



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 7, 2020, 4:30 PM
Virtual Meeting. Public may join via Zoom.

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. Mark Steuer, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

C. Approval of the Agenda.

- I. Approval of the agenda for the October 7, 2020, Special meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 1, 2020, Special meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 20-14) Consideration with possible action on a design review for siding at 127 N. Broadway (rear).
2. (COA 20-26) Consideration with possible action on a design review for a clerestory window addition at 110 S. Adams Street.
3. (COA 20-29) Consideration with possible action on a design review for a rear deck located at 131 S. Washington Street (rear).

4. Consideration with possible action on the selection of a firm to complete Phase I of the Intensive Historic Survey Report update for the City of Green Bay.

The Commission may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Commission may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

F. Informational.

1. Staff Update.
2. Date of next meeting: Wednesday, October 21, 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

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxakIncGJzRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 9253 8356

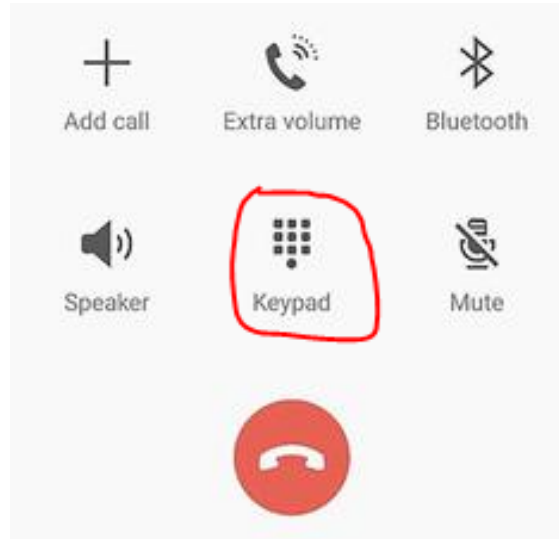
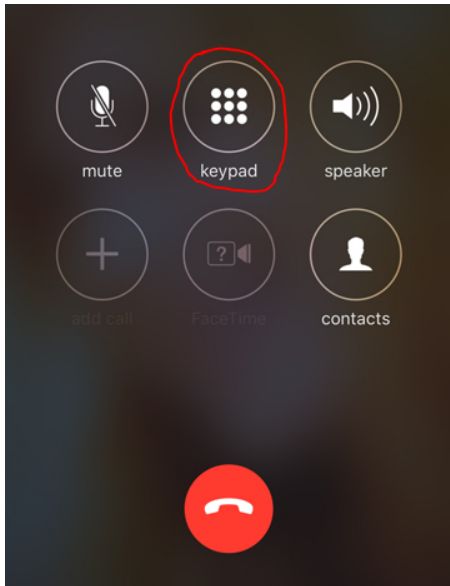
Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxakIncGJzRXJQUW5qZz09>

Additional Information

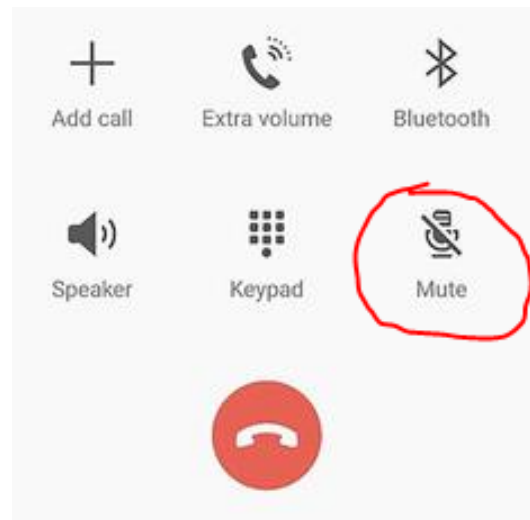
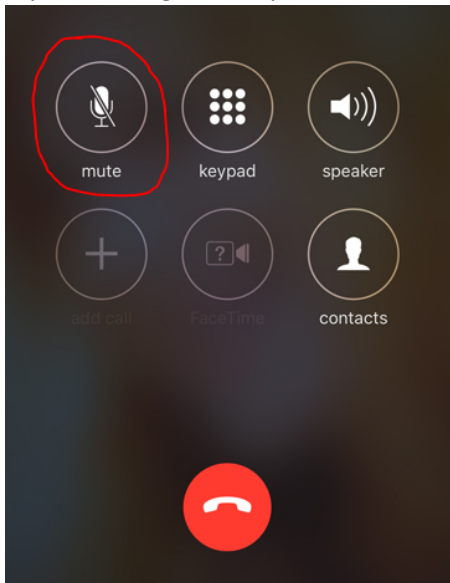
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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 attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number above.

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

THURSDAY, OCTOBER 1, 2020, 4:30 PM
Special Meeting to Interview Firms for Survey Update.
Virtual Meeting. Public may join via Zoom.

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. Mark Steuer, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: Mark Steuer, Ian Griffiths, Ron Dehn, David Siegel, Paul Martzke, Justin Balsley, Susan Ley,
Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 1, 2020, Special meeting of the Landmarks Commission.

Moved by Ald. Mark Steuer, seconded by Ron Dehn to approve the agenda for the October 1, 2020, special meeting. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the September 16, 2020, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by Ald. Mark Steuer to approve the minutes from September 16, 2020. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None

E. INFORMATIONAL.

I. Presentation from Legacy Architecture.

Jennifer Lehrke gave a presentation.

2. Presentation from Preserve, LLC.

Donna Weiss and Kate Bissen gave a presentation

3. Presentation from University of Wisconsin-Milwaukee, Cultural Resource Management.

Justin Miller and Jenny Picard gave a presentation.

4. Landmarks and Staff Discussion on Survey Update.

5. Date of next meeting: Wednesday, October 07, 2020.

F. ADJOURNMENT.

Moved by Ian Griffiths, seconded by Ron Dehn to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Justin Balsley, Mark Steuer, No- None, Abstain- None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 20-14) Consideration with possible action on a design review for siding at 127 N. Broadway (rear).

BACKGROUND

127 N. Broadway is a contributing property in the Broadway-Walnut NRHP Historic District. The building currently maintains a good degree of historic integrity. The property owner is proposing covering the rear masonry exterior walls of the rear of the building with vinyl siding ("white vinyl siding to cover white painted brick"). This request was denied by LC decision at the July 2020 LC meeting.

LC staff visited the building on September 16, 2020. LC staff notes that the brick and mortar are severely compromised and that the exterior paint, applied many years ago, has likely contributed to the spalling and degradation of the brick. LC staff further notes that vinyl siding had, in years previous, been added to portions of the opposite (south) side of the building's rear.

LC staff reaffirms its previous assessment of this building; however, it appears that the damage to the brick exterior is already done, and the more pressing threat is to the building's interior and the building's long-term viability. A proper repair of the brick exterior would call for a gentle removal of the paint, replacement of large sections of brick, and new tuck-pointing. This may not be an economically justifiable proposition for this building at this time.

The addition of vinyl siding, matching that already in place on the south side of the building's rear, would not address the issue of the damage already done to the brick exterior, but it could provide some protection against the continuing deterioration of the building's interior and exterior. The addition of vinyl siding could slow and perhaps eventually stop the deterioration of the brick exterior wall until such time that a major intervention can be undertaken on this building that would include a proper repair of the masonry.

RECOMMENDATION

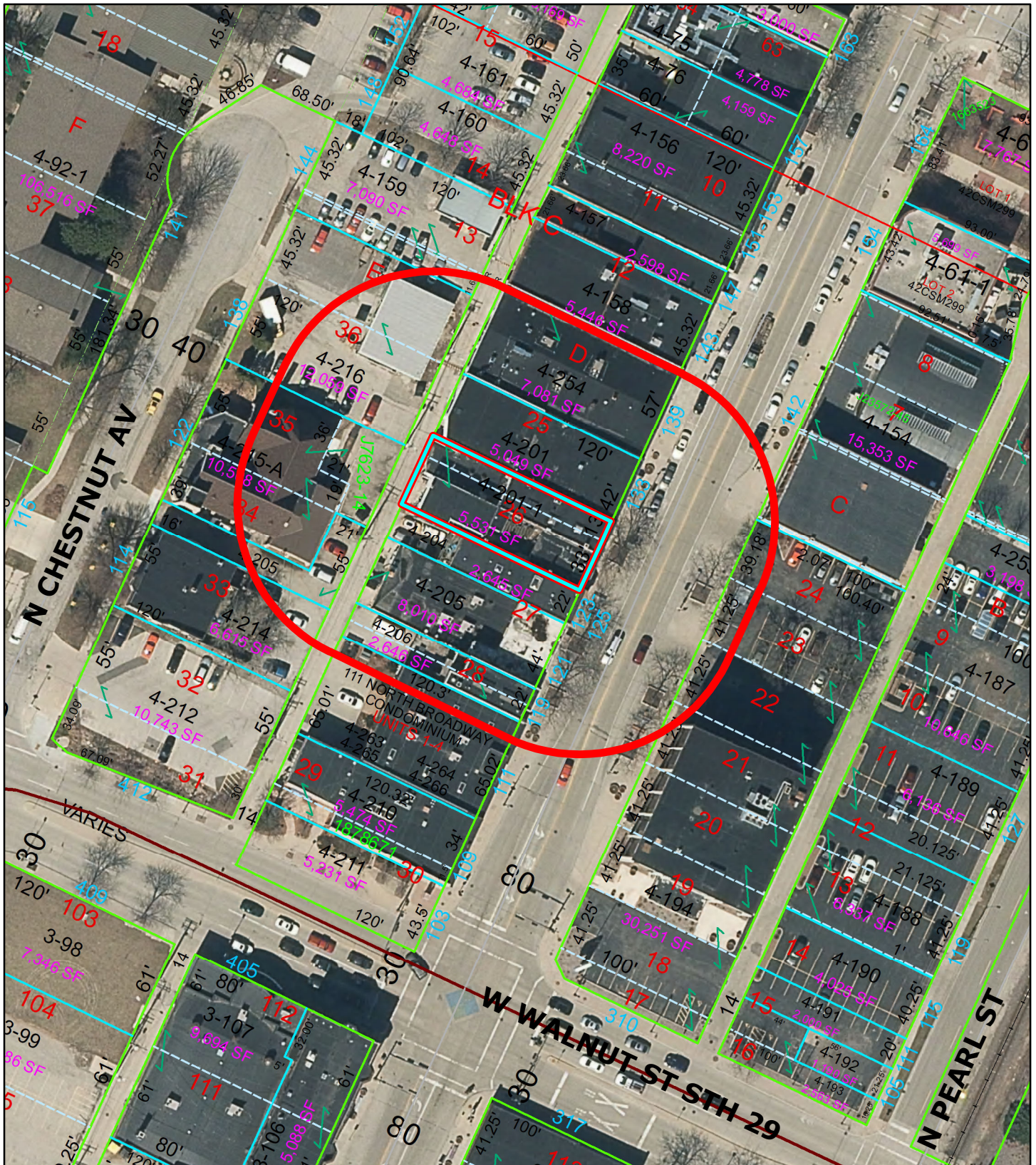
LC staff recommends that the LC approve the addition of vinyl siding to the north side of the building's rear recognizing that 1) the rear is visible only from a seldom-traveled alley way, 2) the south side of the rear has already been sided prior to the current preservation ordinances, 3) the continued deterioration of the building's interior and exterior are assured if no action is taken, and 4) the existing historic masonry here may already be compromised to the point of requiring extensive replacement (i.e. "the damage is already done").

FISCAL IMPACT

ATTACHMENTS

- I. COA 20-14 Map

2. 127 N Broadway 2020
3. 127 N Broadway Rear 2020
4. COA 20-14 Pic 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 07 Jul 2020 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 20-14) Siding Application in Rear of 127 N Broadway

0 20 40 80 Feet



- Subject Parcel
- 100' Notification Area









Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 20-26) Consideration with possible action on a design review for a clerestory window addition at 110 S. Adams Street.

BACKGROUND

110 S. Adams Street is a contributing property in the Green Bay Downtown NRHP District, built 1937. This district was added to the NRHP in 2019.

Since initially discussed at the previous LC meeting, the architect has relocated the proposed clerestory window to the south by half a bay. Revised line-of-sight drawings show significant improvement (less visible from public view). The revised drawing raises some concerns. Those concerns include, but are not necessarily limited to, a parapet that has been identified where no parapet was before (?), wall heights appear to have changed (?), and what was once visible from Adams Street is no longer visible from Adams Street despite being the same distance (and roughly same height) from Adams Street.

The architect has suggested the possibility of creating a plywood mock-up of the clerestory window to assist the LC in evaluating this proposed addition to the building (e-mail from Wendy Harvey at RODAC, dated 9/22).

RECOMMENDATION

LC staff recommends construction of a plywood mock-up of the clerestory window as suggested by Wendy Harvey at RODAC, per her e-mail of 9/22. This will alleviate concerns related to the accuracy of the line-of-sight drawings.

FISCAL IMPACT

ATTACHMENTS

1. COA 20-26 Map
2. 110 S Adams Street, Picture
3. COA 20-26, Line of Sight Drawing- OLD
4. COA 20-26, Line of Sight- UPDATE





Enter address
here

**PROJECT
#030-6-4-17**

ORIGINATION
9-7-20

"COPYRIGHT

SHEET

C1.0



**NOTE:
ALL 3D VEIWS ARE PROJECTED AT EYE
LEVEL. THAT LEVEL WAS AT 5'-6" OFF OF
FINISHED FLOOR**



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 20-29) Consideration with possible action on a design review for a rear deck located at 131 S. Washington Street (rear).

BACKGROUND

131 S. Washington Street (Al's Hamburgers) is a contributing property in the Downtown NRHP District, built c. 1940. 129 S. Washington Street (Kittner's Pub) is a contributing property within the district, built c. 1870). This district was added to the NRHP in 2019.

The owner of Kittner's Pub at 129 S. Washington Street wishes to construct an outdoor, elevated deck in the courtyard behind Al's Restaurant. The deck is to be 9 ft. 2 in. above ground. View of this deck will be completely blocked by the Al's Restaurant building (one story tall) on Washington Street and a garage (one story tall) on the alley behind Al's Restaurant.

RECOMMENDATION

The LC may wish to verify that the proposed deck can be removed in the future with no damage to the adjacent buildings, and that the side door to Kittner's Pub is already present. Provided that this is true, LC staff recommends approval of the new courtyard deck as proposed. The proposed deck is not visible from any public right-of-way and will have no known negative impact to the district.

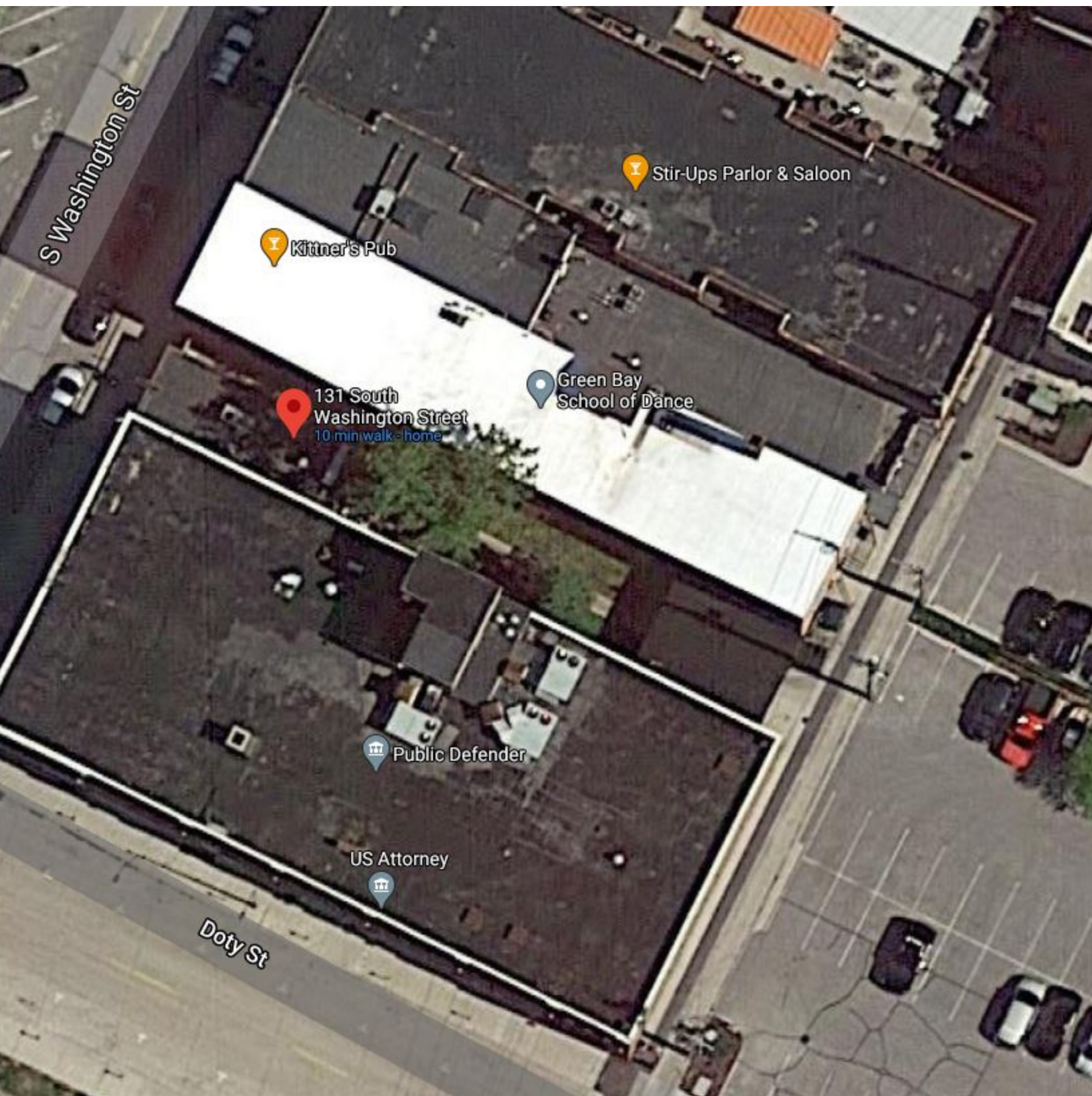
FISCAL IMPACT

ATTACHMENTS

1. COA 20-29 Map
2. 131 S Washington Street View
3. COA 20-29 Air Photo
4. COA 20-29 Building Specs
5. COA 20-29, Allunox Aluminum Decking
6. COA 20-29, Allunox Aluminum Railing







S Washington St

Stir-Ups Parlor & Saloon

Kittner's Pub

131 South Washington Street
10 min walk home

Green Bay School of Dance

Public Defender

US Attorney

Doty St

Deck For:

Karman Development LLP

129 S. Washington St.

Green Bay, Wisconsin

PROJECT INFORMATION

BUILDING SIZE		
NEW	PROJECT AREA	1,120
EXISTING	BUILDING AREA	4,920
	NUMBER OF STORIES	3
	ALLOWABLE AREA	27,000

CONSTRUCTION CLASSIFICATION	
NEW	TYPE IIB

OCCUPANCY	
1ST FLOOR	ASSEMBLY (A2)

PROJECT LOCATION	
129 S WASHINGTON ST.	
GREEN BAY, WISCONSIN 54301	
OWNER	
KARMAN DEVELOPMENT LLP	
129 S WASHINGTON ST	
GREEN BAY, WI. 54301	

FIRE PROTECTION SYSTEMS	
AUTOMATIC FIRE SPRINKLER SYSTEM – NFPA 13	
STANDPIPE SYSTEMS – NOT REQUIRED	
FIRE ALARM SYSTEM – 907.2.2., 907.2.11.2	
SMOKE DETECTORS – 907.2.11.1, 907.2.11.2	
EXIT SIGNS – PROVIDE EXIT SIGNS PER IBC 1013.10.2.3	
FIRE EXTINGUISHERS – INSTALL PER IFC AND APPLICABLE LOCAL CODES	
EGRESS LIGHTING:	
EXIT LIGHTS REQUIRED PER 1003.2.10.1	
MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11 = MIN. 1 FOOT CANDLE AVG.	
EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2	

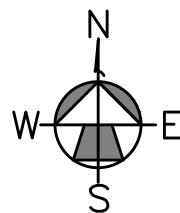
EXIT ACCESS TRAVEL DIST.	
PER TABLE 1017.2	– 250’ ALLOWABLE / 92’ ACTUAL EAST EXIT
	166’ ACTUAL WEST EXIT

ARCHITECT	
DAVID VAN LANEN	
BAY ARCHITECTS	
901 PARKVIEW ROAD	
GREEN BAY, WISCONSIN 54304	
920.337.9400	



SITE PLAN

SCALE: 1" = 50'-0"



BUILDING CODE: IEBC 2015

BUILDING CODE: IBC 2015

SYMBOLS & KEYS

	COLUMN GRID		REVISION
	SECTION NUMBER		DOOR IDENTIFICATION
	BUILDING SECTION REFERENCE		WINDOW IDENTIFICATION
	SHEET NUMBER ON WHICH SECTION WILL BE FOUND		ROOM IDENTIFICATION
	DETAIL NUMBER		KEY NOTE IDENTIFICATION
	DETAIL IDENTIFICATION		NEW MASONRY WALL
	SHEET NUMBER ON WHICH DETAIL WILL BE FOUND		NEW STUD WALL
	PLAN DETAIL REFERENCE		EXISTING WALL TO BE REMOVED
	AREA INCLUDED IN DETAIL		EXISTING WALL TO REMAIN
	ELEVATION MARKER		

GENERAL NOTES

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED IBC/IEBC 2015 AND ALL OTHER APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTOR SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

SHEET INDEX

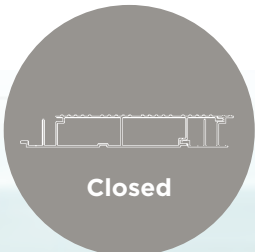
SHEET	SHEET TITLE
1	SITE PLAN, COVER SHEET
2	FLOOR PLAN

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE CORRECT PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.	
REVISION	
DATE	
REVISION NO.	
PROPOSED NEW DECK FOR: KARMIN DEVELOPMENT GREEN BAY, WISCONSIN BAY ARCHITECTS, LLC 3049 RAMADA WAY STE. 125 GREEN BAY, WI 54304 PHONE: 920-337-9400	
DATE	
FILE 13	
JOB NO. 205985	
1	

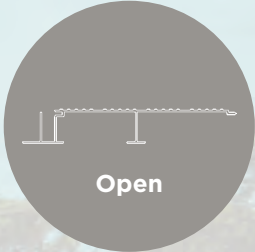
Aluminum Decking



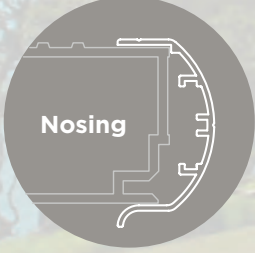
Here is the new ALLUNOX aluminum decking. Made entirely of aluminum, it does not rust and requires no maintenance. It is also extremely durable with an extended life span. The surface is non-slip and resistant to any corrosion. It has been rigorously tested with respect to flammability / combustion (according to National Building Code standards). Our aluminum decking comes with a limited lifetime guarantee. Installation is as easy as inserting each panel into one another, seamlessly and ultimately creating a robust, watertight and uniform floor.



Closed



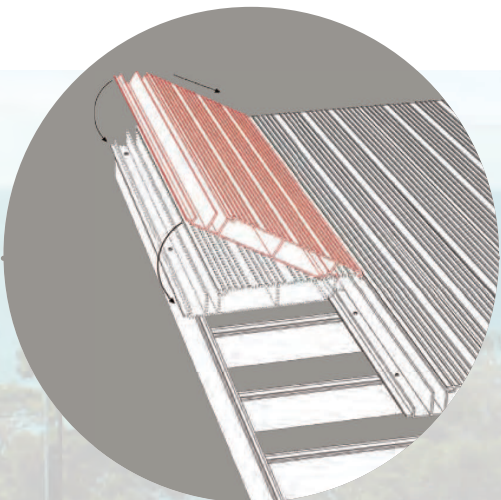
Open



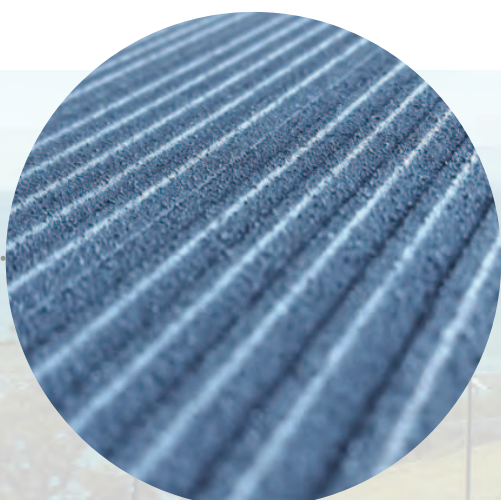
Nosing



Waterproof



Anti-flammable according to CAN/ULC-S114 specifications



Anti-slip powdered paint finish



Anti-slip
Standard
Colors

Beige



Gris



Special
Orders

Walnut



Chestnut



Cherrywood



Teak



Pine



Charcoal



Taupe



Chocolate
Brown



Black



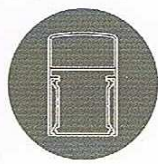


Designed to be robust and pleasing to the eye, the Allunox railing system will give you decades of safety and peace of mind.

Handrail

S1000

2 1/4" x 1 1/2"



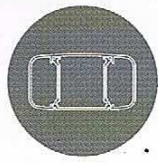
S2000

2 1/4" x 2"



S3000

1 5/16" x 2 1/2"



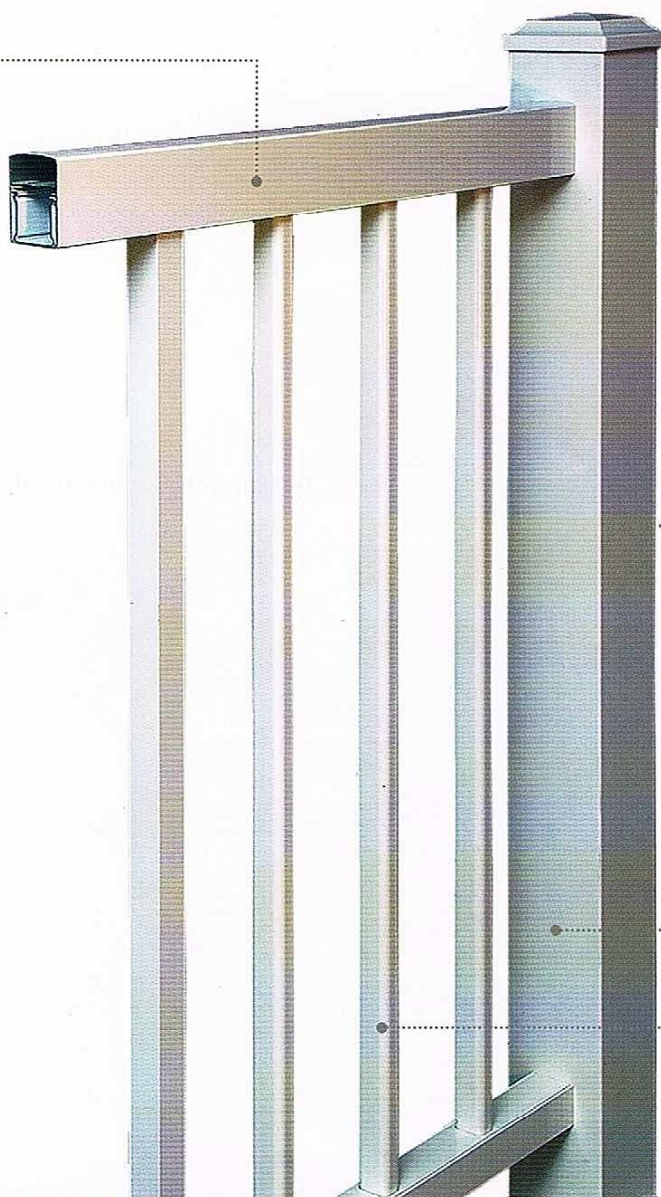
S4000

2 1/2" x 2 1/2"



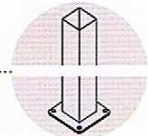
S5000

3 1/8" x 2 1/2"

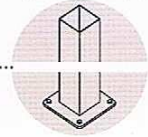


Posts

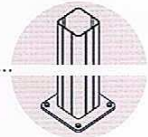
2 1/4" x 2 1/4"



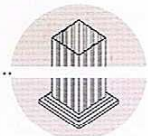
3 5/16" x 3 5/16"



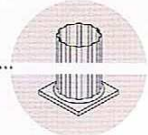
3 1/2" x 3 1/2"



6" x 6"

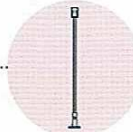


6" diam.

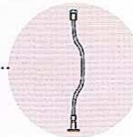


Spindles

Straight



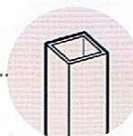
Curved



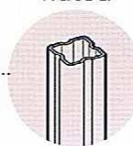
1" x 3/4"



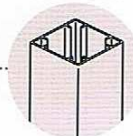
1" x 1" smooth



1" x 1" fluted



1 3/8" x 1 3/8" smooth



Colors

White



Sand



Dark Brown



Black





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

AGENDA ITEM # E.4

Consideration with possible action on the selection of a firm to complete Phase I of the Intensive Historic Survey Report update for the City of Green Bay.

The Commission may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Commission may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None