



MINUTES OF THE LANDMARKS COMMISSION

**MONDAY, OCTOBER 7, 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: Paul Martzke, Justin Balsley, Ron Dehn, Ian Griffiths, Susan Ley, Veronica Corpus-Dax,
Excused: David Siegel

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 7, 2019, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by Ron Dehn to approve the agenda. Motion carried.

Yes- 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 September 9, 2019, meeting of the Landmarks Commission.

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

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

D. REGULAR BUSINESS.

1. (COA 19-38) Consideration with possible action on a design review for a new awning located at 205 Doty Street.

Moved by Ron Dehn, seconded by Ald. Veronica Corpus-Dax to approve COA 19-38. Motion carried.

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

2. (COA 19-42) Consideration with possible action on a design review for a new sign at 131 N. Broadway.

Moved by Ron Dehn, seconded by Susan Ley to approve COA 19-42. Motion carried.

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

3. (COA 19-44) Consideration with possible action on a design review for window replacement and other projects located at 1006 S. Van Buren Street.

Moved by Ron Dehn, seconded by Paul Martzke to open the floor. Motion carried.

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

Moved by Ron Dehn, seconded by Ian Griffiths to close the floor. Motion carried.

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

Moved by Ian Griffiths, seconded by Ron Dehn to approve COA 19-44 with the following condition:

1. The replacements of all windows is approved if the applicant provides to staff a detailed cut sheet that shows replacement windows have interior and exterior muntins similar to those present on the existing second-story original windows, and the same number of lites (panes) as the existing windows within each window opening.

Motion carried.

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

E. INFORMATIONAL.

I. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

3. Staff Update

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

F. ADJOURNMENT.

Moved by Ian Griffiths, seconded by Susan Ley to adjourn. Motion carried.

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

VERBATIM MINUTES

- Take the roll first. Susan.
- [Susan] Here.
- Veronica. Justin.
- [Justin] Here.
- Ron.
- Here. Ian.
- Here.
- David. Veronica.
- [Veronica] Present. Late but I'm present.
- First thing, item-B, the approval of the agenda for tonight's meeting, it's all in the packet, does anybody have any corrections, or propose changes to the agenda? Hearing none, can we get a motion for approval?
- Motioned.
- Second. I'm second, I'm sorry.

- Any other discussion? All in favor signify by saying, "I."
- [Group] I.
- Any opposed? And the agenda is approved unanimously. Next item is item-C, approval of minutes from the September 9, 2019 meeting on the Landmarks Commission. The minutes are in your packet, did anybody have any comments, questions, corrections, on those minutes? Hearing none, do we have a motion to approve?
- Summoned.
- I'll second that.
- Any other discussion? All in favor of approval of the September 9th minutes signify by saying, "I."
- [Group] I.
- Any opposed? Motion carries unanimously. Item-D, regular business, D-I is Certificate of Approving, it's 19 dash 38. Consideration with possible action on a design review for a new awning located at 205 Doty Street. Jason, you want to give us the particulars on this?
- It's an exciting one, here's a map, shows South Washington Street, and Doty Street. We're talking about the building at the corner. It's this building, and in particular you see the arrow pointing to a doorway entrance off of Doty, or is it Dotty? I'm sorry.
- Doty.
- Doty, thank you. Doty Street. At the top right you see two photographs, one of them without the awning, another one with the awning, kinda, taped on there. That's what it's gonna look like. And in case you wanted to know what the building looked like back in the day, it was an auto mobile dealership. And it's the change in windows that has made this a noncontributing building within the Downtown Historic District. So, recommend approval of the awning, recognizing that it's not a contributing building personally impacting on the historical integrity of the building nor the district.
- Well then I would motion to approve.
- Second.
- Any other discussion? Just curious what kind of ?
- Yeah, thank you.
- Was it Pontiac or ?
- I think it was a, it was Pontiac.
- Okay thank you. All right, any other discussion? I think we're voting then.
- It passed unanimously.
- Okay.
- Do I get a letter then for-- so I can get my permits?

- Yup, tomorrow morning.
- All right, perfect, thanks.
- You're welcome.
- On to item number D-2, Certificate of Appropriateness 19 dash 42, consideration with possible action on the design review for a new sign at 131 North Broadway.
- Here's a map, maybe it doesn't tell you a whole lot. We're in one of the Broadway Districts. You may recall the building from the picture on the right as one where we approved the garage door style windows. The picture on the right also shows the sign, as I understand it on the sidewalk, that's to be raised and mounted where the sign should go. I have nothing really to add on this, except we recommend approval. And I casually note that the windows look pretty good.
- It's right where it say, newest store location, right there right?
- On the round sign above doors. Uh yeah, I'm colorblind enough where it kind of blends together. Does that say, new store, new sign location?
- On the left it just says new sign location.
- Yup, sign goes there. It kinda gives you an idea of the street scape.
- I motion for approval.
- Second.
- Any other discission? Hearing none, Ready for a vote.
- Passed unanimously.
- We're on a roll. Okay, onto item D-3, Certificate of Appropriateness 19 dash 44, consideration of possible action on a design review for window replacement and other projects located at 1006 South Van Buren Street.
- So, this ones really exciting actually. It's a house near the hospital area. But as I understand it's been abandoned for a number of years, or at least left to deteriorate. The picture in the top left is one that I took in 2015, I think. Picture in the top right is a new one that the owner has submitted. You can see the stucco on the chimney has failed further, but the vegetation's been cleaned up. The photo center bottom shows the house in 1979. Looking pretty good. The application for Certificate of Appropriateness has asked for a number of things. That's the I-chart. Replacing gutters, which staff can't approve, but since we're here, why not. Repairing stucco is ordinary maintenance. Painting the house is ordinary maintenance, these items don't require approval. And there's a window replacements in many areas, residing the garage on three sides, replacing the garage door. Removing a secondary walkway on the front, which really isn't visible in any of these photos. But if you look at that first photo at the top-left, you see the shrubbery at the far right, there's another walkway leading up to what was once an entrance on the far right to the separate apartment. Replacing a backdoor, replacing rear balcony door, and this was a late addition. So if I don't know if it said patio in back, what the intent was with patio in back,
- No information was submitted.
- Yeah, I don't think we're doing it anything with that.

- Okay. I think I read something about patio effects.
- I think I might've put that in there because it was originally planned, but we're not proceeding with that.
- Okay, disregard please. If I could refer you to the information in your packet, though I don't have much in the slide show beyond that, Staff is recommending approval of everything with the exception of possibly the windows, and that's not a recommendation to deny but that's a recommendation that you discuss. And here it's an odd situation of reality against The Secretary of Interior Standards, maybe not lining up to be a clear cut answer. The second story windows, I think you can see in these photographs, appear to be original. They are arguably beyond reasonable repair. Recognizing that some of these are casement windows, and the hardware appears to be all messed up in photographs, but following the letter of The Secretary of Interior Standards if they can be repaired, they should be repaired. Let's assume perhaps that they're not repairable, then they should be replaced with something that's identical or nearly identical. So, you have a couple of options before you I think. The first story windows all appear to have been replaced within recent history, you know, 10, 20 years.
- Yeah they're all aluminum clad windows. Bottom line is on the first floor most of the windows the hardware's been broken off, their just swing open. And they're not necessarily damaged, but they're not really repairable. A lot of the grills are snapped, and 'cause they're not inside the glass they're outside the glass on the back. And they're just-- We'd like to update them all.
- So the first story windows, I would recommend approval of anything, frankly. Because they're not historic, do as you please. But then that calls into question the second story windows. Would you replace the second story windows with a superior quality, by which I mean, fancy architectural grade, with the muntins on the outside and the inside. I keep looking at Ian because I know he's bought such windows recently. And let the first story windows slide with, I'm not gonna say lesser quality, but that's not to say bad quality. It's just to say, windows that would not precisely match what was originally there. I don't know, it's kind of up to you. The Secretary of the Interior Standards would say, "Either fix the second story windows, or replace them with a superior quality windows. The reality is that if you're replacing the first story windows with lesser quality windows, similar to what they had. Then you would feel the urge to replace the second story windows with the same sort of windows as the first story, but I can't recommend that given that it isn't to the letter of The Secretary of the Interior Standards.
- I think the windows should be consistent throughout the house, I mean.
- That I, maybe I--
- Are you the homeowner or the contractor?
- Both.
- Okay.
- So,--
- Wait one second. Let's make a motion to open the floor for discussion.
- I'll second that motion.
- Okay, excellent. All in favor.
- [Group] I.

- So, I guess, I Don't-- We were planning on replacing all the windows with the same type, the same everything. I just put in two different samples, 'cause there are some single hung windows on the house. Most of them are casement. They're the same line of windows, they're the same material of windows, I just put in there both options, just so you guys could see them. So, our plan was to replace them all with the same type of windows. A composite window, white, I know that we are repainting the house, I think they're picking out the color today, because they're gonna start painting right now. Our plan was to go with white composite windows throughout the whole thing, if that's what gets approved. Of the same type. So like upstairs where there's the double casement, replacing with the double casement just with the grills and everything, same thing downstairs. Now there's only, I think four windows I counted downstairs which are actually nice and can be saved. But they rest of them are all rotted, like I said, hardware's broken off. There's been animals in there, yeah it's not-- it was a party house too. Yeah, it's kinda a mess, but. Yeah, I guess if there's any other question?

- How come I was never invited to any of the parties?

- I could give you the previous owners contact and you could ask them.

- So as best I understood it though the replacement windows proposed didn't have a grill or muntins on the outside of the glass, they were either sandwiched--

- Between the glass. Unless, I think I can get the other style though.

- That would be my recommendation. I'm a little biased, because I live right opposite. Not in the blue house, but the unpainted house next to it.

- On the corner, or next to it?

- Next to the blue house, not on the corner.

- Okay, okay, okay.

- The stucco one.

- Gotcha'.

- So, I'm glad that you've purchased it. I'm glad it's no longer a party house, and it's actually a beautiful house. So, my two cents is, I'm presuming you're gonna do it up and sell it?

- Yeah.

- My two cent for you, is to put the quality windows in there. And really jank the value of the place up.

- Yeah.

- Because people are looking for unique properties, and that is a unique property in a great neighborhood, I know you got a blue house across the street.

- I know the guy that owns that, I don't know why he picked that color.

- I know, he did another one and it was the same color.

- Yeah, yeah.

- I'm not sure if he bought a lot of paint, and used it again, or.
- It is kind of--
- I conquer with you Ian, that everything that you step-up in that neighborhood is gonna get you triple back.
- Yeah.
- Yes.
- Well, because the people who are buying homes in that neighborhood are savvy customers, and they will see through--
- An inexpensive fix.
- An armature restoration project on these houses. There's definitely I think, a different level of customer that buys houses in this neighborhood. So, the replacement windows, like if we look at that photo on the left, the windows to the right, that kind of bay shaped bump out.
- Yeah.
- Now those, the pattern is, you got an eighth pattern window, where as the ones upstairs are three. Do we know what the originals were?
- I guess probably what's in that picture at the bottom. And I think it might be because of the size of the window. The ones downstairs are so much taller.
- Right.
- But the ones upstairs are only, I wanna say, three feet tall.
- So I guess my question though is, is are we getting that? Are we getting the same munton pattern as what we see in the photos?
- I guess we're, I mean we'd be getting whatever we need to get. I guess what I priced out on that thing that I included, is just what I-- those are just random numbers, just to give you guys a sample of what we're thinking. But, um, we're open for--
- I mean, like the Pella Architect Series Windows is what we just replaced on our building. And that has an integral mullion on that side, there's an inside piece, there's a piece inside the glass, and there's one on the outside. And when you look at it feels like a traditional window. As close as you can get without going to individual pane.
- Is it a wood window?
- It's a wood inside, aluminum outside.
- Okay.
- From the scan that's in the packet I can't really--
- It's hard to make out.

- Looks like an Andersen, but what window type it is, what--
- It's the Andersen 100 series, it's their composite window so it's made of wood and a little bit of vinyl. It's what we've put in all of our higher end houses that we do. I typically use Andersen products in what I do. So I'm not familiar with other brands, that's just kind of my go to window, so that's kind of why I included that.
- Because from the perspective of the state and staff is it has the muntins or grill on the exterior that would cast the appropriate shadows then that's more of an appropriate replacement window. But where it just has the grill sandwiched between the two panes of glass--
- Yeah.
- Is not so good.
- Okay.
- It would look so much better with the exterior.
- I guess I'm-- yeah. I'm not too familiar with grills, so.
- They're more true to the house.
- Unless, you know, to try to replicate the size of the openings and the number of divisions of the lights in each window, as much historic info as you can find. That's a blow up image Jason, of the image on the bottom?
- That's as high quality of the image on the bottom that I have.
- And that's the oldest photograph of that whole--?
- That's the oldest photograph that I have.
- Okay. Did we do the milling or?
- I don't know who did it. It's possible. I think their little plaque says 1925, I don't know if that's because they knew something I don't. The earliest record I can find is from January of 27, which shows that it already had an apartment and it was already built by the winter of 27, so. I think that puts it at least at 26.
- What was the name of the owner?
- Oh goodness, uh, he was kind of famous then, and I can't remember now, um.
- Was it ?
- Uh, no it wasn't, Joanies, one of the Joanies family owned it early on. But I don't know if they were the first, or later, early.
- Are you restoring it as a single family home?
- Yeah.
- So no apartment?
- Yeah.

- Just the single family, yeah? That's cool, that's really a cool place.
- It's very cool, yeah.
- That's the funny historical bit, it may have always been built to have those separate apartments.
- Yeah, it's hard to tell because there's a lot of new studs, old studs, all over the place. So it's hard to tell. Kind of, normally I can kind of tell, but there was so many different things going on that there was no way of knowing. And we planned as we were-- it's all come down to the stud inside right now. We found the original building inspection approval card nailed on.
- Wow.
- Doesn't list a date but uh, it got torn in half before I was able to take a picture. So I only have a picture of half of it, but. You'd think they would have a date on them, but, it didn't.
- I got a couple of Joanie's properties they have ran up on, some ones that-- not this property.
- Okay, the recommendations were as follows, replacement gutters are fine, but I think they just use half round around here.
- I don't think we're gonna end up replacing them. I think just one has fallen off, and originally I was like, "Oh, we'll replace them", but I think we're gonna keep 'em.
- Stucco and paint is of our discretion. Residing the garage, the garage door, the removal of the walkway, the back door for your balcony, you've got photos of all these things in your packets and I'm recommending approval. It's just this question of, how are you gonna do with the windows.
- Mm hmm, right. I don't know what the Landowners Commission would recommend in this.
- I think the higher quality window you can go with, kind of, try to keep the muntin patterns the same. And do you have a sense of what color you might paint the house?
- I think it's gonna be the same color house, I think we just might do a different color for the trim. But where it's brown now they might go with gray, I'm not sure.
- Yeah.
- Well, Stephanie said we could do polka dots.
- We always encourage it, and no ones ever take us up on the offer yet.
- But I think it's going to pretty much the same color. Like a light white
- Yeah, It's gonna look nice. type of color. So, we're starting tomorrow, so.
- Okay. There's a home around the corner, when the light it right I believe, that it's kind of gray and white, half timber, it looks real nice.
- Okay, yeah, and I think-- I don't, I just do the work. I'm not the designer. But yeah, I think I like the white window. That's what we're planning on.

- 'Kay. Are we done discussing? Can we have a motion to close the floor? Sold me.
- [Group] Second.
- All in favor?
- [Group] I.
- Okay, so, guess we're looking for a motion on this property to talk about all the things that are up on the screen right now.
- I guess my take, my take, is that it pretty much makes sense to go ahead and say yes to everything that's on the screen. The windows, is the question is do we wanna review the windows one more time once we pick 'em out? I mean that would be the only hangup I could see, where we wanna go back and make sure that they're the kind that we discussed, you know?
- I guess the only issue with that is, you know, some of the windows have already been replaced and they're broken, so.
- Right.
- So they wouldn't really be, well they would be under our jurisdiction, but less so.
- Yeah, right,
- So.
- Justin, again which windows are original, upper floors?
- Upper floor, yeah.
- Probably a little more protected, what do you think?
- It appears the first story was mostly, if not entirely replacements, and did not replicate the muntin texture as we might have wanted them to had we had jurisdiction at the time.
- We request that additional information on the windows will be provided to the staff throughout their reveal? Without having to go back to the commissioner?
- I'd say it's up to them.
- You could give staff specific guidelines as to what's acceptable.
- Tell us, it's got to have the muntin texture and match the light pattern.
- Yeah, exactly. All the things that we've discussed, that would be my--.
- He could just come back and show me a picture.
- So if you want to make a recommendation to the , we can do it.
- Why do you say that? I think you could say it better--

- Well, I guess I'm questioning where we're headed with this? Because, technically the existing windows that we care about are long gone.
- Except for the second story.
- Well, except for the second story. But they're in pretty rough shape.
- Right.
- Like, probably beyond repair.
- Right, I realize those are our history. The question is what are we saying the replacement is appropriate, and so I'm--
- If you ask for the textured muntins on the first story you're effectively asking for an improvement above the existing condition.
- Correct.
- If you ask for it on second story, you're saying, well you're replacing same with same from the Secretary of the Interiors prospective.
- And that's where the contradiction lies.
- Well it will compromise us to go lesser quality first story, better quality second story.
- That doesn't make any sense.
- It doesn't.
- I agree.
- And so then the things that make sense is to ask to upgrade it everywhere, or to accept a lesser window upstairs. Which I can't recommend but, realistically seems like a terrible option too, I mean.
- And does that effect the status of--?
- Eh, well it's a ding on the integrity. But, having a derlict house is also a perpetual ding on it too, so. I get to divorce myself from reality, quite often actually.
- Sure.
- And in my parallel universe, you know, superior quality windows upstairs, and lesser quality downstairs is an acceptable answer. But, reality is kind of, this is our choice.
- If the windows throughout the building were original then I think we'd be in a different spot.
- And you're pursuing tax credits, for the property?
- No. You're not? You should.
- You know, a lot of the things we're doing inside didn't line up with what they wanted. So our contract they said went out, from when I talked to the guy from the State, so. I mean, they're looking for all original. And

that's not necessarily what we're going for on the inside. I mean, we're not going to something super modern, but. I didn't know that it all had to be approved, and not all in bits and pieces, but.

- Yeah, I guess I would of updated stuff to the exterior of stuff. The State does what the State does.

- Paul, do you have a recommendation?

- Well, I'm concerned about this contradiction between the upper and the lower floor. Like you said, if all the windows were original, I think this would be a different discussion. But because some of them have already been replaced I feel like--

- The more visible ones have already been replaced.

- Right. To require the property owner to hold to that higher standard for something that isn't there, I think is unfortunately outside of our jurisdiction, or preference. And I think back to last month, the home we approved, that homeowner with the three windows up on the top, if you remember that. They certainly could of picked a lesser grade window, but we required that they stick with the traditional exterior muntins.

- Yup, and I believe that that's what we're asking for.

- Yeah.

- Or that was my understanding of what we're asking for here, was that the windows get resubmitted to staff with a recommendation that they have both interior and exterior muntins, and a pattern that's consistent with the historic division of the lights. So, and I can't tell from that scan in the packet that we have.

- Right.

- The scan quality is awful.

- Well it says full divided light, but I don't know that for sure.

- In one of them it said that the grill was, I thought it said between the panes, or I--

- It was between the glass.

- No muntin on the outside?

- Not on the outside.

- It should minimally be on the outside of the glass. Because when you look at it from the street front you don't see, necessarily those divisions.

- Right, you see the reflection on the full glass.

- Right.

- Which is really what we're trying to do, is make it feel like it's the way it was traditionally meant to feel. I know it's one property, one set of windows, but if you do that throughout the district, then you end up compromising the whole. So, I think it's appropriate that we have muntins on the outside whether that window achieves that or not, I couldn't tell you.

- So the question is can we approve something tonight that allows the property owner to continue on, without having to come back here months from now?
- Right. That would be-- it would seem logical to me that we could do that. If we provide staff a set of criteria for what that is. That is set your division on the lights as traditionally shown on the property, interior and exterior muntin.
- And the first floor and second floor windows to be the same.
- Shall be the same.
- Yup.
- Sounds like you are on the verge of a motion.
- I think I am too.
- I will make a motion that we would take the recommendations as outlined on the last motion recommendations from staff, and that the contractor, owner come back to staff with detailed pictures of the proposed windows. Our recommendation to staff is that windows be verified for the division of light, and for interior and exterior muntins, that mark at review look like the start nature of the property
- A photo of each side of the house, saying this window replaced with, cut shape, or an name, or something.
- Okay. Yeah, yeah. I can do that.
- Good.
- Let's bring a motion.
- I second that motion.
- Any other discussion? Hearing none, move for voting.
- Okay, it's approved. So I'll follow up with you tomorrow, give you all that information, .
- All right, sounds good. Just how long will it take to, like, flip it over.
- As fast as Jason does it.
- I might take a week, any way.
- Okay, awesome.
- Depending on which day it all comes in.
- Okay thanks.
- Congratulations on the house.
- Yes, thank you. You'll have to come through when we have an open house on it. Probably about, a month in a half.

- You guys did really well.
- I'm thinking, two months maybe. Hopefully before the end of the year.
- That's great.
- It's a beauty.
- Yeah, thanks.
- Very nice.
- Okay, on to item-E on staff level Certificate of Appropriateness of Applications.
- Hang on, I got a slide for you. 945 South Jackson, had some significant chimney work. I think bottom left photo is before. The top left photo was after. Try not to focus too much on the tree being gone. But the chimney has been largely rebuilt. 747 South Jackson wants a fence. Not much grounds to deny a fence, it's a steel fence from Lowes, online order.
- Actually I have an update on that. So the pointy things are not allowed in the City of Green Bay.
- Oh really?
- Yeah. They said they were a hazard at certain heights, and have to be certain height to be the pointy things. So our inspection team had them redo it, so it's a very similar design it just has an additional top on it. There's a whole rail on top. It actually looks a lot better than that, and I personally--
- In the approval letter I wrote said subject to other city approvals, so.
- Yeah, so the permitting team nixed the pointy things, which I'm okay with 'cause, small children and stuff, so. Looks similar anyway.
- 818 South Jefferson wants a new roof. It'll be pretty. I saw shingles. Ian, you had brought up this question of a very large garage.
- I did.
- Which escaped Landmarks Commission approval, and Historic Preservation Commission review. This is for information only that I present a homeowner provided their sketch of what they're gunnin' for on the right. The homeowner also provided an architectural plan, which is what's being built. The house sits along fronting Emily Street with an ally here. This is the view from the ally. So you pull in along that way, and you'll see this covered connecting rule beating structure, somehow this allows the garage to be so big. Because it's attached. Anyway, that's the front from the ally. Why I always get confused which way I'm looking at it. This is the view from Emily, if you will. So here's the little roof of the connection, and you see a lot of this under construction right now. It is what it's gonna be I suppose. I don't know if the Landmarks Commission have approved it or not. I suspect I would of recommended approval, because it's kind of hidden, it matches the architectural style of the home, the size, all though big does not over power the house itself.
- I mean, some of the materials that are being used are quite foreign.
- Yeah, the metal roofing seems bizarre.
- Right.

- Which probably was inappropriate.
- And the covered link is literally--
- It's a rule better, that's not purposeful.
- Yes.
- You know, it keeps one dry walking from the garage to the house.
- Unless it's storming.
- It serves a practical purpose of not only beating a rule, but covering you in the rain.
- And the purpose of that, what rule do they beat? 'Cause I'm kind of interested in this.
- I don't know what you're talking about. Um, by our zoning code you can have attached structures that have a larger density than a detached structure. So, if it was an attached garage, there's a height requirement on it in our residential districts. Attached garages typically can be the same amount of height that the primary structure is. So if you put a breezeway to your garage, you can have a tall garage that eventually gives them sort of a carriage house to rent out, I'm imagining is what's gonna happen here. But, those are mostly just my assumptions. I haven't talked to the property owner about the use. Maybe it's just a hangout place, I'm not entirely sure, but if you attach it it can be taller.
- Here's to you, homeowner with enough money to put pride into something, from what I can see.
- I think the material selection, and combination there of, they're trying to mimic the property on the right. On the bottom right, with the division of the bathrooms. But then is introducing other foreign materials. It should of come before this sort of project.
- The top right sketch shows the use of that standing metal seam, or coordinated metal roofing, which--
- The light brown is only targeted metal.
- Is it? I thought it was just the bit on the dormers, but I--.
- Yeah, the dark brown is shingle.
- Oh okay, oh thank you.
- Can't see, colorblind again.
- Oh, the darker color is the shingle, the dormer and the connecting breeze way is metal.
- It gives it a very Disney, new redevelopment look, I suppose.
- Yeah, if you haven't driven by it, you really should drive by it, and look. It's really odd, it's large. It's amazing that they just did that.
- Well because of the location on the property, would this still something we would of been jurisdiction on?
- Sure. You're given jurisdiction over the entire property.

- And you can see it from the street.
- You can see it. You can see that metal roofing from the street.
- So how is it that it didn't come before us?
- This was applied for while it was still under the old codes. So in our notes, on our Eclipse System, which is what our inspection team uses, it says, "Needs BOA, variance, and HPC approval." And then it just said, "Approval granted." And that was just for the BOAs, so our inspection team read it is as it already went through. And that was during the time that we were changing over our ordinance. So, a building permit was issued, which was why I made the call that we weren't going to make them come this body.
- If somebody comes before us, or came before this current body, and got approval to do some renovation work, how long is that permit usually good for, if it's just a general building permit?
- I don't think that there was any time frame associated with this--
- I'm not talking about this one in particular, I'm talking about just in general.
- Now it's 12 months. But under the HPC it was indefinite.
- So is it possible somebody could of added improvement to their house, or structure prior to this commission, and they're still grandfathered in with stuff?
- Yes.
- That big yellow one, where they put the addition on it.
- Yeah, that was a three year long process, but we can't do anything because they got approval through the HPC, so.
- Which property, which ones that?
- I can't remember.
- I don't either, that was while ago.
- It's a big yellow four square, where they're putting a monstrous addition on the back. Most of which you can't see, but it's a monstrous addition. And then that approval, well the denial through HBC included removing all of the siding and replacing all the siding on the historic home as well.
- In this neighborhood?
- Yes. Not entirely close to this house. It's on one of the, more south streets. Jefferson and Jackson.
- It's on Jefferson.
- Is it?
- So one of the situations that we run into where the HPC reviewed it, but you know that's kind of--.
- They basically added a house onto a house?

- Yes, and think I'd say HPC was not-- I don't think HPC recommended against it, or just recognizing HPC had nothing to do, but uh. It was a big change.

- Yeah.

- I would say they fly, like, a Packers flag out front. But I guess a lot of people do.

- Not very distinctive.

- Next, uh, is there a next? Let's see here. Not so much. Raise and repair orders.

- We did not receive any. Okay, any other staff update?

- I don't have anything, do you?

- We're pressing ahead to get estimates on an update to the intensive survey report to the city. There's some chance we can get that information done together, and submit our application we have for the next budget year, but I'm not certain yet, it's taking with the State folks. State seems to be fine if we stretch it out over as many years as necessary, so as to only be using the grant funds through the State coveted things. So that could be a two, three, four year project, At 25,000 dollars a year. It's okay.

- So it would be high priority item, they're always looking intensive survey updates, at the highest priority of giving out grant money. And then also for communities that haven't had an update done in a long time, and we're 31 years out, so. We'll be a very high priority project once we apply.

- Plus it's Green Bay. Which I think the State looks at us . Bringing communities under the seal .

- Any body else have any other business?

- Well, I can't believe I'm gonna say this, but the next meeting is November 11th, 2019.

- Yikes.

- Hearing no other items, look for a motion to adjourn.

- Second.

- All in favor?

- [Group] I.

- Any opposed? Motion carries, thank you everybody.

- Thanks.