



AGENDA OF THE LANDMARKS COMMISSION

**WEDNESDAY, JANUARY 23, 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 23, 2019, special meeting of the Landmarks Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the January 14, 2019, 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. 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, 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.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 23, 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



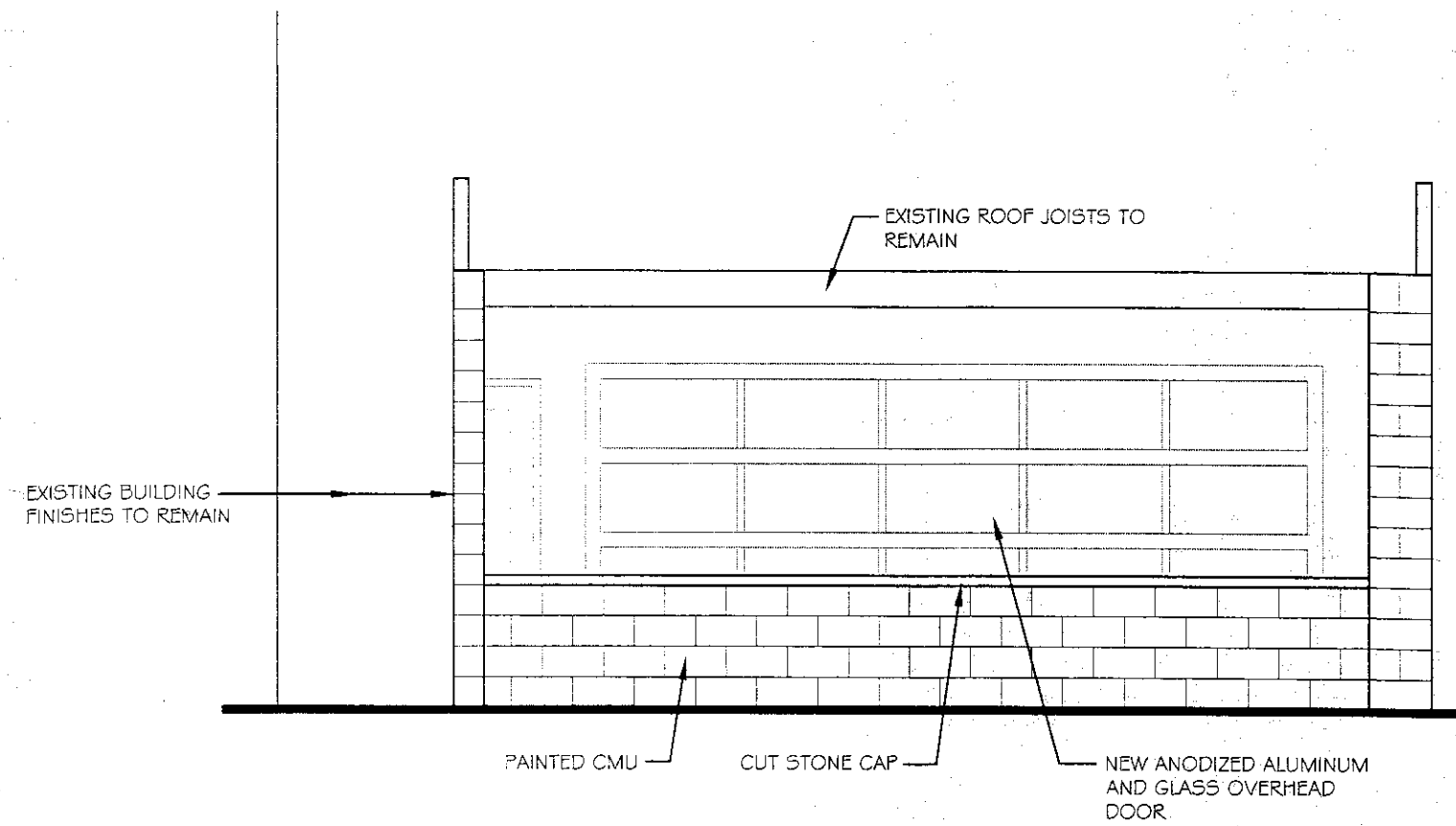
Ctr.

A BAG LADY

AMPHORA
WINE BAR

DRAWING INDEX

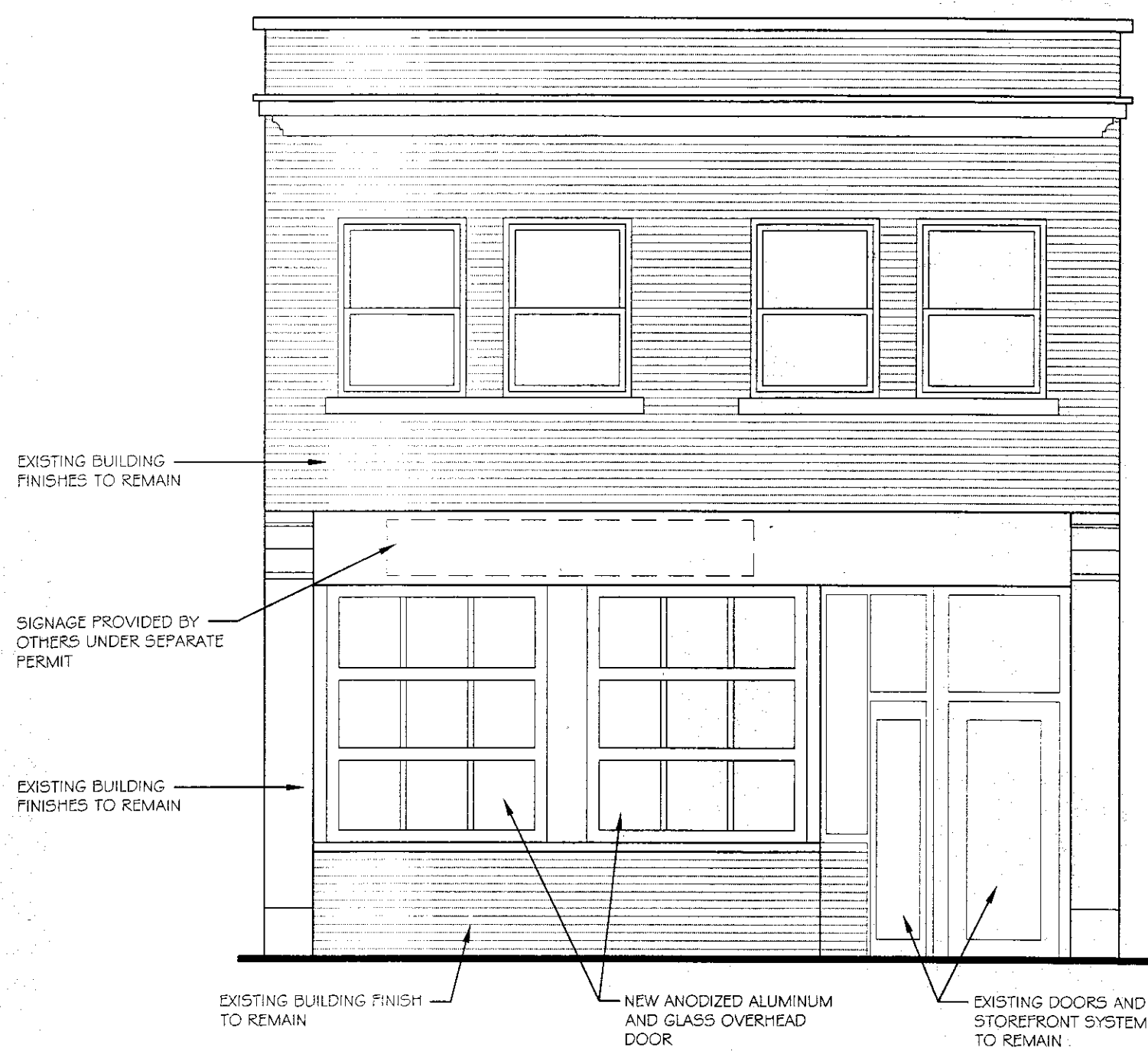
- A0.1 SITE PLAN AND BUILDING ELEVATIONS
A2.1 FLOOR PLANS
A5.1 BUILDING SECTIONS AND DETAILS



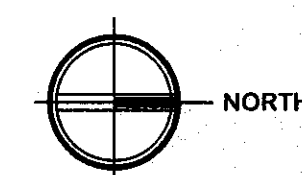
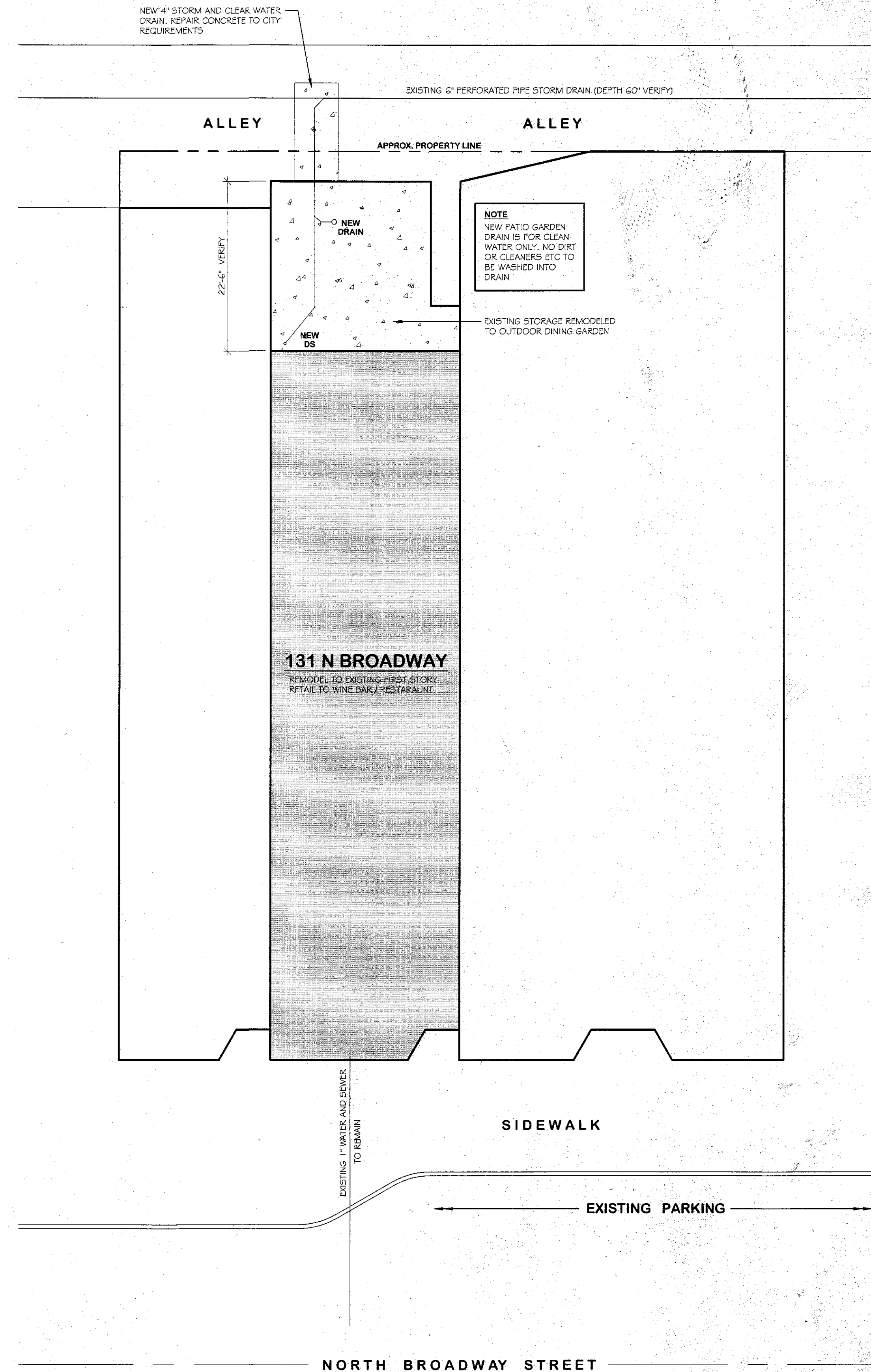
2
A4.1
EXTERIOR BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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

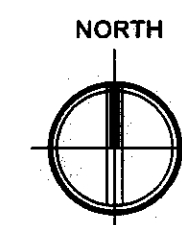
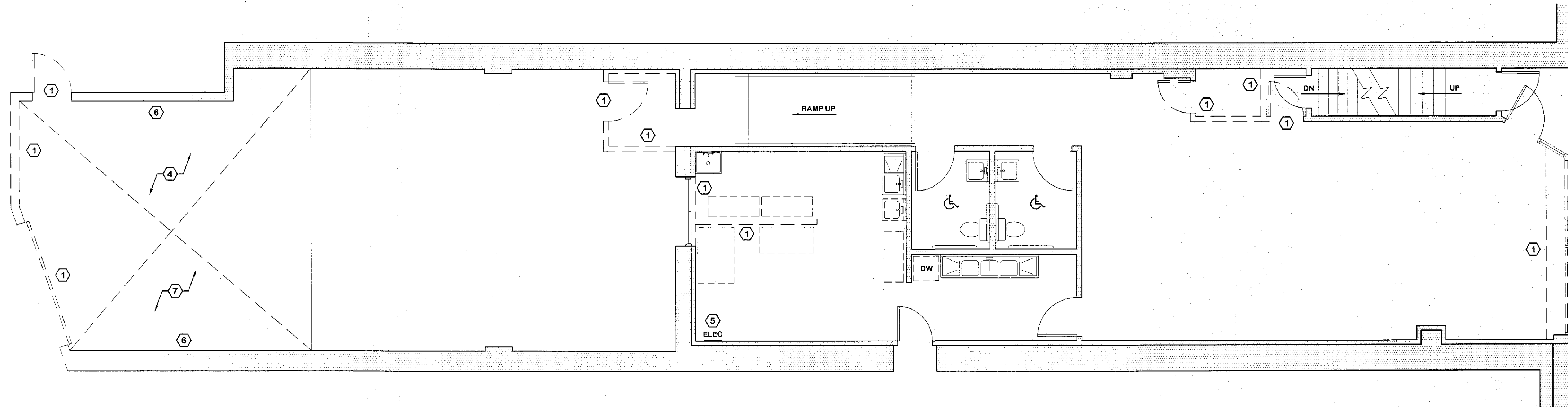
**EXTERIOR
BUILDING
ELEVATIONS**

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

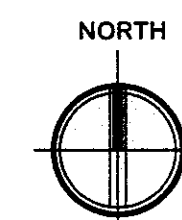
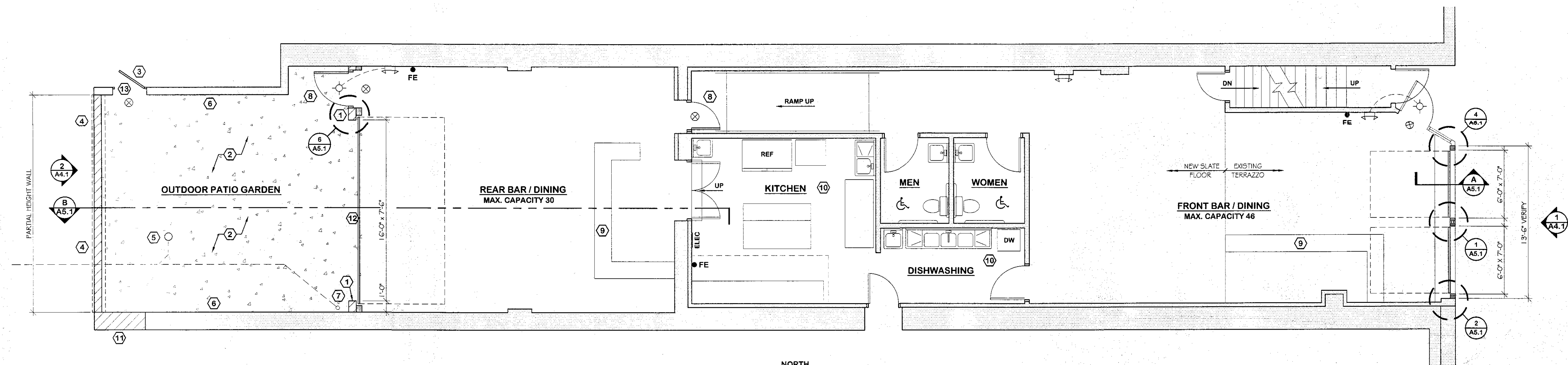
SCALE: 3/16" = 1'-0"

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 | |

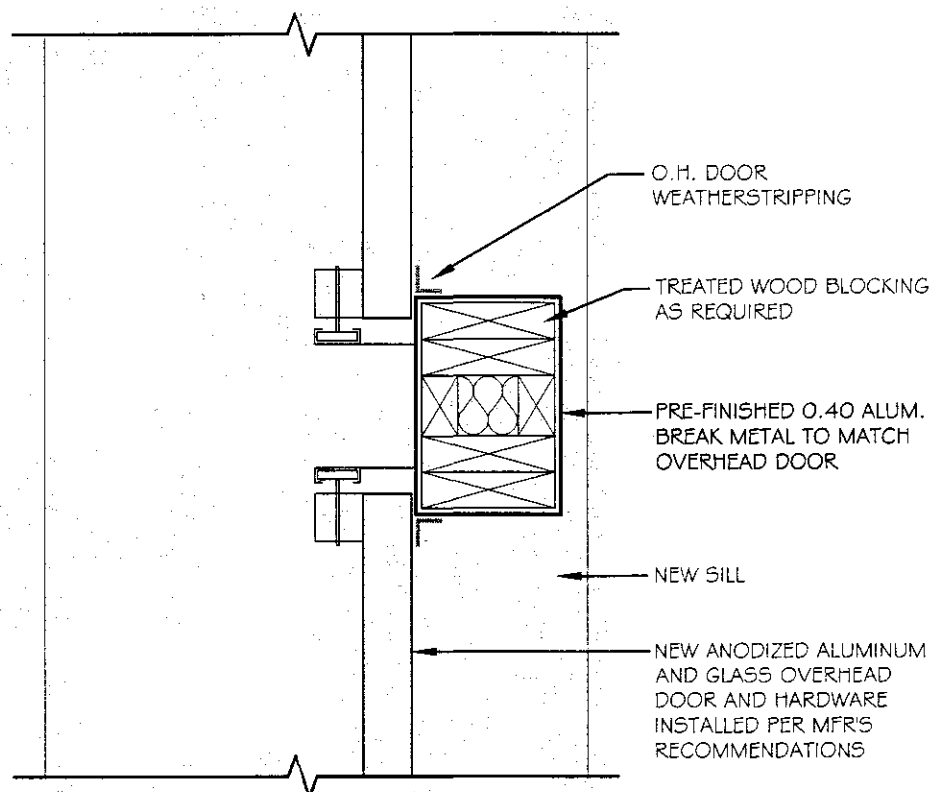
FLOOR PLAN NOTES:

- 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

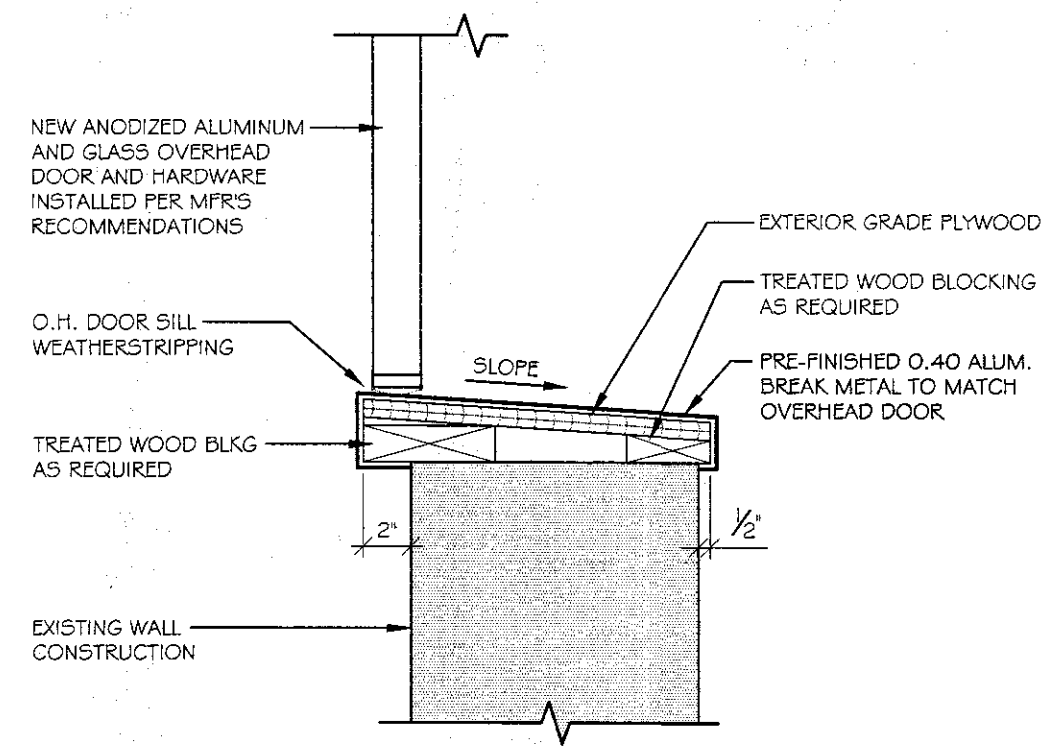


FLOOR PLAN

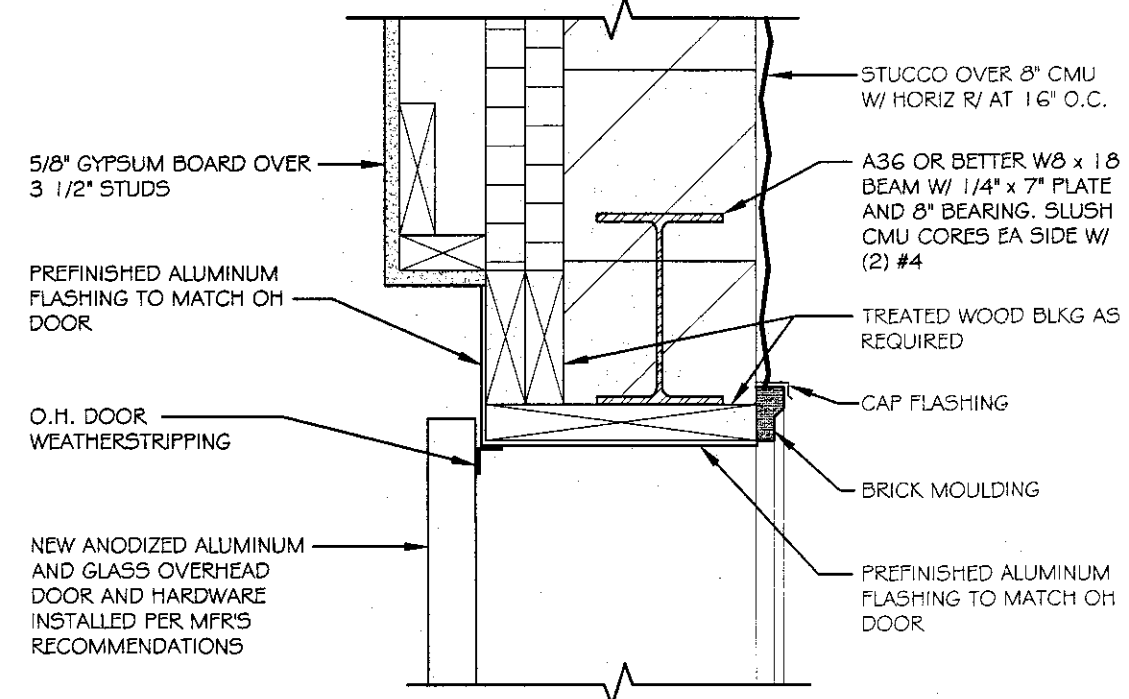
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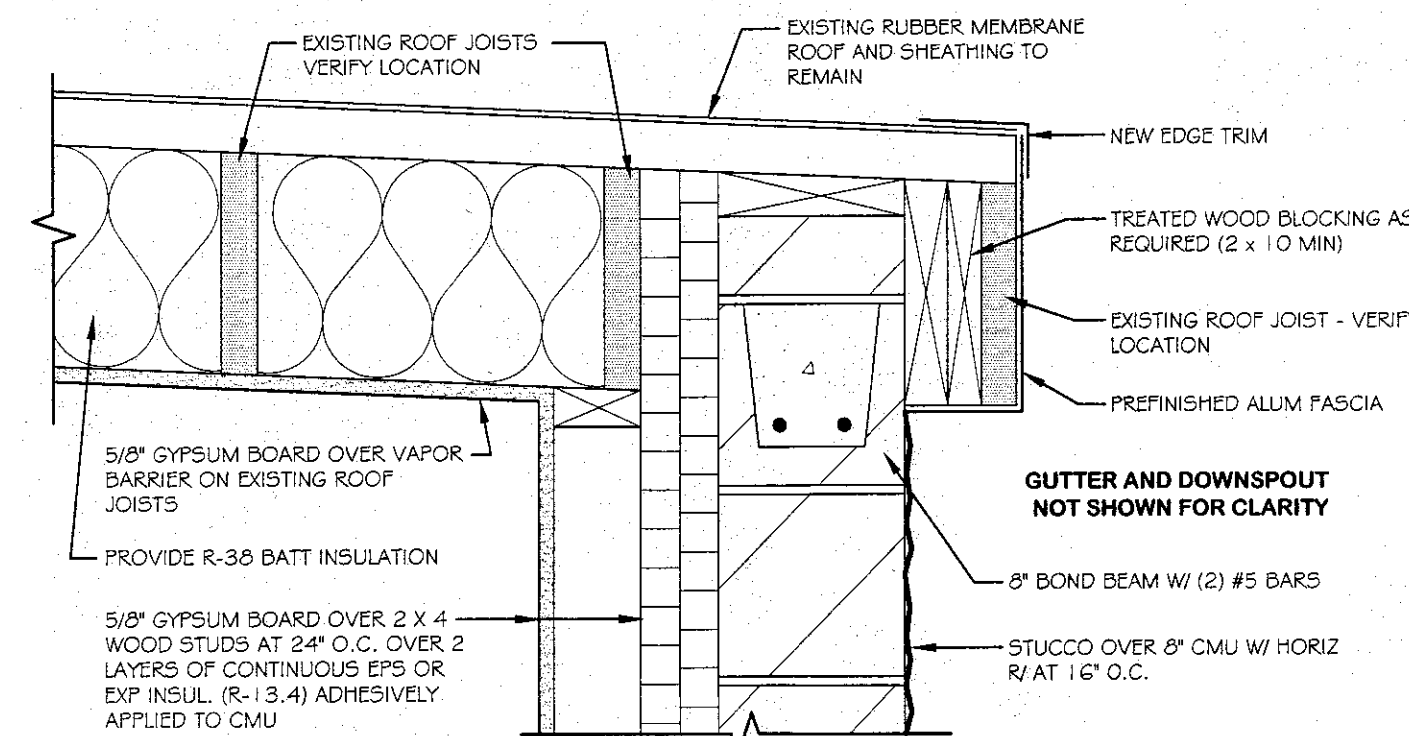
1
A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



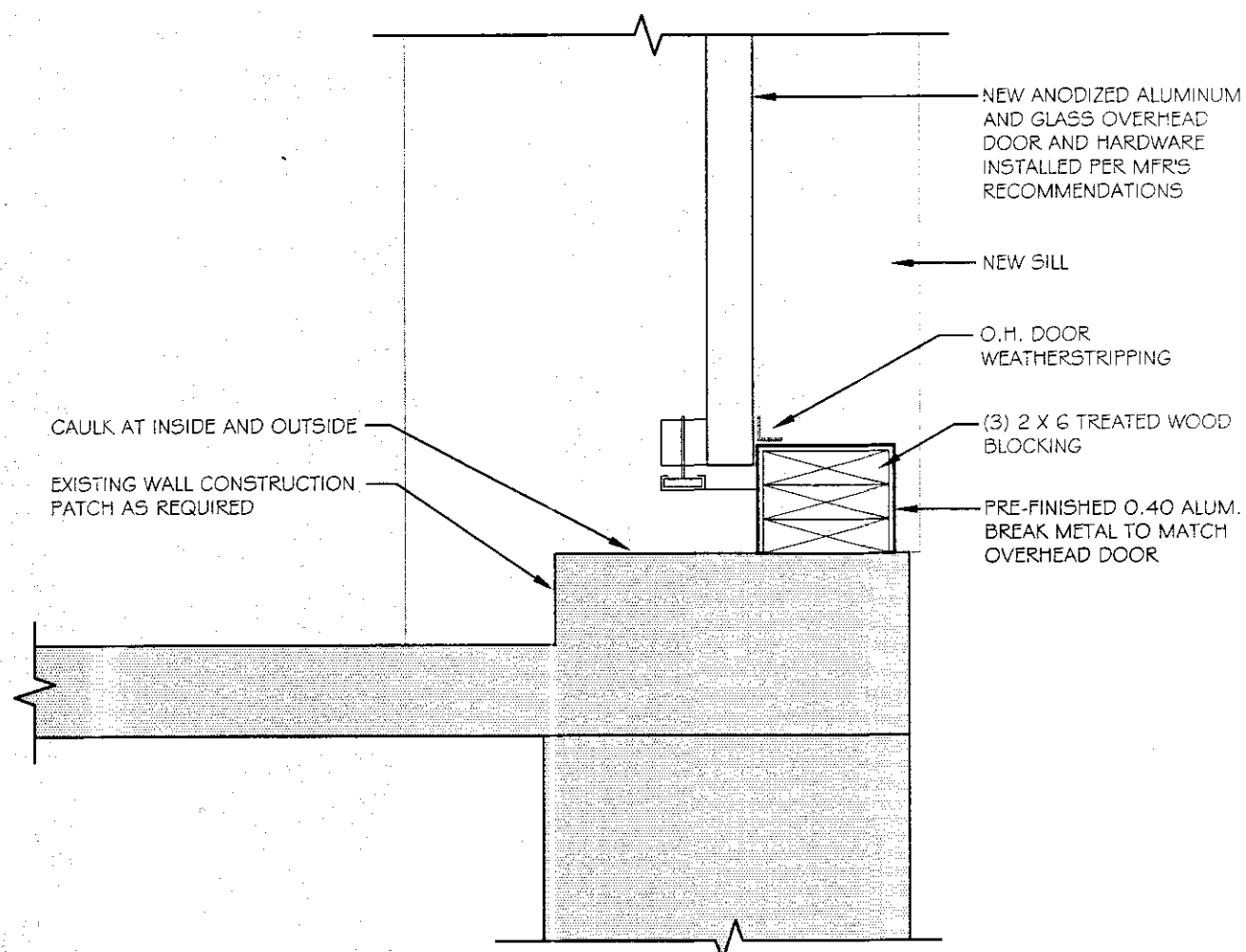
3
A5.1 **SILL AT OVERHEAD DOOR**
SCALE: 1 1/2"=1'-0"



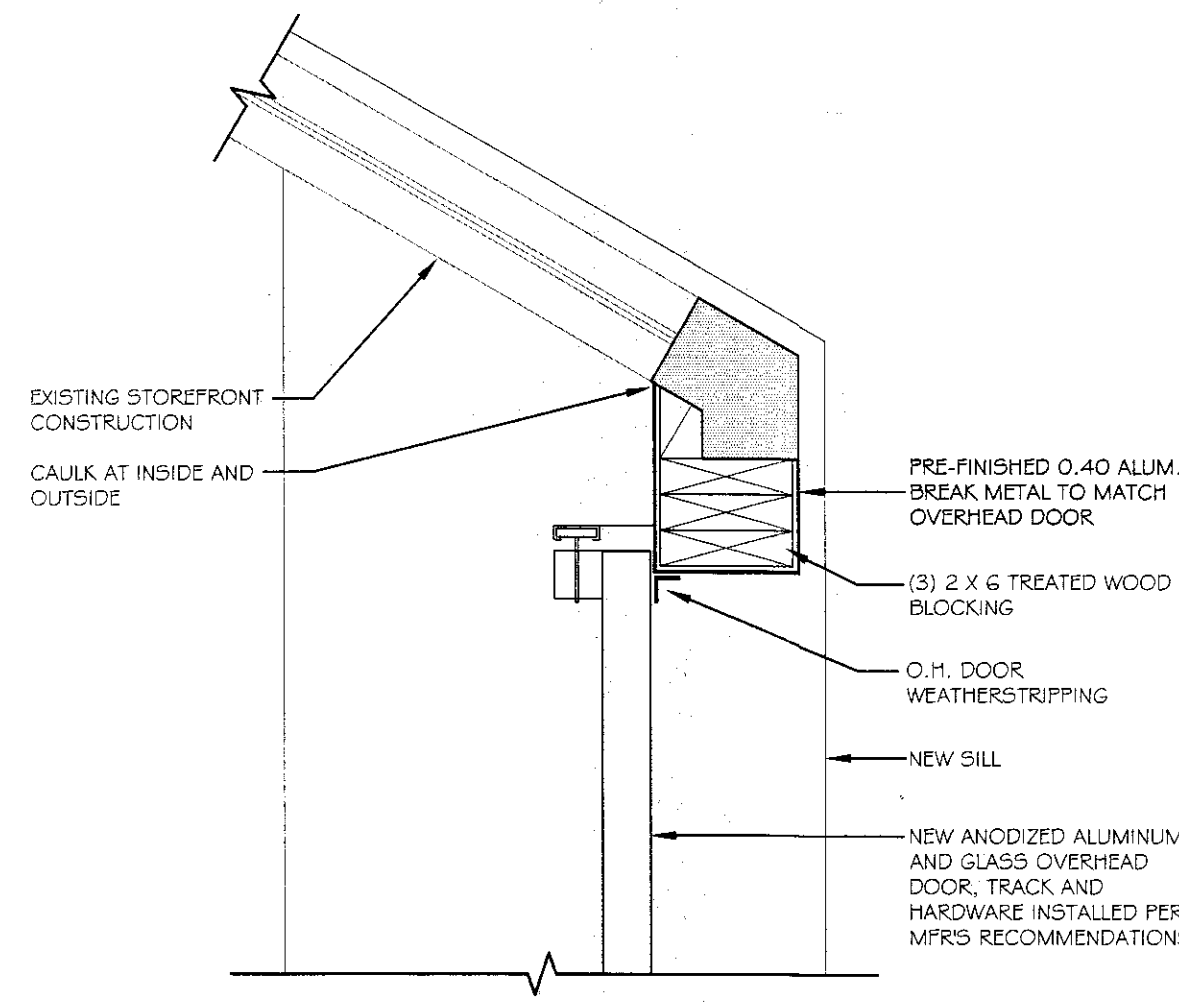
5
A5.1 **O.H. DOOR HEAD DETAIL**
SCALE: 1 1/2"=1'-0"



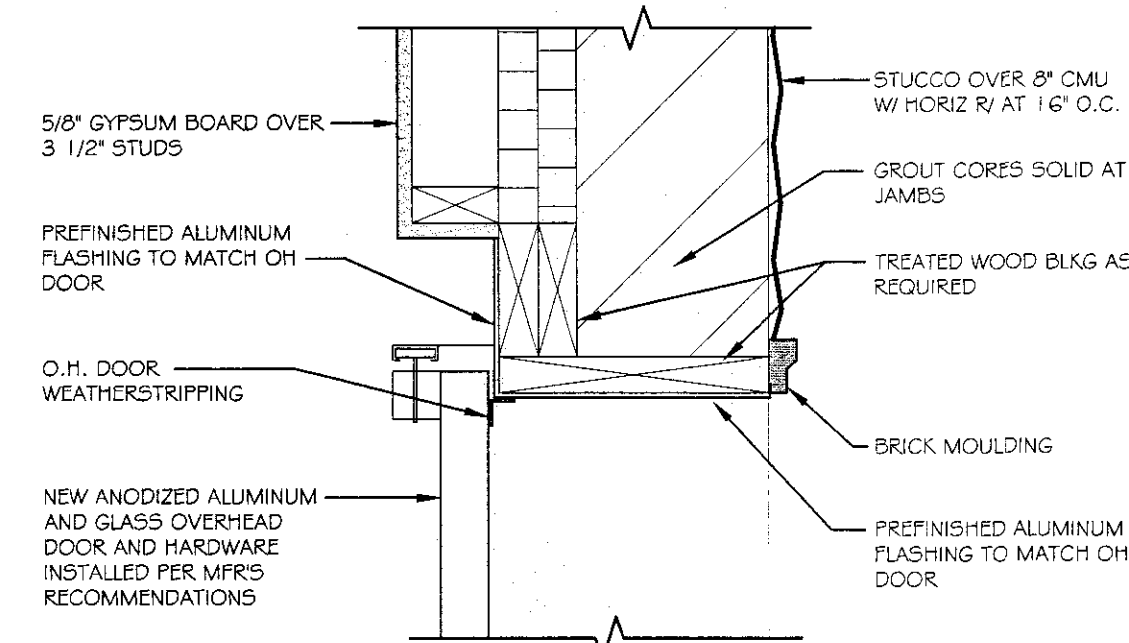
7
A5.1 **ENLARGED DETAIL**
SCALE: 1 1/2"=1'-0"



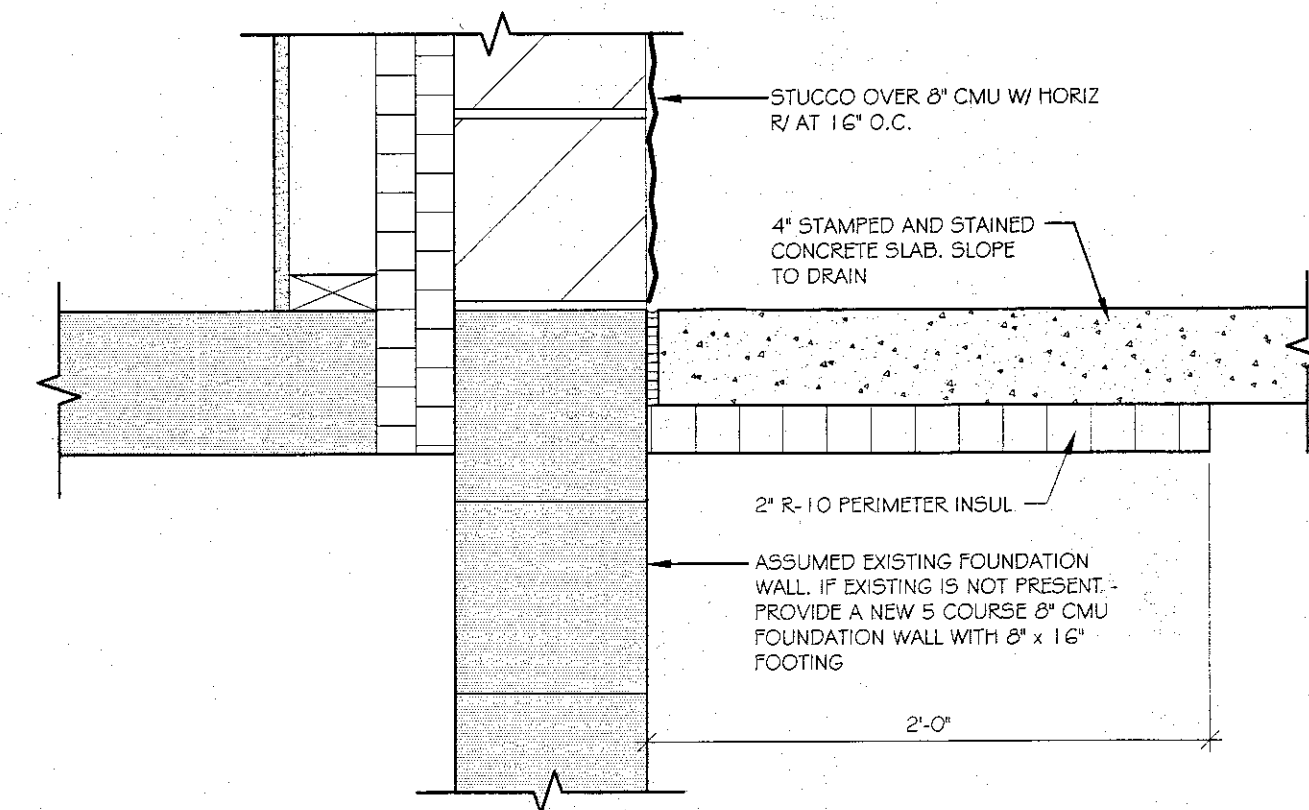
2
A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



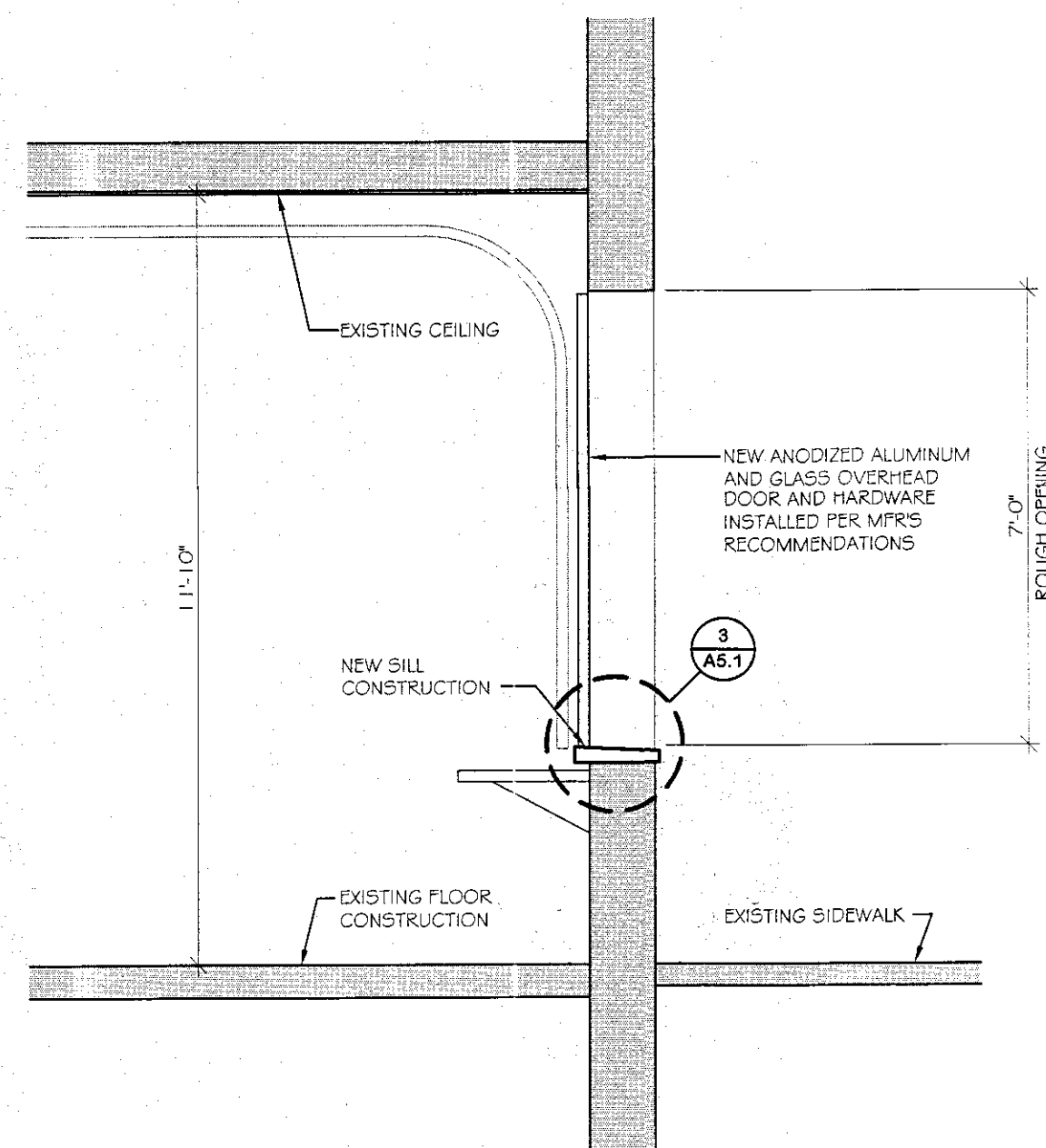
4
A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



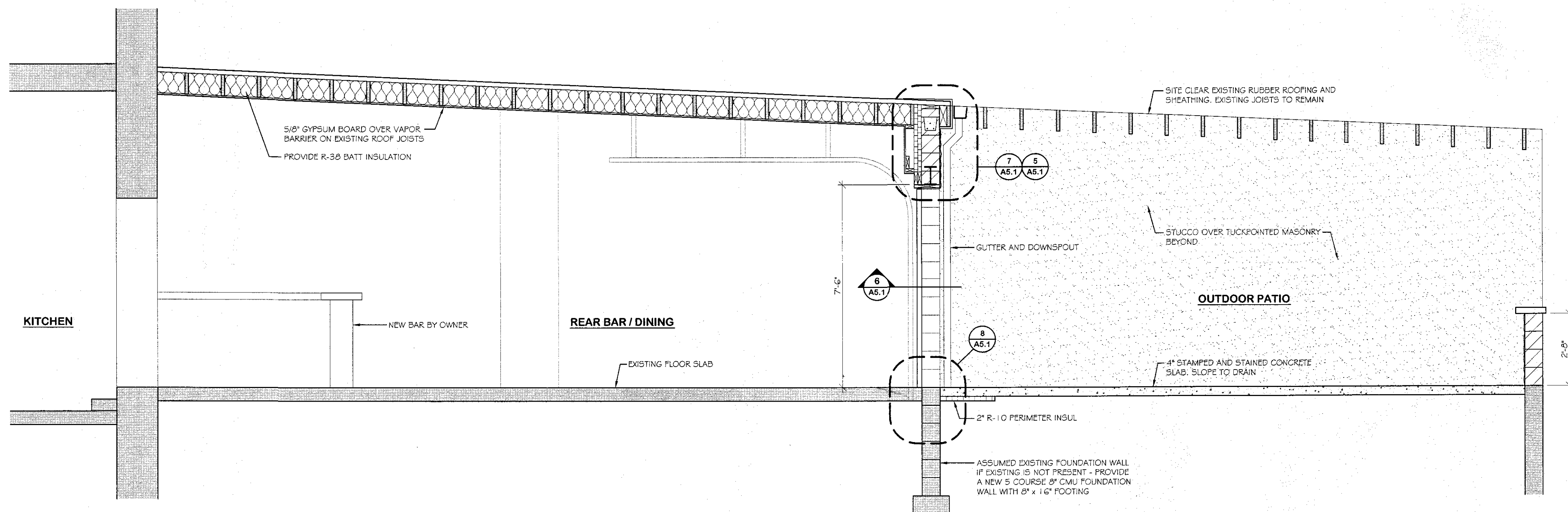
6
A5.1 **O.H. DOOR JAMB DETAIL**
SCALE: 1 1/2"=1'-0"



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"

