



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MAY 20, 2020, 4:30 PM

Telephonic Meeting

public may also view at

www.youtube.com/CityOfGreenBay

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the May 20, 2020, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 13, 2020, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 20-07) Consideration with possible action on a design review for new windows and doors at 235 N. Broadway
2. (COA 20-08) Consideration with possible action on a design review for a storefront remodel at 115 N. Adams Street

F. Informational.

- I. Staff-Level COA Applications.
2. Review City Raze/Repair Orders and Demolitions.

3. Staff Update.
4. Date of next meeting: Monday, June 8, 2020

G. 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.

Virtual Meeting Instructions



Landmarks Commission for 5-20-20

Zoom Meeting Information

City Of Green Bay is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83309901286?pwd=QnZibzlrS1ZHb1NzY1VUOWFnbUwxQT09>

Meeting ID: 833 0990 1286

Password: 472494

One tap mobile

+19292056099,,83309901286#,,1#,472494# US (New York)

+13017158592,,83309901286#,,1#,472494# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 833 0990 1286

Password: 472494

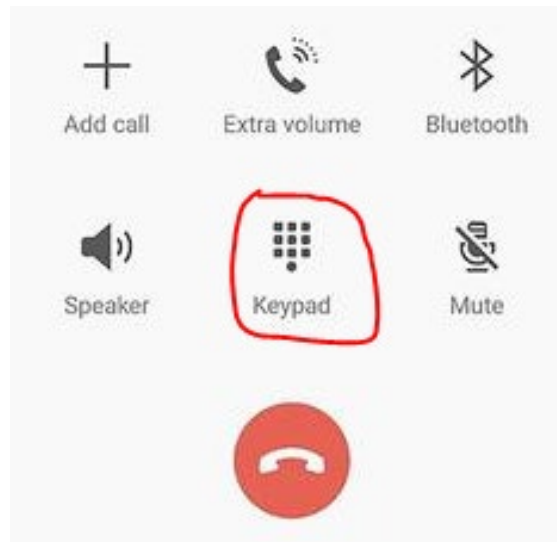
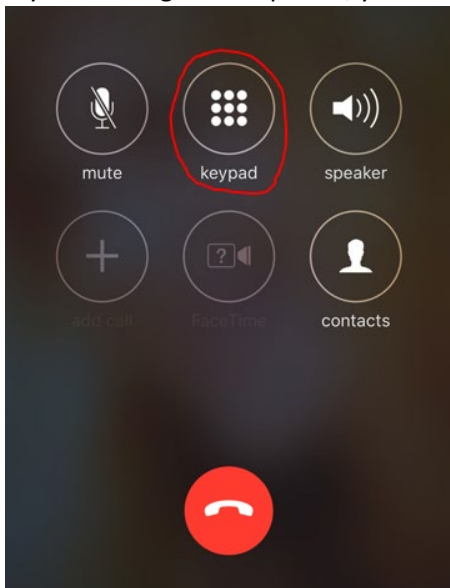
Find your local number: <https://us02web.zoom.us/j/83309901286?pwd=QnZibzlrS1ZHb1NzY1VUOWFnbUwxQT09>

Additional Information

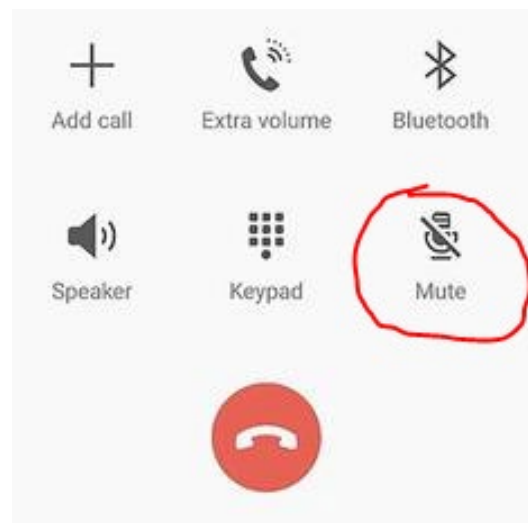
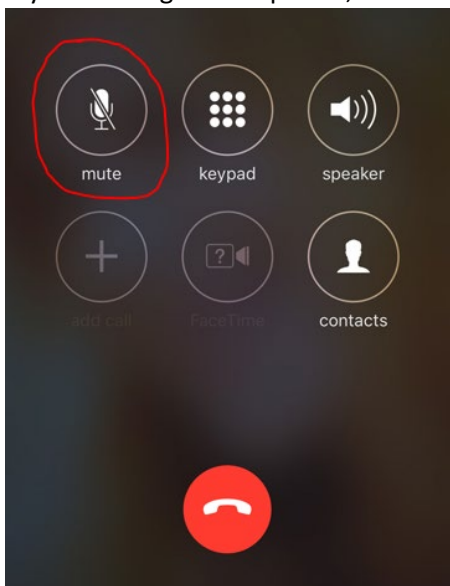
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE LANDMARKS COMMISSION

MONDAY, APRIL 13, 2020, 4:30 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION

I. Please find information to join this meeting via "zoom meeting" along with instructions.

B. ROLL CALL.

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

Present: Ian Griffiths, Veronica Corpus-Dax, Susan Ley, Justin Balsley, Paul Martzke, David Siegel, Ron Dehn, Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 13, 2020, meeting of the Landmarks Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Justin Balsley to approve the agenda. Motion carried.

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

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 2, 2020, meeting of the Landmarks Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Ron Dehn to approve the minute. Motion carried.

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

E. REGULAR BUSINESS.

1. (COA 20-05) Consideration with possible action on a design review for a sign located at 645 S. Irwin Avenue

Moved by Ron Dehn, seconded by Ald. Veronica Corpus-Dax to approve COA 20-05. Motion carried.

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

2. (COA 20-06) Consideration with possible action on a design review for replacement garage doors, roof replacement, and window replacement at 728 S. Jefferson Street

Moved by Paul Martzke, seconded by Ron Dehn to approve COA 20-06 subject to the following conditions:

1. The new windows shall be specified as I/I types similar to those currently present.

2. The new roof shingles shall be specified as asphalt type, but not "high definition" or equivalent. Motion carried.

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

3. (COA 20-07) Consideration with possible action on a design review for new windows and doors at 235 N. Broadway

Moved by Ian Griffiths, seconded by David Siegel to hold COA 20-07 until further information is provided from the applicant. Motion carried.

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

F. INFORMATIONAL.

1. Staff-Level COA Applications.

No report.

2. Review City Raze/Repair Orders and Demolitions.

No action taken.

3. Staff Update.

S. Hummel provided the staff update.

4. Date of next meeting: Monday, May 11, 2020

G. ADJOURNMENT.

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

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



Report to the
**Landmarks Commission
of the City of Green Bay**

MEETING DATE

May 20, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.I

(COA 20-07) Consideration with possible action on a design review for new windows and doors at 235 N. Broadway.

BACKGROUND

235 N. Broadway (Platten Place / Advanced Aquarium building) is a contributing property in the Broadway-Dousman NRHP Historic District. The building underwent a significant rehabilitation during the last decade. The proposed changes include replacing storefront windows and doors as well as exposing transom window openings that are currently covered. New window frames to be painted aluminum. New window glass to have a light transmissivity value (LTV) of 73. All windows and doors to fit within existing openings.

RECOMMENDATION

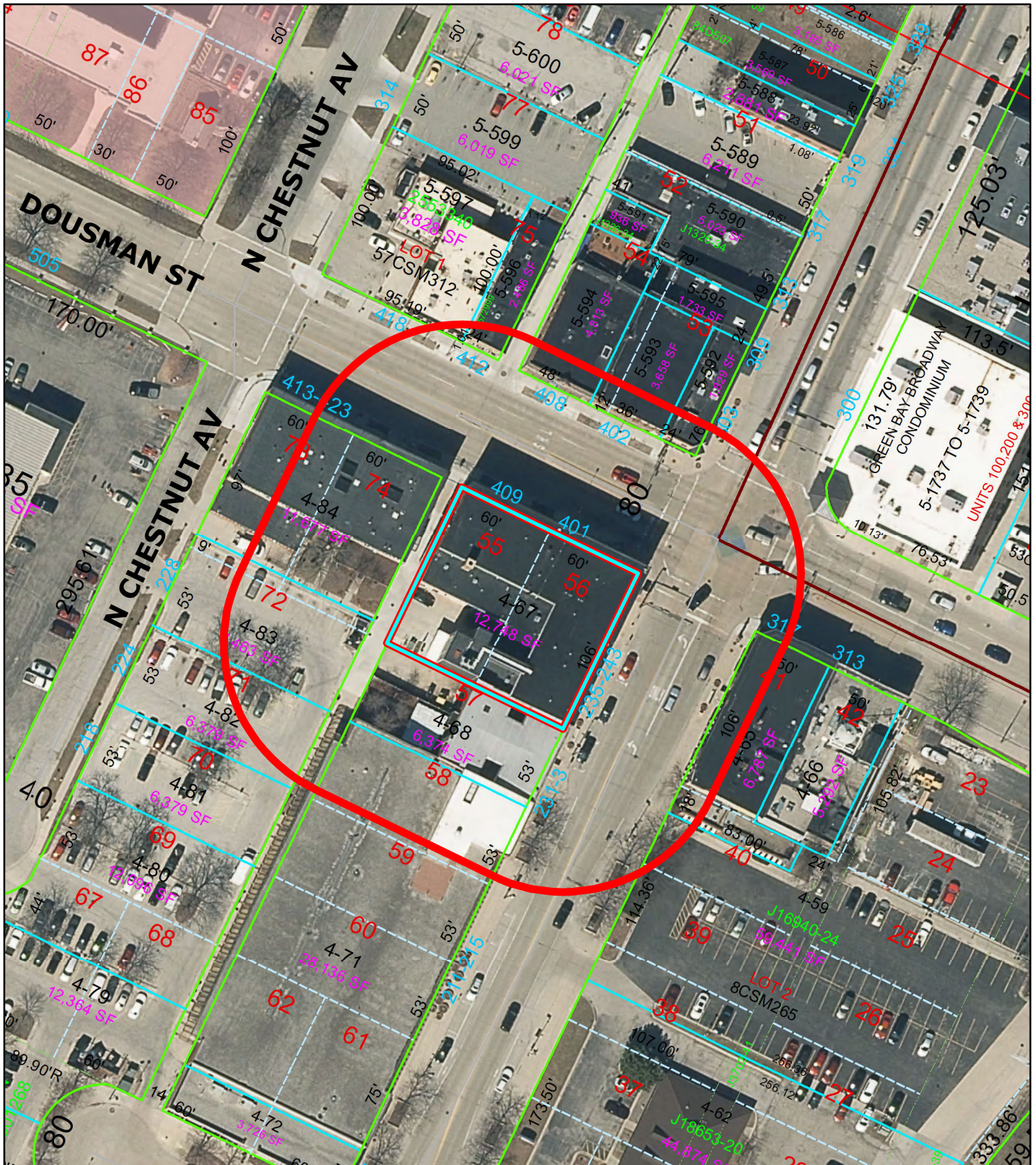
LC staff recommends approval of the project with the following requirements.

- If the property has received historic tax credits within the last 5 years, all work must be approved by SHPO – this is a SHPO requirement. (I think that 5 years has elapsed since tax credit project here, but I am not certain)
- All aluminum window and door frames to be painted, not anodized – this is a SHPO requirement. (this is ok per owner info)
- All storefront windows to have LTV of 72 or higher – this is a SHPO requirement. (this is ok per owner info)

The above requirements will ensure that the proposed changes do not negatively impact the historic integrity of either the building or the district.

FISCAL IMPACT**ATTACHMENTS**

1. COA 20-07 Map
2. 401-411 Dousman
3. COA 20-07 Exhibit 1
4. COA 20-07 Exhibit 2



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 09 Apr 2020 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 20-07) Window & Door Replacement at 235 N. Broadway

0 20 40 80 Feet

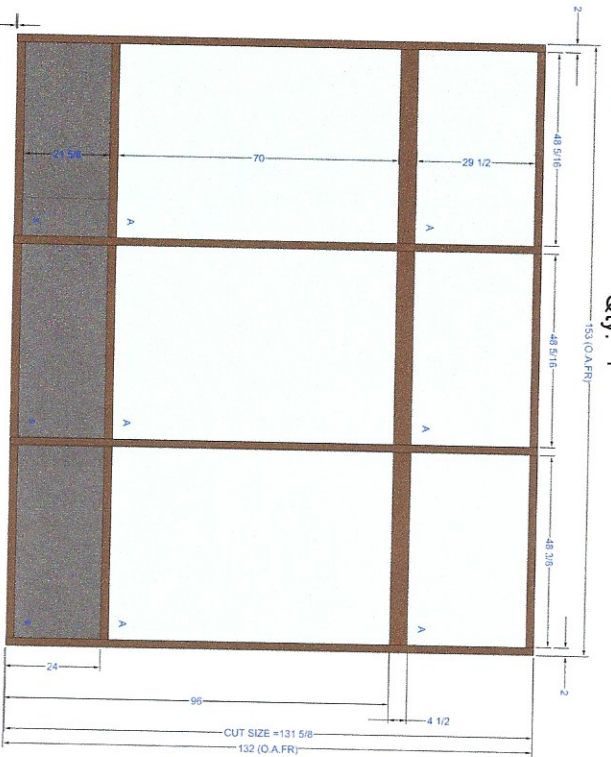


Subject Parcel

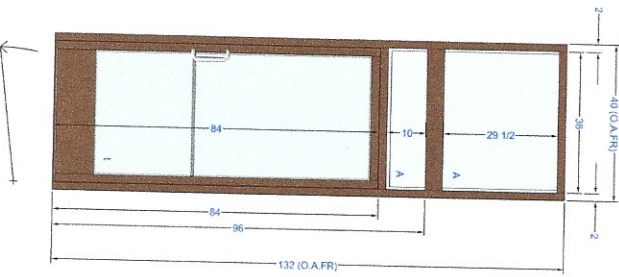


100' Notification Area

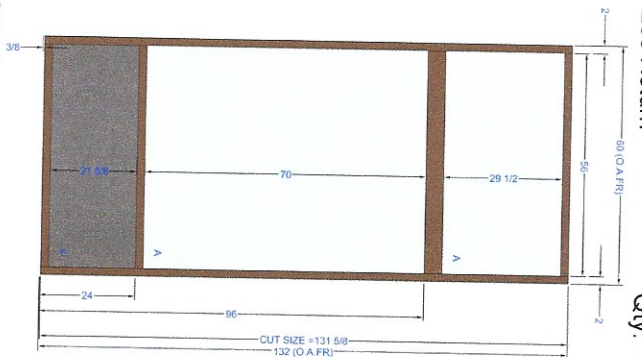




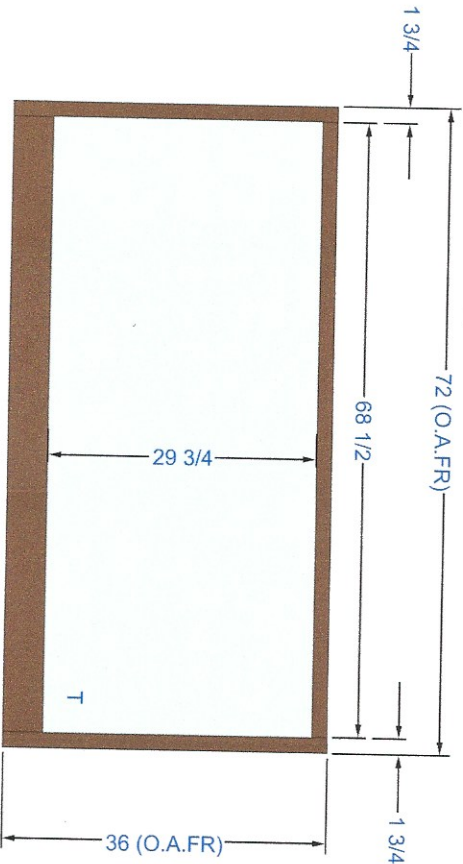
235 Entrance

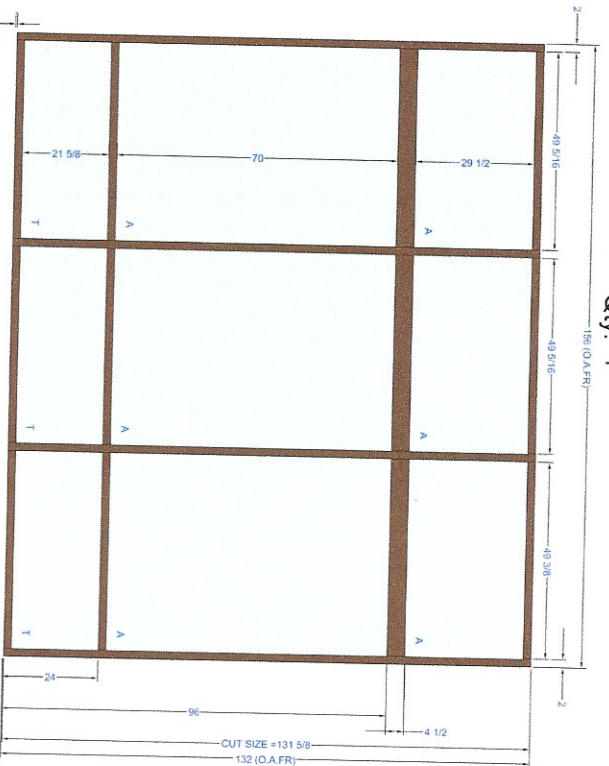


235 Return

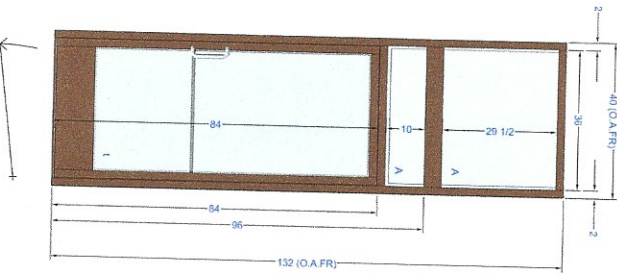


235 Transom

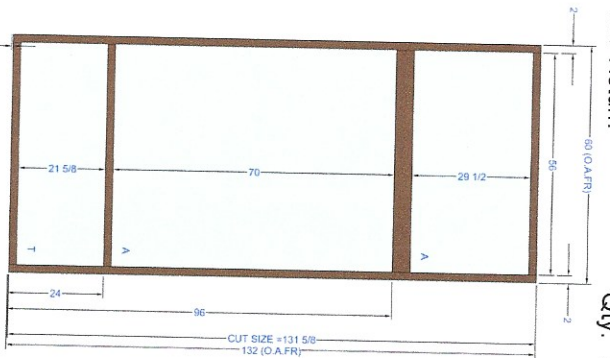




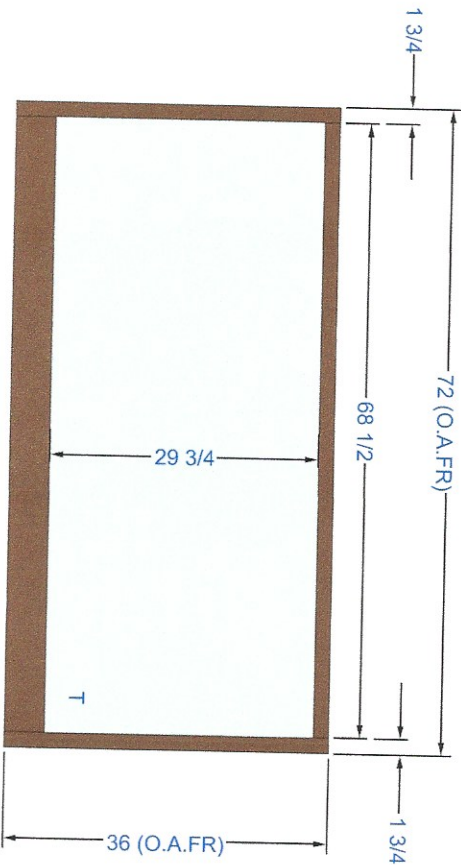
237 Entrance

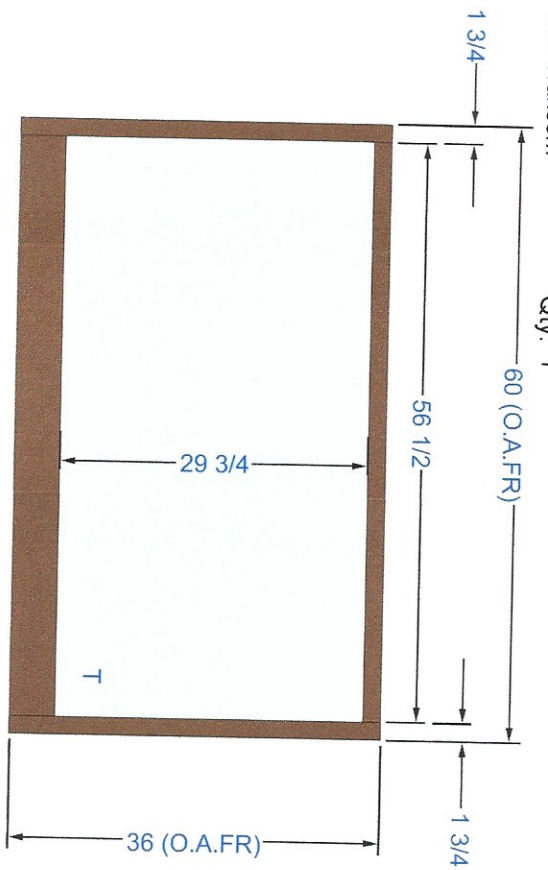
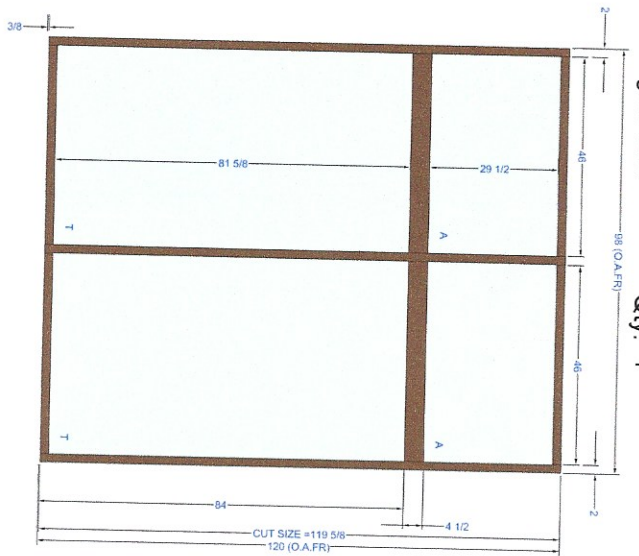


237 Return



237 Transom

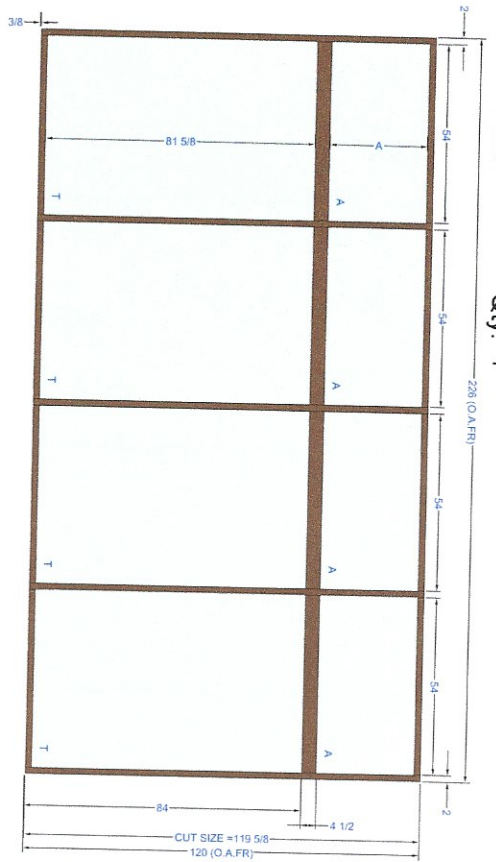




Project Name - CR Struct 239

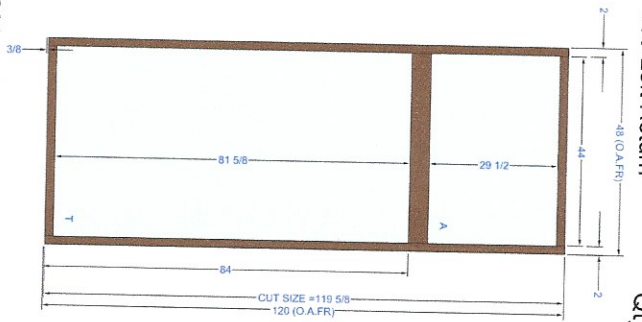
239 Front Left

Qty: 1



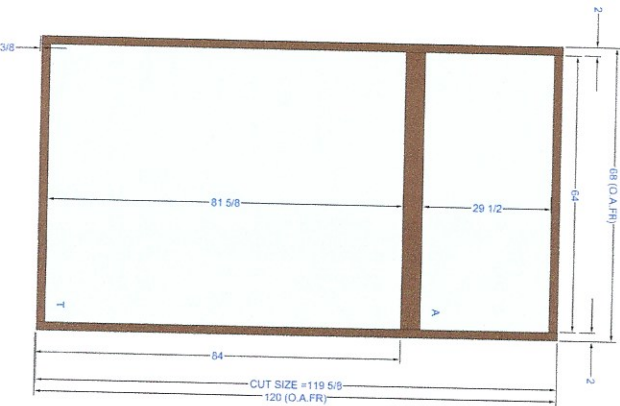
239 Left Return

Qty: 1



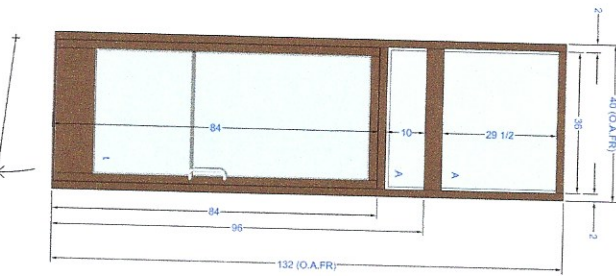
239 Rt Return

Qty: 1



239 Entr

Qty: 1

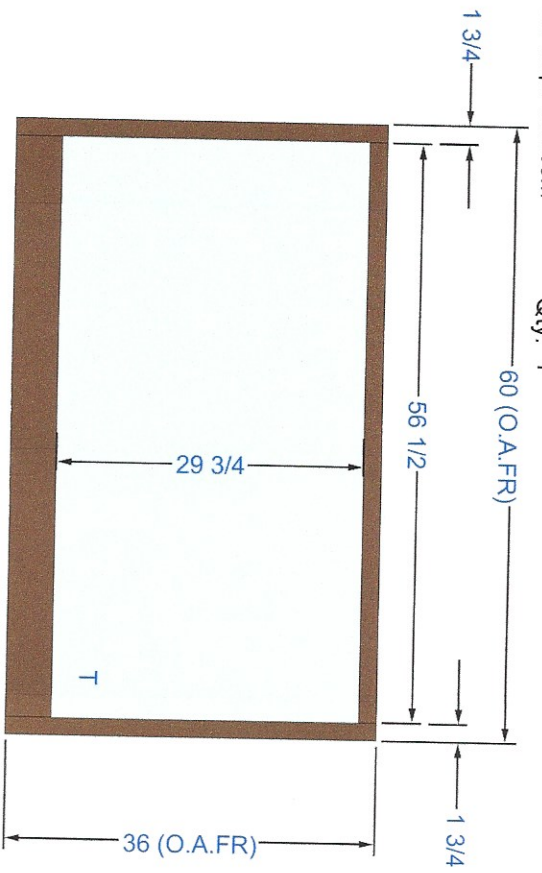


Project Name - CR Struct 241

241 Apt Transom

Qty: 1

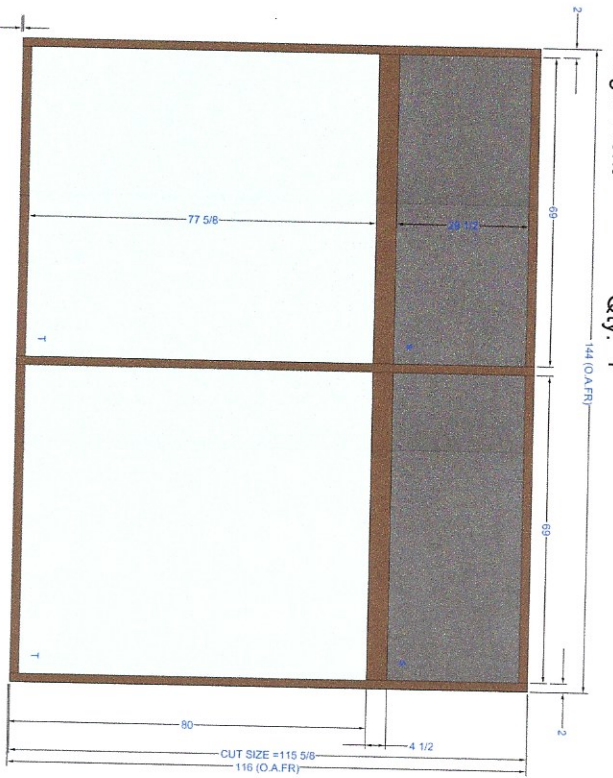
Date: 4/3/2020 2:58:11 PM



Project Name - CR Struct 243

243 Right Front

Qty: 1



243 Rt Borrowed Lite

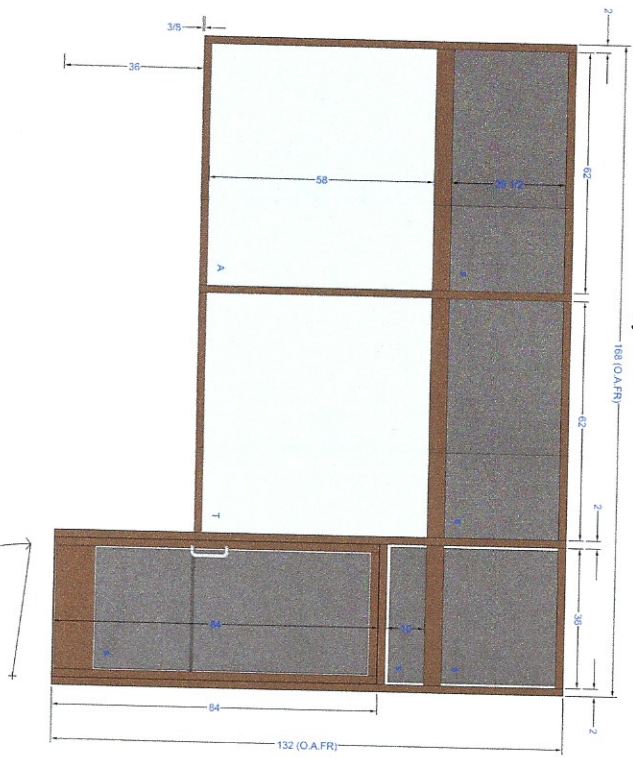
Qty: 1



Date: 4/3/2020 2:58:32 PM

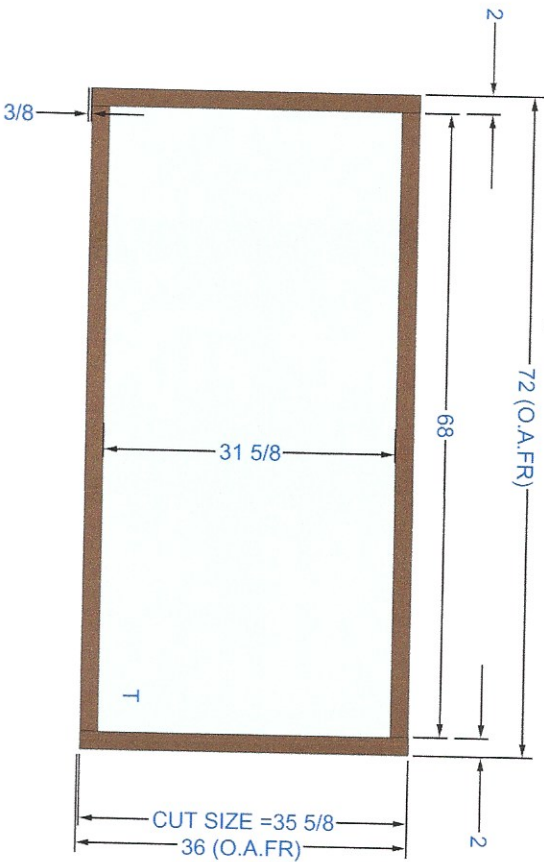
243 Rt Entrance

Qty: 1



243 Transoms

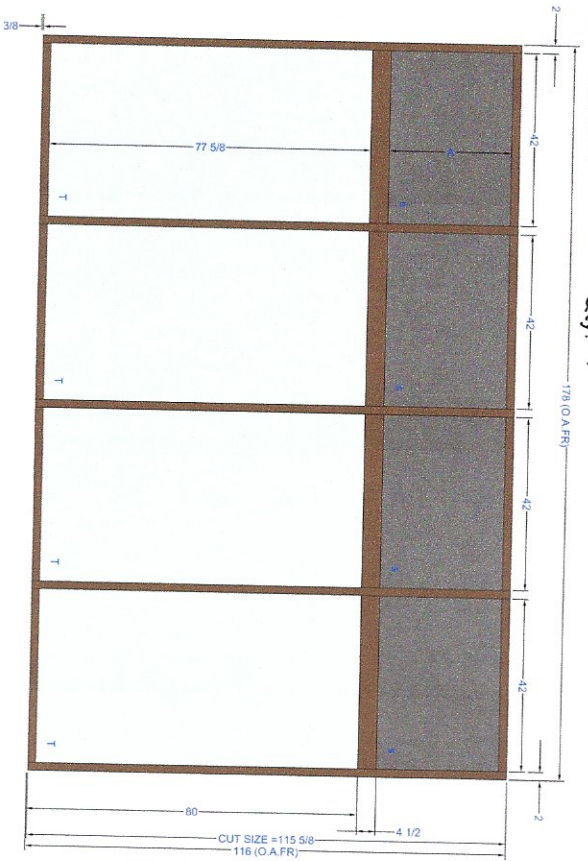
Qty: 2



Project Name - CR Struct 243

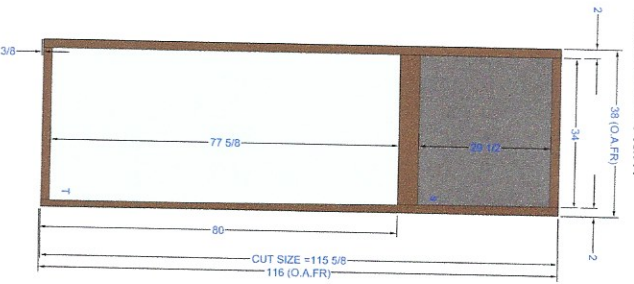
243 Left Front

Qty: 1



243 Left Return

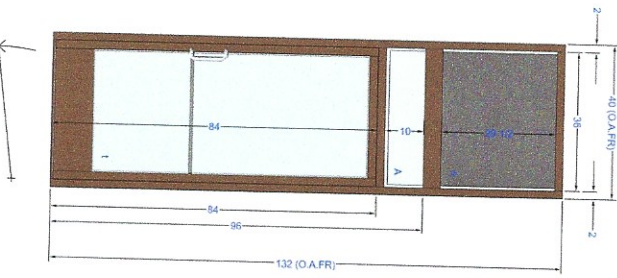
Qty: 1



243 Entrance

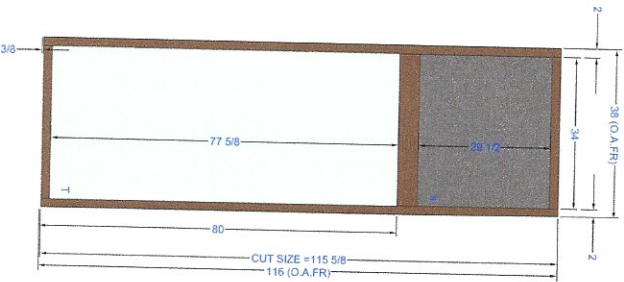
Qty: 1

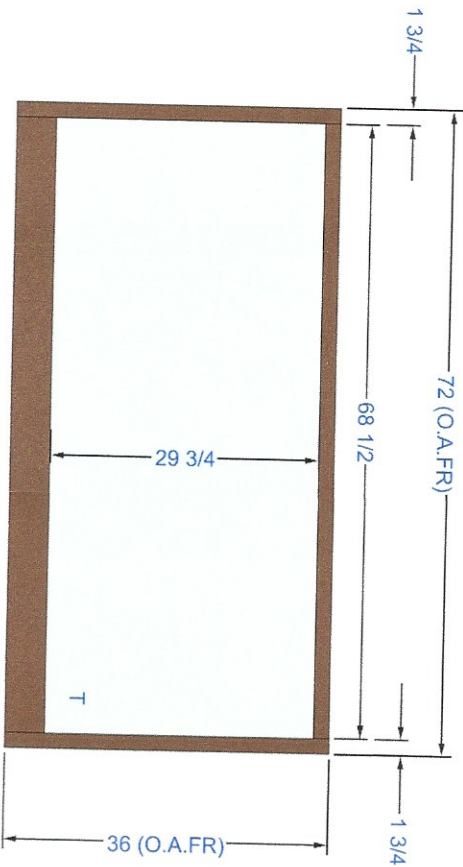
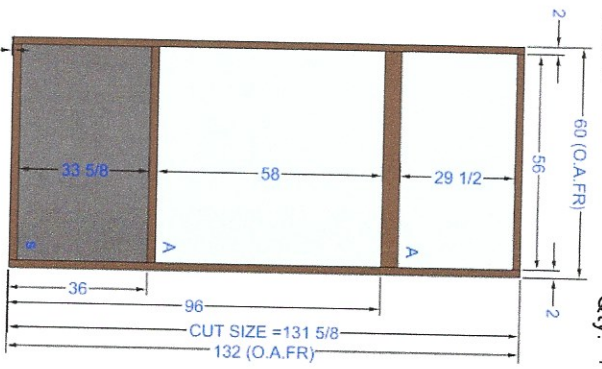
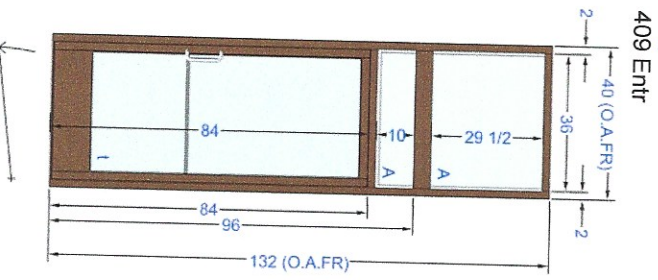
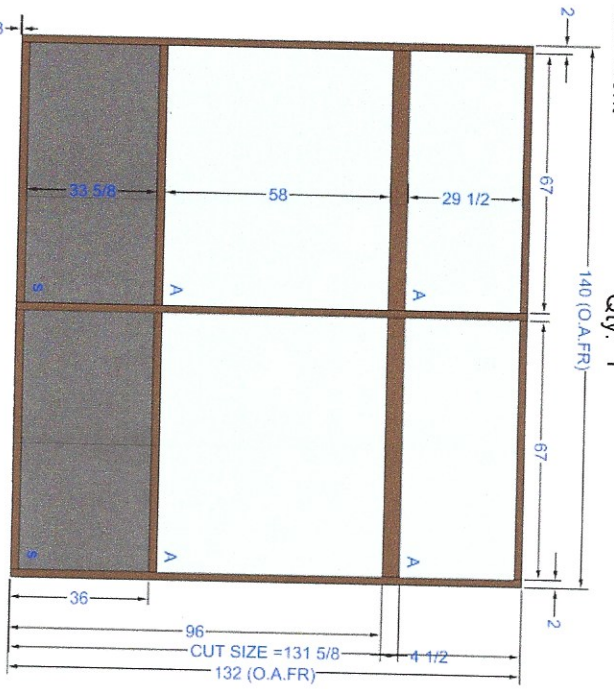
A=29 1/2



243 Rt Return

Qty: 1

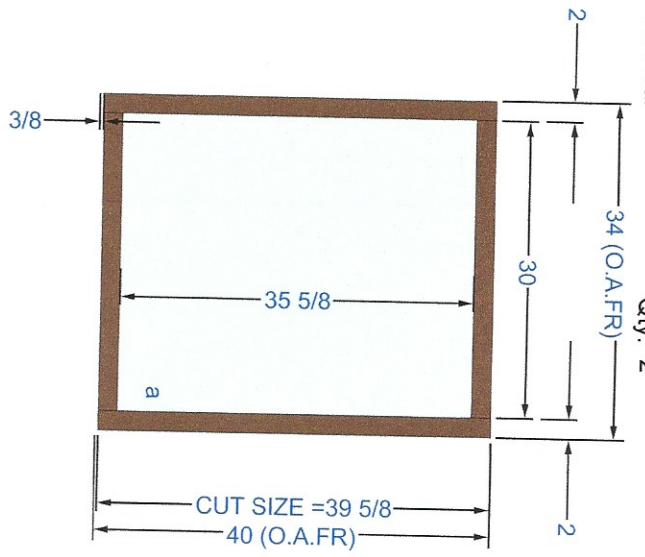




Project Name - CR Struct 411

411 Rear

Qty: 2

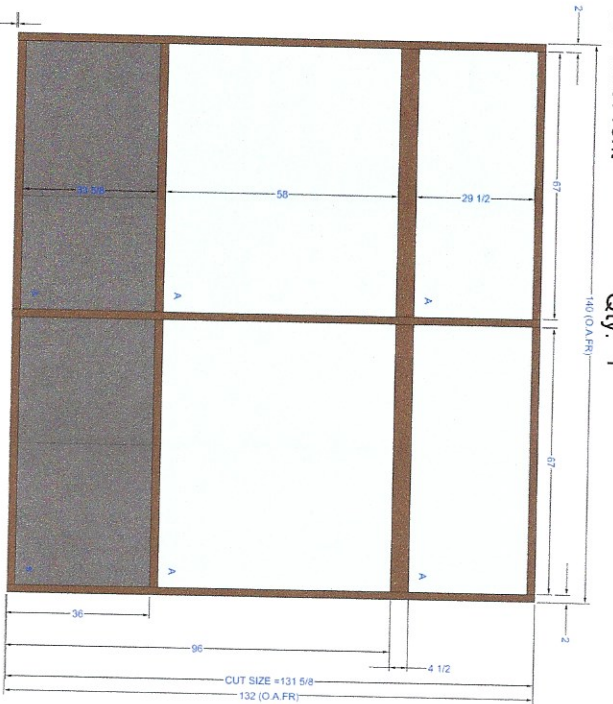


Date: 4/3/2020 2:59:45 PM

Project Name - CR Struct 411

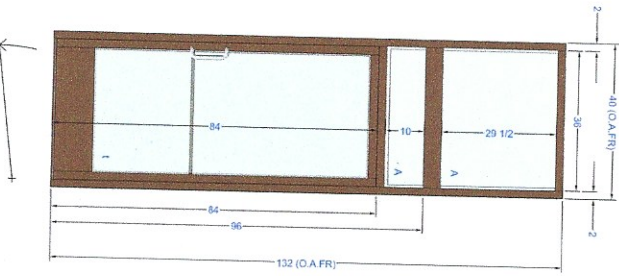
411 Left Front

Qty: 1



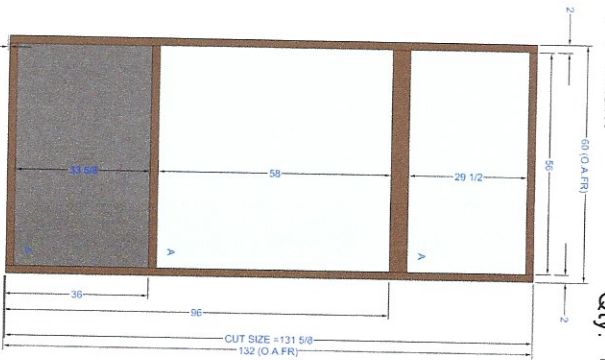
411 Entrance

Qty: 1



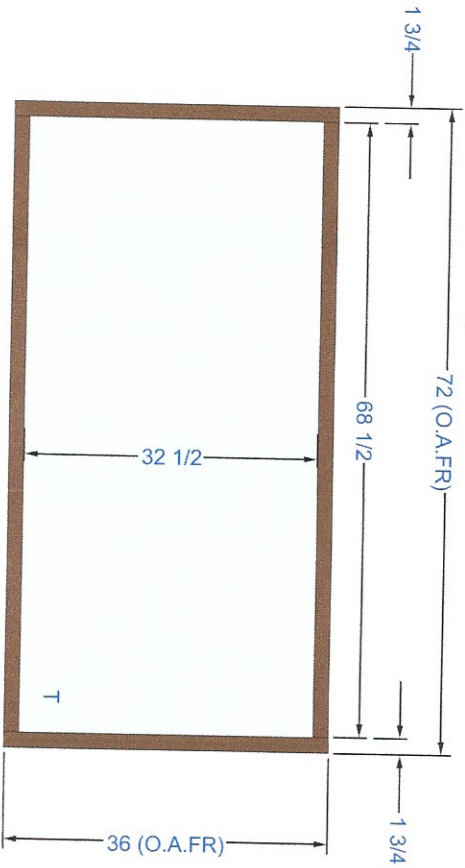
411 Return

Qty: 1



411 Transom

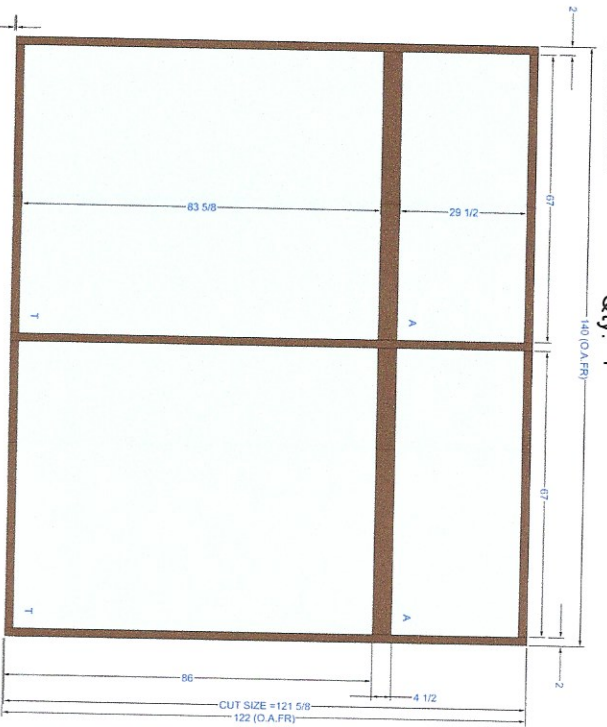
Qty: 1



Project Name - CR Struct 411A

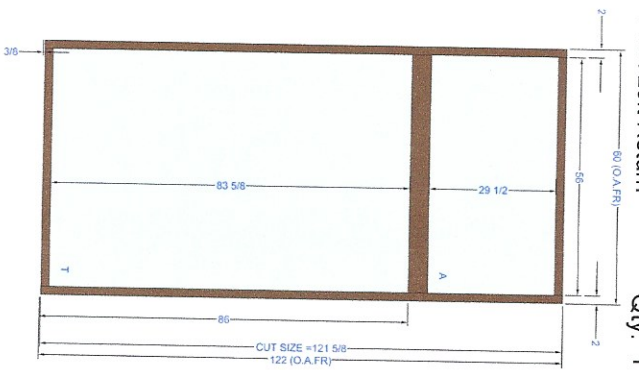
411A Left Front

Qty: 1



411A Left Return

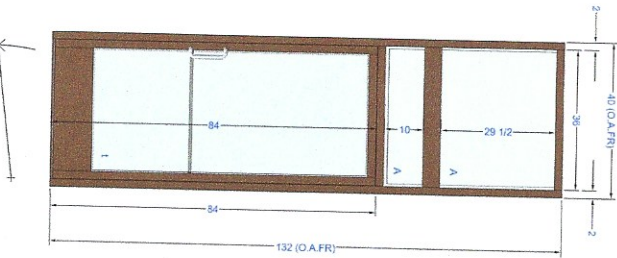
Qty: 1

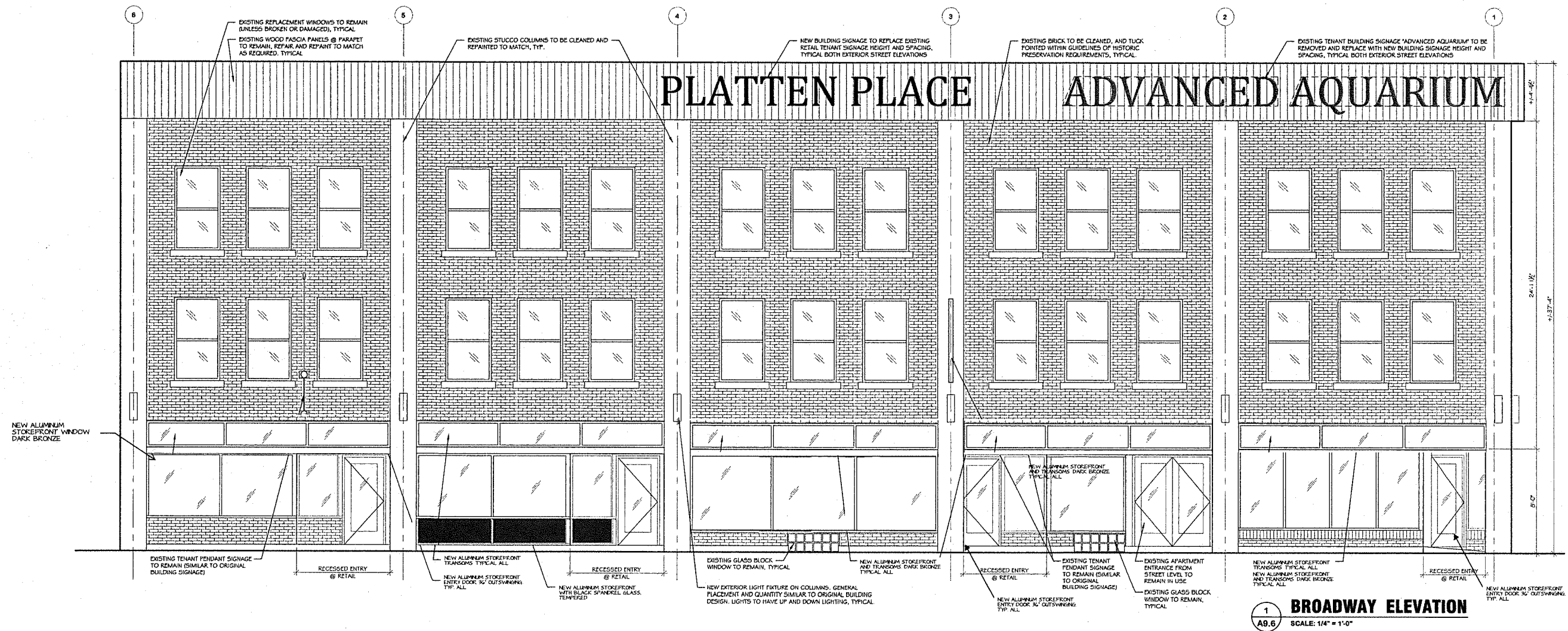


Date: 4/3/2020 3:00:11 PM

411A Entrance

Qty: 1





ISSUED FOR:
CONSTRUCTION PERMIT

ITEM	DATE
OWNER REVIEW	10-08-12
OWNER REVIEW	10-24-12
INT. ELEV	11-20-12
PROGRESS	12-13-12
PHASE 1 SUBMIT	01-23-13
AMENDMENT 1	03-19-13
DEMO PERMIT	04-15-13
PROGRESS	04-22-13
CONST PERMIT	05-08-13

DRAWN BY: DPM
CHECKED BY: MD
SHEET INDEX

EXTERIOR ELEVATION
SHEET NUMBER

A9.6

1
A9.6
BROADWAY ELEVATION
SCALE: 1/4" = 1'-0"

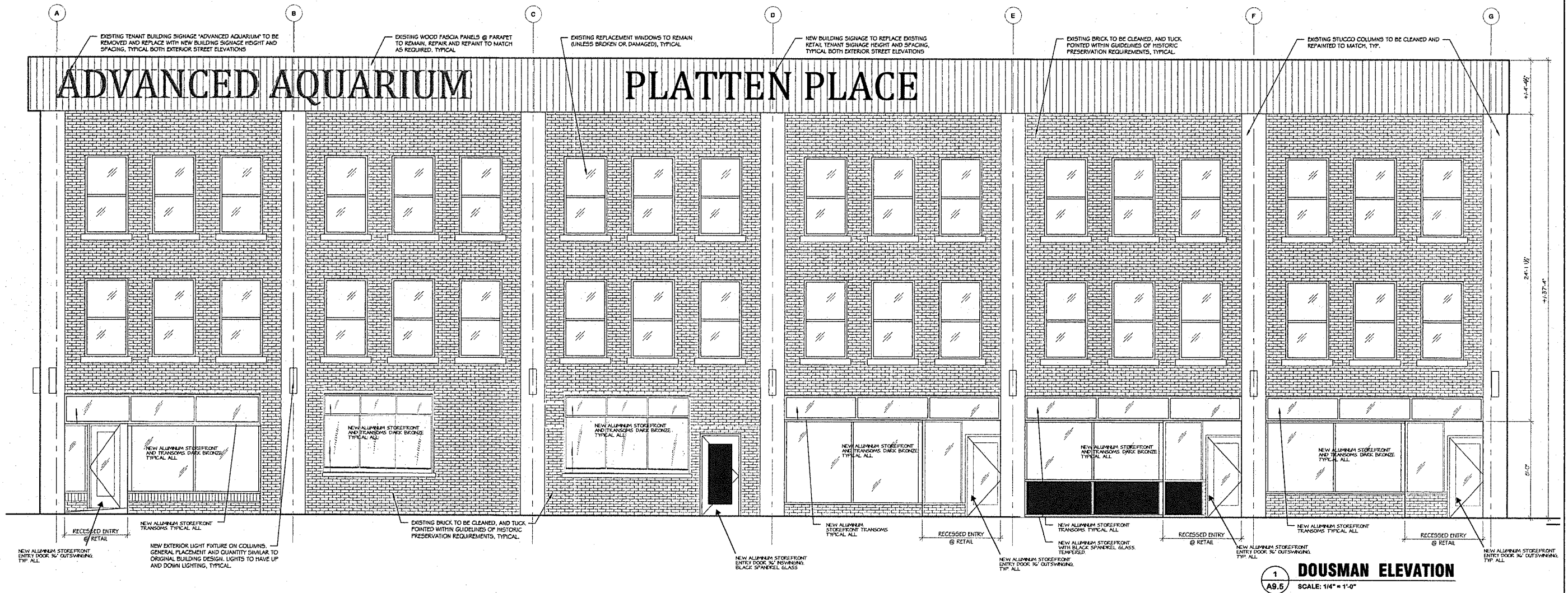
ITEM	DATE
OWNER REVIEW	10-08-12
OWNER REVIEW	10-24-12
PERMIT REVIEW	11-20-12
PERMIT REVIEW	12-13-12
PERMIT REVIEW	01-23-13
PERMIT REVIEW	03-18-13
PERMIT REVIEW	04-15-13
PERMIT REVIEW	04-22-13
PERMIT REVIEW	05-08-13

DRAWN BY: DPM
 CHECKED BY: MD
 SHEET INDEX

EXTERIOR ELEVATION

EET NUMBER

A9.5





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 20, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 20-08) Consideration with possible action on a design review for a storefront remodel at 115 N. Adams Street.

BACKGROUND

Due to the complex nature of this application, our staff recommendation is attached and breaks down each item with notes and recommendation. See attached.

RECOMMENDATION

See attached Staff Recommendation

FISCAL IMPACT

ATTACHMENTS

1. COA 20-08 Staff Recommendations, Final
2. COA 20-08 Drawings
3. COA 20-08 Exterior Photos
4. COA 20-08 Application Letter

115 N. Adams Street is a Contributing building within the Downtown Historic District (added to National Register of Historic Places in 2019). This building was the Rockstroh Bakery, built in 1894.

LC staff provided preliminary comments to the architect on May 13 for drawings that have since been revised. The proposed changes are now identified on sheets A1.02 and A2.01 (pages 1 & 2 of the "Drawings.pdf") of drawings submitted to the City on May 15, 2020, by Legacy Architecture on behalf of the owner, Nicole Schneider. Changes are listed as Elevation Notes, items A101 through A137. Each proposed change is listed below, along with Landmarks Commission staff questions &/or comments.

The architect has stated that the project will utilize state and federal tax credits for this rehabilitation. Because of this, SHPO & NPS also have review & approval authority over all proposed changes. LC approval authority is completely independent from SHPO/NPS approval authority—if LC does not approve of a change, that change cannot be made; if SHPO/NPS does not approve of a change, then tax historic credits will not be available for the project.

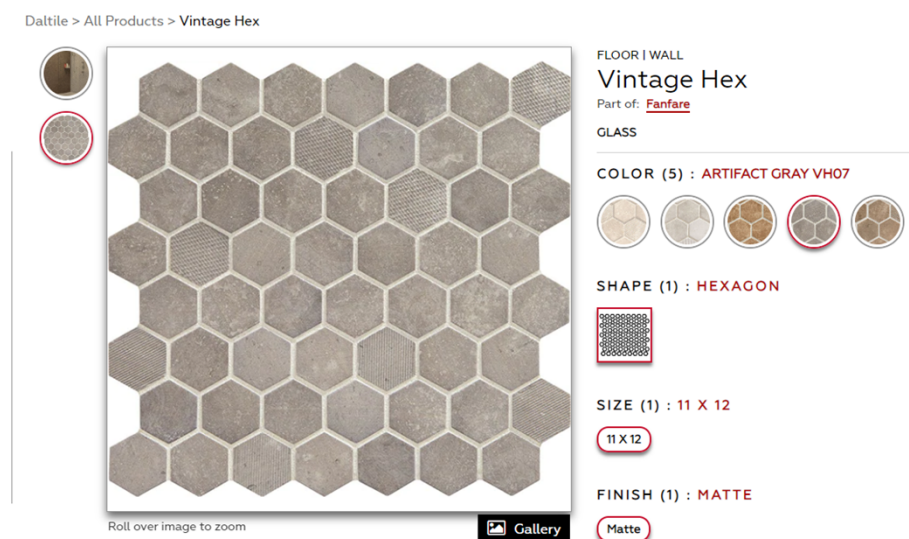
A101 - HISTORIC STONE TO REMAIN, CLEAN AND TUCKPOINT AS NECESSARY

Acknowledged & concur. LC staff notes that appropriate requirements for historic masonry are noted on the drawings under "HISTORIC TAX CREDIT REQUIREMENTS FOR MASONRY". Tuckpoint mortar stated to be of appropriate hardness/softness and color, per National Park Service Preservation Brief 2.

LC STAFF RECOMMENDS approval contingent on use of appropriate mortar color & hardness (as noted on the drawings) and surface preparation is done in accordance with Secretary of the Interior's Standards for Rehabilitation, Wisconsin State Statute 101.1215 (no pressure washing, blasting, etc), and SHPO instructions for "Repainting Exterior Masonry on Your Historic Building".

A102 – REMOVE NON-HISTORIC TILE AT FRONT ENTRY AND RE-TILE WITH NEW

Per the architect, the new tile at the front entry will be Daltile, Vintage Hex in Artifact Gray VH07, hexagon shape, 1" tile on 11" x 12" mat, with matte finish.



The existing tile is as shown below. Its age is unknown.



EAST ELEVATION - FRONT ENTRANCE

LC STAFF RECOMMENDS approval of removing and replacing the entry tile. Although the age of the existing tile is unknown, that tile likely dates to a time outside of the building’s period of significance and does not contribute towards the building’s historic integrity. LC staff notes that, per the Daltile website, the proposed “Vintage Hex (part of Fanfare)” glass tile is inappropriate for exterior flooring (see below). LC staff notes that 1-inch hex tile is an appropriate design choice for historic storefront entrances in Green Bay; however, LC staff offers no opinion as to whether glass tile that simulates the appearance of limestone is the best choice (versus a marble or solid-color porcelain hex tile) for this rehabilitation project.

USAGE			SPECIAL FEATURES			MATERIAL
 FLOOR	 WALL	 COUNTERTOP	 PRE-CONSUMER	 POST-CONSUMER	 REVEAL	 GLASS
✓	✓	✗				
SPECIAL USAGE		ADDITIONAL SPECIAL FEATURES				
 EXTERIOR FLOOR	 SHOWER FLOOR	 ZERO TOX ZEROTOX				
✗	✓					

For additional information on technical details and general information see the attached Sales Sheet

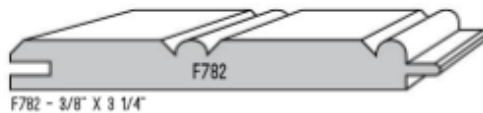
← Daltile manufacturer info for proposed tile

A103 – REMOVE AND REPLACE ENTRY CEILING WITH HISTORIC BEADBOARD, PAINT CHARCOAL
Photos provided showing glimpse of existing ceiling. Per the architect, the new beadboard profile will be Ferche Millwork, Tongue & Groove Paneling, F782, 3/8" x 3 1/4", and the orientation will be east-west or front-back.

**FERCHE
MILLWORK**

TONGUE & GROOVE PANELING

PANELING COVERAGE	
1 L.F.T.O.F. =	COVERAGE
3 1/4" =	.25 SQ.FT.
4 1/4" =	.33 SQ.FT.
5 1/4" =	.42 SQ.FT.
ADD FOR WASTE	



LC STAFF RECOMMENDS approval of the proposed replacement beadboard.

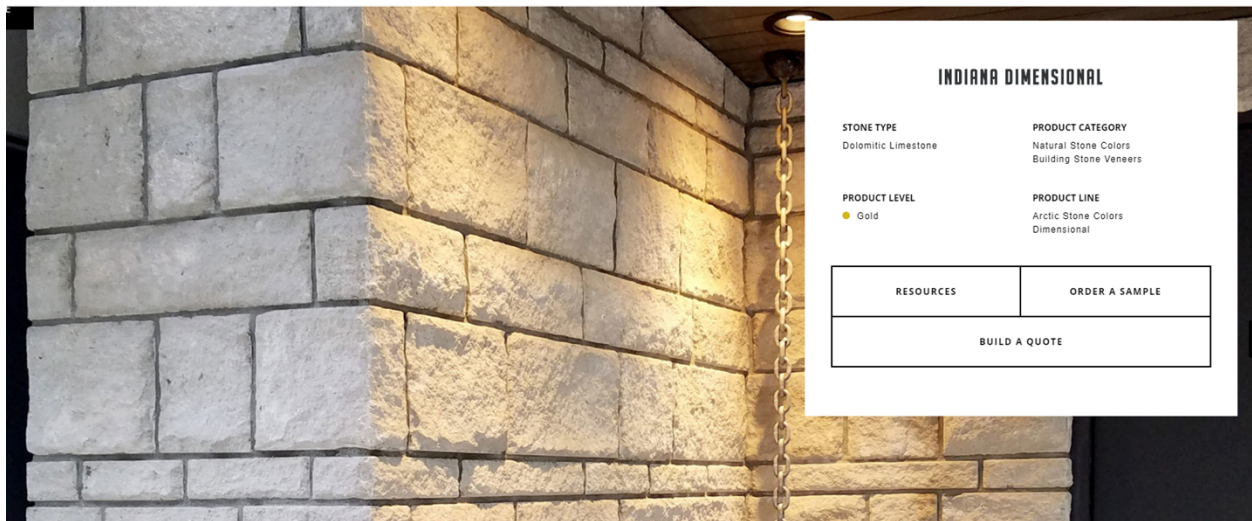
A104 – NEW BULKHEAD WITH STONE VENEER TO MATCH HISTORIC

LC staff acknowledges that the existing ground-floor storefront is not historic and is not of the period of significance (1870-1969). LC staff also acknowledges that SHPO and the Secretary of the Interior's Standards allow for designing and constructing new storefronts with a new design that is, "compatible with the size, scale, material, and color of the historic building". Per the architect, the new stone veneer will be Buechel Stone Corp., Indiana Dimensional (see below).

OUR PRODUCTS • ABOUT • RESOURCES TRUE STORIES



Search...



LC STAFF RECOMMENDS approval contingent on use of stone veneer that matches the color, scale, texture, and arrangement of the historic stone in place elsewhere on the building.

A105 – NEW ALUMINUM-CLAD WOOD WINDOWS IN HISTORIC OPENINGS, BLACK

LC staff notes that a historic photo, c. 1940 (during the period of significance), shows 1/1 windows present below transom windows. The transom windows appear to remain in place, but the 1/1 windows have been replaced and are not appropriate to the historic character of the building. Architect proposes to install new aluminum-clad wood, 1/1, double hung windows to replicate the historic window configuration.



LC STAFF RECOMMENDS approval of the proposed replacement window style. Specific details for the proposed replacement windows (manufacturer, etc) has not yet been provided.

A106 – HISTORIC WOOD TRIM TO REMAIN, PAINT CHARCOAL

Acknowledge & concur.

LC STAFF RECOMMENDS approval.

A107 – NEW ALUMINUM STOREFRONT, BLACK

The architect states that the proposed storefront glass shall be Cardinal Glass Industries, ¾" 2 Pane LoE-272#2 / Clear with 72% visible light transmittance (VLT) and 11% external reflectance. SHPO requires a VLT of 72 or higher. The current storefront arrangement has two doors, both near the right side (as viewed from the street). In the existing arrangement, the door at the far-right leads to a staircase that accesses the upstairs apartment, while the other door accesses the retail space below (see photo under A102, above). Historical information and photographs suggest that the apartment staircase may have been a later addition. The proposed arrangement calls for only one door to be located in the storefront, roughly where the current apartment door is, and eliminating the apartment staircase at this location.

LC STAFF RECOMMENDS approval of the proposed storefront glass and door arrangement. The proposed storefront arrangement appears to be a good match for the historic character of the building. LC staff notes that the interior arrangement of the building is outside of LC approval authority. LC staff further notes that the architect believes that removing the front stairs permits the restoration of the

original second floor hallway and circulation path to what were presumable the original parlors. LC staff notes that detailed information on a new storefront door has not been provided (wood, metal, glass?).

A108 – HISTORIC BRICK PARAPET TO REMAIN, REPAIR WITH NEW BRICK TO MATCH HISTORIC AS REQUIRED

The architect notes that the brick window arches are in fair condition and will remain. The area above the arches is in poor condition and will be repaired. The paint will be removed from the brick and the brick will be left exposed. T-11 plywood will be removed from the historic wood windows in this location, and the windows will be restored.

LC STAFF RECOMMENDS approval of repairing the brick parapet, with new brick matching the historic brick, and with no changes in the design or appearance of the fenestration (window openings) in this wall.

A109 – HISTORIC CMU TO REMAIN, PAINT TO MATCH ADJACENT BRICK

Acknowledge & concur. Existing CMU has been previously painted.

LC STAFF RECOMMENDS approval of painting CMU provided that the paint is vapor permeable and surface preparation is done in accordance with Secretary of the Interior's Standards for Rehabilitation, Wisconsin State Statute 101.1215 (no pressure washing, blasting, etc), and SHPO instructions for "Repainting Exterior Masonry on Your Historic Building".

A110 – HISTORIC TURNED WOOD POST TO REMAIN, PAINT CHARCOAL

Acknowledge and concur.

LC STAFF RECOMMENDS approval.

A111 – NEW THIN BRICK VENEER, SIMILAR TO ADJACENT HISTORIC BRICK

Architect proposes to remove the west wall of this non-historic addition and extend it, as well as the roof, about 12'-18" to the west to accommodate an ADA unisex toilet. LC staff notes that the current exterior material here is vertical-groove wood paneling. LC staff also notes that this is on the rear of the building, hidden from most (but probably not all) public vantage points.

LC STAFF RECOMMENDS approval.

A112 – NEW HOLLOW METAL DOOR AND FRAME IN NEW MASONRY OPENING, PAINT BLACK.

Per the architect, the new person door will be a flush, insulated, hollow metal door and frame painted black. There are numerous manufactures. The new garage door will be Overhead Door, FireKing Insulated Fire-Rated Door, Model 635, 9' wide x 7' high with electric motor and PowderGuard Premium powder coat finish in black. Both doors are on the back of the building, facing a public alley.



LC STAFF RECOMMENDS approval of the proposed doors and notes that both are appropriate for the CMU addition currently present on the back of the building.

A113 – HISTORIC TRANSOM TO REMAIN, PAINT FRAME BLACK

“THE HEEL” sign that had covered the transom was recently removed, revealing the transom in good condition. One pane of glass, on the far south edge, is broken and needs to be replaced. Per the architect, its replacement will be problematic because it will be difficult to match. If the architect and builder are unable to find a suitable match, we will come back for approval to replace all the glass in the transom, unless the LC feels comfortable granting that approval at this time.



LC STAFF RECOMMENDS approval of the proposal to repair and repaint the existing historic transom.

A114 – HISTORIC STEEL LINTEL AND METAL DETAILS TO REMAIN, PAINT CHARCOAL

Acknowledge & concur. Existing metal lintel and details have been previously painted.

LC STAFF RECOMMENDS approval of painting the metal lintel and associated metal details provided that the surface preparation is done in accordance with Secretary of the Interior's Standards for Rehabilitation and Wisconsin State Statute 101.1215 (no pressure washing, blasting, etc).

A115 – RESTORE HISTORIC WOOD WINDOWS, PAINT BLACK

This item applies to the windows in the south side façade, the transom windows in the second story of the front and rear façades, and the second story sash windows on the rear façade. SHPO & Secretary of the Interior's Standards recommend repairing historic windows rather than replacing historic windows.

LC STAFF RECOMMENDS approval of restoring existing historic windows and painting the historic window frames.

A116 – REMOVE PAINT FROM BRICK, REPAIR BRICK AS NECESSARY

LC STAFF RECOMMENDS approval of removing paint and repairing brick provided that any replacement brick matches the brick already present and that paint removal from existing brick is done in accordance with Secretary of the Interior's Standards for Rehabilitation, Wisconsin State Statute 101.1215 (no pressure washing, blasting, etc), and SHPO instructions for "Repainting Exterior Masonry on Your Historic Building".

A117 – HISTORIC CLAY TILE COPING TO REMAIN

Acknowledge & concur.

LC STAFF RECOMMENDS approval.

A118 – HISTORIC STONE COPING TO REMAIN

Acknowledge & concur.

LC STAFF RECOMMENDS approval.

A119 – HISTORIC CONCRETE COPING TO REMAIN

Acknowledge & concur.

LC STAFF RECOMMENDS approval.

A120 – NEW COMPOSITE PORCH FLOORING, PAINT CHARCOAL

The architect states that this wood deck was recently reviewed. It has multiple layers of flooring, and, once those were removed, it revealed that the wood deck beneath is a non-historic 2x6 material. The architect proposes to replace it with one of two composite products, both of which need to be painted like traditional wood porch flooring, and have been approved by SHPO and City of Madison Landmarks Commission. The Koma product has a reversible surface; the smooth surface would be used. LC staff notes that this floor, on the back of the building, is not visible from ground-level public vantage points, and the new composite flooring at this location will not impact the building's historic integrity.

Aeratis Traditions



stain to maintain the warranty.

Aeratis Traditions tongue and groove porch flooring/ porch decking is a paint ready wood replacement product. Competitively priced compared to wood at the time of install, Aeratis Traditions T&G porch flooring offers an unsurpassed warranty, endless design capabilities, significantly lower maintenance than wood and an appearance that not even the most discerning historic official could tell it is not a wood porch when your project is complete.

Simply said, "Only a rich man can afford to install a wood porch floor today". This saying has a lot of truth. Not only is the life cycle of pine and fir significantly shorter than it was in years past, many consumers forget the actual annual cost of maintenance. On average many porch owners pay between \$4-\$9 per square foot annually on maintenance and upkeep.

Aeratis Traditions is an uncolored, paint-ready board that is designed specifically to replace wood tongue and groove products. Traditions can be painted or stained in any color. Unlike the Legacy or Heritage line which can also be painted, Traditions flooring requires paint or

Aeratis Traditions T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'
Width: 3-1/8" (3.092)
Thickness: 7/8"



[JUMP TO A PRODUCT...](#)
[CELUKA TRIM](#)
[MOULDINGS](#)
[MILLWORK](#)
[PORCH FLOORING](#)
[STAIR RISERS](#)
[FASCIA](#)

[RESOURCES](#)
[DEALERS](#)
[REQUEST A SAMPLE](#)
[CONTACT | 800.330.2239](#)

CELUKA PORCH FLOORING

DURABLE
WORKABLE
ECONOMICAL
MADE IN USA

CELUKA is the best value in durable porch flooring. Your customers will enjoy a porch that's easy to maintain and will not rot, split, buckle or swell — even in the harshest of conditions. Only for covered porch applications, this reversible porch board is smooth milled or wood grain surfaced. Pre-sanded and ready for paint, providing you unlimited decorative options for today's discerning customers.

- ✓ Exact 3/4" thickness
- ✓ Tongue + groove
- ✓ Pre-sanded and ready to install
- ✓ No paint prep
- ✓ UV-stabilized to reduce fading
- ✓ Reversible surfaces

DIMENSIONS
3/4" X 3-13"
(VISIBLE FACE WIDTH: 3.093")
LENGTHS: 8', 10', 12', 16'

[DOWNLOAD BROCHURE](#)
[REQUEST SAMPLE](#)

LC STAFF RECOMMENDS approval of the proposed replacement porch flooring options.

A121 – NEW COMPOSITE ROOF DECK

Architect proposes the roof deck would be by Bison Innovative Products, 2' x 2' Ipe wood tile, smooth, WT-IPE-24-SMOOTH (see below). Acknowledge & concur. LC staff notes that this deck, on the back of the building, is not visible from ground-level public vantage points, and the new composite deck at this location will not impact the building's historic integrity.



2' x 2' Ipê Wood Tile - Smooth

Model: WT-IPE-24-SMOOTH

Bison 2' x 2' smooth Ipê wood tiles are commercial grade, constructed from responsibly harvested hardwoods, and available with standard or FSC® certified species. Bison wood tiles weather over time, developing a silvery-gray patina. If maintaining the natural wood color is desired, wood tiles can be periodically cleaned and sealed.

Note: Wood is a natural product and actual tile colors may differ from photo.

Categories: [Wood Tiles](#), [Standard Wood Tiles](#)

LC STAFF RECOMMENDS approval.

A122 – NEW STEEL RAILING, PAINT CHARCOAL

Acknowledge & concur. LC staff notes that this railing, on the back of the building, is not visible from most public vantage points, and the new railing at this location will not impact the building's historic integrity. The railing is to be custom made, similar to that in the photo below (which also shows Bison decking)



LC STAFF RECOMMENDS approval.

A123 – NEW CMU STAIR ENCLOSURE WITH CONCRETE COPING SIMILAR TO HISTORIC, PAINT TO MATCH ADJACENT MASONRY

Acknowledge & concur. LC staff notes that this addition, on the back of the building, is not visible from most public vantage points, and the new addition is sympathetic to the scale and material of the extant CMU addition to the building.

LC STAFF RECOMMENDS approval.

A124 – NEW TURNED WOOD POSTS TO MATCH HISTORIC, PAINT CHARCOAL

Acknowledge & concur. Three new posts shown.

LC STAFF RECOMMENDS approval of creating new columns to match existing column described in A110.

A125 – NEW WOOD GUARDRAIL, PAINT CHARCOAL

Acknowledge & concur. What is currently present is not historic. LC staff notes that this railing, on the back of the building, is not visible from most public vantage points, and the new railing at this location will not impact the building's historic integrity.

LC STAFF RECOMMENDS approval.

A126 – HISTORIC WOOD WINDOW TO REMAIN, PAINT BLACK

SHPO & Secretary of the Interior's Standards recommend repairing historic windows rather than replacing historic windows.

LC STAFF RECOMMENDS approval of restoring existing historic windows and painting the historic window frames.

A127 – NEW GLASS PANE TO MATCH EXISTING.

Related to A113.

LC STAFF RECOMMENDS approval of a new glass pane to match those elsewhere in the historic storefront transom.

A128 – HISTORIC WOOD BOARD SOFFIT, PAINT CHARCOAL

LC STAFF RECOMMENDS approval of painting of historic exterior wood.

A129 – HISTORIC WOOD BRACKET, PAINT CHARCOAL

LC STAFF RECOMMENDS approval of painting of historic exterior wood.

A130 – REMOVE NON-HISTORIC CONDUIT & LIGHT FIXTURE

LC STAFF RECOMMENDS approval of removing non-historic conduit & light fixture.

A131- HISTORIC WOOD ACCESS PANEL & FRAME, PAINT CHARCOAL

LC STAFF RECOMMENDS approval of painting of historic wood access panel.

A132 – HISTORIC STONE SILL TO REMAIN

LC STAFF RECOMMENDS approval of maintaining historic fabric.

A133 – NEW METAL OVERHEAD DOOR, PAINT BLACK

See A112 above (the two doors were previously part of the same line item). LC STAFF RECOMMENDS approval.

A134 – <Number not used>

A135 – NEW CONCRETE SLAB

LC STAFF RECOMMENDS approval of a new concrete slab at the back of the building.

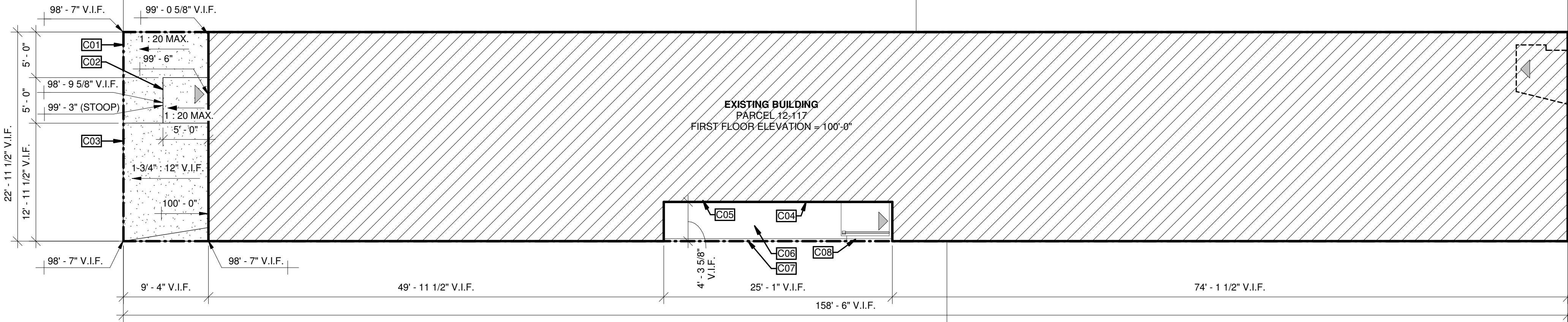
A136 – REMOVE NON-HISTORIC PLYWOOD PANEL AND FILL OPENING WITH NEW CMU, PAINT TO MATCH ADJACENT BRICK

This portion of the building is visible only from the neighboring Schauer & Schumacher driveway. LC STAFF RECOMMENDS approval.

A137 – NEW COMPOSITE STEPS, PAINT CHARCOAL

These steps are on the back of the building and provide access from the patio to the deck, 2nd floor.

LC STAFF RECOMMENDS approval of composite steps at this location.



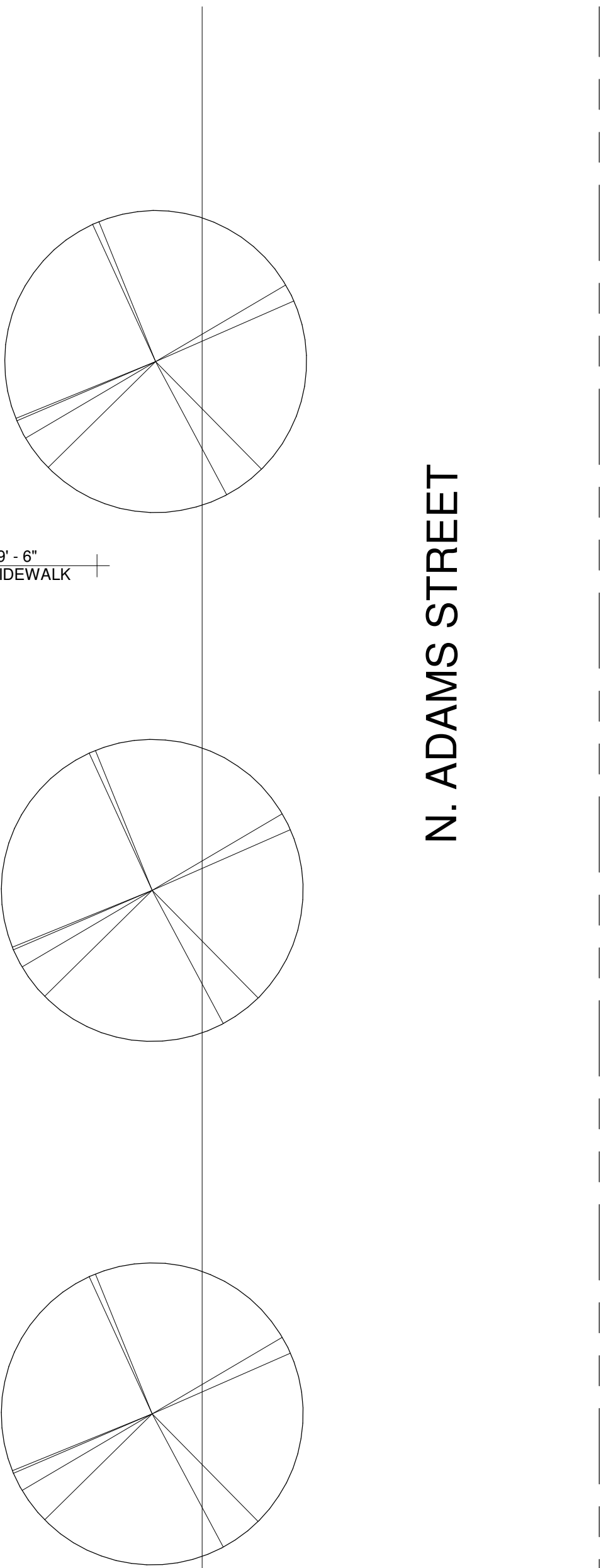
SITE PLAN NOTES	
C01	NEW CONCRETE SLAB, SLOPE 1:20 MAX. AWAY FROM BUILDING, CROSS SLOPE 1:48 MAX.
C02	NEW CONCRETE STOOP, SLOPE 1:20 MAX. AWAY FROM BUILDING, CROSS SLOPE 1:48 MAX.
C03	NEW CONCRETE VEHICLE RAMP, SLOPE 1-3/4":12" V.I.F. AWAY FROM BUILDING, CROSS SLOPE 1:48 MAX.
C04	EXISTING GAS METER, SEE MECHANICAL
C05	EXISTING WATER METER, SEE PLUMBING
C06	EXISTING LANDSCAPING TO REMAIN
C07	EXISTING FENCE TO REMAIN
C08	EXISTING CONCRETE STOOP TO REMAIN

LEGAL DESCRIPTION
PLAT OF NAVARINO MIDDLE 1/3 OF LOT 51

ZONING DATA	
ZONING AREA	DOWNTOWN TWO
NEIGHBORHOOD GROUP	COMMERCIAL - EAST
LEGAL DESCRIPTION	PLAT OF NAVARINO MIDDLE 1/3 OF LOT 51
YEAR BUILT	1894
LOT AREA	3498 SF
LOT L X W	159'-0" X 22'-0"
ACRES	0.081
SQUARE FEET	4,411
LAND USE	COMMERCIAL
COUNTY	BROWN
SANITARY	SEWER
WATER	CITY WATER

SURVEY NOTES
SITE PLAN BASED ON DATA FROM THE CITY OF GREEN BAY AND BROWN COUNTY GIS MAPS.

SITE PLAN LEGEND	
	ENTRANCE DEMARKATED WITH A TRIANGLE
	PROPERTY LINE (ASSUMED)



N. ADAMS STREET

CENTERLINE OF STREET

FOR CITY REVIEW ONLY - NOT FOR CONSTRUCTION

THE ROCKSTROH BAKERY
NICOLE SCHNEIDER
115 N. ADAMS STREET
GREEN BAY, WISCONSIN 54301

PROJECT NUMBER	19.050
DRAWN BY	K. CARMODY/B. SHORT
CHECKED BY	J. LEHRKE
DATE	05/04/20
SHEET TITLE	ARCHITECTURAL SITE PLAN

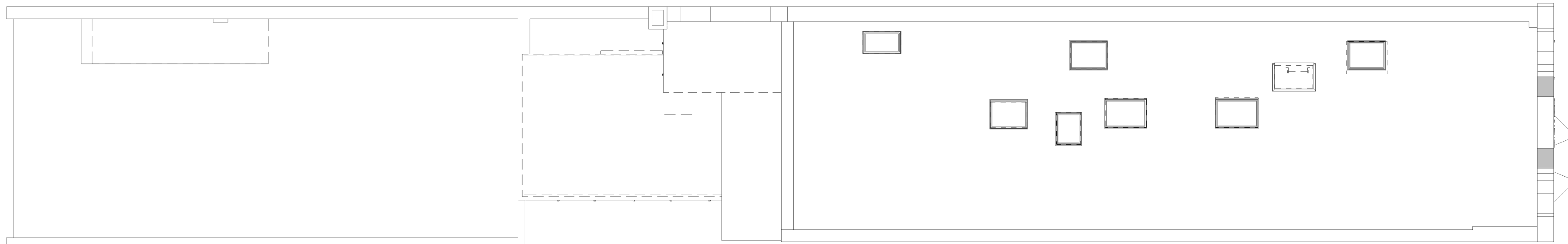
SHEET NUMBER
C0.01

LEGACY
architecture

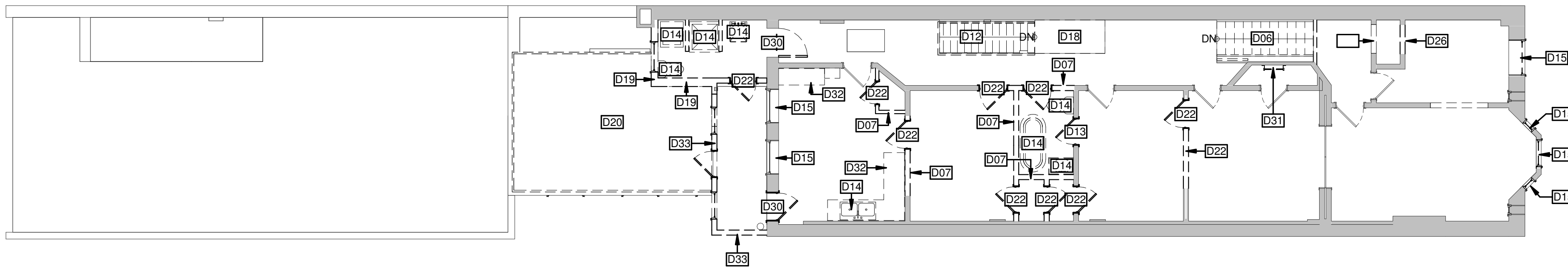


605 Erie Avenue
Sheboygan, Wisconsin 53081
(920) 783-6303
www.legacy-architecture.com

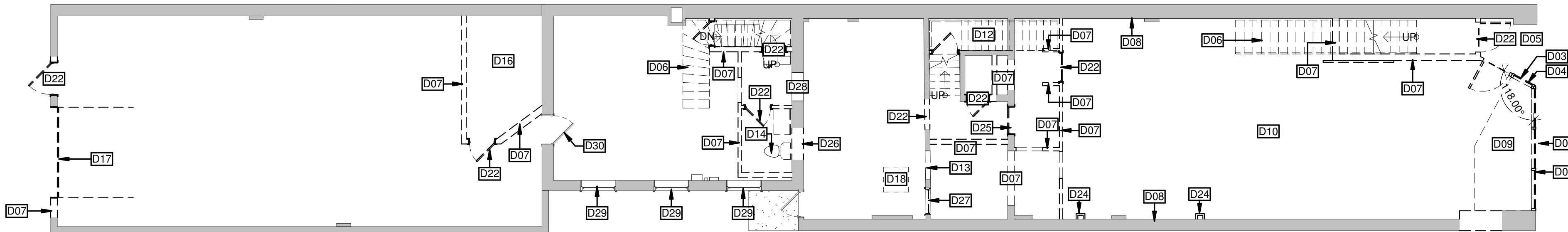
NO.	REVISIONS	DATE



  **4** ROOF SELECTIVE REMOVAL PLAN
A1.01 1/8" = 1'-0"



 **3** SECOND FLOOR SELECTIVE REMOVAL PLAN
A1.01 1/8" = 1'-0"



 **1** FIRST FLOOR SELECTIVE REMOVAL PLAN
A1.01 $1/8" = 1'-0"$



 **2** BASEMENT SELECTIVE REMOVAL PLAN
A1.01 1/8" = 1'-0"

SELECTIVE REMOVAL NOTES	
D01	REMOVE STAIRS & RAILING
D02	PREPARE CRAWL SPACE FOR INFILL
D03	REMOVE EXISTING STOREFRONT
D04	REMOVE LOW WALL AT EXISTING STOREFRONT
D05	REMOVE EXISTING TILE FLOORING, PREPARE SURFACE FOR NEW TILE
D06	REMOVE EXISTING STAIRCASE & RAILING, REPAIR AND PATCH AS NECESSARY
D07	REMOVE EXISTING WALL, PATCH AND REPAIR AS NECESSARY
D08	REMOVE EXISTING WAINSCOT, PATCH AND REPAIR PLASTER WALL AS NECESSARY
D09	REMOVE RAISED PLATFORM. PATCH AND REPAIR FLOORING AS NECESSARY
D10	REMOVE EXISTING CARPET, REPAIR AND RESTORE WOOD FLOORING
D12	REMOVE EXISTING STAIRCASE & RAILING. PATCH AND REPAIR PLASTER WALL AS NECESSARY AND PREP FOR NEW STAIR
D13	REMOVE EXISTING DOOR
D14	REMOVE PLUMBING FIXTURES
D15	RESTORE EXISTING WINDOWS
D16	INFILL FLOOR WITH CONCRETE TO MATCH ELEVATION OF ADJACENT GARAGE FLOOR
D17	REMOVE EXISTING GARAGE DOOR
D18	REMOVE PORTION OF FLOOR TO ALLOW FOR NEW STAIRCASE
D19	REMOVE EXISTING EXTERIOR WALL AND ROOF
D20	REMOVE EXISTING DECK & RAILING
D22	REMOVE EXISTING DOOR & WALL
D24	REMOVE EXISTING PIPE CHASE, COORDINATE WITH PLUMBING FOR NEW LOCATIONS
D25	REMOVE EXISTING DOOR
D26	REMOVE EXISTING WALL, PREPARE FOR NEW DOOR LOCATION
D27	RESOTRE EXISTING WINDOW AND TRIM
D28	PATCH EXISTING OPENING
D29	REMOVE COVERING AT EXISTING WINDOWS, REPLACE GLASS, RESTORE AND REPAIR WOOD FRAME
D30	REMOVE AND REPLACE DOOR
D31	REMOVE AND REPLACE ROOF LADDER & HATCH
D32	REMOVE EXISTING CASEWORK
D33	REMOVE EXTERIOR WALL. SALVAGE AND REPAIR EXISTING HISTORIC COLUMNS AND ROOF

[illegible]

LEGACY
architecture
605 Erie Avenue
Sheboygan, Wisconsin 53081
(920) 783-6303
www.legacy-architecture.com



FOR CITY REVIEW ONLY - NOT FOR CONSTRUCTION

THE ROCKSTROH BAKERY
NICOLE SCHNEIDER
115 N. ADAMS STREET
GREEN BAY, WISCONSIN 54301

PROJECT NUMBER 19.050
DRAWN BY K. CARMODY/B. SHORT
CHECKED BY J. LEHRKE
DATE 05/04/20
SHEET TITLE SELECTIVE REMOVAL PLANS
SHEET NUMBER A1.01

5/4/2020 3:55:26 PM



EAST ELEVATION



EAST ELEVATION - FRONT ENTRANCE



EAST ELEVATION - FRONT ENTRANCE



SOUTH ELEVATION - LOOKING WEST



SOUTH ELEVATION - LOOKING EAST



SOUTH ELEVATION



WEST ELEVATION



PATIO - LOOKING WEST



PATIO - LOOKING NORTHEAST



PATIO - LOOKING EAST



605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architecture.com

April 29, 2020

City of Green Bay
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, WI 54301-5026

Re: Certificate of Appropriateness Application
115 N. Adams Street
Green Bay, WI 54301

To Whom it may Concern:

We are pleased to submit this additional information as part of the Certificate of Appropriateness Application for 115 N. Adams Street. We believe the current storefront is not original to the building, nor does it date to within the period of significance. Below is photographic evidence and additional information on the history of the storefront for your consideration. Seeing as it is not historic, we are proposing to rebuild the storefront satisfy current code requirements, particularly ADA maneuvering clearances at doors. The reconstructed storefront will incorporate a historic transom and will portray a similar configuration to the earliest photograph we could find of the building.



**First or Second Generation Storefront, c. 1940
(during period of significance)**

This is the earliest photograph that we could find, which shows how the storefront is aligned with the front of the building and is partially recessed for a door at the north end. However, it is difficult to determine whether there is one door or two and where those doors are located. A transom above the storefront is also shown.



**Second or Third Generation Storefront, c. 1970
(after period of significance)**

In this photo the storefront has been reconstructed and is fully recessed. The shadow pattern shows that the storefront no longer aligns with the front of the building. It is difficult to determine whether there is one door or two and where those doors are located. A transom above the storefront is also shown, presumably the same one from the first or second generation storefront.



**Third or Fourth Generation Storefront, c. 1980
(after period of significance)**

In this photo the storefront has been reconstructed again to align with the front of the building with a recessed door at the north end. While one door is shown, it is difficult to determine if there is a second door at the angled portion of the recess. The transom above the storefront has been covered with a sign.

The sign was recently removed to uncover presumably the same transom from the first or second generation storefront.

Please let us know if you have any further questions.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, NCARB
Principal Architect, Interior Designer & Historic Preservation Consultant