



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, AUGUST 18, 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

C. Approval of the Agenda.

- I. Approval of the agenda for the August 18, 2021, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 14, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. Election of Officers
2. (COA 21-19) Consideration with possible action on a design review for a rear building addition located at 914 S Quincy Street
3. (COA 21-20) Consideration with possible action on a design review for two murals located in the Broadway-Dousman Historic District, located at 412 Dousman and 235 N. Broadway

F. Informational.

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

3. Staff Update.

4. Date of next meeting: Wednesday, September 15, 2021.

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 10-01-20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0clhWd3kxaklnGjzRXjQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+1 646 876 9923,,89692538356# US (New York)

+1 301 715 8592,,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=azA0clhWd3kxaklnGjzRXjQUW5qZz09>

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





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 18, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 21-19) Consideration with possible action on a design review for a rear building addition located at 914 S Quincy Street

BACKGROUND

914 S. Quincy St. is a contributing property in the Astor NRHP Historic District. The house, built c. 1899, currently maintains a high degree of historic integrity.

This COA application is to add an exterior addition to the kitchen on the northeast (side) façade. The proposed addition is approximately 76” inches long x 36” wide (interior dimensions) and one story tall. This proposed addition fits into an inside corner near the rear of the property and will be largely imperceptible from any public right of way.

LC Staff notes the following Secretary of the Interior’s Standards for Rehabilitation.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

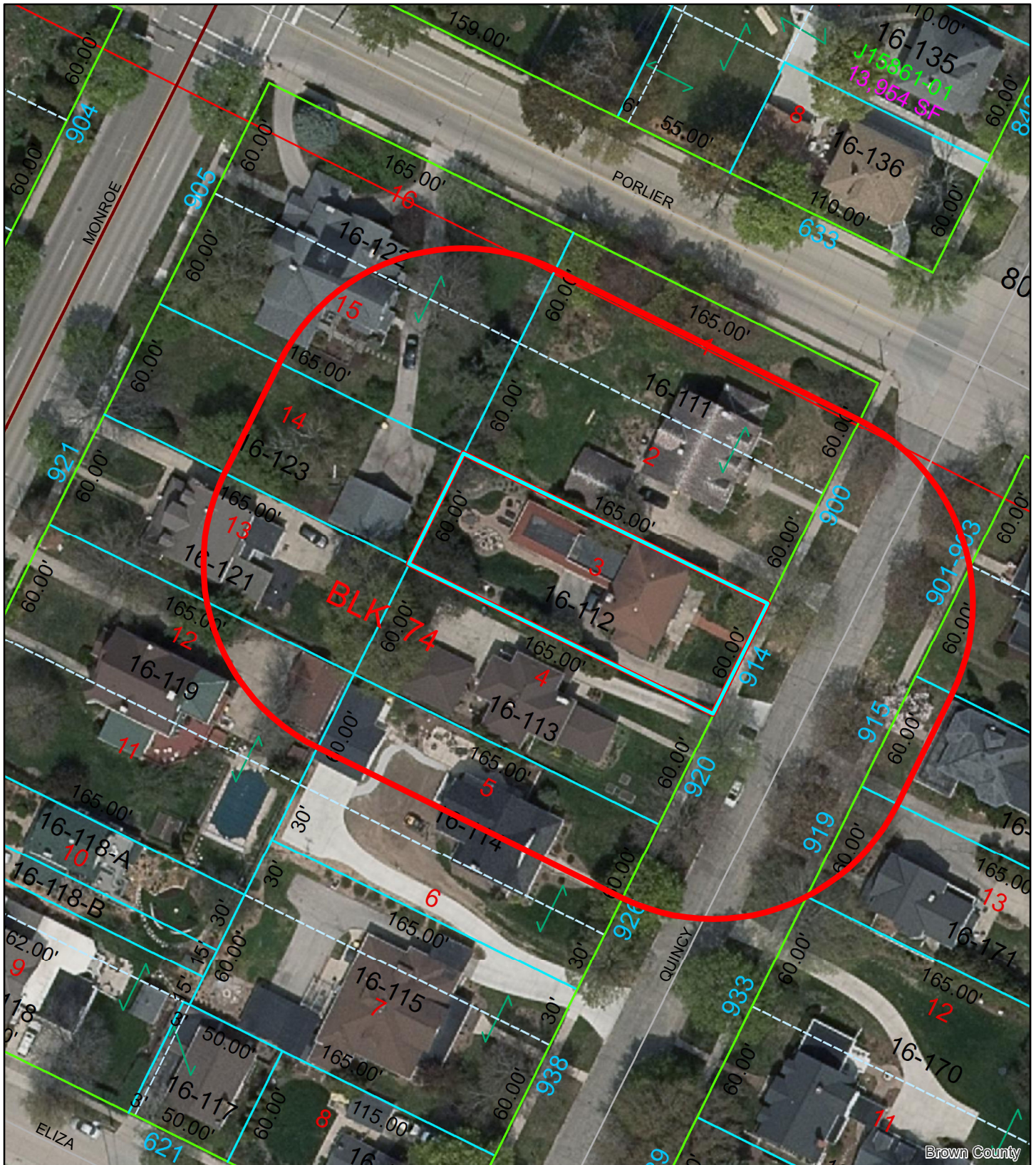
RECOMMENDATION

LC staff recommends approval of the addition, as proposed, noting that the addition is relatively small, hidden from view (near the rear of the property), and has a minimal impact on the integrity of the house.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-19 Map
2. 914 S Quincy 2015
3. 914 S Quincy 2019
4. COA 21-19, Application and Exhibits
5. 914 S Quincy Property Details Sheet



(COA 21-19) Rear Addition 914 S Quincy Street

0 15 30 60 Feet



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. E.R. 11 Aug 2021 X:\Planning\Basemaps\template_8.5x11.mxd

- 914 S Quincy Street
- 100-ft. Notification Area







CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

File Number: _____

1. Address: 914 S Quincy St
2. Parcel #: 16-112
3. Owner of record: Lee and Kathy Bialkowski Phone: 920-471-9010
- | | | | |
|------------------------|------------------|-----------|--------------|
| <u>914 S Quincy st</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
4. Applicant's Name: Drury Designs, Inc (Pat Drury)
- | | | | |
|-----------------------|---------------------|--------------------------------|--------------|
| <u>411 Dousman st</u> | <u>Green Bay</u> | <u>WI</u> | <u>54303</u> |
| (Address) | (City) | (State) | (Zip) |
| <u>920-339-1011</u> | <u>920-619-3244</u> | <u>pat@drurydesignsinc.net</u> | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |

5. Present use of Property: Residential

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Addition to the kitchen space-

exterior to match - cost of \$95,000
see attached

7. Attachments:

- ☒ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☒ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☒ Exterior photos
- ☐ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☐ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- ☐ Installation of fences
- ☐ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☐ Replacement of identical siding
- ☐ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: Ormy Design

Owner Signature: Kathy Bialkowski

Date Received: _____ Staff: _____

Deva Designs 2021

FINISH TO
MATCH!!

NEW
METER

NO
WINDOW
THIS SIDE

RE USE THIS
WINDOW
HERE.

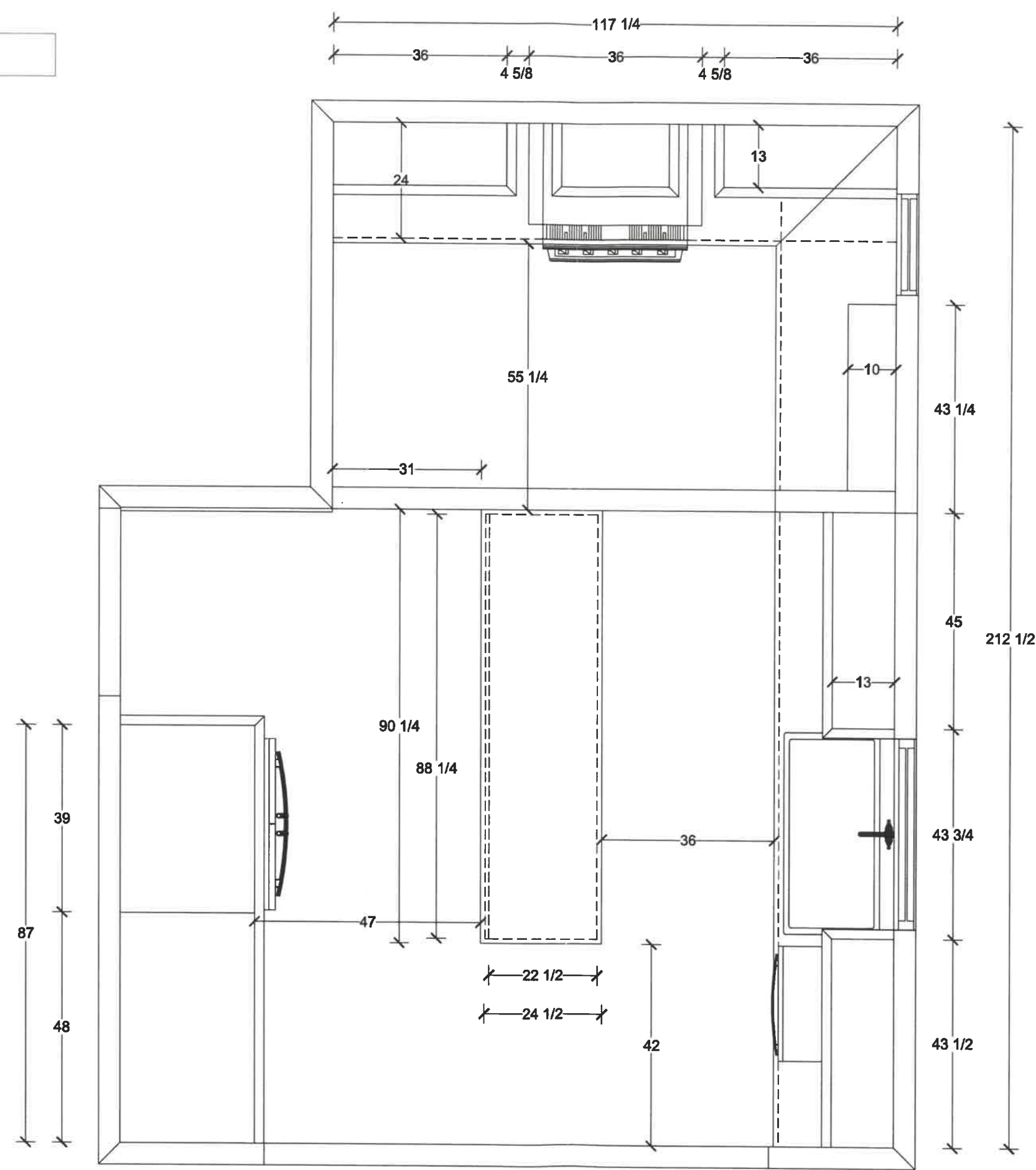
WINDOW

EXISTING PANE OF SIDE OF HOUSE





Floor to Ceiling



Kitchen - Option 1

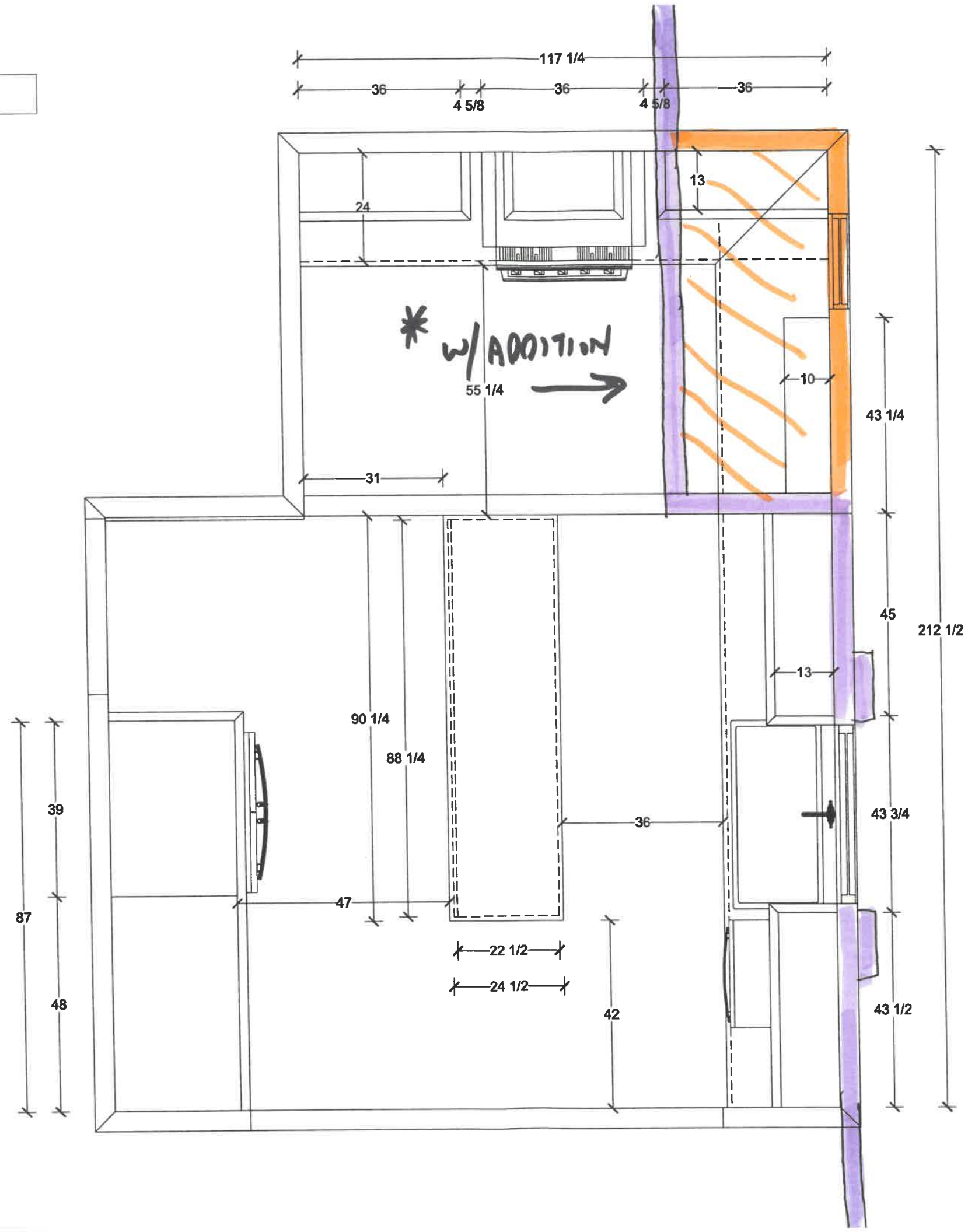
~Preliminary Plan~
Unless Signed Below

Dimensions: 117 1/4
Verified By: OP 7/10/12
Date: _____

(Please note- if blank, the dimensions
are not verified)

Design Plans
Accepted By: _____
Date: _____

Floor to Ceiling



Kitchen - Option 1

~Preliminary Plan~
Unless Signed Below

Dimensions
Verified By: _____
Date: _____
(Please note- if blank, the dimensions
are not verified)

Design Plans
Accepted By: _____
Date: _____

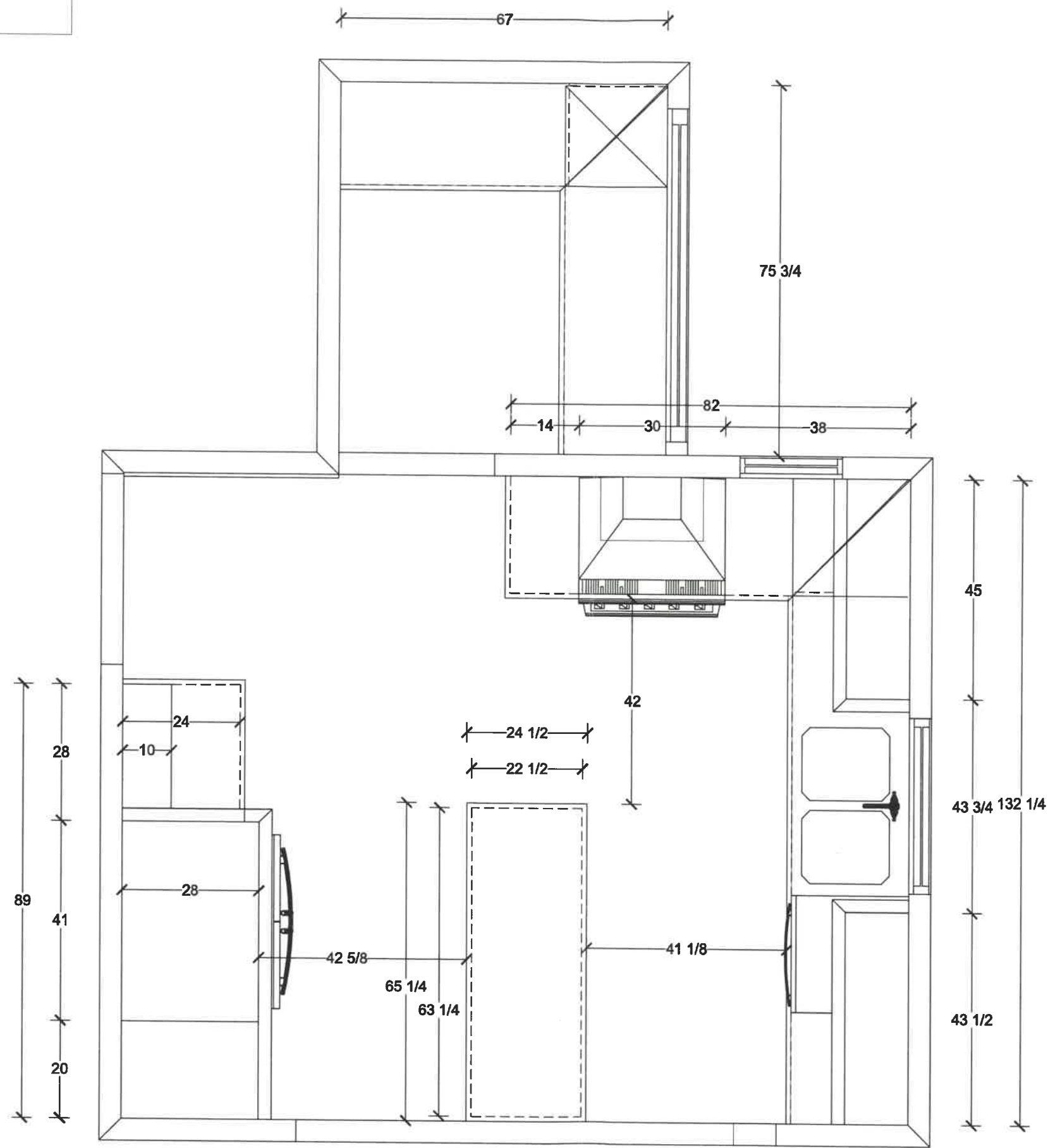
Floor to Ceiling

Kitchen - Option 2

~Preliminary Plan~
Unless Signed Below

Dimensions
Verified By: _____
Date: _____
(Please note- If blank, the dimensions
are not verified)

Design Plans
Accepted By: _____
Date: _____



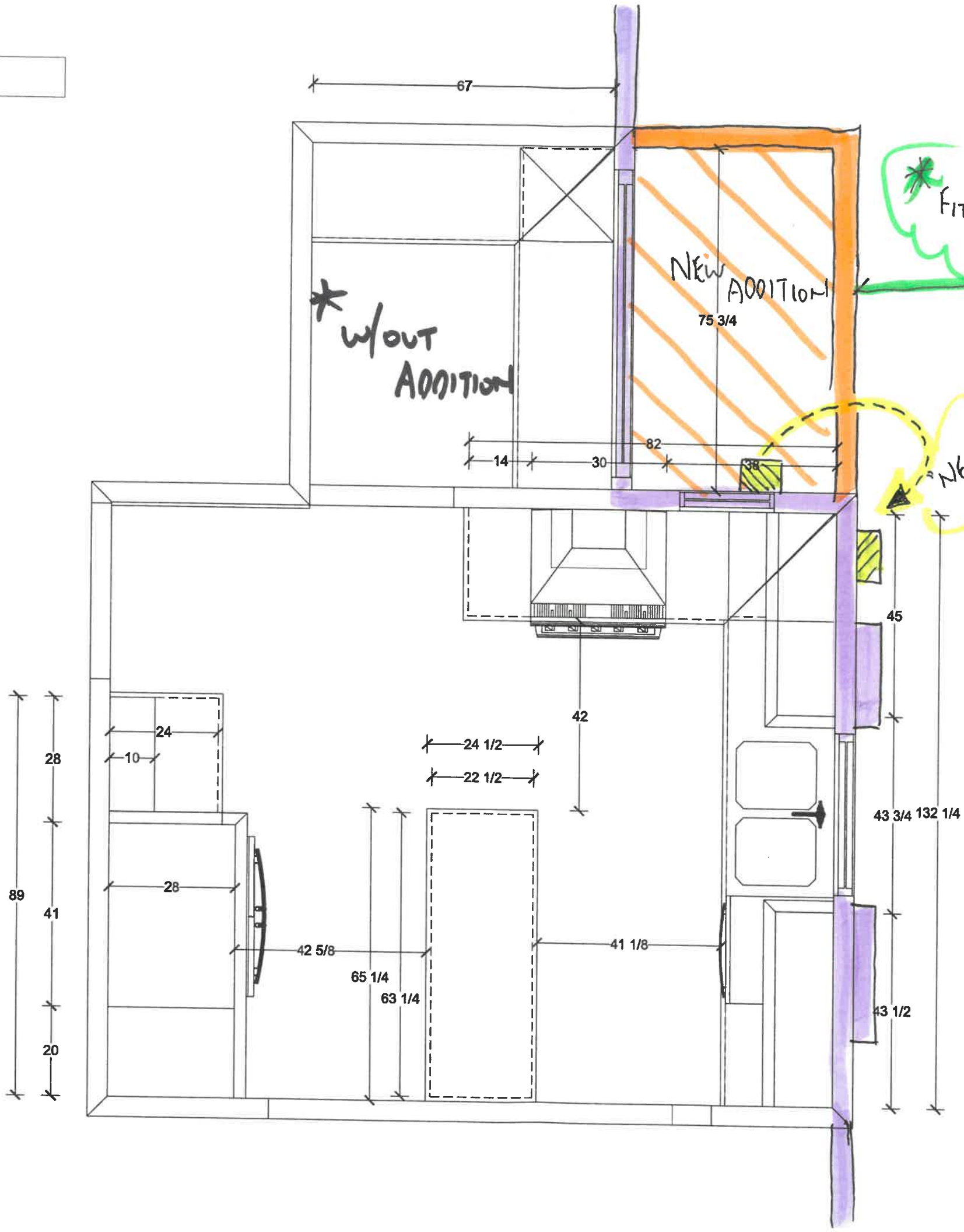
Floor to Ceiling

Kitchen - Option 2

~Preliminary Plan~
Unless Signed Below

Dimensions
Verified By: _____
Date: _____
(Please note- if blank, the dimensions
are not verified)

Design Plans
Accepted By: _____
Date: _____



- ① EXISTING WALLS
- ② NEW WALLS

Address: 914 S Quincy St
Parcel No.: 16-112
WI AHI No.: 53392

Historic Name:
Mark Weiss and Antoinette Panneck House

Built: 1899
Historic Use: house
Architectural Style: Prairie School
Wall Material: stucco
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:
<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>
(district nomination)

Notes:
"A brick porch patio supported by columns extends across the façade of this two story stuccoed house.
Owner: Karl Bungener"
- per NRHP nomination

Stewardship:

- Character - Overall form & fenestration. Shallow hipped roof with wide overhanging eaves. Symmetric façade. Pergola-like entry supported by two Tuscan columns. Entry door with multi-pane sidelights on either side. Paired 8/1 windows, 1st story. Entry door nestled between two pilaster-like surface elements that terminate at a 2nd story belt molding. Belt molding acts as window sill detail for 2nd story 10/1 windows. Pair of multi-pane (9/9?) windows, center of 2nd story. Stucco siding. 1-story wing to south. Prairie style. Pilaster elements also on north façade.
- Features - Stucco. Many original windows (all?). Wood belt, 2nd story. Wood soffits & associated moldings. Window casings & sills.
- Alterations - Pergola-like entry not shown on Sanborn maps, likely a later addition. Full-width front concrete pad (uncovered porch) also not shown.
- Misc -



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 18, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 21-20) Consideration with possible action on a design review for two murals located in the Broadway-Dousman Historic District, located at 412 Dousman and 235 N. Broadway

BACKGROUND

412 Dousman is a contributing building in the Broadway-Dousman historic district, built 1929. The wall to be painted is the historic exterior of this building, and has previously been painted (see photos). 235 N Broadway is a contributing in the same Broadway-Dousman historic district, built 1913. The wall to be painted is a small, non-historic, cinderblock wall, not attached to the historic building (precise location unclear).

Proposal is clear in calling for primer and flat exterior latex paint.

The Wisconsin Historical Society has specific instructions for painting historic masonry walls. This includes removing loose paint (if wall has fewer than 9 coats of paint // 3 complete paint jobs), cleaning the surface, repairing damaged areas, and checking moisture content.

See here: <https://www.wisconsinhistory.org/Records/Article/CS4245>

The Wisconsin Historical Society also has specific instructions for what type of paint to use on historic masonry walls. Paint used should be highly vapor permeable, such as an acrylic resin or a latex paint.

See here: <https://www.wisconsinhistory.org/Records/Article/CS4237>

RECOMMENDATION

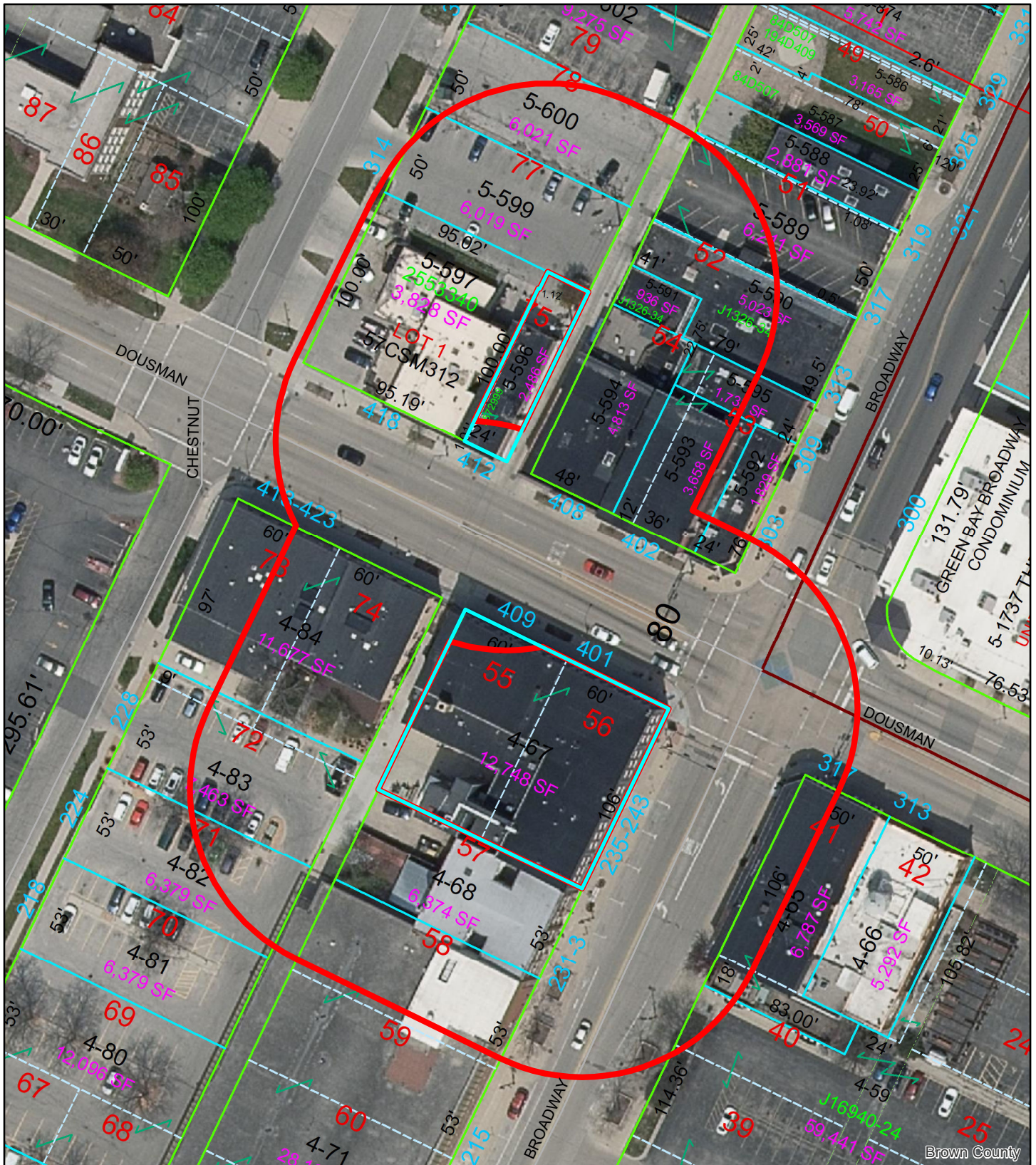
LC staff recommends approval of the mural on the non-historic utility wall at 235 N Broadway.

LC staff notes that there is no description of how the historic masonry wall at 412 Dousman will be cleaned or repaired prior to painting. Based on the photograph submitted, it appears that the wall likely has fewer than 9 coats of paint. Presuming that existing loose paint is carefully brushed away, no power washing is done, and repairs are not necessary, LC staff recommends approval of the mural on the historic wall at 412 Dousman. Here, both the primer and paint should be verified to be vapor permeable, and the mural size should be limited to fit within the portion of wall that was previously painted.

FISCAL IMPACT**ATTACHMENTS**

1. COA 21-20 Map
2. COA 21-20, 412 Dousman Wall
3. COA 21-20 235 Broadway Wall

4. COA 21-20 Spec, 412 Dousman
5. COA 21-20 Spec, 235 Broadway 1
6. COA 21-20 Spec, 235 Broadway 2



(COA 21-20) Murals located at
412 Dousman (alley) & 235 N Broadway (rear)



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- Subject Parcels
- 100-ft. Notification Area



412

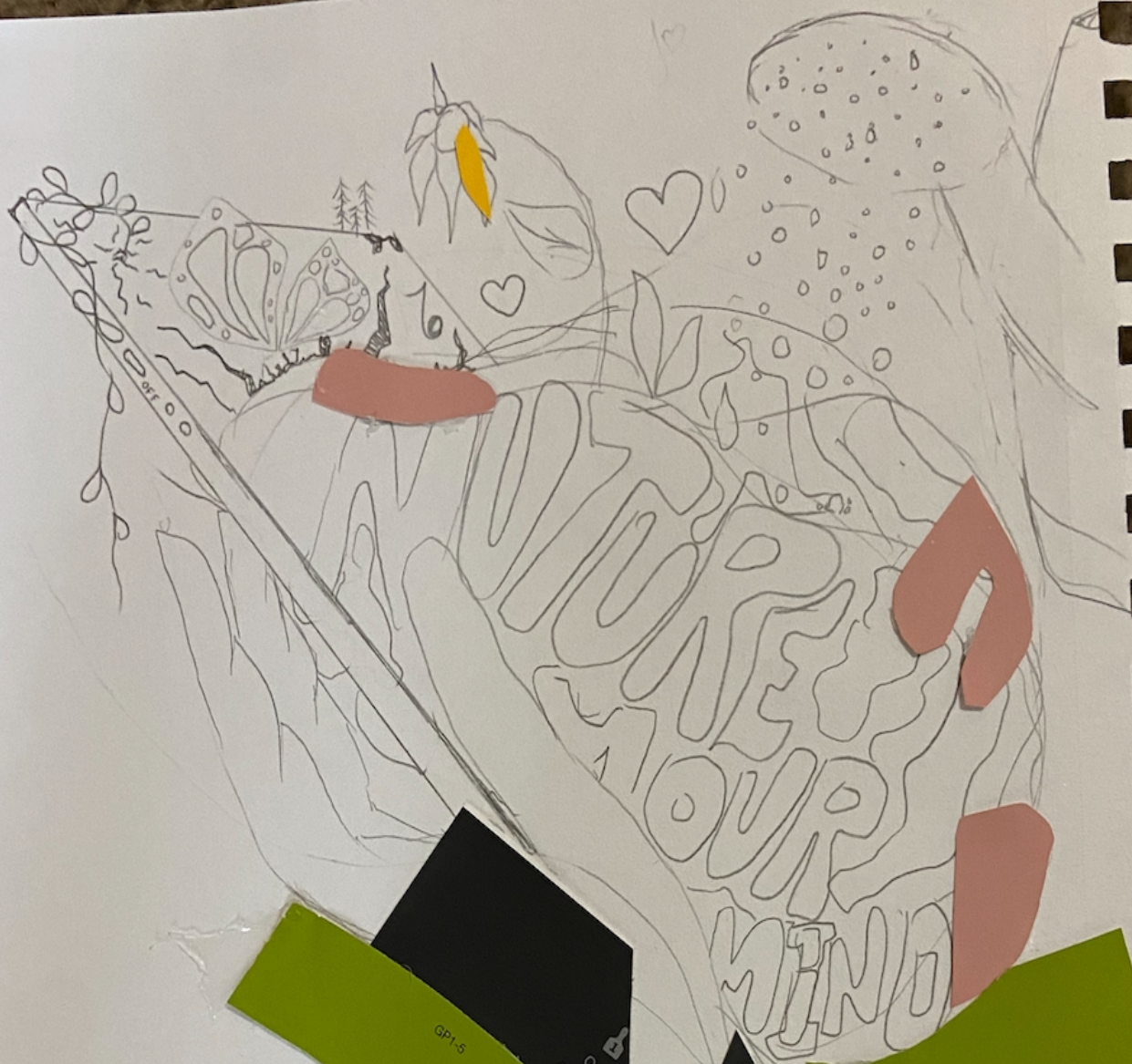


NOTICE
WARNING
UOA

ROGUE
SUV

WISCONSIN
ACM-8688
MAX - America's Adventure



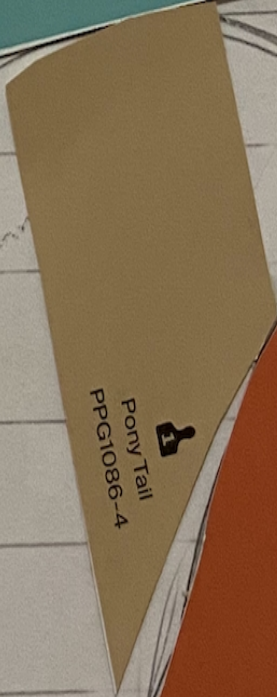
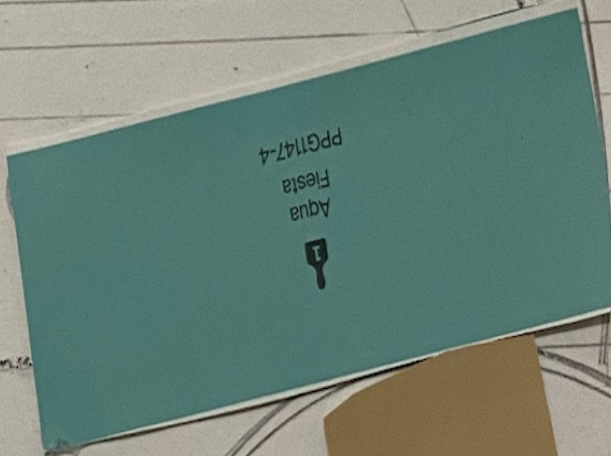
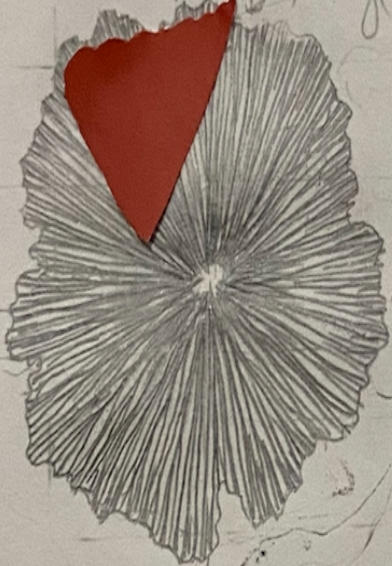


HEALTH AWARENESS

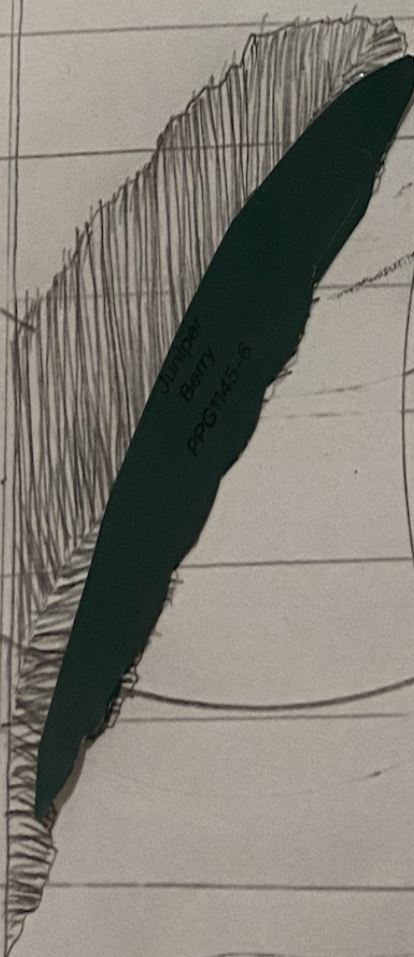
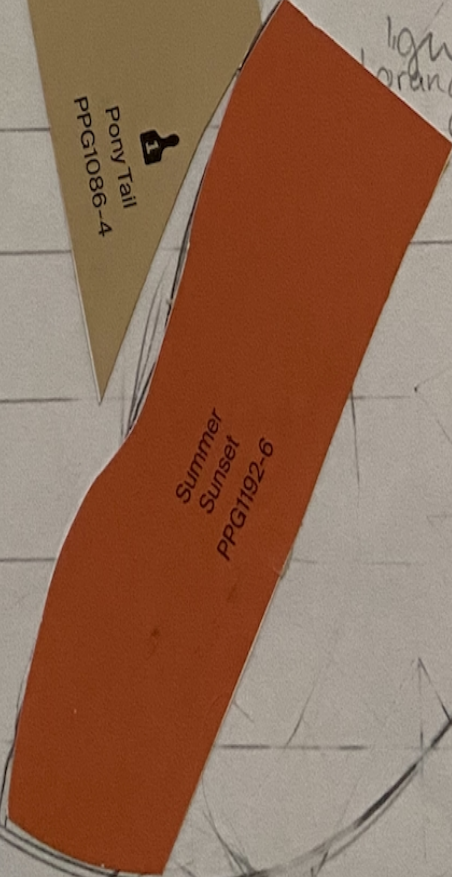


310

Deep red/orange



light orange



Juniper Berry PPG1145-6