



MINUTES OF THE LANDMARKS COMMISSION

**MONDAY, JULY 8, 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: Justin Balsley, David Siegel, Paul Martzke, Ron Dehn, Ald. Veronica Corpus-Dax, Ian Griffiths, Susan Ley

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 8, 2019, meeting of the Landmarks Commission.

Moved by: Ron Dehn, seconded by David Siegel to approve the agenda. Motion carried.

Yes- David Siegel, Ian Griffiths, 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 June 10, 2019, meeting of the Landmarks Commission.

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

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

D. REGULAR BUSINESS.

1. (COA 19-15) Consideration with possible action on a design review for soffit and fascia work at 816 Shawano Avenue.

Moved by Ian Griffiths, seconded by David Siegel to open the floor. Motion carried.

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

Moved by Ron Dehn, seconded by David Siegel to close the floor. Motion carried.

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

Moved by Ian Griffiths, seconded by Paul Martzke to deny the application, noting the original recommendation from the June 10, 2019, meeting would still be allowable, as would repairing and/or replacing the existing soffit. Motion carried. COA 19-15 denied.

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

2. (COA 19-21) Consideration with possible action on a design review for door replacement at 228 N. Adams Street.

Moved by Ian Griffiths, seconded by David Siegel to approve COA 19-21. Motion carried.

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

3. (COA 19-22) Consideration with possible action on a design review for new windows at 310 Pine Street.

Moved by Ald. Veronica Corpus-Dax, seconded by Susan Ley to approve COA 19-22. Motion carried.

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

E. INFORMATIONAL.

I. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

Moved by Ald. Veronica Corpus-Dax, seconded by Paul Martzke to receive and place on file. Motion carried.

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

3. Staff Update

4. Date of next meeting: Monday, August 12, 2019

F. ADJOURNMENT.

Moved by David Siegel, seconded by Ron Dehn to adjourn. Motion carried.

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

VERBATIM MINUTES

- Call to order the Monday July 8th, 2019 meeting of the Landmarks Commission, and I will start by taking the roll. Susan.

- Here.

- Veronica.

- Present.

- Justin.

- Here.

- Ron.

- Here.

- Ian

- Here.

- And David.

- Present.

- Okay, so everybody's here. Next item on the agenda is the approval for the agenda for the July 8th meeting. Any objections, changes, corrections to tonight's agenda? Hearing none, I look for a motion to approve.

- Motion to approve.

- Second that.

- All in favor, signal by saying aye.

- Any opposed? Motion carries unanimously. Next item on agenda is the approval of minutes from the June 10th, 2019 meeting of the Landmarks Commission. Meeting minutes are in your packet. I assume everybody's had a chance to look at 'em. Are there anybody that has corrections or comments in regards to last month's meeting minutes? Hearing none, do we have a motion to approve those minutes?

- Motion to approve.

- Second.

- Any other discussion? All in favor, signify by saying aye. Any opposed? Motion carries unanimously. Item D-I in the agenda is Certificate of Appropriateness 19-15, Consideration with Possible Action on a Design Review for Soffit and Fascia Work at 816 Shawano Avenue. Jason, you wanna give us the staff report on this one?

- This is a repeat of last month. It's the wooden house over here in district. We had approved a little soffit material, provided that it ran in the same direction parallel to the faces of the building. The property owner went back to their contractor and said "Hey, let's do this" and the contractor said "Hey, that's not really practical or cost-effective, "we want to run it perpendicular to the walls." So Staff recommendation hasn't so much changed, it's still recommending that you keep it as wood. You've approved aluminum with certain orientation, they're asking to change that orientation 90 degrees of what you'd approved. Repeat business, I don't have much to add. Here in the pictures, the bottom right, you see the soffit material, it's the bead board. It runs parallel to the walls of the house, meets up at a nice 45 degree angle on the corners, but this should look familiar to everyone.

- Uh, are the property owners here?

- Yes.

- So do we want to open up the floor for comment?

- Motion of approval.

- Second that.

- All in favor? All opposed? Motion carries.

- We have talked with our contractor as well as other contractors about running aluminum soffit directionally so that it's parallel to the house as the wooden soffit is because aluminum soffit is 16 inches wide by 12 inches long, and our current wooden soffit is 2 feet wide by, at the shortest distance from corner to corner, 30 feet long. In order for them to do aluminum soffit, they would need to install channel at the end of every 12 feet in length, and down the center of the

soffit. It's not the proper way to install aluminum soffit, and actually if they were to install it that way, it could cause sagging in the soffit. Any strong wind would cause the panels to move, which would be noisy and create damage to the panel, it would lose its longevity. It could separate from wind and the normal expansion and contraction from changes in temperature. We would also have concerns that, with the additional seams, that excessive moisture could enter the attic, as well as insects. They're still looking at wrapping it, but having the soffit installed so that it's perpendicular to the house, and I do have a letter from Tim Henn with Creative Home Technologies, and also from Mike Gilligan, the owner of Big and Small Home Improvement.

- Have they torn down the existing wood?

- No.

- So they're just going over the top of it?

- Yes.

- Yeah, we're wrapping it.

- Did you get a comparable price when you started this project to just repairing the wood soffits that are there now?

- Most of the contractors that we've talked to won't even deal with the wood. I believe the one that we did talk to, they looked at repairing and replacing the wood would be about \$20,000.

- Just so I'm clear on what you just described, you talked about channel pieces and I'm not entirely familiar with what you're talking about. Are those the plastic sort of end pieces that finish it off?

- It's the pieces that the soffit lock into to secure them.

- All right, then I do know what you're referring to.

- And then they have to put it down the middle as well to do the 16 inch width, and none of them will actually guarantee the work if they do it that way.

- And so none of them would do it that way.

- What's the intention of putting the soffit material up at all? I guess I'm lost a little bit. You're not taking down wood.

- We were told by the city that we had to fix it.

- Yes, there's some damage to the soffit that's currently there, so this would be to cover it and comply with city ordinances as well as preserve what's there.

- When you said perpendicular, instead of running length-wise, would it have been run this way?

- Yes, like normal soffit. Almost every other house you've ever seen has it perpendicular to the house.

- My house is way old so

- Almost every other house.
- If I recall, our discussion last time we were here was when we talked about running parallel to the house was to recreate the look of the board, correct?
- Correct.
- So what I'm hearing is, by having to have those channels replaced, we're actually defeating that, because then it won't recreate the existing image in aluminum, it will create a new image. Is that fair enough?
- Yes.
- And with the fact that none of the contractors will guarantee the work if they do it, I'm kind of skeptical to even do it, because like they said, it could take one wind storm and it could all blow down. If they put it the normal soffit way, perpendicular to the house, it'll last 50 to 60 years.
- About how much of the existing material is damaged or needs to be replaced?
- At least a third if not more.
- But they're not going to replace it, correct? Just cover it?
- We've checked into replacing it with wood, and that's in excess of \$20,000. If we do the fascia, gutter, and soffits all out of aluminum, that's under \$10,000.
- Why is it so much more on the wood?
- Because the wood has to be tongue and grooved. It all has to be able to match in, so they would end up replacing all of it, versus just the bad spots.
- And most of the contractors won't deal with wood at this point.
- You shouldn't be replacing all of it, it should be pieced in. You cut off the tongue if need be and do a section.
- That's why I was asking how much was damaged.
- I mean what's there is tongue and grooved. It could look tongue and grooved without being tongue and grooved.
- Cut off the tongue and halve the groove, and patch in whatever's necessary.
- Is the damage caused by age, or was there a tree or something that hit the house?
- It's caused by age.
- May I submit to staff where... Where there's an issue, it really comes down to cost at this point.
- It does. I haven't seen any cost estimates for any of the work, certainly not of wood repair. I suppose \$20,000 to tear off all of the soffits and replace them may be realistic, but I'd be surprised that anybody would tear off all of the soffits and replace them.

- I know there are products that do exactly what we identified last time. Whether that's cost prohibitive or not... How do we determine what is cost prohibitive to use as our recommendation?
- We don't know.
- I have a detail pulled up here from a manufacturer of long board siding and soffit, and it does exactly what we identified.
- Then we'd need a contractor who will do it, and we haven't been able to find one.
- We talk about demolition of a deteriorated building, saying that economic hardship or difficulty claimed by the owner is self created. I don't know that we address economic hardship in maintenance.
- What reason did contractors give that they wouldn't do the wood?
- Several of them don't know how. They haven't dealt in that. They haven't used wooden soffits for I dunno, 40, 50 years. So part of the problem is that they don't know how to install it. It's just not what they're used to doing.
- There's gotta be a reason why they stopped doing wooden soffit and went to aluminum soffit on every building.
- Just cost from maintenance.
- I'm sorry, what?
- Cost from wood, which requires maintenance to aluminum, which is almost maintenance free.
- Any aluminum products were cheaper than wood, but you can get tongue and groove boards probably at every home improvement store in town. It's not like this is some sort of special material, and any skilled carpenter could do tongue and groove installation. It isn't rocket science either.
- I wouldn't be surprised if it'd be cheaper to patch in wood in select areas, than to put in aluminum everywhere.
- Right.
- I would agree with that too.
- But then we also have the cost of doing the gutters and fascia added to it, versus having one company come and do the fascia, gutters, and soffit all at once.
- On application for COA, the LC shall approve unless the proposed the work would detrimentally change, destroy, or adversely affect any exterior feature of the improvement or site upon which work is to be done. Or if the proposed exterior alteration does not conform to the purpose and intent of this ordinance. So it's kind of up to the Commission then, to determine whether or not this change is detrimentally changing, destroying, or adversely affecting an exterior feature of a historic house.
- And if we deem it is?

- Then the COA is denied, and they have the option to appeal that to the Common Council. The Council can vote any way they like with or without regard to anything.
- Is there anything special about the gutters that we haven't talked about?
- It has existing gutters.
- It does, but if you look at the picture in the upper right-hand side, the downspout isn't even attached to the gutters in any way shape or form.
- There's no historic value for gutters. The only historic merit here is that bead board soffit. And you know, the bead board soffit is not the camel's-- That's not the straw that's gonna break the camel's back, but it's a slippery slope. You have a wooden house with a fairly distinctive soffit, as you've said, nobody's got this soffit, right? Well you replace that with aluminum, then, you know, maybe the siding is the next thing that you want to talk about, you've already replaced some material, then why not other material? And at some point it does become the straw that breaks the back.
- I'm not real excited about replacing the wood. I think it's really going to affect the look, but on the other hand, I appreciate the economic impact of this.
- The irony is that they're not replacing the wood. They're just covering it up.
- I dunno if that hides a problem while it continues to fester or what.
- I mean if it goes for repair, then we lose the good long soffit and the fascia.
- And you see a significant portion of damage in that top right photo, I don't really know how to zoom in on that for you, but I dunno what drove that, if it's a roof issue, a gutter backup issue, or and if it was a roof issue, are we talking about replacing the roof again, or?
- Right now we are doing projects of painting the house, we replaced the garage door per your guys' approval last month. We're looking at doing soffit, fascia, and gutters. The roof is next year, we can't do it all in one year.
- The city does offer a loan program and this work would be eligible for tax credits through the state.
- If it's deemed
- Historic.
- Right.
- Not as they're proposing to do it.
- Correct. It would be ineligible. Work as proposed would be ineligible. But a new roof, repairing the soffit, and any other projects that maintain the historic integrity of the house would be bundlable into a tax credit project, which would be a 25% on the dollar return via income taxes.
- 20 or 25?

- 25 for homeowners, 20 for commercial. So again, I haven't solicited any bids or quotes, but between tax credits, loan programs and competent carpentry repair versus wholesale replacement, I don't know that that route isn't more economically viable than aluminum wraps.
- Except we can't find a contractor that's willing to do wood.
- Let me pose this to the members of the Commission who are more familiar with construction. What do you think about that? Finding someone that can do that sort of work?
- I think those people exist. If I design a building that way, then it gets constructed. I mean...
- It's basic carpentry.
- And some scaffolding. Which you'd need that anyway.
- I get a very good sense that you'd really like to get this aluminum, I understand the many reasons why.
- Well I'd just want to get all the stuff done and taken care of. The ordinances that the city has in place already, and to be able to sit back in my own house and not have to deal with this stuff anymore. I mean this has been ongoing for three years now for us.
- Well, three months for this part.
- Three months for this one, but we had the car port removed, we had to have the shop removed, we had to have other things fixed in 2016. So at what point do we not cut our losses and get out of this house? I mean it's already costed us way more than it would to maintain a brand new house in just the past three years. I mean, I'm honestly not enjoying coming to these meetings, being told what I have to do, and what I don't have to do to my own house.
- I certainly am sympathetic to that, but it is the mission of this group to protect, not just consider one person, but look at an entire neighborhood and the effects that are similar if someone were to do something to your neighbor, neighboring house. We would try and protect that from adversely impacting yours. So we do look at the big picture, and I understand that you're living in what you've got, I certainly sympathize what that, but I guess hearing from those people who know more about construction, and my inherent understanding is I'm surprised that you would have difficulty finding someone that can do the work, because there's a lot of woodworking out there, and I mean--
- But I've been looking for fascia, gutter, and soffit people as per the ordinance that we were told that we needed to fix. I haven't looked for carpenters because I didn't figure most of 'em would go up fifty feet in the air to do carpentry.
- Sounds like that's an option to explore.
- Okay.
- So, come back in another month, so you guys can tell me that now that you've explored it and you can't do it.
- We shouldn't have to explore it. It's more time on our behalf. At this point, we've spent three months trying to take care of this. This is time from work, which is another hardship because we have to work, and you know, try to figure all this out. Being there when contractors are coming.

- Are we allowed to make contractor suggestions? I don't know if there would be--
- The city is not allowed to make that. If you'd like to talk to them after this meeting, you all can do whatever you'd like.
- Yeah, I guess it would be like we were endorsing one contractor.
- If you guys have any recommendations that add to this meeting you would like to pass along, we can certainly facilitate that.
- I can't think of any recommendations.
- Uh, have you guys seen things like this going to Common Council before? I mean, what are the chances that they appeal this, and the--
- This would be our first appeal.
- Oh.
- I have no frame of reference--
- Right, well this particular thing, but there was a similar board prior, right? I can't imagine... I dunno, I shouldn't imagine, I guess. I mean as a resident of this neighborhood, for one thing I just the fact that someone's doing work on the house is, or wants to, or has to, I guess, but it's it's good to have things being done, money being spent, it improves my neighborhood just to have something improved rather than, I mean, I know improvement in our sense of the word is different from in the sense that I'm talking about now, but I'm inclined to say the thing is being preserved underneath. The wood is there anyway. If it needs to be at some point restored or whatever later, let's not, we're not destroying the board underneath. Not necessarily. So
- It sounds like you're on the verge of making a motion, but the floor is still open.
- I'm not on the verge, I'm just expressing my--
- Well I think that's an option. And so I guess the comment is that do we want to close the floor at this point and explore some motions? Any more comments from the homeowner?
- No.
- No.
- I'd like to make a motion to close the floor conversation.
- Second.
- All in favor? Any opposed? All right, so. You know, we've got this issue in front of us. The options as I see it is reject the current application and ask them to repair and restore the existing materials on the soffit. Another option would be to allow the application to be approved knowing that, as Justin just said, the existing materials are essentially being left in place and at some time in the future, the home could be restored because they're not being removed.

- And the impact really visually I'm gonna say not a huge deal maybe to me, as a guy walking by on the street with my dog every day. I mean, I like historic buildings, otherwise I wouldn't be here, but I'm probably not gonna sit around and oggle someone's soffit for too long. Anyways, sorry, go on.
- That being said, I don't disagree with what Jason commented, now it's a slippery slope.
- Right, no I understand.
- We'll come back here a year from now reviewing that they want to put vinyl siding on.
- Sure, and at that time, I would say not a chance, right? Vinyl siding would be too obvious to me, but you know, we all have our own perspective on it I guess.
- And if we reject their request tonight, the homeowners do have two options. They have the option of going ahead and restoring the wood soffit that's there, or they can go to the Common Council and appeal. And we can leave it up to the Common Council.
- I'll make a motion of denial of the revised proposal and recommend that either the recommendation that was made last month remain in place, or a wood soffit material in keeping with the existing be patched and repaired.
- You say the recommendation from last month, referring to the aluminum going parallel?
- Correct.
- I mean from the description of it, it sounds like that would just look terrible, and that actually would defeat what we're trying to do, which is recreate, so I would suggest removing that idea.
- Isn't there a product that's seamless in lengths of 20-30 feet or something like that?
- I think the issue, David, is that I agree as the homeowner percent of it, I would agree with you, but the problem is is that their contractors are grabbing off-the-shelf traditional aluminum soffit material, which isn't made to go parallel to the building, and it is in those particular widths and lengths, and so it--
- Yeah, it doesn't work.
- That the contractors that show no imagination or effort whatsoever to come up with the appropriate material that could go over this and replicate the existing look. They're just using your standard soffit material that you'd get at any of the big box stores and slapping it up there.
- This is an example of a product in the wood that's doing exactly what that was, and that's an aluminum product.
- What's the width of that product?
- It comes in varying widths. I don't know what the length of it is. 12, 14, 16 feet? So there would be a piece of tongue and groove material. There's material there, it's just, is it gonna be more expensive than the off-the-shelf material? Probably. But is it the right thing to do? I think the Commission here is here to enforce that element of civic, so... I mean Smoke detectors. Are they expensive? Yeah, they can be.

- Especially the historic ones.
- But, you know, at some point, it's the right thing to do, right? So I think we have to look at what our mission is, and not the cost relevance. If the cost is prohibitive and this Common Council wants to make a different recommendation, then they have the option to do that.
- What's the name of that product that you just showed us?
- It's called long board siding and soffit.
- Do any of you guys want to add to this?
- I've been in a similar position where if a motion fails then the corollary becomes the de facto thing if you make that a motion and it's seconded and it fails, that does not necessarily then mean that the COA application is approved.
- So, Ian, you made a motion and David, you kind of
- Challenged.
- Challenged--
- Just the one aspect of it.
- Paul, your point is compelling about how there's a lack of imagination by the contractors, and I mean that you found just that quickly a material like that, that's convincing to me, so I'm okay with that portion of your motion.
- Okay, I will second the motion.
- Any other discussion? Hearing none, I think we're up for a vote.
- So a yes vote means you are agreeing with the intent to deny. And the motion passed. The application is denied 6:1.
- Okay.
- I'd like to help you guys tomorrow with the process for appeal if you'd like to go that route.
- All right Paul, thank you. The Council stands Tuesday a week from tomorrow, on the 16th, so you can appeal at that. 6 o'clock.
- Thank you. Next item on the agenda is D-2 Certificate of Appropriateness 19-21: Consideration of Possible Action on Design Review for Door Replacement at 228 North Adams St. Jason?
- So here we have on the map in blue. From a preservation perspective, it's two separate buildings, but the North Adams address we're taking about is the corner building, the former Liberty Cafe. It's seen a number of other tenants over the years. And the request is to replace the door with the arrow on the far right so as to match the other two doors to the left that have already been replaced. And I note that the door on the far right to be replaced is not a historic feature of the building, it's a replacement door from some decades ago, and the door to take its place is new and would match the other two that have already been replaced in the previous

handful of years. So with that in mind, we're replacing non-historic material with other non-historic material, and my recommendation is to approve the request noting that the proposed door suits the style of the building, does not impact the historic integrity of the building, or the integrity of the district. It seems like a good idea. You'll note that the proposed door is a Pella Architect Series Full-bodied. Matches the other two. I don't have much else to add on that.

- I don't have a lot to say on this. I would make a motion to approve this as submitted.

- I'll second that.

- Any other discussion?

- That passes 6:0, I abstention.

- Next item on the agenda is item D-3, Certificate of Appropriateness 19-22: Consideration of Possible Action on a Design Review for New Windows at 310 Pine Street.

- If you will consider the same map we looked at previously, I mentioned there are two buildings. The Liberty Cafe is kind of at the far right behind the tree. This is the other building. So also a contributing building within the Downtown Historic District. Very beautiful building. The proposal is to replace the third story windows there that you see facing Pine Street with new windows that will be visually identical, noting that this is part of a multi-phase project to replace all of the windows of the building, and also noting that the windows on the side and the rear for the most part have already been replaced prior to the formation of the Landmarks Commission. There is a handy sketch on the right half here if you will. If you look at the very bottom right, the row of green windows, that's the third floor, that's the immediate plan, replacing those windows. The blue ones on the second story are the future planned phase of replacing all these windows. On the left, I've copied and pasted some window details. I note that these are the sorts of windows typically approved by SHPO and the Department of the Interior in building rehabilitation projects. Conversely, I note that the windows being replaced are probably the original windows, and indeed have some historic integrity and value to them, but you need to weigh here the facts of windows were already being swapped out, this is phase two of a three phase process that had already begun. The new windows are generally acceptable to the Secretary of the Interior and SHPO, and probably qualify for tax credits if the owner were to apply for that, I don't know if the owner has done that.

- Jason, SHPO is what?

- The State Historic Preservation Officer. So the Department of the Interior, the federal group, they're the ones that oversee tax credits and the keepers of the National Register. Within each state, SHPO is kind of like their Siamese liaison. Usually SHPO stamps something, and that's good enough for the Department of the Interior, and vice versa, but SHPO is the more active participant. SHPO is the gatekeeper to the tax credit program, the federal tax credit program and the state tax credit program. The heartache here, if there is any heartache is that the Secretary of the Interior's standards call for maintaining historic stuff, historic material, like historic windows, but, I would say the Whitney School, they're replacing all the windows because the existing windows aren't historic, and I think they're proposing these Pella Architect series windows to be a good substitute for what would have originally been there. When I looked at the building, along the side where windows have already been replaced, I can't tell that they're replacement windows, they look original to me. That will be the case on the front if you choose to approve the COA before you. The property owner is here, he may be better qualified to answer specific questions than I am on this. But the recommendation is to approve recognizing that the windows proposed are of high quality that usually meets the Secretary of the Interior's

standards for replacement windows, and recognizing that wholesale window replacement had already begun on this project before the Landmarks Commission was formed.

- Discussion?

- So ultimately all windows will be matching and replacements, correct?

- I'm colorblind, but the red ones on the sides and the back have already been swapped out. The plan is for the green ones to be swapped out next, followed by the blue ones in a year or two or three.

- And those will all be consistent?

- They will. If, hypothetically, nothing had been swapped out yet, and the plan was presented to me, I would probably recommend against it, because the windows are original, they contribute to the historical integrity of the building, recognizing still that the replacement windows are of an acceptable type, but between you and me, I err on the side of being very conservative and citing, you know, original windows should be fixed, but here we've got an odd situation where the Landmarks Commission was born in the middle of a multi-phase project, and the new windows will match the old windows. You'll have to do with that as you please. I suppose the letter of the Secretary of the Interior standards would say no, and that I'm telling you as a real person, but it's already begun and the replacement windows are of very high quality.

- I think the key point for me is what Jason explained earlier, that from the street level, the replacement windows match the existing windows almost exactly that you cannot tell the difference between the new windows and what's there now. The Pella Architect series is designed for this purpose, and I guess I'm saying I don't have a problem with this in it's application.

- And typically what the SHPO and the Department of the Interior looks for in replacement windows is that three-dimensional grill mounted to the exterior and interior faces of the window panes themselves. More often than not, the off-the-shelf option at Home Depot or something is going to have a grill work that's solely sandwiched between the panes of glass with nothing on the interior or exterior, which frankly makes windexing a lot easier, but the historic nature of this calls for that three dimensional texture with the shadows being cast appropriately, and these windows accomplish that. That's not an endorsement for Windex or Home Depot by any means.

- Any other discussion? Questions? Entertain a motion?

- I'll make a motion to approve.

- Second.

- Further discussion? Hearing none, we're up for a vote.

- And that is approved, one abstention.

- Okay. Next item on the agenda is item E-I, Staff level Certificate of Appropriateness Applications.

- We had three. Top left, 709 South Quincy is Non-Contributing within Aster, and they want to replace the brick paver sidewalk walkway from the driveway to the front door with identical brick paver sidewalk walkway from the driveway to the front of the building.

- No problem.

- 726 Law has been before the LC to discuss their porch project, and they have approval through the State SHPO to put a new roof on the building. The State has defined which asphalt shingles to use, and the homeowner is using those asphalt shingles. I think the homeowner is pursuing Wisconsin State tax credits for that project, so that's a very good thing. 620 South Jackson, the third of the three in Aster. Here's a very small concrete walkway from the driveway to the back door, as you see there. The cracked part they want to tear out and replace with a concrete walkway. None of this is visible from any public right of way, surprised they were kind enough to approach the preservation staff with this project, so we approve that too.

- Any questions? Next item is E2, Review City Raise and Repair Orders and Demolitions.

- We received one raise repair order, it's against 416 North Chestnut. This is nearly adjacent to the parking lot grassy area where the four towered hospital once stood. That's what the big grassy area is kinda depicted in the bottom right that's connecting to the apartment parking lots where the hospital once was. The integrity of the building is up there, it's been given a stone textured appearance, when it was likely a wooden clapboard originally, replacement windows. I didn't see anything in the directories that alerted me to George Washington having owned a house or anything like that. LC staff has no bleeding heart issues with this building being either repaired or raised. On the bottom left photo, I suppose in the distance along the sidewalk, that's kind of what we're looking at, we approach the corner where the hospital building museum once stood. Any questions?

- Was that the only one?

- That was the only one.

- Do we need a motion to put those on file or?

- Motion to put those on file.

- Second.

- All in favor? Any opposed? Motion carries. Item E3, Staff Update.

- I don't have a whole lot for you. We did hand out these packets that we just got from SHPO and it's basically just info packets about what it means to be CLG, what they offer, regular updates, they have these in the annual reports for these every year. Also this week, we are meeting with somebody to witness our first revolving loan of the year, so we're probably gonna do two each year, this will be our first one. It's a house painting on Quincy, so once that's approved, I'll bring the tax documents with me to show you guys what they're planning to do. They're also going for tax credits with that program, so our projects, we're pretty excited about that. Is there anything else?

- Just in case you didn't know, SHPO, State Historic Preservation Office, receives copies of all of our agendas and minutes. As a certified local government, they pay attention to everything that you're doing. They're not gonna come knocking and say that you made a bad call at any point, you know. We're not the Monday Morning Quarterbacks by any means, but they do track things

like COA approval rates, and appeal rates, and they try to do some customer satisfaction surveys too, so I don't like you to think that you're just operating in a vacuum. There are other CLGs throughout the state, I think 72 others in addition to Green Bay, and they're all doing the same thing you do. At the State Historic Preservation Office, they pay attention to what you do.

- Anything else?

- Nope.

- Date of our next meeting is Monday August 12th. If there are no other comments, go ahead and make a motion to adjourn.

- I make a motion.

- I second it.

- All in favor? Any opposed? We adjourn. Thank you everybody.