



MINUTES OF THE LANDMARKS COMMISSION

WEDNESDAY, JULY 14, 2021, 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: Chair Paul Martzke, Vice Chair Ron Dehn, Ald. Mark Steuer, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

Present: Ian Griffiths, Paul Martzke, Ron Dehn, Mark Steuer, Rebecca Derenne, Susan Ley joined at 4:56 PM , Excused: David Siegel

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 14, 2021, meeting of the Landmarks Commission.

Moved by Paul Martzke, seconded by Ian Griffiths to amend the agenda by reversing the order of items E1 and E2. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 16, 2021, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by Ron Dehn to approve the minutes from the June 16, 2021 meeting of the Landmarks Commission. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

E. REGULAR BUSINESS.

1. Election of Officers

Moved by Paul Martzke, seconded by Ron Dehn to table the election of officers to next meeting so all members can be present.. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

2. (COA 21-15) Consideration with possible action on a design review for new windows located at 1130 S. Monroe Avenue

Moved by Ald. Mark Steuer, seconded by Paul Martzke to open the floor. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

Moved by Ian Griffiths, seconded by Ald. Mark Steuer to Close the Floor. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

Moved by Paul Martzke, seconded by Ron Dehn to approve as submitted with encouragement to consider cedar siding instead of vinyl siding. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Rebecca Derenne, No- Mark Steuer, Abstain- None.

F. INFORMATIONAL.

1. Public Meeting regarding Phase I of Intensive Survey Project

2. Staff-Level COA Applications.

3. Review City Raze/Repair Orders and Demolitions.

4. Staff Update.

5. Date of next meeting: Wednesday, August 18, 2021.

G. ADJOURNMENT.

Moved by Mark Steuer, seconded by Susan Ley to adjourn. Motion Passed.

Yes- Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Mark Steuer, Rebecca Derenne, No- None, Abstain- None.

VERBATIM MINUTES

- Start, I call to order the Wednesday, July 14th, 2021 meeting of the Landmarks Commission. I will start with the roll. Ron.

- Ron Dehn, I'm here.

- Alderman Steuer.

- Hi, I am here.

- Ian.

- I'm here.

- David.

- He is tentative. He's on duty right now.

- Okay, Rebecca.

- Here.

- Welcome.

- Thank you.

- And Susan. And I don't see Susan yet. So again, we do have a quorum, so we can go ahead and proceed. The first item on tonight's agenda is the approval of the agenda for tonight's meeting. I would like to make a motion to revise section E, regular business and essentially reverse the order. I'd like to start with item two, the certificate of appropriateness, and move the election of officers to be second.

- Second.

- We'll go ahead and take a vote on that motion and I'll do it by a roll call.

- Ron.

- Yes, approve.

- Alderman Steuer.

- Yes.

- Ian.

- Yes.

- Rebecca.

- Yeah.

- And I also vote yes. So the motion carries. The next item on the agenda is the approval of the minutes from the June 16th, 2021 meeting of the Landmarks Commission. Does anybody have any comments, corrections or changes to those minutes? Hearing none, I would ask for a motion to approve.

- Motion to approve.

- I'll second that.

- All in favor, signify by saying aye.

- Aye.

- Aye.

- Aye.

- Any opposed? Great, the motion carries. So, then we're on to item E, regular business. The first item then for tonight is certificate of appropriateness 21-15. This is consideration with possible action on a design review for new windows located at 1130 South Monroe Avenue. Jason, would you like to walk us through the project?

- Sure, love to. It's fairly brief. At 1130 South Monroe, you see where its relative location is. There's a proposed change to the back. It's the east corner of the building. No, sorry, west. The west corner of the building. Replace some windows and remove some siding and replace some areas of siding with, last I saw, a vinyl vertical cedar-like sheathing. So here, you see a picture of the house and then the two west corners as they were, where the change is proposed. So next slide, just a little bit of background information that came in. The siding component is proposed to be this. It's a vertical siding that gives the appearance of a board and batten vertical sort of sheathing, I suppose. Next slide is the two proposed window units that would replace what's here. So, on the left half of your screen, I think the window opening stays about the same but the siding is changed. And on the right side of your screen, the window opening is shrunk down to just be the upper half of what's currently there. And here, I draw your attention to just a minor concern. Both proposed replacement windows are proposed as simulated divided light. And that's the fake muntin grille sandwiched between the glass panes and only between the panes. Based on past experience, the Landmarks Commission has generally looked more favorably upon full divided light. Which includes not only the grille between the panes, but the grille on the exterior and a grille on the interior. It gives you a more historic appearance and makes it harder to clean your windows. So it's a win for everybody. Going to the next slide. It's recommended that we approve the proposed changes. Although I, again, call your attention to the recommendation that we require full divided light windows, not simulated divided light. And I note that the changes are not really visible from a public right of way. So, while I'm generally not a proponent of vinyl siding, I know we've allowed vinyl on the rear of properties before. So, I don't see any reason to deny the request. Thank you.

- [Stephanie] The applicant is here as well if you have any questions.

- We need a motion to open the floor. I'd make a motion.

- You're muted, Paul.

- I'll second Alderman Steuer's motion. All in favor of opening the floor for comment?

- Aye.

- Any opposed? All right, let's fire away. What's everybody got on their mind?

- I guess I have a question on the height of the window in the sketch that's in the packet, There's a arch top to the existing opening. It looks like, per the sketch, over the photograph that that's being squared off. And I'm just curious if that is really what's going on there or?

- [Rachel] Are you asking me?

- Whoever has the answer to the question.

- [Rachel] I think that that arch won't be visible anymore. Our biggest problem is that arch and that there's daylight coming through and air is coming in through there. So, the arch with the way that the siding and the windows are going in, I don't believe the arch will be there anymore. I can't explain how, I just don't think the arch will be there. And then the siding will continue up above and it's wrong about the, I don't remember what they're called, but we're going to do the historic mullions. There'll be on the outside and the inside. They won't be the fake stuff on the inside.

- Right, the--

- The grilles.

- Sure, the true divided light also has a third component, but the more true divided light has a third component. It has one on the outside as you currently have and glass panels. So there's generally one between the two sheets of glass. And then there's one on the inside as well. So when you're looking at it from outside looking up, just like in the photograph, the upper right photograph. You're not looking up in between what's on the outside and what's on the inside. It looks like it's a true member that runs right the way through the glass, even though the glass rooms through. So yeah.

- [Stephanie] Also, Rachel, if you give your name and address just for our public records.

- [Rachel] Sure, Rachel de Salvo at 1130, South Monroe in Green Bay.

- [Stephanie] Thank you.

- [Man] Rachel, what's the intention for the, of the siding?

- [Rachel] We've had a really hard time finding anybody that can do the replacement of the stucco. We talked to a guy who said he could do his best, but he wasn't confident. And we have been unable to find anybody else. And we have a lot of cracks in that particular corner. And that was our way to make it. We thought, look the nicest.

- [Man] And is the siding material that you're proposing, is it indeed a vinyl material?

- [Rachel] Yes, we were given a couple of choices by the builder that were allowed by the city. So we went with that recommendation. I've never cited a house before, so.

- [Eric] Rachel I'm here as a builder also.

- Oh, hi Eric.

- [Eric] I'm mobile in Milwaukee right now, but trying to at least listen in quick. What we are proposing is a seven-inch wide vertical vinyl siding. That room is basically three seasons room uninsulated. It is on columns rather than a full foundation on that area. I was just having more movement. Originally, that part of the house, from what I can tell years and years ago was an open air porch. So with the cracking of the stucco and things like that, by squaring it off and doing a older look, we're trying to cover up some of that. That's just gonna keep coming back over the years with repairs.

- So are you taking this stucco off or are you just going over the top?

- [Eric] We will be knocking off the, because it's not a super smooth stucco, so we'd be knocking off the rough finish on the outside. Not going down to completely bare studs. Because basically, it's just columns in the corners, but it's not full framed insulated walls in that section of the home.

- Did you consider using real cedar for the siding instead of the vinyl?

- [Eric] I did not. I guess I didn't talk to them about that from what I had heard from other people, what you guys were more so looking for was the look, not necessarily a vinyl, but of the maintenance. I'm not sure what Rachel's feelings are on that as the homeowner.

- Well, I don't know. My only thought is simply it would last longer. And if you painted or stay in the cedar, it would match the rest of your trim on your house without any issue, because you'd be using probably the same paint.

- [Eric] The color of vinyl that they did pick out is the absolute very, very close to the trim. And I have that in the notes. That it's as close of a vinyl to the trim and I think next time that that trim in the house is going to be painted, it would be painted to match that siding. If we go with vinyl.

- Does anybody else have any questions for the property owner?

- I do. I kind of concur with Paul Martzke on this as well. As far as looking at the vinyl is fixed if you will and you might not see a completely from the road, but having natural material to me would be more appealing unless I can be convinced otherwise. So all away from the further discussion, but that's my initial reaction.

- Anybody else have any questions or comments?

- If I could interject real quick. I understand the homeowner says it'll be the true or full divided light stuff, but the spec sheets provided a very clear that it's simulated divided light, so, make sure--

- I could miss on, I might be misunderstanding, but I thought that's what we had picked out. That that was an available part of that window. Eric might know better. We might have to go back to the window guy. But it wasn't the inner. We didn't pick the one that was on the inner.

- Yup.

- [Eric] That's the one that's listed on your quote though. So be careful is my advice.

- All right. We got a lot of different quotes and that is not the right one then.

- One question, I guess, Jason, I had for you, or just a clarification from what my understanding, it does not feel like this portion of the residence is original to the house. Is that a fair statement?

- The whole house has got a unified stucco appearance. I'm using the wrong term. I'll call it like a cottage cheese texture to it. Based on the form of the house, it looks to me like it was likely an open back porch at one time, but the stucco job currently there is so uniform that it kind of obfuscates what you're looking at. It's not entirely clear. So I much more receptive, I guess, to changes on something like that, where it seems to have been changed in the past.

- Okay. Anybody else have any questions or comments while the floor is still open?

- I mean, there certainly appears to be a vertical crack issue at the south facade on the right hand side. I mean, I think it's good that you're going over to that next vertical joint, if you're gonna do that. But I would ask you to heavily consider the cedar. I think you'll get a longer-lasting product and I think it'll feel a lot more in

keeping with the home. I mean, the trim on the home looks great. Not over time, it will fade no matter what color you have and you won't be able to paint it and bring it back. So you're constantly gonna be chasing it and you decide you wanna change the color, it's easy to change the color down the road. So I would encourage you to look at that.

- Anybody else?

- I have a stucco home also so I know the issues.

- [Eric] Here as a builder, I, as a builder, Eric don't have any issue with going with wood if the homeowners are okay with that. I don't know how you guys work that if you want to put down that we needed to do that. If we need to have the full divided light separations in there, if that's what it needs, I'm fine with doing that.

- I would concur with Eric's statement there as well. I'd support that.

- Would you like me to motion to close the floor?

- I think so.

- Second.

- All in favor?

- Aye.

- Any opposed? All right, motion carries. Think we've kind of discussed everything. I would go ahead and make a motion to approve the project as it's been submitted. It's my suggestion or advice or whatnot to the homeowner would be to consider maybe changing the siding material, but because of the location on the residence, on the backside, not facing the street and the fact that this is probably an open porch that was enclosed sometime after the original construction of the building, I don't see the way the thing is proposed as being detrimental to the property. Like I said, I would prefer that it would be the natural material to match the rest of the wood windows on the building, but I would leave that up to the property owners. So my motion I would make, would be to approve as submitted. And I'd ask if anybody's willing to second that.

- I'll second that motion. I agree with everything you just said. In fact, I think that we actually required that on smaller properties where the, it was, it had been altered on the house previously, so I'll leave it at that, but I second the motion.

- So we've got a motion that's been seconded. Is there any discussion?

- I guess what I have, Chair is, as far as Ron just mentioned that we've had a few other situations in the past where we've had alterations or additions to a house and it's not held to the same standard as this is, I can see that. I'm still on the fence as far as how I wanna go with this, but I think the reasons that you both brought up are very good. If anybody else has anything to add on that, I would appreciate it. But I guess my thought too would be, it'd be interesting, I don't know. We'd have to open the floor again, but I would like to know what the difference would be between the siding and the cedar if that's the route they would go. What the price difference might be for that. And I don't know if that has any relativity to this particular question or item, but that would be one item that I'd be interested in. Ian brings up some good points about the windows. I don't know with the way that the split is, if we can approve. If we ended up approving the vinyl siding but not the window, maybe having the window done a little bit differently. I don't know if that's a possibility as well. So I'm just throwing that out there.

- Any other discussion?

- Also for clarification, your recommendation is to approve as proposed where the encouragement of the owner to consider the alternate discussed. I just wanna make sure that I'm voting on something I can concur with a lot.

- Yeah, my motion was just encouraging them to consider cedar siding in lieu of the vinyl. Part of the motion.

- And on paper at least, the proposal is the simulated divided light solely sandwiched between the panes of glass.

- Yeah.

- Paul, I would cite option if the window was a true divided or true simulated divided light. And the recommendation for the wood is considered. Personally, I think it's a better solution. Again, I think either would work, but I think long-term, you may be glad that you looked at the wood.

- So we've got the second on the motion.

- I think you have to vote on that and then--

- So we've gotta vote on that and see where that motion goes.

- Yup.

- Is where I think we're at right now. So I guess for the community members, is there any other discussion?

- This is Rebecca. I'll just chime in that in my mind, going forward with the recommend with the owner's option to do cedar, but encouraged, I think is a good way to go forward. I personally would probably prefer cedar, but without knowing the facts or any of those other details, I feel like it's too much to require it. And from what I've heard here in the discussion, would feel more comfortable with the window being the full and not the partial.

- I guess the question I had is if we deny this one, then we can bring up another motion after that. That's my thought, right?

- That would be correct.

- All right, okay.

- Vote, we'll go by a voice. Going down the roll, I vote yes. Ron.

- Yes.

- Alderman Steuer.

- No.

- Ian.

- yes.

- Susan.

- Not present. She mentioned she couldn't get into the meeting. She just texted me about that.
- David is absent. And Rebecca.
- Yes. So I count three yeses and one nay. Stephanie, do you agree?
- Four to one.
- Four yeses. Sorry, it's been a long day.
- Counting is hard. I'm with you on that.
- So motion carries and the project is approved. So thank you everybody for that. Next item on the agenda then for regular business is, which is now item two. And that's the election of officers for the committee for next calendar year or the next year. Stephanie, do you wanna run us through how you'd like us to handle that?
- Sure. Basically, we were supposed to be doing this annually and I forgot so welcome to me running your meetings. I'm so sorry. Right now our Chair is Paul and our Vice Chair is Ron. Paul has said that he would like to step down and we do have a new member. So I thought this would be a good time to do the election of officers. So basically, you need to nominate somebody who you would like to be the chair. And then from there, the chair will take over the meeting and go from there. Oh, I think that's Susan right there.
- She was trying to get in.
- I think I see her. She's just a very fuzzy, but we'll see.
- She's on mute.
- The only caveat is that Alderman Steuer cannot be the Chair because he is an elected official. He could co-Chair but he can not be the Chair or vice Chair, but he cannot be the lead Chair. So from there, I think that you guys are good to go. So you basically just throw out nominations and see if the person wants to do it.
- I would ask Mr. Ron Dehn to consider being the chair of the commission. And Paul, would you switch roles with Ron and become vice chair or no?
- I would be okay with that.
- I will second now.
- Well I guess I mean, I wouldn't object. I'll have you know that my job has changed somewhat over the course of the last year and a half with the pandemic. But this is one role that I really wanna stick with 'cause I really believe in this committee and I think it's a really good thing. So, I mean, I would be willing to accept that should you vote me in.
- Any other nominations that anybody wants to put out?
- Just a point of conversation, I guess I would bring, I'm somewhat reluctant to act on this tonight simply because David's not present. I was hoping we'd have attendance of the full committee because quite honestly, I would be hopeful that David doesn't have a desire to potentially hold one of the two positions and I guess I just don't know that.
- From what I understand, I don't think that he does. If you want to hold it, you're welcome to.

- For this meeting. I've never had to use one before. That's right.
- Susan's on a spaceship?
- Yeah, she's in a spaceship. So if you do wanna hold to make sure that David's available and that Susan's able to hear the conversation, you're welcome to hold 'til the next meeting. It's really up to you since you wanted to step down.
- Honestly, I don't have an opinion one way or another. We could delay this to next month. I'm fine continuing to chair until we get the full committee here. What does everybody else wanna do?
- Unmute.
- You made a good point there about, David. I mean, he might really, very sincerely wanna do the role. Is there any way we could speed it up and have a special meeting just for this one issue?
- I know. This is Susan, can you hear me?
- Yes, we can hear you.
- It's been an arduous process. I couldn't access on my iPad and my other computer and the problem there.
- I don't wanna speak for David but I know that with his firefighter schedule, he probably would not want the Chair position, maybe Vice Chair, but he doesn't have the dependability of making sure that he can go to all the meetings. So I wouldn't think that he would want to be the chair. He didn't say anything when he told me he might not be available. So that's all the information I have though. He didn't confirm one way or another. I just know with his schedule, he's.
- Well, I guess, Ron, unless you're totally wanting to move forward with this tonight. 'Cause the way it's been cast at the moment, it's really up to you and I. I would propose we just table this to next month until hopefully all of the, this can be biked to include David in the process. And I will continue to chair until then.
- Sure, I'll second that. That sounds reasonable.
- Okay. Stephanie, do we need any official action on that or does that take care of it?
- I have a motion. I need a vote and then we'll table till next meeting.
- Okay, so my motion is to table until the next meeting.
- I second that.
- All in favor.
- Aye.
- Any opposed? All right, well that was a very quick piece of business that we will resume next month. So next item then on tonight is informational item one, FI is a public meeting regarding phase one of the intensive survey project. Stephanie.
- Yes, we've got Rowan from legacy architecture was our contract hire for this job. And then also Jason with Shippo. And they're gonna be giving a brief introduction into the survey work, what it means, what's been done, And then next month or probably the month after, I'm not sure, we'll be having another follow-up

meeting. So this is technically considered a public meeting. We sent notices to all of the property owners in our phase one area for that survey update. So they were notified of this meeting if they wanted to come and get any further information about this. The next meeting will be more of a results report. So from there, I'm just gonna hand it over to Rowan.

- Well, good afternoon, everyone. My name is Rowan Davidson with Legacy Architecture, as Steph Hardy said. We're working with the City of Green Bay on the first phase of an intensive survey. These intensive surveys are generally used not only to record the historic resources within a given community, in this case, Green Bay, but also to identify properties which are potentially eligible for the National Register Historic Places. Sorry about that. Just trying to share my screen with everyone. Legacy Architecture is first and foremost, an architecture firm. That's what we do. We work primarily on historic preservation projects. But on occasion, we also do this kind of consulting work where we produce national register nominations, surveys, et cetera. The first phase of the survey is on the west side of the Fox River. It's the old Fort Howard neighborhoods and the industrial areas to the north and south of them. And it's probably the first of proposed eight. Talk a little bit more about what an actual survey includes. We go about documenting property's location, names, usually the buildings, houses, and so on. Their use, their style, their exterior materials and take a picture of every single one. We've actually already conducted the field work for the first phase of the survey and recorded about 850 properties. However, not all of them are necessarily eligible for the National Register of Historic Places. Report includes maps and we rely on historical research, which is kind of in process at the moment where we will visit the Wisconsin Historical Society, the local area research center at UW Green Bay. The local resources here with the city. And of course, the Brown County Central Library. Once this research process is done, we then write the report, which includes a general history of that specific community. In this case, the first phase covers the Old Fort Howard neighborhoods, but then also the rest of the city as well. And as I said before, the purpose is to evaluate these resources. Again, mostly buildings, but sometimes other things as well, like ships, water towers, streets, et cetera. And the criteria for evaluating properties for the National Register are the following. The first criteria associated with significant events. This basically means something which happened in history. Criteria B associated with significant persons. Someone lived there, someone worked there, et cetera. Criteria C, by far the most common represents an architectural type period method or master basically an excellent example of whatever the property's architecture is. Criteria D, far less common. Though this may come up in Green Bay. Is a property which has or may yield important historic or prehistoric information. This is usually left to archeological sites of which there may actually be a few here. The results then are reviewed with the Wisconsin Historical Society. The Shippo, actually was with us today, reviewing our findings. The final survey report, usually pretty long, including maps and so on, photos. is divided into chapters. These chapters are predetermined. There's sort of the standard across the country. And they're listed here on this page. To cover not only architecture, of course, which is by far the largest chapter, but also properties which are related to religion like churches, education, schools, and so on. In the area that we survey today or we went over today, quite a lot of industrial sites were visited. And that chapter will probably be quite large for this portion of the survey. And that's pretty much it. We've only begun. And hopefully in the next meeting, I'll have a lot to share with you for properties which have been deemed eligible for the National Registry. And if you have any questions or comments, please let me know.

- One question I would have. We look at the history of generally in Green Bay as a near west and near east side. The oldest settlement. But there are other areas throughout this community that even in where I live, a lot of the homes are built in the 60s and 70s. But there are a couple of old farm buildings that definitely are very old comparatively to the rest of the neighborhood. So I would think that you'd be picking out those individual items as you take your survey in some of these non historical areas.

- Yes, every area could be potentially historical. For the National Register, properties need to be at least 50 years old as a rule of thumb. We've only started where we did because while it was kind of the center of the city, it's been well covered in the past. It seems like the natural starting place, the next couple phases will be just on the east side of the river where we are now. But then, the intention is to cover the entire area of the city and subsequent phases will deal with say, the ranch neighborhoods on the far west side, old pre-bill, areas like that. All of it will eventually be covered.

- I was gonna ask, I mean, like, I'm a city Alder and I've got maybe five or six homes that I feel are quite historic in my area and I'm just wondering, I presume that you folks would know about this already, or is this something that if we have some information that we can add to the fabric, that you would accept some of that?

- We'd always accept information you have to share. I might know about that, I might not. So any kind of input from the public, from yourselves or anybody else is always welcome.

- Okay, great, thank you.

- Yeah, please.

- Jason, I don't know if you wanted to introduce yourself.

- Yeah, my name is Jason. I'm with the Wisconsin Historical Society at the State Historic Preservation Office. Our role in these surveys is primarily funding and kind of coordinating. So just to run through what I had prepared, I don't have a PowerPoint slideshow or anything, but I just wanted to just put this survey into account. Was certified as a certified local government under the federal CLG program. And I think it was 2019 or 18. I think it was 2019. You're one of the more recent certified governments. Now that that status gives the city in any CLG in the state access to grant funding, federal grant funding through our office. We get grant funding every year from the National Park Service. We have to share a certain percentage of that with certified local governments throughout the state of which there are 73. So Green Bay was awarded a grant from this office in 2019 to conduct this survey and just this area. And as Rowan mentioned, the city has been divided up into areas that will eventually be surveyed under the strategy that you've developed. And I just wanted to talk about for any residents who might be here, what the survey looks like on the ground. And Ron mentioned that the field work for this survey has already been done. But for anyone who might be curious about that, who might be resident in the neighborhood, fieldwork looks like a couple of people. Oh, Rowan just put up, oh, Stephanie just put up the proposed.

- [Stephanie] I forgot we had this, sorry.

- [Jason] Was it area one that was just completed?

- [Stephanie] Yes.

- [Jason] Yeah, so nine phases, nine areas of the city will eventually be surveyed, which cover the entire city. So back to what this reaction looks like on the ground and as Ron said that they they've already done the fieldwork for this phase. But for the rest of the phases in the upcoming years. And fieldwork, it looks just like Rowan and maybe another person driving around neighborhoods. Every street, looking at every property in the area, maybe getting out and taking photos, taking some notes. And then the rest of the survey looks essentially like doing research in the library or historical society or any kind of archives. So let's see. So what's the results? Rowan has touched down the results here a little bit through the report. Which legacy architecture will be publishing, finalizing and publishing eventually. And that survey report then becomes essentially a planning tool for the city to know what's out there in terms of historic resources, cultural resources, resources that can, according to your Green Bay's representation plan, identify as remaining historic resources. Links resources with recreational activities. The things that the goals that are in your historic preservation plan on surveys like this and the upcoming phases of the survey support those objectives. They also help planners know what's out there. One of the main economic benefits of the surveys is that it identifies individual properties and also historic districts that are likely eligible for the National Register. And my office also grants funding to do those nominations, to get those properties nominated to the National Register. And that brings state and federal historic tax credits as a financial tool to your building stock to your city. State and federal tax credits for commercial buildings and state tax credits for residential buildings. So for residential

buildings, it's 25% credit. For commercial buildings, it's combined 40% credit for the state and the national tax credit programs.

- Well, could I ask a quick question? Listen, I was wondering, I was part of the previous intensive survey in the late 80s. And there were a number of historic districts that were brought forward potential. And some of us fell by the wayside because they said it was too much alteration in some of the buildings. So there might've been sitting at it. And so it was a hodgepodge, even though they have historical character because of the materials that were used to fix it up, it did not allow that district to become historic. And I feel that it is a historic area. So I'm just wondering, and that's 30, 35 years ago or whatever. So with that being said, I think that there could be other issues that way too moving forward with what the districts, the longer you wait, the more chance you have the renovate it in a different way that isn't according to standards, so to speak. So I guess that would be one thing that I'd like to address. And then also the fact that if you finish a district like a draft of like the district one, if there are potential additions or revisions, something to that effect, so those are my questions.

- Your second question, but let me address your first question first. And I can get back to that. Yes, historic materials is a significant component of what Rowan and Legacy and any consultant is gonna look at. Because the criteria for eligibility for the National Register are sensitive to historic materials. We talk about integrity. So in order to be eligible for the National Register and in order to meet all the criteria, a property has to have a certain level of integrity. And that means integrity of location, integrity of setting, integrity of materials and material's a big part of that. So when there are non-historic materials added to a property that obscure historic materials, and often, it can replace those historic materials. So if there's too much historic material added or replaced on a property, each time, it knocks down its integrity a little bit. And it gets to a certain point where it doesn't quite have the integrity to convey the associations that it has with the history of the person or the art.

- So once that happens, is it too late then for a structure? I mean, can it ever go back?

- If a material is added, like say vinyl siding is as added to a stuccoed building and covers up the stucco, that would be a big enough integrity hit that it wouldn't be eligible. But if you take that added material off and the original material is still under there.

- And the second question was like, if you're working on district one right now, and I'm just saying that if there are additions or revisions after the fact after this draft of this area is done, is that those would be accepted after the fact. Once you finished an area, is that it? You're done?

- In terms of the survey and the survey report that that comes from it, yes, that report will be a static report after the survey is done. However, every property that is picked up in that survey and determined to be potentially eligible is entered into a database that we have here. That database is a living database. We can add information that database all the time. So if new information arises on a property or for property changes. Somebody shares that information with us, yeah, we can add that to the database. And that's a running changing database that we keep up with.

- All right, thank you. That's all.

- Does anyone have any other questions about that part of the survey? The funding and the future phases of the survey? Or even technical aspects of the survey.

- And this is to eventually, all these survey areas, proposed survey areas that that stuff showed earlier, you've already laid the groundwork for the next phase. Even if the city has submitted a letter of intent to apply for a grant for the upcoming grant cycle to do another section of that. Another proposed survey area. So you're kind of following through in that strategy and that's a good thing.

- I guess one other question I had is if we had additions, do we go through Stephanie and Jason in our office, and then they will forward that? Or what would the line of command be?
- That would be a command that makes sense. 'Cause I have pretty regular contact with Jason and he can easily share updates with me in terms of properties that are demolished or changed or if there's new research that comes to light.
- Okay, good.
- Any other questions for Rowan or for Jason? Cool. Well, I think that's it then. Thank you, guys for coming.
- Thank you.
- Thank you, Rowan and we look forward to seeing your work. Next item then on the agenda would be staff-level certificate of appropriateness applications.
- Oh, we had one question mark. Yes, it was this one, one second, please.
- We had a roof.
- Yes, the rood.
- The roof, the roof.
- This one we caught mid re-roofing, did a stop recorder and then they applied for COA and that was turned around within 24 hours. So the roof adds 721 South Monroe.
- Yeah, Stephanie, despite the stop work order, it was still going.
- Yeah, I saw it, but it was after 4:30, so I closed my eyes.
- It didn't slow him down a bit.
- We tried our best, guys, we try.
- But yeah, we approved that. They've got a new asphalt shingle roof. They gave us a sample of the old asphalt shingle and the new asphalt shingle and had a hard time telling them apart, so.
- They did good without us. So that's it. That was staff level one.
- So item three, raise and repair orders and demolitions.
- There's one, 1344 Doty. Here you see it, soon you won't. The foundation per the rays repair order should be stabilized. And the exterior and structural walls should be straightened. I can't say that I observed any of these issues, but that's what it says. I found no issue with losing house, but always a shame.
- [Stephanie] That was it, just the one.
- Okay, well item F4 is a staff update.
- I have one good story. I suppose. The Bellin Building here on the left. You see what it was when it came to this commission last month. And on the right, you see what it is today or a couple of days ago. If you squint just right on my screen, you'll see it's a lot cleaner. And they got rid of that electrical box on the right side of

the name. So I've got like six closeup views. See how shiny and clean it is. I saw some silicone caulking filling up certain holes that had been visible before. It looks really nice. So I'm pleasantly surprised. That's my staff update on this building.

- I would concur, Jason that it feels good to have made an impact maybe on that project because the original installation, which was done without our approval and the proper permits was not satisfactory. So to see that they've done the work, I think definitely adds some value to the efforts of everybody on the call tonight.

- I wanna mention too, that I've talked to the owner, Sue Schneider, and I think he expressed an interest to maybe visit with our commission just to tell them about some of the work that he did. So there might be something to consider for another meeting. That's all.

- That's great. Any other staff issues?

- Not for me, no.

- No, I don't think so.

- I've got two items. The first of which is kind of maybe a surprise, maybe not. We obviously welcomed a new member to the commission tonight, Rebecca Derenne. Rebecca, do you wanna just say hello and give us a couple minutes maybe of your background and your interest in why you decided to apply for a seat on the commission?

- Good evening, everyone. Thank you for the welcome. I'm glad to be here. A little about me, I am a native Green Bay born and raised person. I have actually always had an interest in history, whether it's local or other. It's mostly been my own pursuit and interest and also in a humanities degree in college, along with the . However more recently I have been working at Heritage Hill and also with the center located in Brussels, Wisconsin. And so in both cases, I have roles relating to programmatic and interpretation and of course, research and telling history. But then also additional for the Belgian Heritage Center strategic roles and PR and expressing ways to really connect and unify and tell the story of the Belgian Heritage as it was, and is in Door, Kewaunee and Brown counties. And considering the makeup of the number of Belgians in the area, it feels like a good fit as well. And certainly, the area where the center is is also historic and I've actually personally, always had a novice interest in architecture. And why people do the things they do for architecture. So anyways, just a little bit some background. I've been very involved in the community for really my entire life with various issues and organizations and nonprofits as well.

- Well thank you for very much for volunteering your service to this commission and welcome.

- Thank you.

- The last item on tonight's agenda would be the date of the next meeting, which is set for Wednesday, August 18th. A question I would have for Stephanie is when would we anticipate being able to meet in person again?

- So did you see my high rolls? So the city council is trying out a hybrid model. We were supposed to get a report by July of if everyone was to be switching to that model, we have heard nothing. So it could be as soon as the next meeting, it could happen next year. I have literally no idea at this point. If they do a hybrid model, you would still have to have your own computer or a tablet here because that way, you could still log on but you would just be in the seats and mic-ed up like we are in this room. So I don't know how fast they're hoping to transition all of our committees, but as soon as I know, I'll pass it along. But again, we were supposed to find out two weeks ago and I'm not sure yet.

- Wasn't one of the problems, Stephanie, that there's multiple meetings at the same?

- Yes.

- You have to record each meeting separately. And I think there was some issue with that.

- Yes, for social distancing, chambers seems to be the only logical solution. The next biggest room is 604 which we used to meet in, but there probably isn't enough space if any members of the public comes. So for us, less of a problem, because we usually only get applicants. We don't really get a lot of people coming in to listen. Unfortunately I think we do cool stuff. So for us, we don't have any other conflicting meetings. I purposely moved this so we wouldn't have conflicts with using chambers, but all of our other meetings are stacked on top of each other, pretty generally on Mondays and Tuesdays. So I haven't heard if anyone needs to change anything or if they want us to try doing hybrid, but we'll see. Do we have any preference here? Do you prefer to stay virtual or do you prefer to come in?

- I've come in, for council, we've already come in person and we've had the hybrid and it was refreshing to say the least. So I would say that sooner than later, it would be nice to somehow get together in person. That's just my wish whether or not we can do it or not is another point.

- I'm okay with the Zoom unless I have problems like I had today. I like the in-person too. But I understand if .

- All right, well, we'll just wait patiently to see where that goes. But in the meantime, we're slated for Wednesday, August 18th. So if there's no further business, look for a motion to adjourn.

- Motion to adjourn.

- Second.

- All in favor.

- Aye.

- Any opposed. Meeting is adjourned. Thank you, everybody.