



MINUTES 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

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

B. APPROVAL OF THE AGENDA.

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

Moved by Ald. Veronica Corpus-Dax, seconded by Ian Griffiths to approve. Motion carried.

Yes- 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 December 10, 2018, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ald. Veronica Corpus-Dax to approve. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley.

No- None. Abstain- None.

D. REGULAR BUSINESS.

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

Moved by Ald. Veronica Corpus-Dax, seconded by Justin Balsley to table until next month. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley.

No- None. Abstain- None.

E. INFORMATIONAL.

1. Staff-Level COA Applications

None.

2. Review City Raze/Repair Orders and Demolitions

None.

3. Staff Update

None.

4. Date of next meeting: Monday, February 11, 2019

F. ADJOURNMENT.

Moved by Ian Griffiths, seconded by Ron Dehn to adjourn. Motion carried.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley.

No- None. Abstain- None.

VERBATIM MINUTES

- I'll take the roll first. Paul Martzke is here. Susan?
- Here.
- Veronica?
- Present.
- Justin?
- Here.
- Ron?
- Here.
- Ian?
- Here.
- And David is absent. Okay. First item on the agenda tonight is the approval for tonight's agenda. Anybody have any discussion on that agenda?
- Move to approve it.
- We have a motion to approve. Do I have a second?
- Second.
- Any other discussion? Changes?
- I apologize. I don't know your names, so ...
- Veronica.
- Yeah, we lost our name tags somehow. Yeah. Okay. We'll fit in names as we go.
- If you wouldn't mind repeating the names for today.
- We'll do that. That's fine.
- Thank you.
- Okay, so we had a motion to approve the agenda and a second. I don't think there was any other discussion. All in favor?
- I.

- Any nays? And so the motion is approved. Next item on the agenda is the approval of the minutes from the December tenth, 2018 meeting. Do I have a motion to approve?

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- Second.

- So motion by Susan. Second by Veronica. Any discussion on the minutes from December tenth, 2018? Hearing none. All in favor of approval of the minutes? Signify by saying I.

- I. Any nays? Motion carries. Now we are on to regular business. Consideration with possible action on a window replacement project at 131 North Broadway. In your packet there is, somewhere in here. Excuse me. There is the agenda items as prepared by Jason Flatt. Jason, would you like to go ahead and give us the?

- [Jason] Yes.

- Background on this.

- [Jason] At the end of my rambling, it's going to be up to you folks to decide whether this is appropriate or not. You knew that, but I'm just reiterating it. The building in question you see up there on the left. The former Bag Lady building. They're looking to replace those storefront windows with some roll up garage door type windows. The brick at the bottom remains in place. The surround of the windows remains in place. Nothing happening upstairs. There is a similar swap out on the rear of the building, which I'm much less interested in. But what I've done is I've looked for district guidelines across the country that deal explicitly with these roll up window/doors, windoors, whatever you want to call them. Garage door, basically. And in general I can find no districts where they're approved, so to speak. From the historic integrity perspective, they're generally frowned upon. But, that doesn't mean that they should be ruled out as a matter of course. On the right, you see two districts that we ... Sorry, two buildings that we have in the downtown district on South Washington Street. That's the Meyer Theater on the far left, just barely in the frame. And you see two buildings. both of them have similar roller doors. Please bear in mind, this was all done before it became a historic district. But here you have a roller door where the material is kind of painted with a baked on finish, and it tends to disappear in a good way. These are also roller window/doors up top. Here you have one with this anodized aluminum finish, which we've heard from the state preservation architect is generally not a good idea for historic districts. Just for comparison's sake, this building is pictured here, you see kind of why roller doors get a bad name. The windows looked like this, back in the day. But, down here you see, you know, maybe that's kind of okay. Maybe not. In general, the folks in charge of historic districts are big proponents of, when you want an opening like this, this trade name called Nanawall. It's a ... It folds to the side, so the vertical axis is the folding hinge, and it folds out horizontally. Failing that, they also strongly recommend pivot windows, and here the idea is that you get away from having the grid-like appearance that you see on the building on the right, with that anodized framework. I have here an example of what the building probably looked like originally. This is the building next door, which was built at about the same time. It's not such a good newspaper clip, but what it does is, it shows you, basically a storefront window, just like what we have today in the picture on the left, where it says A Bag Lady. That's probably really close to the historic appearance. At the end of this discussion, you should bear in mind that the Green Bay

Preservation Ordinance calls upon this group to develop design guidelines for each historic district. Those design guidelines could and should explicitly address property owners' desire to put in these sorts of things. I mean, it's a trendy thing to do. We see it on the cannery buildings. We see it here on South Washington. And I would expect to see it elsewhere if we allow it. I'm very much a purist. My personal opinion is, I don't like them, but I don't know that what they're proposing in this particular case is any worse than what we currently have on there.

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- [Jason] Especially if it has that recommended baked on finish, where it kind of blends into the the disappearing void of this ...

- What is the business currently?

- That's what I was going to say.

- It's going to be a wine bar. Is that? That's the idea. That's the proposed, or I think that's what they're trying to work it.

- It was retail but now it's going to be some sort of cafe or?

- So they want like a bistro feel, kind of, with the open air, in the, on Broadway, in the summer, you've got the open air kind of ...

- [Jason] And you'll recall, we talked about the same sort of thing on the building on South Broadway that Ricky owns.

- Mm-hmm

- Jake's pizza building.

- [Jason] Jake's pizza building.

- Yes.

- [Jason] And in that case, those discussions leading up to our conclusion was still something that involved a potential for tax credit money, and we knew from the state architect that, hey, if you want tax credit eligibility, these doors are not the way to go. In this particular case, nobody's looking for any money. Nobody's looking for tax credits. This is a contributing building, but that first story storefront isn't the critical bit here, because it's been altered at some point.

- When was that? The brick that's there right now. Is it not the original brick on the bottom?

- [Jason] It is not the original brick. I don't know exactly what was- What I can tell you is that that brickwork is outside of the period of significance for the district and the building, so that brickwork would be seen as a ding on the integrity, as it is.

- Right.

- [Jason] Now, would keeping that brickwork and adding roller window/doors be a further ding? Not really. It's already in a portion of the facade where you're not getting any street cred for maintaining historic integrity. But, when you look at this, you need to consider the ramifications of green lighting this means potentially green lighting the one next door, which maybe means a whole district full of garage doors on the front facade.

- It's still a case by case judgment though. How much of an improvement to the district is this building as it sits now? Not that much of a ... of an improvement to the ... I mean, it has the, you know, some of the aspects in the surrounding cement, concrete bit there, and the upper brick, but that other part is already just a-

- That other part is already a throwaway.

- Just, yeah, so ...

- Can we ... Can you talk to us a little bit about, not necessarily about this project, but the development of the guidelines and how this commission and where that all lands and ...

- Even under the previous ordinance, developed in the mid 1990's, the Historic Preservation Commission was tasked with developing guidelines for historic districts, and that never happened. Generally these guidelines are developed by Landmark's commission artist or Preservation Commission with an eye towards each individual historic district, and it's up to the city, community, taxpayers, citizens, to kind of come to terms with what's important and what's not important. Generally, you turn to the secretary of the interior standards as the benchmark by which you develop your guidelines. Secretary of the interior standards doesn't address specifically over doors, garage doors, that sort of thing. It does talk about, as noted in that staff report, avoiding introducing all these extra muttons to create a grid work where there wasn't a grid work in the days before.

- But ...

- Well, I guess specifically though, at what point are we supposed to be sitting down and putting these guidelines together? And is that something that staff introduces first, and then we work in conjunction with staff, or what is our responsibility on this commission, to get those guidelines in place.

- That's an excellent question. I don't really have an answer. However the commission would like to proceed, we can accommodate.

- I can make a recommendation.

- Sounds like a good one.

- If the recommendation is for staff to do it-

- They have to do it. These tend to be big things. I'm happy to do it. That's job security for me.

- Right.

- It's gonna be a while. I won't have it for next month.
- No. There is a lot of work involved in putting that together.
- There is. Yeah. And often when you find them online, and you have a community that wants to write about their new design guidelines, they have several pages in the front of them, saying all these different companies have contributed to the development of the guidelines. And maybe they'll print pictures and ... It can be daunting.
- Mm-hmmOkay, so maybe we should put that discussion aside for a second then, and get back to-
- Well, the Department of the Interior also says don't, where there's been something historical, that you're changing, don't necessarily go back and try to replicate it. Make it distinctly different, so it can be identifiable as a change.
- Yes.
- Or some modification.
- If that's how we want to do that.
- Right.
- Depends on the community.
- Right.
- Do you want to replicate what was there, or do you want to-
- Right.
- Have a nod to it being a change.
- Mm-hmmOh, sorry.
- I know that when I drive by those businesses on Washington Street in the summertime, they're doing well in the summertime. People do like that open air feel. And there's a lot of people standing there partying and stuff like that, during the farmer's market as well. Again, as I've opened on Broadway, I think about it, and I'm not making a decision either way, I just think that, starting to see, I don't know if it's me, or I'm starting to see more vacant buildings there, or if there's ... There is a turn going on right now. Correct? I mean, as far as properties?
- I would think so. I'm maybe not the smartest person to comment on this.
- Yeah. And I know that title, that whole Titledown, not Titledown district, because that's Lambeau Field, But around Titledown, all those buildings that are being renovated, like you said, incorporate that other darker class. On the right, right?

- Your recommendation is that if we do approve some sort of roller door that it not be anodized stuff and not be that low E glass, but rather, but those two buildings on Washington Street, you can see that, where it tends to disappear, at least-

- Yeah.

- Yeah.

- It's more sympathetic to the historic character of what was there.

- How they have it on their rendering is new anodized aluminum and glass overhead door.

- Yes.

- Yeah, I should ...

- That means, that means they're asking to do what's on the right.

- No.

- Keep in mind, anodized aluminum doesn't necessarily mean clear. Anodized aluminum can be the dark bronze color that you see on the left.

- Right.

- I think if we specified that.

- We have to specify the color.

- The windows above-

- It appears that it has either a powder coat finish on those frames, or ... or paint, I'll call it. It's not a ... Not a bare metal looking finish, right?

- I mean, from the upper right, I'm more offended by the stone that was added.

- Oh, yeah.

- Than I am with the overhead door.

- It's an abomination. And we shall not get too wrapped up about it.

- But I mean, we're not in review, so they're going to keep the brick in fill as it is currently?

- Yeah. That's what they've got on here.

- With the overhead door over the top of that, right?

- They're just replacing the glass and putting a division between the two doors. The dimensions stay the same.

- They have it on their rendering that the existing building finish to remain.

- And the existing doors remain.

- I mean, the pivot window that you had, if you can go back to that, that would be a problem.

- I think so too.

- Encroaching on the sidewalk.

- Yeah.

- Somebody's gonna-

- Yeah. Definitely.

- Stand up and hit their head on them too.

- Right.

- Now, by and large, a lot of, I consulted the brain trust that is Facebook. A lot of professionals in preservation instantly start shouting about Nanawall.

- It's expensive.

- I don't doubt that. And it might not be a good application in this building either, because-

- It's not floor, ceiling to floor.

- Ceiling to floor.

- And our client-

- it's not in that top center photo either, but that's a pretty wide opening, what they have to work with, even if you took the entire width of the storefront windows isn't all that wide.

- I mean, you've got a seal on those windows when they were closed in the winter months, if you went with an overhead garage door.

- Don't hold me to this, but my guess is that on the project we're looking at, the difference between the overhead doors and a Nanawall, like a single overhead door they're probably looking at about \$2500. And a Nanawall's probably closer to \$10,000. So you're ...

- Four times.

- You're significantly different in the cost of those two different types of doors.
- And how much difference in appearance is it going to ... What difference is it going to make to the eye? Appeal-wise.
- There's kind of the right too. If this storefront was 100% original, I'd kind of say, well, gee, we're messing with something that has integrity. It's a bad thing.
- I agree.
- Yeah. I think it's not gonna make that much difference here. I mean, I'd be inclined to say, roller roller windows are fine. And also, just thinking of fads, speaking of, these are popular now, a lot of the historic things that we think of as historically significant were fads at some point too. I mean, art deco, or whatever it be. It came and went, and we have some to remind us that it was a fad. It seems significant now, but it was a fad at the time. So maybe fifty years down the road, they'll be like, hey, we wish we had more of these roller windows that were put in. I'm just saying. You never know.
- My general recommendation is that if we decide to approve roller doors, that we follow the state architect's guidelines that they be not the anodized finish but some sort of baked on paint like finish. That it not be low E glass. And that perhaps you also say specifically, in this case, given that the dimensions of the fenestration will not be altered, it is okay, and given that the stuff that's being removed is not historic, it's okay. My fear is that if you put forward a motion that just says yeah, roller doors, all day long- Somebody else is going to come along and say, "Well I want to cut a big hole in my building."
- Right.
- And put them in.
- Well that's why case by case, you say, not a chance.
- Yes.
- You try defending it.
- That's the issue until we have design guidelines in place.
- Right.
- I recommend that you be careful and word this as specifically as possible, if you choose to allow roller doors in this case.
- So the question that I had, and I felt ... I feel pretty strongly that I'm going to use some non technical terms here, the bottom half of the facade has already been butchered. And that makes me a little bit more sympathetic to what the building owner's trying to do now. My concern is, is that, because I think that's maybe okay, that, you know, if this was a historic facade on that first level, I wouldn't even be considering the overhead door treatment. When I think about it in that context though, and you think about all the facades, not just on Broadway, but here on this side of the river, I don't know how

many facades you could even say are original and still intact. And so even if we kind of set the tone by saying, well, if you have an original facade we're not going to allow this in the future, the fact of the matter is, is, there's very few facades that look like that bottom picture, the picture on the bottom right. So we're still going to be opening ourselves up to establishing some precedent tonight, and I think ... I'm okay with that, personally, that still going on a case by case basis. I don't think that ... Until the guidelines are established, that's about the only way to play it.

- I agree. I think one upside here is that they're not altering any of the existing dimensions.

- Right.

- Correct.

- And that maybe gives you a stop check against somebody else saying they want to, but we also want da-da-da. It's got to fit right.

- Mm-hmm

- So, you know, I'm just looking at the, the front elevation that they have here. That sanctimonium between the two verticals-

- Would be much wider.

- Much, much wider.

- Yes. But the overall opening, if you will, the load bearing stuff-

- But that changes visually the proportion of that, as a complete opening.

- It does. And historically that would have read to an observer as a large, single opening.

- Single opening. Right.

- Which it does, essentially, now, but it won't when ... It won't

- Right. Depending on how low you can make the center support disappear or cover it.

- Well-

- Do you have that elevation up on your ...

- I don't. No.

- The way that, one other way to play that is, is potentially not two doors, it's a single door.

- Right. But the way it's proposed is to mimic what's there.

- Yeah.

- But that sanctimonium becomes disproportionately wide.
- And I don't even think it needs to be that wide.
- I would doubt it needs to be that wide. You know, because you've got two running tracks up the side.
- But things are off the shelf. Doors are what's driving the dimensional choice.
- Are both doors ... Or is one door going upstairs and one door is going into the facility?
- Yes. That's correct.
- Okay.
- There's a staircase behind that door that you see very clearly head on, and to the left is the downstairs storefront entry door.
- But then the storefront that remains between the door and the corner, where it turns in, remains as is?
- That's what I read in the plans.
- That's what I read too. So it's literally that, between the the two P's in the signage above. That's that piece of glass. Those two pieces of glass.
- And Vivian, as you pointed out, the plans submitted specifically call for it in a, and anodized finish, which again, you do as you please, but ...
- Right.
- Do the guidelines say it shouldn't be an anodized finish if it's a new intervention in the facade? Or only if we were trying to replicate the type of original that it should not be? Because the last, the last one that we did last month was much more Was much more akin to what it was originally.
- Yes.
- And if they're going to be akin to what they were originally, then they should be not anodized but a painted finish. Where it's different, does that same criteria hold true?
- Again, I think that's up to you, but ... From a holistic perspective, you've got a historic district so anything that better maintains or is a better facsimile of the historic character of the district would be preferred. And when I look at the South Washington Street photo, I see the industrial chic nature of the building on the right, with the stone.
- Yeah, no.

- The one on the left-
- But that could be anodized as well. That's why I'm asking. The one on the left is dark bronze, and the one on the right is clear anodized.
- I really thought when I looked at it, it had a painted finish.
- You could replicate either of those in an anodized finish. To go to a painted finish is more expensive than an anodized one. I'm just saying.
- But in this case, I just, I would refer back to the state's preservation architect, who specifically, of all the things he could pick on, picked on that.
- Right.
- What is the owner's timeline? They're not represented tonight.
- I guess I don't know either.
- Table it?
- Next time they come into property to have the property owners have a records, a client at these meetings.
- The head on that opening in that historic photo, looks like there's a ... A different ...
- This is the building ... So we see A Bag Lady there?
- Yeah.
- This address is for the one to the left of that.
- Oh. Okay.
- They were built at the same time. Generally to the same style. But yeah, there's going to be some small variations.
- Okay.
- What I see here is a big window above some pony wall type thing, and something up above. Historic photos can be a bit of a challenge to find.
- Is there a database of historic photographs that the city has on file for?
- I've been assembling them as best I can, as I do research. But no, there's not a one-stop-shop of, somebody calls and says, "Hey, what's my building supposed to look like?" No. Sorry.
- Okay.

- What about ... We can get into ...
- So yes, you certainly could table this. You could request that you want them to send a representative. You can accommodate these things by having a special meeting perhaps, if your schedules work. Or you wait until next month. The power is yours.
- Did they state any kind of timeline? With the application? Or don't we know that?
- I haven't seen one.
- Okay.
- Well.
- I can't be in favor of doing a special meeting for them if they can't send anybody to this meeting.
- Yeah.
- If there was some emergency that came up and they sent word that they were going to be here, and apologized, okay, but to not have anybody here.
- Right.
- Sometimes it's the property owner. Other times it's the contractor. But maybe they could have sent somebody from the garage door company.
- Sure.
- We've seen them in the past, where they'll send the contractor.
- Someone who wants the job.
- Right. Someone who will be doing the work to explain what they're doing.
- Exactly. Sure.
- Confident that the property owner knew of this meeting. I did not personally notify though, so I'm not going to swear a blood oath on it.
- So ... The existing aluminum storefront that they have now looks like a champagne color?
- Mm-hmm
- Colorblind, I'm going to look at you kind of blankly.
- It's hard to tell in this photo, and I can't recall from memory.

- Well, the reason I say is, if you look at the door, you can see the door handle, or the push bar. That's your clear aluminum.

- Yeah.

- Okay. And so that's why I think all the rest of that framework is, they call it champagne.

- Oh, okay. I just thought maybe there was a glare on that.

- It's more of a taupe kind of color, aluminum finish.

- Okay.

- The question I would have is, I like the idea of how, if the overhead door has the dark brown framing, the members disappear. If you look at the ... the building on the left, it reads as just an opening, and the building on the right with the clear aluminum framing, it shows as a garage door.

- Right.

- So I'm leaning towards, if we approve the doors, that where I'm stuck right now is should that framing be the dark brown, so it disappears, and it reads as just two big windows, or do we tell the owner that it should match the existing aluminum that they have? It's an aesthetic call. I'm just not sure which way to go with it.

- If we were to deny it, what's their course then? What? I mean, we say, you can't change it to, this plan is not acceptable, what do they ... They resubmit something else?

- They can resubmit. They can work with you, or maybe endeavor towards something. If ultimately they want to stick to what they proposed and have no leeway in that, they can appeal your decision to the common council.

- If we were to vote tonight, I'd be okay with allowing them to have the windoors, because of that brick on the bottom having already been changed, and they're not looking to increase the size of that opening. I would be more inclined to have them change it to that darker finish, so that it looks like ... Two big window openings, rather than that taupe, champagne color.

- I agree with that.

- However, if we want to table it until they can send someone here to discuss it, for any questions, that any of the other

- Discuss the color, because we really don't have anything here on what color. It just says anodized aluminum.

- Yeah. Which is just that silver thing, right?

- It wasn't clear what color that large mulligan would be either.

- Okay.
- Maybe we table it? I think that sounds like a good idea.
- All right.
- I'm leaning towards voting on a solution for them.
- And just be done with it?
- Okay.
- It sounds like we've also duck, and it sounds like-
- Everyone thinks it's okay to put those things in.
- I agree with what Veronica said. I think because the facade has already got some issues I mean, I'm more offended, quite frankly, by the two doors.
- Yeah. If this was a historic facade, you would have potentially a wood and glass door that would have very different proportions to it than those aluminum and glass doors that are there now. I would look at it like it's already been, I said before, butchered once, and I am sympathetic towards the change in the business and what they're trying to do.
- I like the idea of going there.
- You know, with the ... Sitting at a table and looking out at the street. I don't ... But whether it's going to be a successful business and last and it's going to be something, or whatever, we don't know if that's going to be a thing or if that'll ... But the changes will be there, whether the business is there or not. I guess that's part of our, our call here.
- I just pulled up the Google street view of those two facades on the upper right.
- Same two guys standing there.
- Yep. Same members.
- This one you can see, maybe a little clearer, that the horizontals in this example are significantly larger than the one on the left.
- Mm-hmm
- I mean, it's hard to tell from the details submitted what you have. You have a streamlined, you know, one inch and a half, versus a three or four inch? I think that makes a huge difference as to how that is reading on that.
- So we want to get specifics you think?

- I think they should provide cut sheets of these, if they're going to utilize them. I think if we're going to develop a guideline, The guideline should indicate that they should submit a cut sheet.
- They're already required to submit that sort of information. As to why they did not, I don't know if they got-
- Maybe we deny it based on insufficient information. As requested at the outside, if they're not going to ... If we're going to start reviewing and approving things, based on what is submitted, in lieu of what we request be submitted, we're going to be fighting ourself forever and a day, not having all the information that we need to make the correct decision.
- Well thought out.
- Or we could simply, in the recommendations, say that the moorings should not exceed more than two inches in width.
- There are no recommendations at this point.
- Right.
- What you say is ...
- Right, but I'm ...
- But we need to come up ... You would be charged with creating that. If that's your-
- We're not voting on this tonight.
- We could vote on it tonight and say two inches, that's a hard limit for them, unless they want to appeal it or come back through.
- Is that a precedent then for other people who might want to, until there are guidelines, will they say, "Oh, you let ... You did two inches on this one."
- You're still fully within your rights, and as you should be, to do these on a case by case basis.
- All right.
- I think it's a public relations issue, where if you start saying this one yes, this one no, it may spin it as a, mine was better than theirs, what gives? That's where it starts getting dicey without the guidelines in place.
- I'm feeling like maybe a little more time, more ... Like you're saying, more information. Either deny it and get more info-
- I guess, what do we specifically, what do we request? Or what is ... Is it mandated that ... Not mandated, but is it outlined clearly for the submitter what is to be submitted for this to be reviewed? Or is it still kind of wishy washy, as to what needs to be?

- I don't have that information in front of me. I thought it was pretty clear. You know, generally that's why somebody is in attendance, to answer questions, because who can anticipate exactly where the discussion will go?
- Right.
- I just realized to that, on the renderings, they've got two different exterior building elevations.
- One's the front and one is the rear.
- Is the rear? Okay. Thank you.
- And the rear, it's the same story. One large door, but given that it's at the rear. I don't
- My gut feeling is to say like, you start out, and a sentiment you said was an option was that in a sense to allow it, but what bothers me about saying that is those doors. It creates such a mess.
- It's an unfinished project, if we say yes to the windows, without the whole front being ... dealt with. I guess that's ...
- You want it to be uniform.
- Even if it's the same color, for heaven's sakes. I mean, just a ...
- Right.
- You know.
- That's a good point too. I mean, if the existing doors are there, and we call for a dark brown, blank out kind of look in one spot, but it's still
- You should at least change the glass.
- If we table it, what does that mean exactly? I should know this, but ... Does that just mean it comes up again at the next thing?
- Next meeting.
- Essentially? And will they be notified? Is there ... And then they can make a presence? So maybe we ... I think that's the best, probably the best course of action, personally, I guess. We're not ... None of us are really locked in on this right now, so without maybe a little further discussion and some input from the-
- Speculate that they're not looking to do this in the middle of winter.
- Yeah.

- If that makes you feel a little bit better. Like February probably is not the contractor's goal here.
- Right. Right. Sure.
- And also, what's on the right hand side of the right door?
- Huh?
- Oh. Are you talking about the building or?
- Yeah, the building. I mean, what's on the right hand side of the right door? Is that glass as well?
- The next thing over is-
- I think that's the Kovana building.
- I don't think so. I think it's Gabin.
- Oh, that's right. It is Gabin.
- I'm saying, is there a third door?
- No.
- That would be-
- Oh no, it's just a wall.
- But is it this brick or is it this brick?
- I think it's probably cement.
- Oh, it's cement?
- Yeah. That's what I-
- Because those are support beams, right? The facade? It's actual support.
- This is cannery.
- I don't know what that is or not actually, yeah. I'm not sure.
-
- I would be willing to bet that going across in those posts are support posts and lentils. They look fractured and-
- They do what they want to do and didn't want to play by anybody's rules.

- But these, so this is down at the cannery?
- Mm-hmm
- I mean, you can see, this is more that low profile piece as well. It's more akin to the one on the left than the one on the right, in the upper right hand photo.
- Mm-hmm
- Clear glass, dark frames.
- It's pretty unobtrusive. Does the existing cylinder then stay? I didn't look at the details.
- The cylinder stays.
- The whole thing from the brick up gets taken off.
- They're essentially redoing a new sill and new jams, and they're wrapping the sill, jams and head in the same maroon color that you see.
- Okay.
- So again, the way I was looking at it is that, I was okay with that, because that would maintain the continuity of all the aluminum on the front, and just have the doors as the dark, so they would read as a piece of glass, as opposed to a garage door.
- And I agree. We had not considered what finishes on the existing doors that would still be there.
- Yeah. That's all going to stay.
- All right, well, I'll make a motion to table this until next month.
- I'll second.
- I'll second.
- The crowd goes wild.
- Justin.
- Any other discussion on this project? Okay.
- I was going to say, I'm not opposed to next month, as long as they have a representative here, otherwise it just gets pushed right out. We don't even talk about it if they're not here. We just push it aside. We retable it again. They need to have somebody here to answer the questions that we all have.

- I think if they're not here next month, then it is denied.
- Then it gets denied. Right. Correct.
- Because there's, we had 15 different questions here.
- Mm-hmm
- Okay. So the motion that we had was to table this item. I think we need to vote on our tablets on this one.
- So we're voting yes is we're going to table it until next month?
- That would be correct.
- Okay.
- I'm sorry. Voting yes or no would be what?
- A yes vote means we're tabling it to next month.
- Got you. Okay.
- This says consideration of passable action.
- You've considered and now you're-
- This is the action.
- Possible inaction.
- Possible action is met by possible inaction.
- Some of us didn't register yet. Okay. That passed unanimously.
- All right. So, next item on the agenda would be staff level applications.
- We have received none.
- Okay. Thank you for that report. Next item would be raze or repair orders and demolitions?
- We have none.
- Thank you again.
- And the third item would be a staff update.
- I have none.

- Can I make a comment?
- So I guess I would like to then bring up the question of-
- Design guidelines?
- Design guidelines, and how we want to proceed, and where we want to go with that.
- Susan had a question. I don't know if it was-
- One thing I would say we should have on our agenda for next month is the historic preservation awards. That we didn't do last year, so we should think about nominations for that. If we want to do that in May.
- Is that part of the deal with this? We absorbed that historic preservation terminated and this started up? Or is that open for ...
- Under the old ordinance and the current ordinance, one of your charges, if you will, is to spread the gospel of preservation.
- Okay.
- To be a proponent of preservation education, and that sort of thing.
- Okay.
- I think the awards were one of those tools to keep it in the forefront of people's minds. There's nothing that says you've got to do it, but ...
- Yeah, it would be ...
- Good.
- Right.
- So I think if we wanted to do it this year, we'd need to start talking about that, and give out a list of nominees.
- Criteria applications, all that stuff? Need to be probably-
- We've had other different categories. Do categories transfer?
- Sure.
- Might not.
- Or you adopt your own.

- So is that something that for the next meeting as an agenda item, we should probably review the past process.
- Yes.
- And decide if there has to be any changes made.
- I would think so.
- To the process, so on and so forth.
- If that could be brought forward by staff.
- Yes. The staff will provide that as a part of the update.
- That would be good.
- Okay, so one agenda item would be then the historic preservation awards. We'll discuss that next month. I don't think we need to vote on that, correct? Is it just a direction to staff?
- Just put it on the agenda.
- Okay.
- Agenda item.
- And then next item would be the creation of design guidelines.
- I've got a question on that. The fact that now have the landmark's commission, we're eligible for CLG, or we have CLG status? Where are we at with that?
- Very nearly eligible. There is one ordinance revision that needs to go through that says property owners are to be contacted by first class mail. The words by first class mail were not inserted in our revised ordinance, so that has to be accounted for, so I think that's coming up, maybe this month? Or did council already meet?
- Tomorrow.
- Well I hope that doesn't turn into a multi owner discussion at council.
- If it gets approved.
- From there, we think that CLG is a slam dunk. I thought it was before, until state said, hey, there's this change to state law, where you have to specify that.
- Okay.

- And yes, you can then use CLG grant money towards the development of district guidelines.
- So would that be something that we would consider putting out a request for proposals for a consulting entity to provide those things? As a thing? Or is that something that we would develop on the staff level?
- I think it would work. Recognizing that staff is ...
- Mm-hmm
- Hence my recommendation for an RFP.
- I would not be offended by it.
- You do have sufficient jobs.
- So, would it be appropriate, before we get to that step, to just take a look at some similar design guidelines first so that we know what the RFP eventually is going to be? I guess the question then would be, can you provide us, either prior to, some links to some examples, so that we can determine to what extent these guidelines we want.
- I believe there are two things that we need to look at. Both the guidelines, and the inventory of what we have. The last one that was done was in 1988.
- That's an intensive survey.
- Yeah. Intensive survey.
- Not to be confused with guidelines.
- Correct, but I think we need both. I think we need guidelines, and we need to figure out what it is that we have.
- Yes.
- And how that's currently documented or not documented.
- And I can say that from the state historical society's perspective, as the gatekeeper for the CLG money, they would very much like for the city of Green Bay to update its intensive survey.
- It would give us a guideline and a baseline from which, to what might be appropriate for the guidelines. That's not going to happen overnight.
- No.
- So ...
- More job security.

- Great.

- But that's ... To me, we would want to get moving on that once we have CLG status. Do we know what that's going to provide us for, in terms of financial support?

- Up to \$25,000 a year. Often these intensive surveys are broken out over the course of several years. You might do it east side, west side, in half, or you split it up into the corners, or identify which neighborhood associations of the puzzle should be targeted. That's a lot of project.

- Right. \$25,000 is not going to cut it.

- No.

- So is there ... Are there other funding sources that this commission can tap into? Veronica?

- Maybe. I think that's the answer.

- I mean, if the commission ... I was on the historic preservation commission for ten years. About ten or twelve years ago I quit the commission, because it had no teeth. It did nothing for the longest time, in terms of trying to get anything with teeth, and get anything updated. I agreed to come back on this, if we had resources to actually do something. If we need to make a recommendation to council, or we need to make a recommendation to development, or whoever the authority and jurisdiction here is, I think we need to be prepared to do that. It was done in '88. It doesn't seem to me, if they spent \$100,000 now, 30 years later, that that would be a huge expense annually. It's a \$3,000 expense annually between that time.

- Opinion on the economic development team is that they would look favorable upon trying to-

- I would think so.

- Find funding for this.

- Right.

- Recognizing that it then leads to investment.

- Yes.

- So, I think that's something we should be thinking about in after hours here, on how we would want to go about doing that, how much funding we might need, where the funding might come from, all of those types of kind of infrastructure pieces to, I think if you can provide us a kind of roadmap or a list of things that we could do to help get that action that would be valuable.

- A new intensive survey, district guidelines, these are all long term goals that that it needs to be focused on.

- Right.

- Okay. I heard that for the next meeting, in addition to other regular business that will come up, we'd like to discuss the future of the historic preservation award format, and review what was done in the past, and see how we would change that going forward. And that staff will present to us possible examples for guidelines, on a go forward basis. And the third item would be that we will discuss opportunities to fund a new intensive survey using either the grant money from federal government as a part of this landmark commission, and also other funding sources, by the city of Green Bay.

- That's a good recap.

- Mm-hmm

- All right.

- I just want to throw out there too. We have, I think five historic districts, each one should have its own guidelines. I mean like, consider which ones we view as more of a priority.

- Okay.

- Broadway has its own design guidelines.

- There's the off Broadway group.

- Right.

- Which exercises some jurisdiction in these matters.

- Right. That was going to be my question. How much jurisdiction do they actually have?

- I don't know that they have the leeway to have local ordinance behind them.

- Right.

- But certainly we should coordinate with them.

- Right.

- Yeah. Okay. Okay. Date of the next meeting is Monday, February 11th, 2019.

- Okay.

- Unless there is any other business anybody has, I would for a motion to adjourn.

- I'll second.

- Motion by Ian seconded by Ron. All in favor.

- I.

- And motion carries. Thank you everybody. Oh, okay.

- That does look intensive. Labor intensive. Even carrying it up here.