unpainted exterior brick. Previously painted brick can be painted again.

Motion carried.

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

2. (COA 18-15) Consideration with possible action on a new commercial sign at 220-222 N. Adams Street.

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

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

Moved by Ald. Veronica Corpus-Dax, seconded by Ron Dehn to close floor for discussion. Motion carried.

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

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

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

E. INFORMATIONAL.

1. Staff-Level COA Applications

Moved by Paul Martzke and seconded by Susan Ley to receive and place on file. Motion carried.

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

2. Review City Raze/Repair Orders and Demolitions

No report

3. Staff Update

No report

4. Date of next meeting: Monday, January 14, 2019.

F. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax and seconded by Susan Ley to adjourn. Motion carried.

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



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 14, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.I.

(COA 18-17) Consideration with possible action on a window replacement project at 131 N Broadway.

BACKGROUND

131 N. Broadway is a contributing property in the Broadway-Walnut NRHP Historic District, built c. 1923. As originally designated in 1999, this historic district consisted of 25 buildings (21 contributing, 4 non-contributing). Since that time, 6 buildings have been razed (4 contributing, 2 non-contributing) and 4 buildings have been constructed as in-fill. The neighboring buildings at 127 N. Broadway and 133 N. Broadway are both contributing within the district.

The current first story, front façade of this building appears to have replacement brick and replacement windows. This material is not original historic fabric and can be altered or replaced with minimal impact to the historic integrity of the building. The arrangement of the existing windows, brick, and entry is probably similar to the original arrangement on this building.

The property owner is proposing replacing the existing storefront windows with anodized aluminum and glass overhead doors. These doors will fit in the existing window openings, and the existing brick below the windows will remain unchanged.

In general, overhead doors are difficult to justify for buildings in historic districts that did not have similar doors during the period of significance. The Secretary of the Interior's Standards for Rehabilitation offers guidance on windows, including, "not recommended.....Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening."

The proposed overhead doors warrant some special consideration as they do not require any changes to the existing window opening and would replace non-historic material. The proposed overhead doors do not extend to the ground, but are more accurately described as overhead-opening windows. These proposed 'win-doors' do change the glazing pattern of the windows, and in this sense are detrimental to the historic appearance of the building. The degree of this detriment is subjective.

The current City of Green Bay preservation ordinance calls for the Landmarks Commission to adopt design guidelines specific to each historic district. This has not yet been done. These guidelines should address how overhead doors are to be addressed in Green Bay's historic districts. LC staff has been unable to find historic district guidelines for other communities that specifically address this issue.

LC staff notes that there are examples of overhead doors in the nearby Downtown Historic District (119 & 121 S. Washington Street, see attached), but these doors were installed prior to the district being officially/legally designated as historic. Also, overhead doors have been fitted to portions of the Cannery buildings, not far from 131 N. Broadway.

RECOMMENDATION

LC staff recommends that the Landmarks Commission regard their decision on overhead doors for 131 N. Broadway as a precedent for future historic district design guidelines. For 131 N. Broadway, LC staff notes that the lack of original historic fabric and the consistent dimensions of the existing windows and the proposed overhead windows suggest that this specific proposal will have a minimal impact on the historic integrity of this building and its district. These considerations (existing historic fabric and existing window sizes) may be factors that warrant specific consideration as part of any future district design guidelines that address overhead doors in storefronts.

If the proposed use of overhead windows at 131 N. Broadway is approved, LC staff recommends that the advice of Mark Buechel, Wisconsin Historical Society preservation architect, be applied to this project in the same manner that it was applied to 112-114 S. Broadway (LC meeting, December, 2018). Specifically:

- All glass should be clear, not low-e.
- Metal window frames should be powder coated or have a baked-on finish. No exterior metal finishes shall be anodized (window frames, doors, etc.).

The current proposal calls for anodized window frames. LC staff recommends against this based on the input of Mark Buechel, recognizing that anodized material is not appropriate for this or other historic districts.

FISCAL IMPACT

ATTACHMENTS

1. COA 18-17, Storefront
2. COA 18-17, Renderings, 131 N. BROADWAY
3. 119 and 121 S. Washington



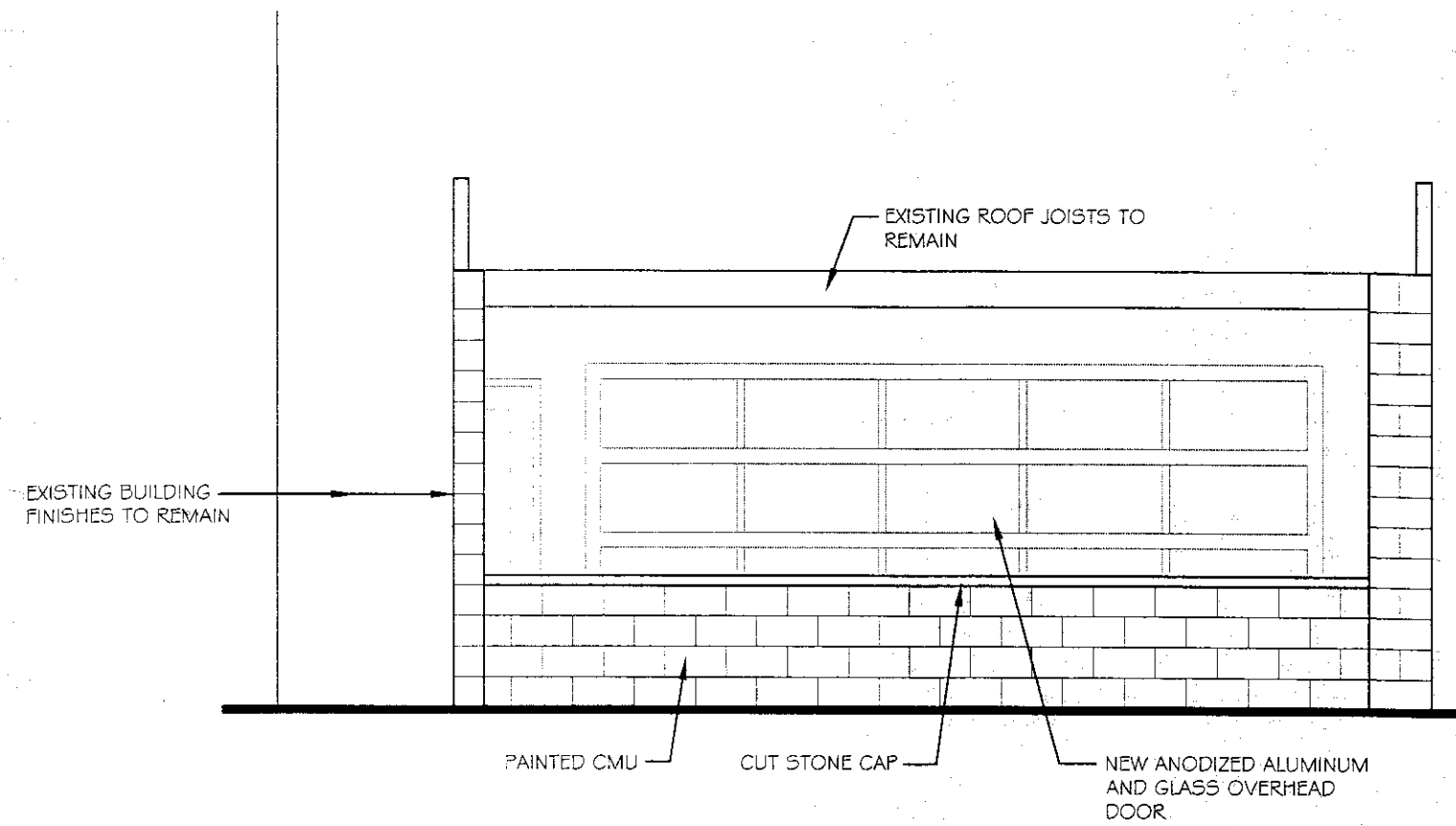
Ctr.

A BAG LADY

AMPHORA
WINE BAR

DRAWING INDEX

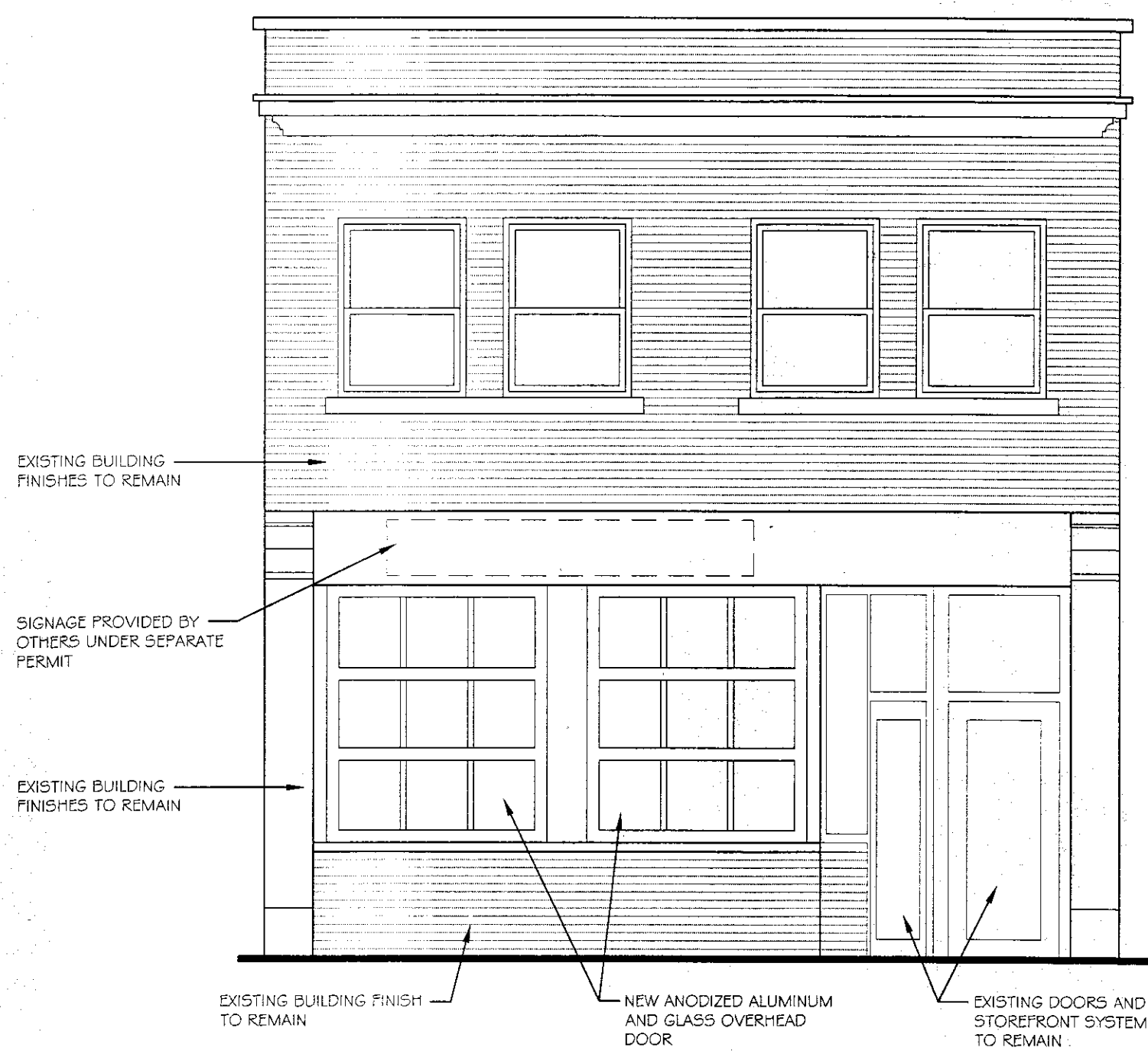
- A0.1 SITE PLAN AND BUILDING ELEVATIONS
A2.1 FLOOR PLANS
A5.1 BUILDING SECTIONS AND DETAILS



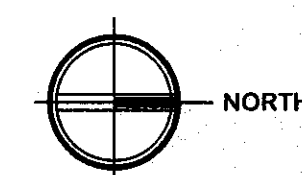
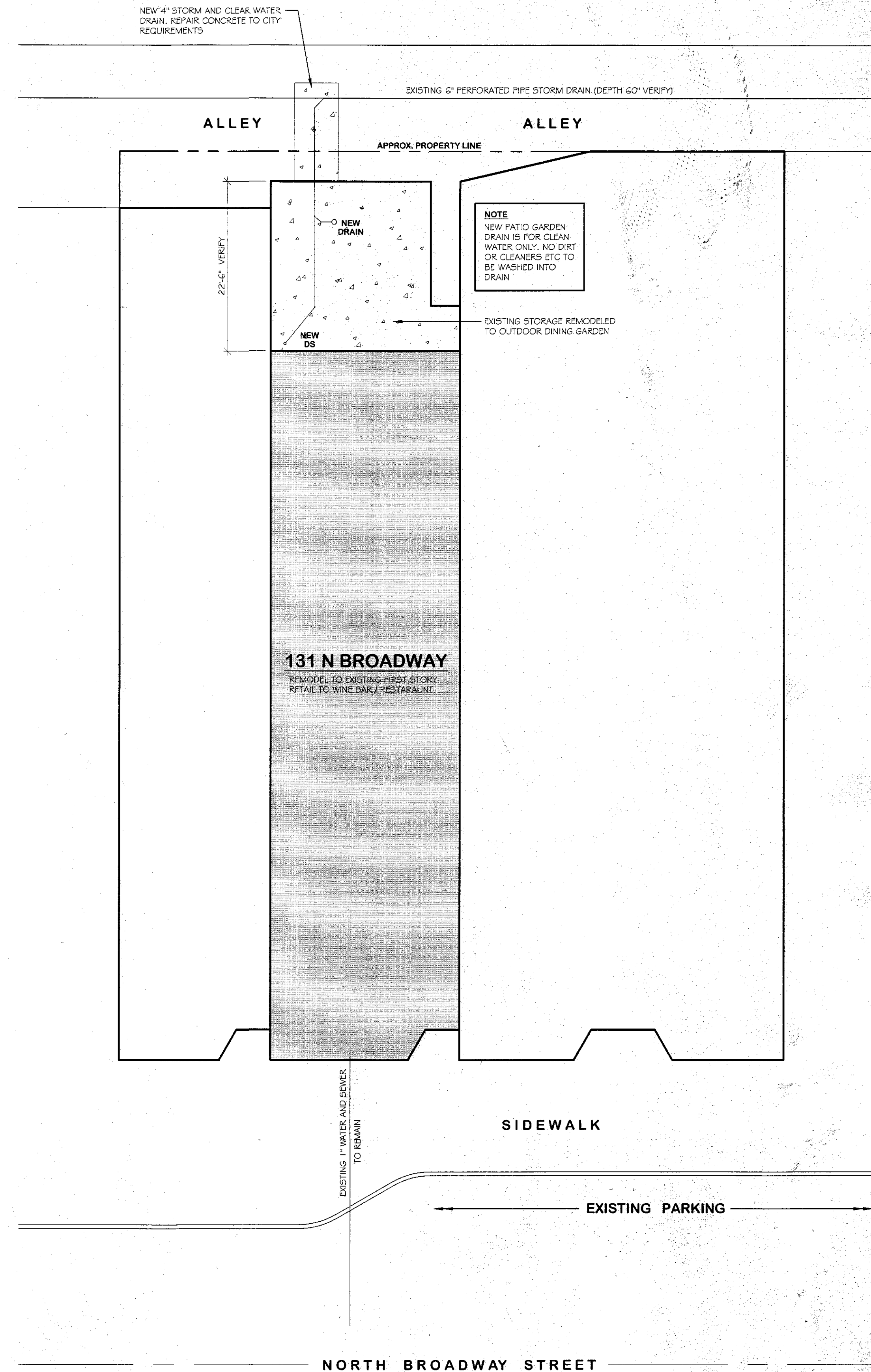
2
A4.1
EXTERIOR BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

OVERHEAD DOOR NOTES

ANY GLASS BELOW 60" ABOVE A WALKING SURFACE INSIDE OR OUT, THE GLASS MUST BE TEMPERED OR OTHER SAFETY GLAZING	AIR LEAKAGE MUST BE 1.00 CFM/SF OR LESS
MUST MEET IECC ENERGY CODE	DOUBLE GLAZING MUST HAVE A SYSTEM U/F FACTOR OF .55 OR BETTER



1
A4.1
EXTERIOR BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 10'-0"

MARK DILLENBURG
ARCHITECTS

1455 SUMMIT LANE
KEWAUNEE, WI 54210
PHONE: 920.388.6700
m.dillen@markdillenburgh.com

PROJECT NUMBER
18617

BUILDING ALTERATIONS FOR:
AMPHORA LLC
GREEN BAY, WISCONSIN

ISSUED FOR:
PERMIT

ITEM	DATE
PERMIT	12-06-18

DRAWN BY: SDN
CHECKED BY: MAD

SHEET INDEX

SITE PLAN

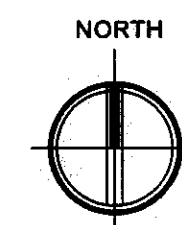
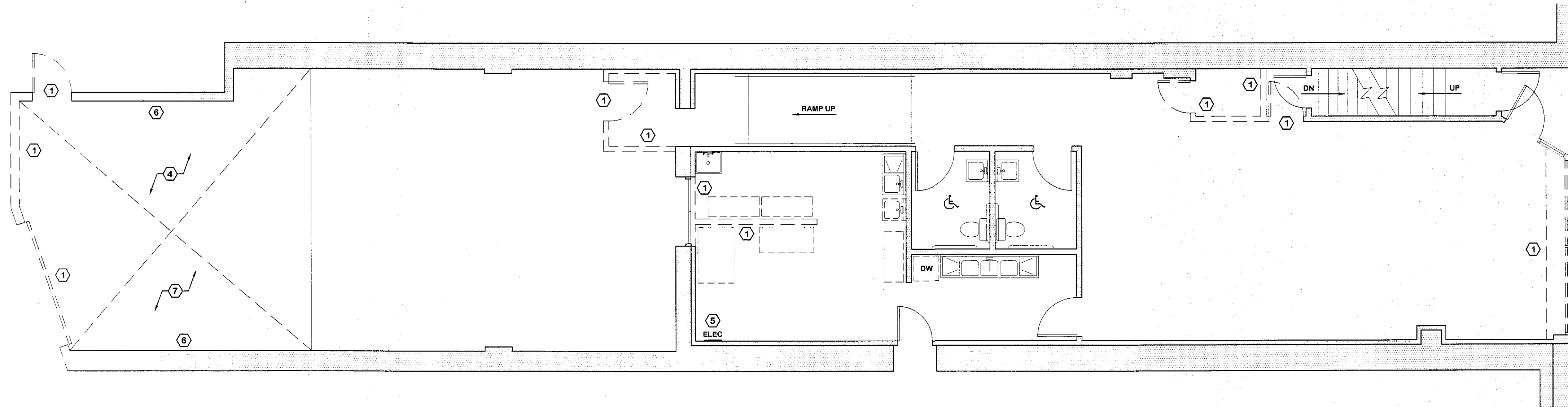
**EXTERIOR
BUILDING
ELEVATIONS**

SHEET NUMBER

A0.1

DEMOLITION PLAN NOTES:

- 1 SITE CLEAR ALUMINUM STOREFRONT SYSTEM AND SILL AS SHOWN
- 2 SITE CLEAR EXTERIOR SIGNAGE
- 3 SITE CLEAR EXISTING CONSTRUCTION (WALLS, DOOR AND FRAME ETC)
- 4 SITE CLEAR EXISTING CONCRETE SLAB
- 5 EXISTING ELECTRICAL PANEL TO BE RELOCATED
- 6 TUCK POINT EXISTING MASONRY WALL
- 7 SITE CLEAR EXISTING MEMBRANE ROOFING AND SHEATHING. CEILING JOISTS TO REMAIN



DEMOLITION PLAN

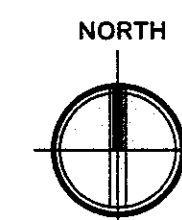
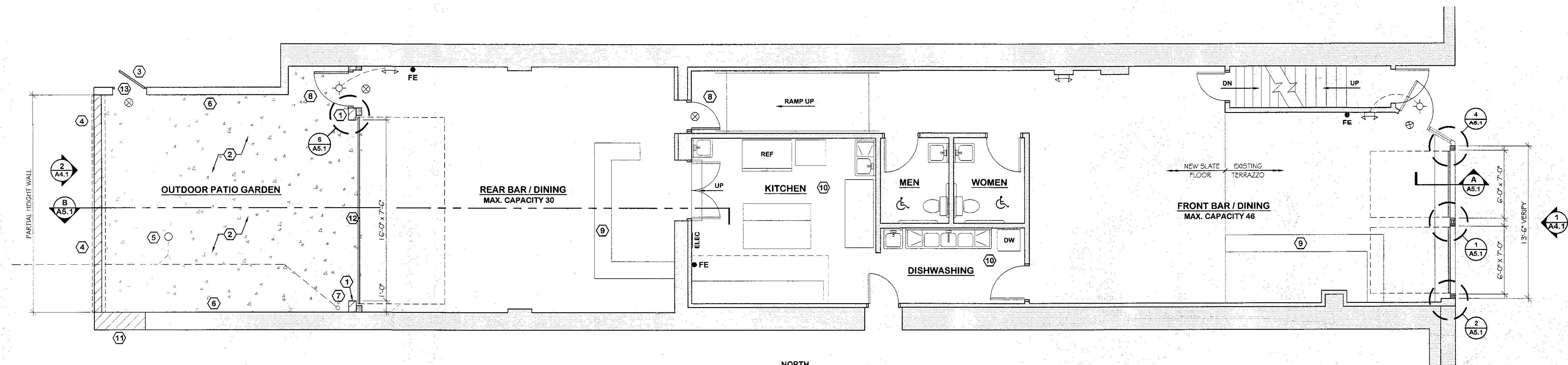
SCALE: 3/16" = 1'-0"

PLAN LEGEND:

- | | |
|--------------------------------------|--|
| EXISTING WALL | EMERGENCY BATTERY LIGHT |
| NEW STUD WALL | EMERGENCY BATTERY LIGHT
W/ REMOTE EXTERIOR HEAD |
| NEW CMU WALL | DETAIL NUMBER
SHEET NUMBER |
| (X) PLAN NOTE REFERENCE | SECTION NUMBER
SHEET NUMBER |
| FE • SLB FIRE EXTINGUISHER
2A-50C | |

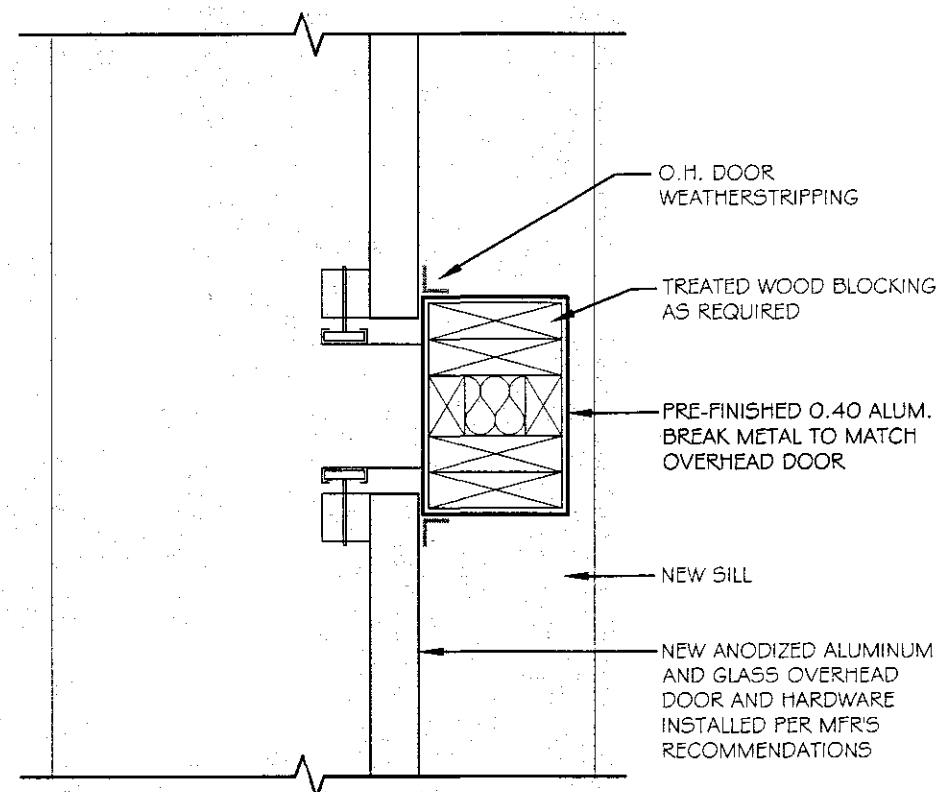
FLOOR PLAN NOTES:

- 1 NEW 8" CMU WALL WITH 2x FURRING WITH BATT INSULATION. VERIFY PRESENCE OF EXISTING FOUNDATION TO REUSE OR PROVIDE NEW 5 COURSE CMU FOUNDATION WITH 8" x 16" FOOTING
- 2 NEW 4" CONCRETE SLAB WITH STAINED AND STAMPED FINISH
- 3 NEW DECORATIVE GATE
- 4 NEW 8" CMU WALL TO 2'-8" A.F.F. WITH CUT STONE CAP
- 5 NEW GARAGE TYPE CLEAR WATER DRAIN WITH SEDIMENT BASKET. SET DRAIN 2" BELOW NEW GATE
- 6 PROVIDE STUCCO FINISH TO TUCKPOINTED MASONRY WALLS
- 7 4" DIA. DRAIN FROM DOWNSPOUT AND GUTTER
- 8 NEW 36" X 84" DOOR AND FRAME
- 9 NEW BAR BY OWNER
- 10 KITCHEN EQUIPMENT BY OWNER
- 11 NEW CMU CONSTRUCTION TO MATCH EXISTING
- 12 16'-0" X 7'-6" ANODIZED ALUMINUM AND GLASS OVERHEAD DOOR
- 13 NEW SLAB TO MATCH LEVEL OF EXISTING SLAB AT GATE EXIT

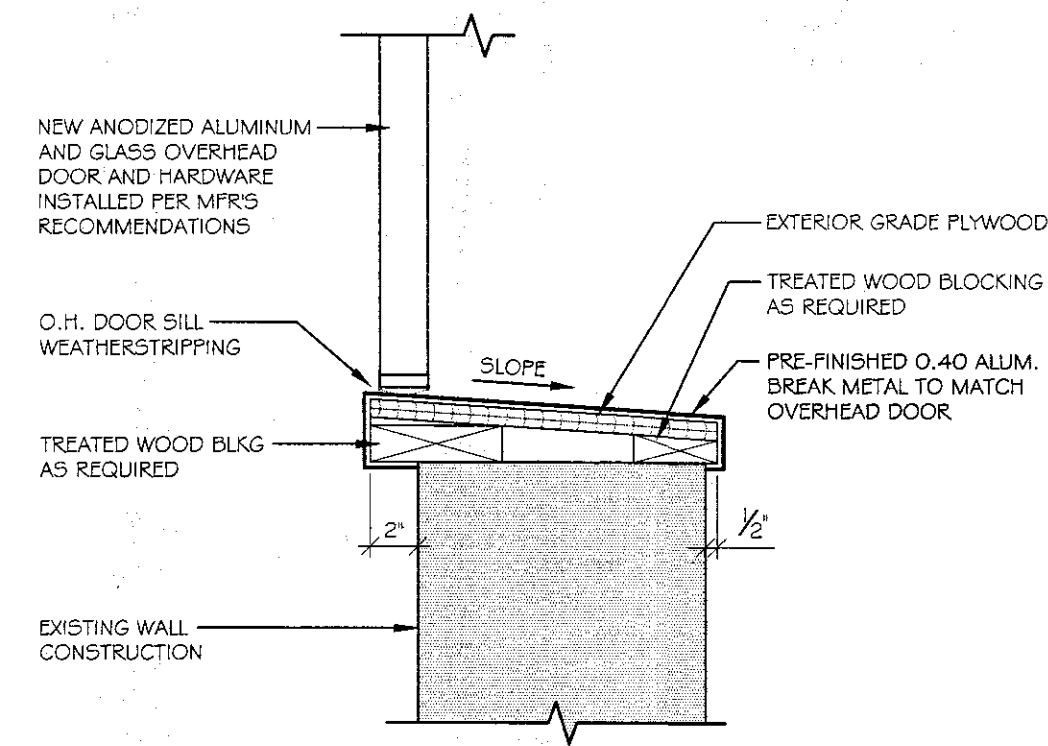


FLOOR PLAN

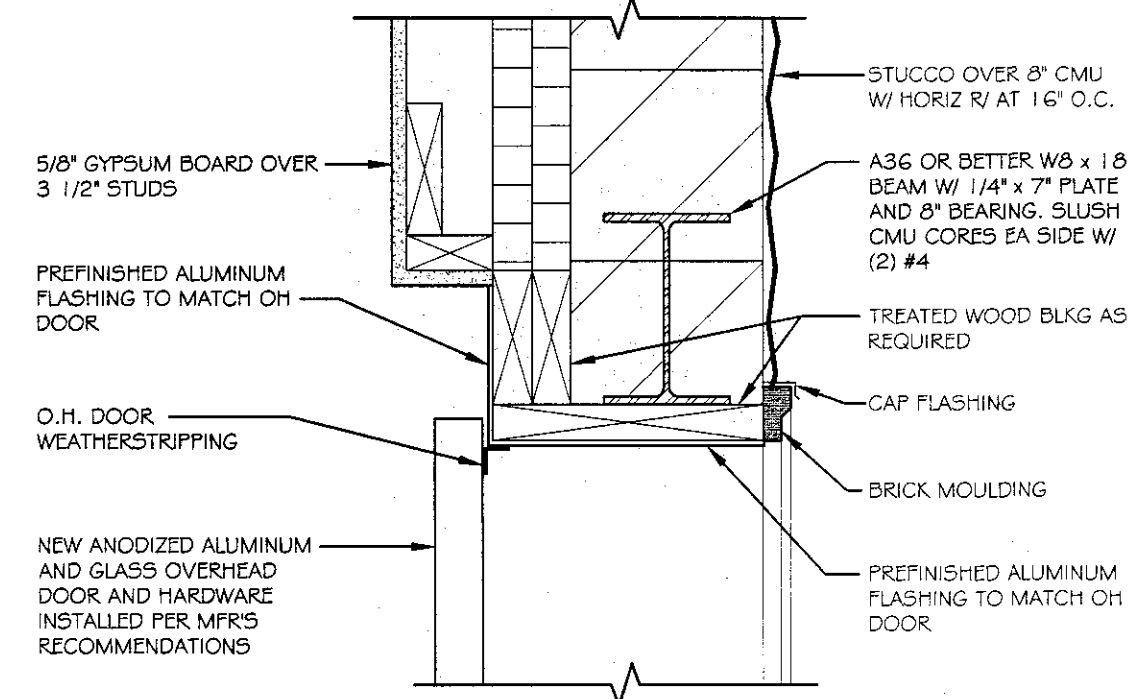
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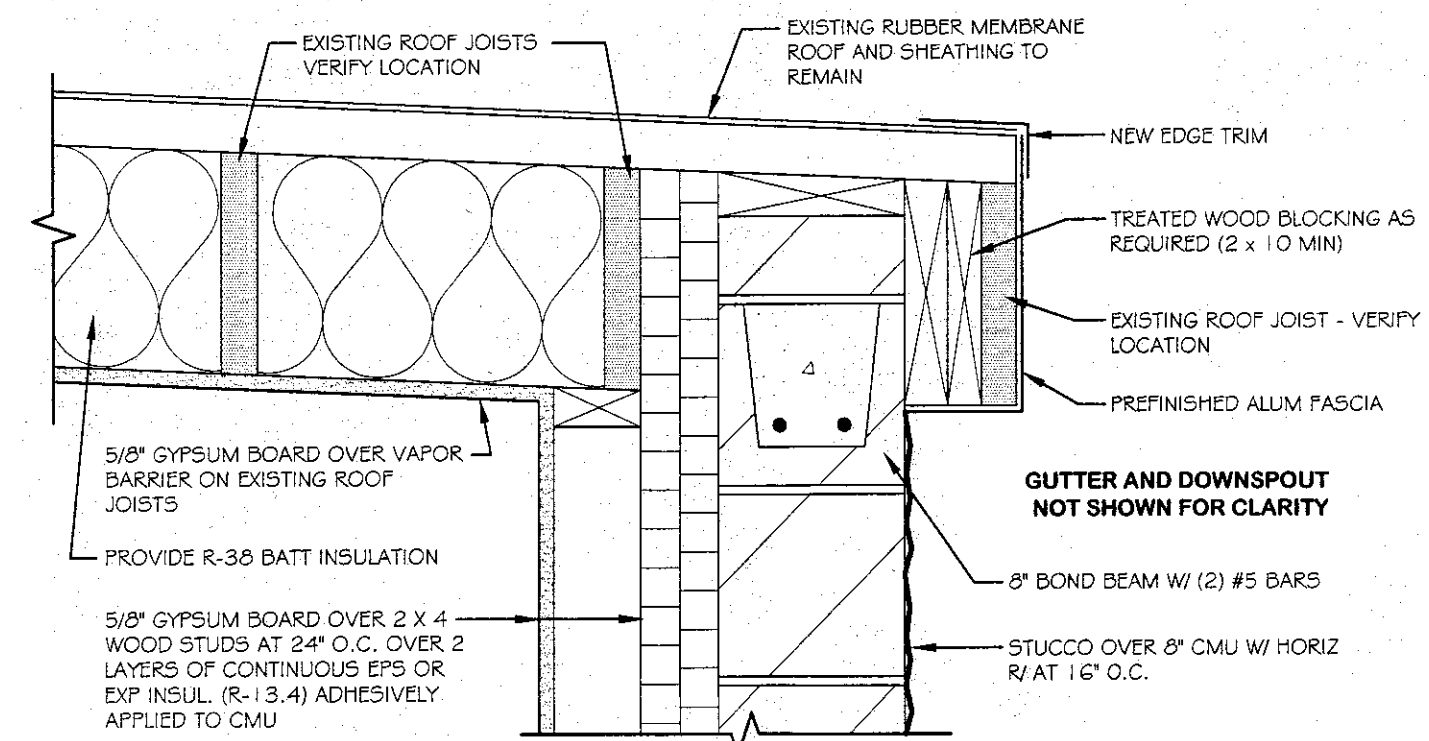
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A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



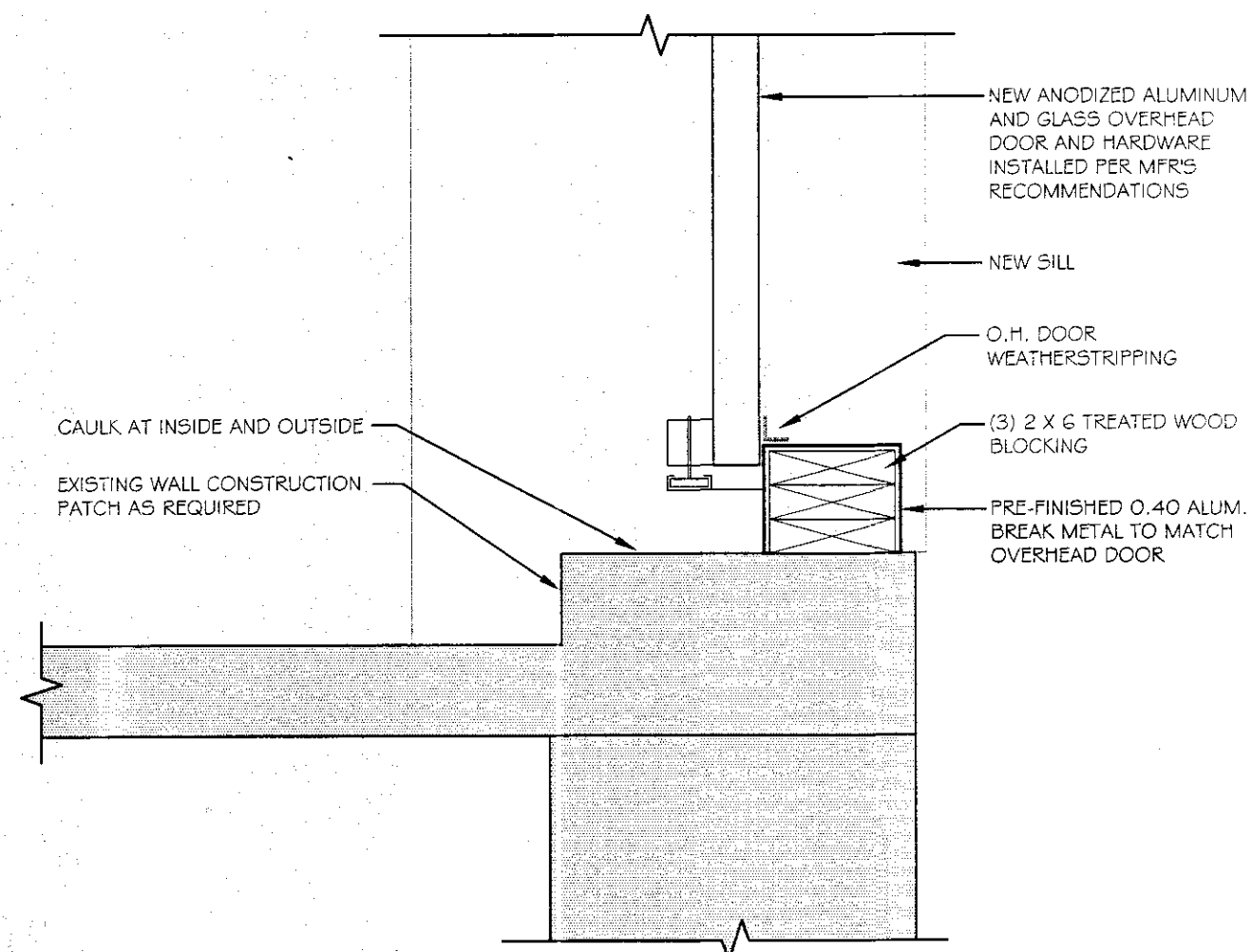
3
A5.1 **SILL AT OVERHEAD DOOR**
SCALE: 1 1/2"=1'-0"



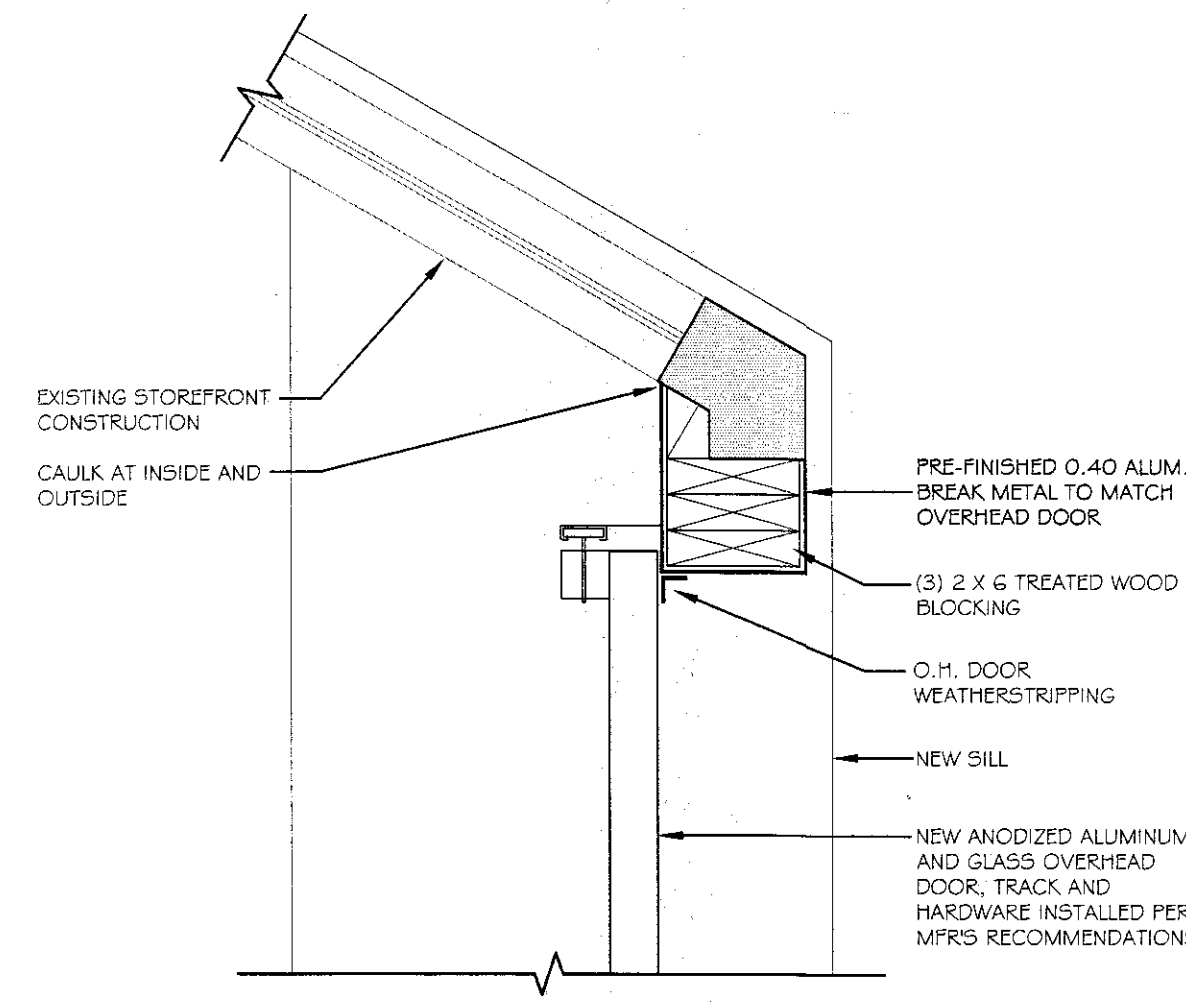
5
A5.1 **O.H. DOOR HEAD DETAIL**
SCALE: 1 1/2"=1'-0"



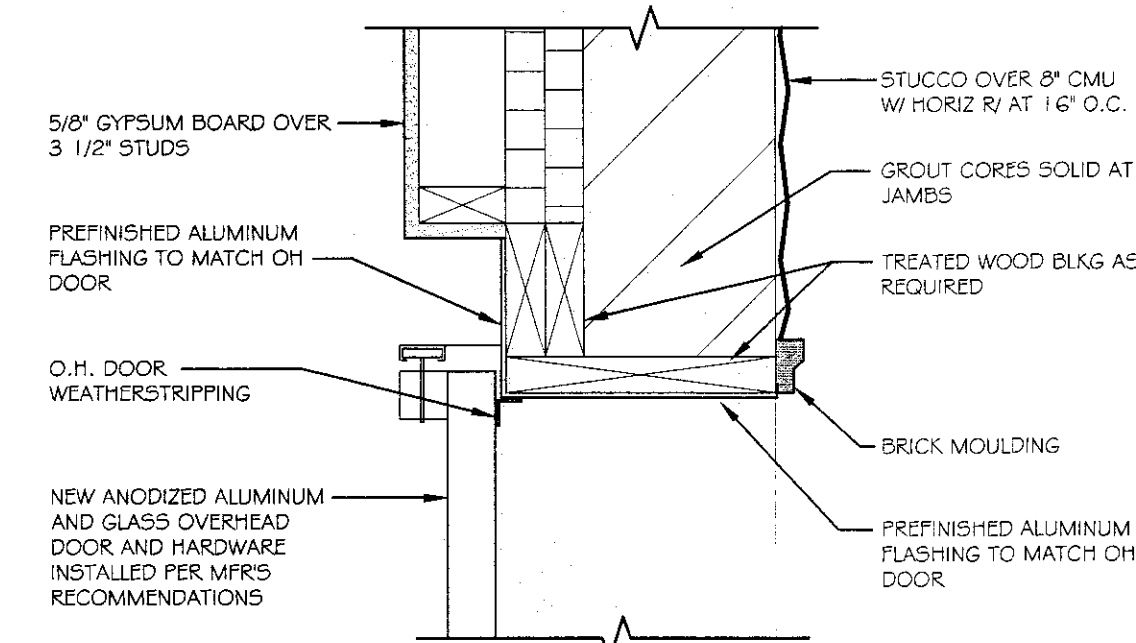
7
A5.1 **ENLARGED DETAIL**
SCALE: 1 1/2"=1'-0"



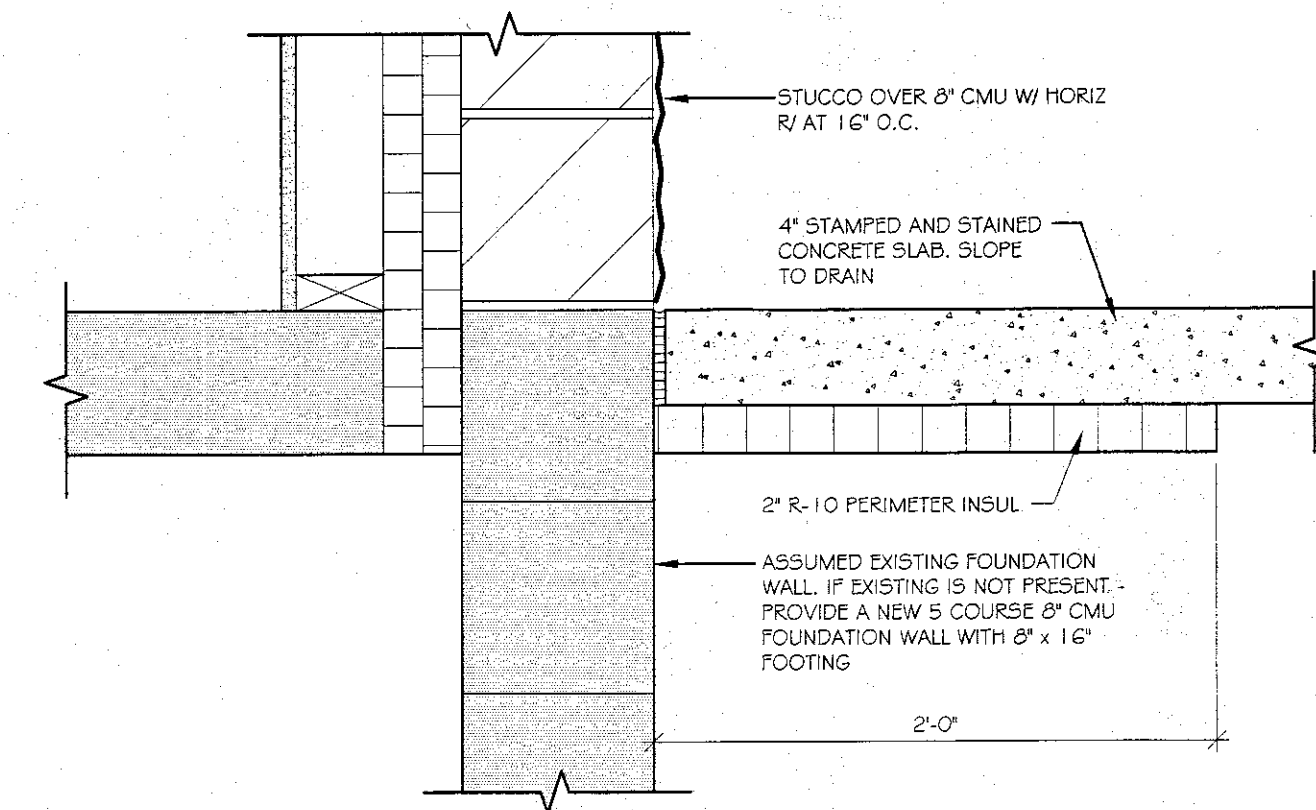
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A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



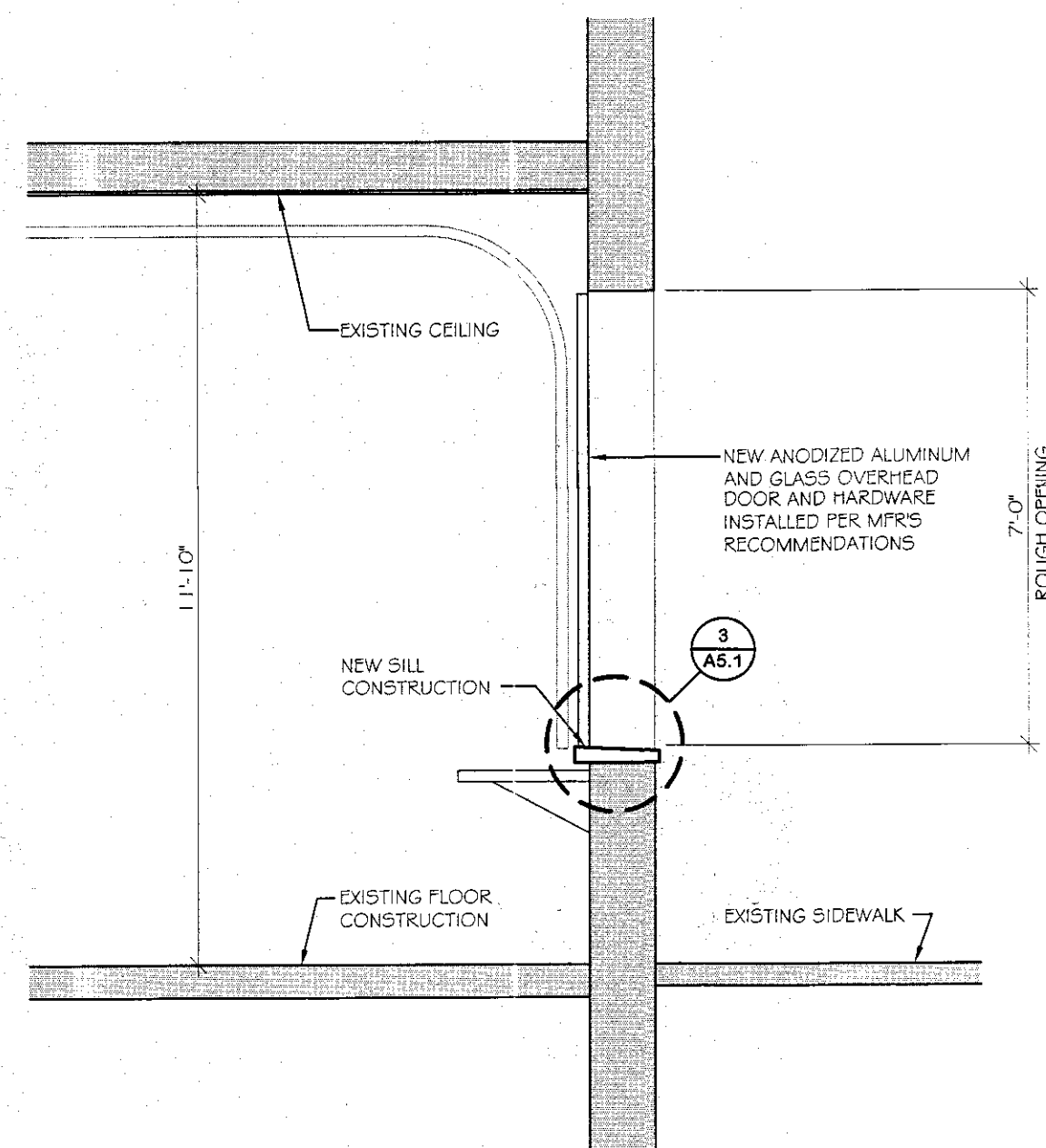
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A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



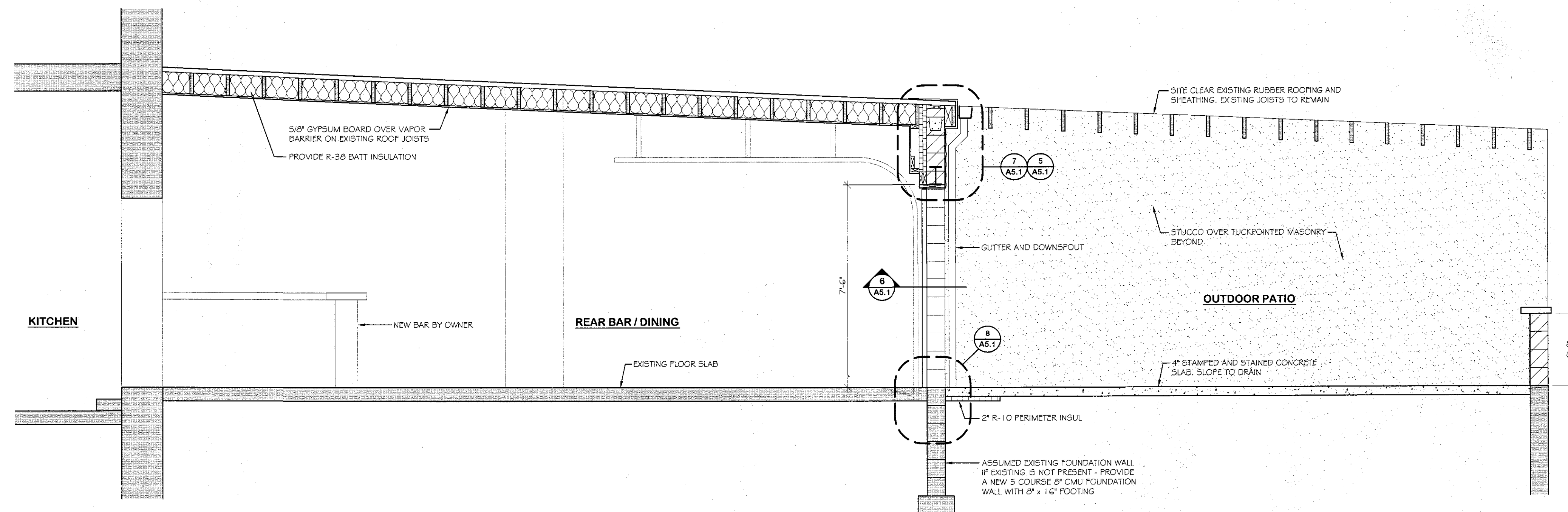
6
A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



8
A5.1 **ENLARGED DETAIL**
SCALE: 1 1/2"=1'-0"



A
A5.1 **PARTIAL WALL SECTION**
SCALE: 3/8"=1'-0"



B
A5.1 **PARTIAL BUILDING SECTION**
SCALE: 3/8"=1'-0"

