



AGENDA OF THE LANDMARKS COMMISSION

**MONDAY, FEBRUARY 11, 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 February 11, 2019, meeting of the Landmarks Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the January 23, 2019, special meeting of the Landmarks Commission.

D. Regular Business.

- I. (COA 19-02) Consideration with possible action on a major facade renovation at 218-224 N. Adams Street

E. Informational.

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

**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

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

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 23, 2019, special meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ron Dehn to approve the agenda. Motion carried.

Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax. Justin Balsley, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the January 14, 2019, meeting of the Landmarks Commission.
Moved by Ron Dehn, seconded by Ald. Veronica Corpus-Dax to approve the minutes. Motion carried.
Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

D. REGULAR BUSINESS.

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

Moved by Ald. Veronica Corpus-Dax, seconded by Ron Dehn to open the floor for discussion. Motion carried.
Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

Moved by Paul Martzke, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried.
Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

Moved by Paul Martzke, seconded by Ron Dehn to approve this item, subject to the following conditions:

1. Framing of units shall be in dark bronze (anodized) with the smallest available profile.
2. The remainder of the façade shall not be removed or replaced.
3. The existing openings shall be maintained to their exact dimensions, with the understanding that the middle fixture will be expanded to the smallest possible width available.
4. The glass shall be clear and match the existing glass.

Motion carried.
Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

E. INFORMATIONAL.

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

F. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Susan Ley to adjourn. Motion carried.
Yes- Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No-
None, Abstain- None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

February 11, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.I.

(COA 19-02) Consideration with possible action on a major facade renovation at 218-224 N. Adams Street

BACKGROUND

218-220 N. Adams is a contributing property in the Downtown Historic District, built c. 1883, with the current façade (excluding storefronts) dating to 1929. Per the owner, the current storefronts date to 2008. This building is the home of Republic Chophouse. The neighboring building, 222-224 N. Adams, is the home to an expansion of Republic Chophouse. In August of 2018, the applicant went before the advisory HPC concerning this expansion project and removal of the brick façade of 222-224 N. Adams. This project included the wholesale removal of the historic facade, thereby changing the historic status of the building from Contributing to Non-Contributing. The new facade is essentially new construction. The HPC issued a non-binding denial. The owner opted to proceed with a facade design under the old HPC ordinance that is not sympathetic to the historic character of the building or the building character/styles within the district. They were then advised of the change in ordinance from advisory HPC to binding Landmarks Commission.

In November, staff noted a change in the expansion project that was not brought before the HPC. A letter was sent to the applicant reminding them that any exterior changes needed a COA and review. In January, staff noted a different change in the expansion project, as well as changes to the property at 218-220 N. Adams. As such, the proposed work has been knowingly initiated and completed without a COA, after the current HP ordinance was adopted. The LC may now either issue a COA for the work performed or require the owner to restore the structure to its earlier condition.

The change in the expansion at 222-224 N. Adams is from an EFIS-only exterior on the second and third floors to corrugated metal fascia panels over large portions of the façade. These changes are no more or less sympathetic to the district than their original proposal for that building. The same metal panels have been installed over the lower portion of the storefront walls on 218-220 N. Adams, as well as staining of unpainted brick on the same building. None of this work will impact the historic fabric of the 1929-era façade, but it will have an impact on the building's and district's character.

Per the National Register nomination documentation, the architectural character of 218-220 N. Adams is largely defined by its unpainted brick and stone façade and overall Tudor Revival/Elizabethan style. Additionally, this building is located in a unique cluster of similarly styled Tudor Revival/Elizabethan buildings within the historic district. Although the proposed alterations affect only material from a c. 2008 storefront alteration (per owner information), the proposed changes are not appropriate to the building's historic character. Per the Secretary of the Interior's Standards for Rehabilitation:

- The historic character ("character" is the sum of all visual aspects, features, materials, and spaces associated with the historic nature of a site, structure, or landscape) of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.

Ordinance 13-1507, part 2, defines the conditions under which the LC must issue a COA. With reference to these criteria for issuing a COA, LC staff notes the following concerns:

- The proposed staining of the brick in a dark color and the proposed corrugated metal fascia detrimentally change the exterior character of the building and its façade—they are incompatible with the historic Tudor Revival/Elizabethan style.
- The proposed staining of the brick in a dark color and the proposed corrugated metal fascia do not harmonize with the external appearance of other contributing buildings nearby within the historic district—notably the nearby buildings of similar Tudor Revival/Elizabethan style (Hotel Northland, Architects Building, and YMCA) have neither corrugated metal fascia nor stained bricks.
- The proposed staining of the brick in a dark color and the proposed corrugated metal fascia does not conform to the purpose and intent of the preservation ordinance—the proposed work does not protect and enhance the historic district or this historic building, but rather negatively impact the historic character of this building and the harmony within this unique cluster of like-styled buildings (Hotel Northland, Architects Building, and YMCA).
- The proposed staining of the brick in a dark color and the proposed corrugated metal fascia are not consistent with the historic character or the historic features of the property—as noted above, they are incompatible with the historic Tudor Revival/Elizabethan style.

RECOMMENDATION

Denial of COA, with further recommendations that:

1. The LC formally acknowledge that a COA was not obtained prior to the commencement of work on the façade of 218-220 N. Adams or 222-224 N. Adams, and is in violation of the preservation ordinance.
2. For 218-220 N. Adams, the LC require the owner to remove the new metal fascia and have the existing material behind this fascia repaired or replaced in a manner more appropriate to the building's historic character, subject to a separate COA application.
3. For 222-224 N. Adams, the new metal fascia can remain in place as it is no more or less damaging to the historic district than the work proposed to the HPC in August 2018.
4. Because the dark stain color applied to the brick likely cannot be removed, the LC should consider a second, separate fee to be imposed. Per ordinance 13-1507, part 7b, "If work or demolition cannot be restored, a fee will be charged as established by the Common Council."

FISCAL IMPACT

ATTACHMENTS

1. COA 19-02, Facade BEFORE
2. COA 19-02, Facade AFTER
3. COA 19-02, HPC Facade
4. COA 19-02, Renderings
5. COA 19-02, Architectural Reference





August 2018 HPC Submission



WEST ELEVATION

BEN SCHENKELBERG
ARCHITECT



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ADDITION TO
REPUBLIC CHOPHOUSE
NORTH ADAMS STREET
GREEN BAY, WI

A - PARAPET REMOVED

- REDUCE SNOW LOAD OF ROOF
- STABILIZE SOUTH WALL

B - EXISTING GRILL NATIVE TO BLDG - UNCHANGED

C - EXISTING HEADSTONE NATIVE TO BLDG - UNCHANGED

D - EXISTING CANOPY NATIVE TO BLDG - UNCHANGED

E - EXISTING MANKATO STONE NATIVE TO BLDG - UNCHANGED

F - EXISTING TILE OF EXIT DOOR NATIVE TO BLDG - UNCHANGED

G&H - REPAIR OF ELEMENTS NOT NATIVE TO BLDG

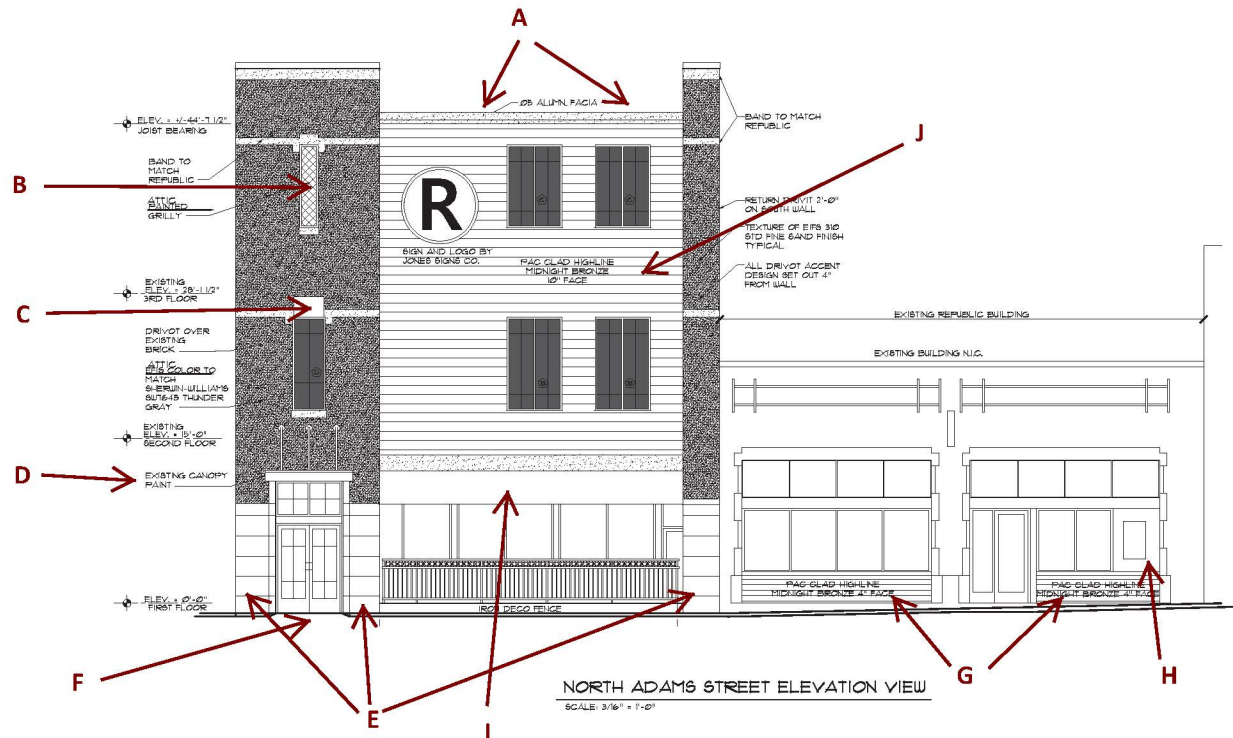
- METAL FACIA APPLIED TO DETERIORATING SANDSTONE BLOCKS INSTALLED 2008
- STAINING OF BRICK RETURNS INSTALLED 2008

I - EXISTING 36' STRUCTURAL STEEL HEADER RESTORED

J - EFIS REDUCTION OF ~60%, REPLACED WITH METAL

PROPOSED HISTORIC BUILDING ALTERATION FOR: REPUBLIC CHOPHOUSE NORTH ADAMS STREET GREEN BAY, WISCONSIN CITY OF GREEN BAY

OCTOBER 28, 2018
BEN M. SCHENKELBERG ARCHITECT



PROJECT INFORMATION:

JOB SITE LOCATION:

22-24 NORTH ADAMS
GREEN BAY, WI
BROWN COUNTY
CITY OF GREEN BAY

BUILDING INFORMATION:

BUILDING CODES:
WISCONSIN COMMERCIAL BUILDING CODE
COMMON-100
IBC-2012

BUILDING SQUARE FOOT
1ST FLOOR = 3,580 (OCCUPIED SPACE)
NEW = 880
EXISTING = 2,700
RATIO = 88
2ND FLOOR = 3,100 (NOT OCCUPIED SPACE)
3RD FLOOR = 3,100 (NOT OCCUPIED SPACE)

BUILDING CAPACITY LOAD
EXISTING = 132
NEW = 128
TOTAL = 260

BUILDING TYPE A-3 ASSEMBLY
USES INTENDED FOR DINING

1. BUILDING CONSTRUCTION TYPE VB.
2. NO DEAD END CORRIDORS.
3. BUILDING ADA ACCESSIBLE.
4. BUILDING SPRINKLERED.
5. BUILDING EXISTING DOES NOT EXCEED 300'-0".

STRUCTURAL INFORMATION:

1. STEEL LIGHT GAGE ROOF TRUSSES TO BE DESIGNED BY A LICENSED MANUFACTURE AND SUBMIT SHOP DRAWINGS FOR OUR FILES.
2. WE WILL PROVIDE STRUCTURE INFORMATION WHEN DEMOLITION IS COMPLETED AS WE CAN NOT EXPOSE EXISTING CONDITIONS AT THIS TIME. WORK IS EXPECTED TO BE MINIMAL.

GENERAL PLAN NOTES:

1. SITE HVAC, PLUMBING, ELECTRICAL, ALARMS, AND DETECTION SYSTEMS ARE NOT PART OF THESE CONSTRUCTION DOCUMENTS. DESIGN PROFESSIONALS SHALL DESIGN PER STATE AND LOCAL REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES WITH THE PLAN SHALL BE NOTIFIED TO THE ARCHITECT FOR VERIFICATION BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
4. ALL MATERIAL SHALL BE INSTALLED PER MANUFACTURES REQUIREMENTS AND RECOMMENDATIONS.

SHEET INDEX:

- CVR COVER SHEET
A-1 FIRST FLOOR PLAN
A-2 2ND AND 3RD FLOOR PLAN (ATTIC)
A-3 BUILDING ELEVATION AND SECTION WALL SECTIONS
A-4

S/D PRADING PLAN AND DETAIL

PROPOSED HISTORIC BUILDING ALTERATIONS FOR
REPUBLIC CHOPHOUSE
222-223 NORTH ADAMS STREET
GREEN BAY, WISCONSIN

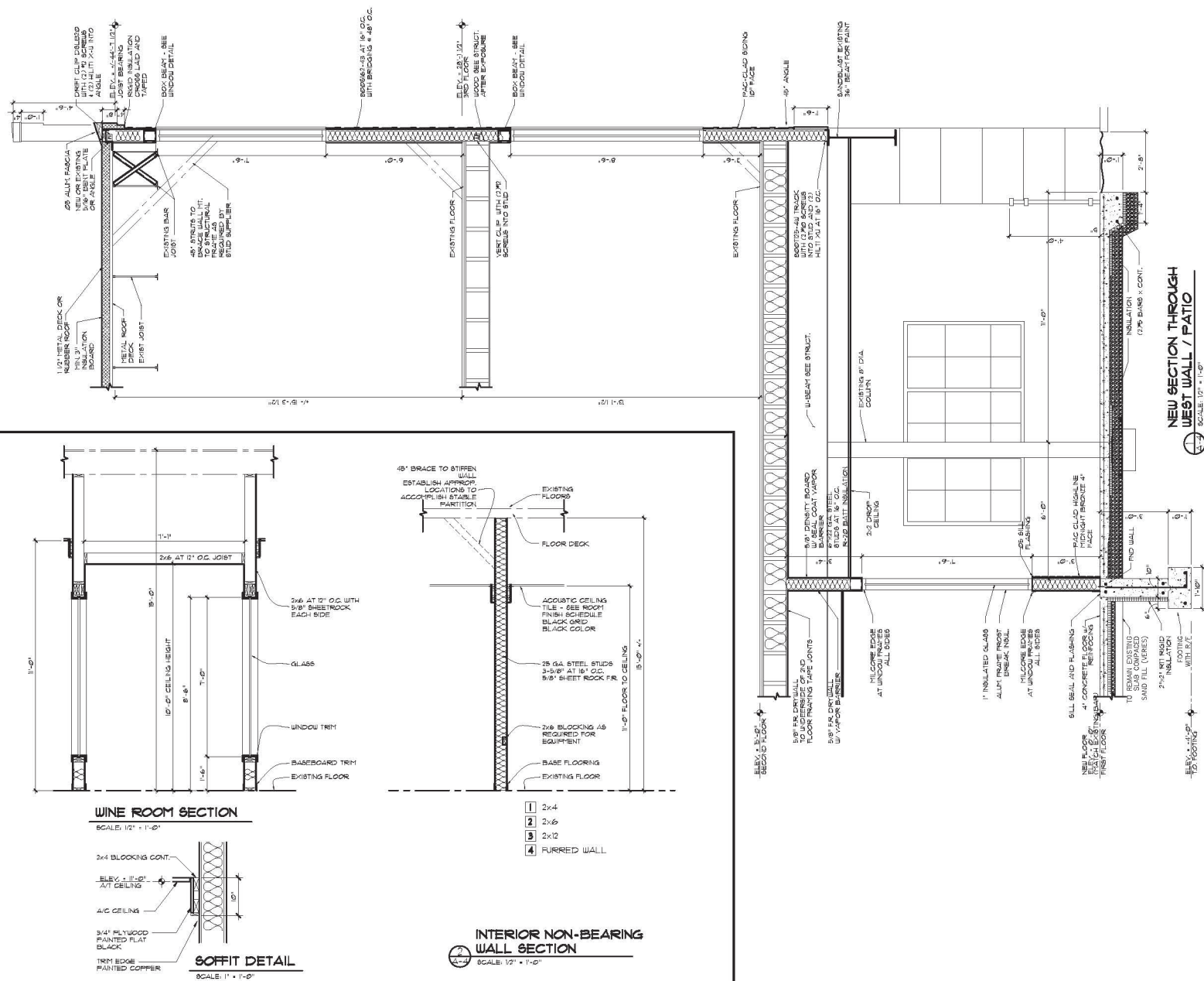
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DRWN BY: MMN
DATE: 10/28/2018
SCALE: AS NOTED

CVR



BSA ARCHITECTS - COLORED RENDERING

- COLOR VARIATION OF SCHENKELBERG DRAWING CVR PAGE (SEE PAGE 3)

EXISTING NATIVE ELEMENTS OF REPUBLIC BUILDING UNCHANGED



BSA ARCHITECTS - COLORED RENDERING

- COLOR VARIATION OF SCHENKELBERG DRAWING CVR PAGE (SEE PAGE 3)



BSA ARCHITECTS - COLORED RENDERING

- COLOR VARIATION OF SCHENKELBERG DRAWING CVR PAGE (SEE PAGE 3)

NATIVE ELEMENTS OF REPUBLIC UNCHANGED



NOT NATIVE BUILDING ELEMENTS (INSTALLED 2008) REPAIRED

- G - METAL FACIA OVER DETERIORATING SANDSTONE
- H - STAINING OF BRICK

BSA ARCHITECTS - COLORED RENDERING

- COLOR VARIATION OF SCHENKELBERG DRAWING CVR PAGE (SEE PAGE 3)

NATIVE ELEMENTS OF REPUBLIC UNCHANGED



NOT NATIVE BUILDING ELEMENTS (INSTALLED 2008) REPAIRED

- G - METAL FACIA OVER DETERIORATING SANDSTONE
- H - STAINING OF BRICK



Elizabethan & Tudor Revival

