



MINUTES 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

Present: David Siegel, Ian Griffiths, Susan Ley, Paul Martzke, Mark Steuer, Rebecca Derenne, Absent: Ron Dehn.

C. APPROVAL OF THE AGENDA.

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

Moved by Paul Martzke, seconded by Ian Griffiths to revise the agenda by removing item EI from the agenda. Motion Passed.

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

Moved by Paul Martzke, seconded by Mark Steuer to approve the revised agenda. Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Paul Martzke, seconded by Ian Griffiths to approve the minutes from the July 14, 2021 meeting of the Landmarks Commission. Motion Passed.

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

E. REGULAR BUSINESS.

1. 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

Moved by Ald. Mark Steuer, seconded by Rebecca Derenne to Approve the design review for a rear building addition located at 914 S. Quincy St. Motion Passed.

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

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

Moved by Ald. Mark Steuer, seconded by David Siegel to Open the Floor. Motion Passed.

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

Moved by David Siegel, seconded by Rebecca Derenne to Close the Floor. Motion Passed.

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

Moved by David Siegel, seconded by Ald. Mark Steuer to deny the request for 412 Dousman and require that in the future it be demonstrated to staff or the commission that repairs have been suitably performed. Also, approve the design review for the mural at 235 N Broadway. Motion Passed.

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

F. INFORMATIONAL.

1. 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.

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

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

VERBATIM

- Sorry about the delay. We'll call to order the Wednesday, August 18th, 2021 meeting of the landmarks commission. We will start with the role. Ron? Absent. Alderman Steuer. Absent. Ian.

- Here.

- Susan. I can see her. David?

- Present.

- And Rebecca.

- Here.

- Great. The first item is the approval of tonight's agenda. I would make a motion to revise the agenda. I would like to remove item EI, election of officers. We don't have the full set of commissioners here tonight, and I would rather not do that until all of us are present. So I would make a motion to remove that item.

- Second.

- All in favor, go by role. Ian?

- Yes.

- Susan?

- I just came to the meeting, so I'm muted.

- Thanks, Mark.

- We're voting on a motion right now, Mark. Rebecca?

- Yes.

- David?

- I'd just like to point out only one person is missing at present. It may be difficult to get everybody to address this. In absence of altering your motion, I will vote yes.

- Thank you. I appreciate the feedback. And then Mark, the motion was to eliminate item EI from tonight's agenda, which is election of new officers for the commission.

- What was the reason to schedule--

- Ron's not here, and if he's going to be nominated for an officer position, I feel he should--

- All right, I'll vote for that.
- Okay, motion carries. And then based on that, I think I need a new motion for the approval of the revised agenda.
- Second.
- Thank you. All in favor, signify by saying aye.
- [Group] Aye.
- Any opposed. Hearing none, motion carries. Item D on tonight's agenda is the approval of the meeting minutes from the July 14th, 2021 landmarks commission meeting. Those minutes were distributed following the meeting. Does anybody have any comments or corrections on those minutes? Hearing none I'd make for a motion to approve.
- So moved.
- All in favor.
- [Group] Aye.
- Any opposed. Hearing none, the motion carries. On to item E, regular business. The first item and regular business then is certificate of appropriateness 21-19, consideration with possible action on a design review for a rear building addition located at 914 South Quincy Street. Jason, would you like to brief us on the staff, a review of this item?
- Love to. We have some... So we have an application for a exterior edition kitchen. Here on the left, you see two pictures of the house, at least I think we do. And the addition is kind of on the rear side of the house. Is there a way to make it a pretty view.
- Oh, like full view?
- Yeah.
- Sure.
- Or slideshow view thing. So the addition is on the Northern facade of the house, the Northern elevation, kind of tucked in behind these trees that you see. So if we go to the next slide, on the left in what I presume is blue or periwinkle maybe is the existing wall of the house in the architectural plans. The orange is what they're proposing as an addition on the rear. In the two marked up photographs, you see basically what that impact is, roughly three feet wide by, I forget, is it six or seven feet long? And there'll be reusing one of the exterior windows, the rear facing window, and bumping that out along the wall. You'll see at the bottom right, it says, reuse this window here. So relatively small impact. If we skip to the next slide, and it says that I recommend approval of the addition as proposed. I note that the addition is relatively small, hidden from view, and has a minimal impact on the integrity of the house, basically no impact on the integrity of the district.
- I have no questions. I would propose, I would make a motion to approve.
- Further discussion, we've got a motion to approve. Anybody else have anything they would like to discuss, questions? Hearing none, I will call for a roll call vote on this. Alderman Steuer?
- Aye, yes.

- Ian?

- Yes.

- Susan? I'll take that as a yes.

- You're muted.

- Somehow keep getting muted. Yes.

- David?

- Yes.

- Rebecca?

- Yes.

- I also vote yes, so motion carries unanimously. We are on to item two, regular business, which is certificate of appropriateness 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 North Broadway. Jason.

- [Jason] So there are two walls. The first wall you see here, it's behind 235 North Broadway. We're referencing this cinder block utility wall. You can see it in the photograph on the left side. On the right side, I have a Google view illustrating with a yellow arrow where that wall is. To cut to the last page of the book, the recommendation is to approve a mural on this wall with no restrictions or requirements. This wall does not have any historic fabric, doesn't contribute to the integrity of the district. As I said earlier, you could shoot painted cannonballs at it and that would be fine. The next wall is the one that I have to really geek out on and will lead to maybe a long meeting. Here are two pictures of the wall in question. Again, with a Google view, I'm showing you with an arrow roughly where that is. It's an alley off of Dousman along the, whichever wall that is of the, is it Red Fish?

- Yep.

- [Jason] Awesome. Used to be A Bag Lady, but it's not. So in the photographs you can see the wall in question. It's been painted before, but there's a lot to say about this. I think we can go to the next slide, if I remember correctly. So we've had, you know, just to give you an idea how pretty it could look, these were two proposals. Kind of doing a bait and switch here. I got you all excited about it, but I'm going to tell you why we shouldn't do this. So moving on to the next slide, a little bit of background here just so we're all on the same page. City received the inquiry on this on August 6th. The city received the COA application on August 9th. On August 10th, the COA application was evaluated. Landmarks commission staff provided feedback, including no pressure washing, and confining the paint to areas that were previously painted. The next day on the 11th, we were notified that it had been pressure washed and there was a note that they were looking at replacing 20 to 30 bricks with salvage material. None of that salvage material was part of the COA application. On the 16th, I asked some questions, noting that the pressure washing done was illegal per state statutes. That's beyond our control. That's a state law. I requested information on what details were used here in the pressure washing, you know, like what's the rate of PSI, the nozzle type, that kind of stuff. Since replacement bricks were mentioned, I asked for a photo or sketch showing what bricks are going to be replaced, some details on the replacement material, details on the mortar type. A plan for how to properly remove the remaining loose and peeling paints, because there's quite a bit still there, and a plan to determine the moisture content of the brick now that had been pressure washed. Details on a primer and paint to be used, particularly with an eye towards the vapor permeability. Next slide. A little more of the show and tell here. Today we

received information on the paint and primer, which is all good. Received some information on a plan to continue to scrape the loose paint from this, which is good. Someone suggested using a pressure washer again, which is very bad. The proposal to replace 20 to 30 bricks got whittled down to replace five or six bricks, but now in the last iteration, it's to replace zero bricks. So we have the information requested. Number one, details on the pressure washing that was done. I've gotten no reply, I've received no reply. Number two, details on what bricks are going to be replaced. The latest suggestion is that no bricks are replaced. So the request has been withdrawn. Number three, the request is withdrawn because no replacement bricks. Number four, mortar repairs, request is withdrawn. There is no plan to repair mortar. Number five, we've got some general plan as to how to remove remaining peeling paints. Number six, the reply was that there's no need to measure the moisture content of the brick in the wall. That's unacceptable. Number seven, we now have details on the primer and the paint to be used. It's good stuff, approvable stuff. Let's walk through the show and tell a little bit more on the following slides though. So here I have a picture of the wall. These pictures that you're about to see were all taken on Monday the 16th, sometime after the pressure washing was done, I need to point out that there's a parge coat on the lower portion of the wall, parge coat, somebody's gone and put concrete or cement on the lower, you know, three feet, two and a half feet of the wall. And that was done a long time ago, so, you know, can't say much about whether that was a good idea at the time. Probably was not. What I wanted to point out though is that the first road brick and immediately above the level of the parge coat, you'll see here and then later photos that that brick is in the worst condition, and there's a reason for that. It's what you would expect, if we can put on our forensic hats here. When that parge coat was put on, it effectively created a vapor barrier or a moisture barrier. So as moisture builds up within the brick, both from inside the building and from water being absorbed at the bottom of this wall, that moisture at some point looks for an escape route from the brick. You can think of the brick like a sponge, it gets wet, and now it wants to dry out. That moisture can't escape through the parge coat, so it rises through the wall and it finally reaches a level where it can get out. But once it's at that level, of course, that moisture content is relatively high in the brick, so in the freeze-thaw cycle, it freezes, and in freezing and thawing, it's causing that brick to spall, or basically to explode and blast out the surface of the brick. This brick is a clay brick. The outside of the brick when it was new was, you know, a solid vitreous surface. So you can kind of think of these bricks like a glass aquarium, you know, for your fish, and when that glass is intact that's all good. But once that glass surface is gone, what you have inside is basically a loose, densely packed clay dirt. It's not vitreous, it's not hard. You can brush your finger on it and it disintegrates. So as that moisture has come up to get out from behind that parge coat, it's hit that first row of brick, maybe the second row of brick, and it's been blasting its way out, you know, like Rambo out of a bad movie. So let's look at the next couple of slides here. So for example, at the top left, you see a photo. I show you the parge coat, nothing new there, but then a little bit of detail. As soon as we get above the parge coat, the brick is bad. And again, getting into the time machine, wearing the forensics hat, you can bet that that brick was not bad when that parge coat was put on there. The parge coat has caused the brick to become bad. On the bottom right, below the parge coat, where that's failed, of course, you see probably why the parge coat put on, the brick is in bad shape. It's disintegrating, it's a going away. And then again, immediately above where the parge coat is, you start to see bricks that have exploded. They're disappearing. So what does all that mean? Well, let's go to the next slide. Couple of detailed views. These are views above the parge coat. You can see the view on the left. The bricks in the upper portion of the photo are relatively intact. The vitreous exterior is probably largely still there. If you look at the bottom of the photo on the left, you see that concave nature of the bricks, where we're into the densely packed clay material that has lost integrity. That stuff is not doing its job as it was intended anymore. Photo on the right, just a random spot on the wall to show you there's quite a bit of remaining paint in areas above the parge coat. It is peeling. So if we look at the next set of photos, this is just kind of a general condition. Again, this is after it was pressure washed. So on the left, you know, there's a lot of areas where it's clear that the paint is in failure mode. It's really not suitable to accept primer and new paint until it's been scraped. Photo in the center, this is just one spot of the parge coat. The parge coat could generally be said to be in failure mode as well. Photograph on the right, another area of paint, just general sense of things. It's, you know, in spots, it's stuck to the brick pretty well, and other spots, not so good. Here's a spot where it needs to be scraped prior to primer and paint. Moving ahead a slide. Wisconsin Historical Society has very good advice/ requirements for these situations, and this information was provided to the applicants early on. Was it August 10th, I think. I forget the timeline. Anyway, just want to read to you here. Got to use a highly vapor permeable paint. Okay,

that's good. Damage can be caused by sandblasting and high pressure washing. Okay, good to know. So let's get into the weeds a little bit more on the SHPO requirements on the next slide. Step one, you've got to scrape or remove the paint. The current plan in hand is to scrape and remove the paint in accordance with this instruction. I'm good with it. Step two, clean the surface to be painted. I'm good with what is currently proposed, but we need to revisit this. It says do not use high pressure washing to clean a masonry surface. This can damage the surface. It's also a major cause of catastrophic paint failure. The high pressure washing will drive so much moisture deep into the masonry that it could take months to dry enough for painting. That's important because although we'll be using a vapor permeable primer and paint, if the moisture content in the brick is already high, we'll be trapping that moisture in the wall and come this winter, that we'll have a freeze-thaw cycle and it will accelerate the deterioration of the historic brick wall. Step three, repair damaged components. I know that it says repair any failing mortar with mortar that's softer than the brick. You should replace any rotted or cracked brick. You know, there's clearly a need to repair the wall as well. Step number four, check the moisture content. Painting will not adhere to any masonry surface with a moisture content that exceeds 15%. Good to know. You can purchase a masonry grade moisture meter at masonry supply stores. Okay, great, that could be done. Next slide. So on the recommendation side of things, the cinder block wall at 235 North Broadway, I recommend you approve whatever mural or paint job is proposed. No problem. Moving onto the wall at 412 Dousman, so the latest correspondence that I've seen proposes that any painting that has to be done is only done on areas of brick that are not deteriorated. I can't comment on the feasibility or desirability of avoiding areas that are deteriorated, and I haven't evaluated it. Next slide. So I've shown you that SHPO states that high pressure washing can drive a lot of moisture into the wall. It could take months for it to dry out. If we lock it in there with new primer and paint, regardless of vapor permeability, I think there's a very good chance that we will see damage to that wall accelerated, the same sort of damage that we see as a result of the parge coat that was applied many years ago. The applicant has not provided the information yet requested. In the absence of that information, I have to suggest to you that doing nothing, not painting, is better than doing something that is bad. That's painting. With that in mind, I recommend denial of the request to paint the mural or direction to LC staff to monitor them and approve of any repairs, I leave that question mark to you, and the work that needs to be done, including measuring the moisture content, ensuring that it's dry enough to accept the primer and paint and potentially avoiding areas of deterioration. I don't know how you feel about repairs. I don't know. This is what I've got. It's not an ideal recommendation to be delivering to you, but I have little else to add at this point.

- Thank you, Jason. Alderman Steuer?

- Yes, thank you. Jason, thank you for that. It was very well in depth and we learned a lot from that. I have a few questions. Let's just say these folks decided to go ahead and do it even if we denied it, there would be some retribution of some sort. What would the penalty be if they went ahead with it if we decided not to go with it? Because I have a feeling that they might think that, well, what did we do wrong? We just sandblasted, or not sandblast, we just cleaned it. And you know, part of me would like to see something on our website where it would actually talk about, you know, different techniques that people should use when they're cleaning a building, a historic building, that type of thing. And I know that there's probably some things out there, but you know, I think a lot of times there's folks that will work on something and they're not fully aware of the ramifications of doing what they do. So I guess I just wanted to know that. But I kind of concur with what Jason brought forward, unless somebody else can change my mind on that. So I'm good for now.

- From the city's perspective on our website, we do link to the WHS site that does have all of the proper maintenance funding sources. Pretty much everything that the state offers we have linked through our city's webpage. As far as the citation is concerned, I am very confident that our partners On Broadway are not going to go ahead if we don't tell them to. They've been really good partners in everything that we've done with them, so I can't imagine that they would just say, oh, we're going to do it anyway. However, for something like that, it would be the \$50 a day citation until the surface is restored. But I have very, very high confidence that they wouldn't go against us in this.

- To elaborate too, I don't think either Stephanie or I are in the business of enforcing state statutes, but the state statute is very clear that, for pressure washing a wall on a designated historic building, there's a minimum fine of a \$100 for the person who operated the machine, a \$100 to the building owner, up to a maximum of \$1000 for each of those people as well.

- You know who did it, who cleaned the walls, or was it the owners? Did they hire somebody to do it, or do you know.

- I've received an email chain that's pretty clear on who did it, so.

- I make a motion to open the floor.

- I'll second that.

- All in favor.

- Aye.

- Any opposed?

- Aye.

- Okay, is there somebody that would like to speak on behalf of the property?

- I would like to speak on behalf of the mural. I'm not the owner. I have no property, investment in the property or anything of that nature. I was just approached with the opportunity to have a mural in a obviously scarred area of the near west side here. So we did have conversations with On Broadway and with the owner and the building across the alley was very nicely prepared and it was very nice . And so after the mural, the parties came together and said, Hey, we'd like to have this mural in place. We use the exact same method that was used on this building as the other building across from it. So not being aware, not being somebody who owns the building or has to particularly look out for it, so to speak, from a legal standpoint, I'd pay the \$100 and the additional \$100, no problem. But everything was moving forward, and it will, and it was actually something that I talked to the city about doing for quite some time and getting a lot of their support, and also with On Broadway. So the fact that they were going to do a mural that was better than I could was very favorable to us. And again, we used the exact same , and in regards to supplying pressure washer information, that was sent at 12:22 today to multiple people, including Jason. So there's a couple other people on that email, so hopefully somebody did receive that, maybe Stephanie or Kent, hopefully, Allie caught that as well. I'm a little embarrassed that somebody would bring up saying that you would do this anyway. I have a huge urban and regional planning degree. I used to work at the Brown County Planning Department. I've worked on main street, Sturgeon Bay Main Street program up here, main street program, and a couple of other programs. So I've also been on the On Broadway Design Committee in the past. So there's nothing malicious. Nobody's gonna go out and put spray cans on it at two o'clock in the morning. We simply followed what we saw was standard procedure, according to what happened just a year and a half ago across the alley from us. Thank you for that.

- I'd just like to interject a little bit there. I am very concerned about the integrity of this, that wall for the mural. I think the mural is a great idea, but given what Jason talked about, the things that were done in the distant past and using the pressure washer now, which I can absolutely accept is a mistake. Not everyone is aware that pressure washer is so bad for brick. I've just got a great deal of concern that anything going forward is going to ultimately have problems, and the man that just spoke, you mentioned the mural across the alley, that thing may be headed to problems if the moisture does the freeze-thaw spalling that Jason described. I think it's a great idea, but unfortunately you guys are running into some pragmatic realities of the nature of brick.

- I do have some pictures of the brick across the street, or across the alley from us, and maybe there will be issues over time, but right now the tests are here, and everything looks like it was just applied yesterday. It's a fantastic job.

- I'd like to add that that alley mural was approved and completed in 2018 before the establishment of our code. So we'll defend a review for that, just for everyone's information.

- Well, I can share with you this from my personal experience with brick, is that it can take years for it to appear, the spalling to appear. If any of other people in the building trade on the commission can elaborate on that, so while it may be only a year and a half, this is the type of thing that crops up and eventually destroys it years down the road, long before it would have been envisioned.

- Yeah, we'd like to clarify that we don't think that there was any malicious intent here. We just want to be very clear about the timeline, what's already been done to the wall and why we are recommending denial for that mural.

- This is kind of a discussion-type matter, if it gets to that point. Is inspection involved in this at all?

- No, somebody would have to complain about the brick, but it doesn't really cause any health or safety violations at this point unless, you know, the tenant of the building felt that there was somebody walking by, got hit by a brick falling or something like that. That's usually what would cause that type of inspection complaint to be filed, but we don't have anything yet. We just discovered this through the process of looking at the mural application.

- Okay. Just real quick, I'd be interested in hearing what On Broadway has to say about this because they have other opportunities to have murals in the district and I'm just wondering if they have any opinions on that. Like I see Allie is there.

- Yeah, so to kind of go off this conversation, I will speak to what Dave said. Like we will absolutely not go and do anything to that wall without official approval. So the whole idea behind this is we are doing a mural festival. So we are actually putting up 11 murals in the district next weekend. And so this wall, to the business owner or the property owner, and he had agreed to let us use that wall. It kind of goes along with what Dave was saying that, you know, we thought it would be a good opportunity to clean up the area that could use some love in our district, and so that's why we kind of chose it. I'm learning through this whole experience, and what is required with the historical district, and I apologize if we made any mistakes in that way. That was not what we were intending at all. We were just trying to move forward with this event and just get more art in our district. So we do have other walls that we are already obtained and artists are moving forward on. We just thought that this would be a great wall. And so we know that these are the steps we need to go through to get approval for that wall, and I guess if it doesn't happen this year, maybe it's something that can happen in future years. But like I said, we meant no harm at all at any process of this. We just want to help that area, and we know that we've done a mural in that alley before, and so we thought it would be a good addition to do one on that wall. We loved the vision for the mural and the artist's vision for it. So we thought it would just be a good opportunity to make a nice area in the Broadway district for people to be excited about.

- Oh, go ahead, I'm sorry.

- No, I also wanted to add, I did see that we would moisturize test it as well in one of the emails. I'm happy to go and buy a reader to move forward with that as well. So that might have been mis-communicated.

- I hear you loud and clear, no malicious intent, I get that, and if it came across that way as part of this discussion, that wasn't the intent, I don't think, of the discussion. But the, I guess, the only question I have is is there, are there other walls that are being considered for this that are subject to the same type of criteria?

- No, so every other wall is outside of a historic district, besides that utility wall, which was also proposed in this. Everything else is outside and isn't a concern, I guess.

- Okay, great. Is there actually a contractor that's hired to do the prep work before the artists paint the mural?

- No, so what I had sent Jason, because originally, we didn't realize that there'd be so much restoration that needed to happen to this wall, which was, I guess, we've talked to the property owner, and if that is something that he wanted to do at this time. It doesn't sound like that is a feasible option for him just based off of all the COVID things and the rental properties and all this stuff that's been happening to him. It's kind of out of the cards for this year. Our intent on On Broadway was to put a mural on it, not realizing all of the brick damage that had happened to that wall. So we were prepared to do anything that was needed to get it ready for painting such as scraping the paint off with some putty knives and priming it with the appropriate primer and using the appropriate paints. So I guess moving forward, after we learned about the brick repair that may have need to be done, we had proposed putting the mural on brick that is still sustainable versus on any damaged brick as an option.

- The problem with moving forward that way is that with the recent pressure washing, there's the water in the brick and, for that to clear. The wall does look terrible right now, and it's admirable to place a mural there. But if a mural is placed there now and the brick continues to spall and fail as expected, we're just kicking the problem forward several years, a decade or whatever. And I think that would be irresponsible to proceed in the very near future with a mural right now.

- Before any mural on that wall, we should really do an evaluation of, a complete evaluation, in depth evaluation of the condition on that wall.

- I think Jason probably did a very good job giving you a rundown of it. I'm from a contractor family. I work with my brother, that was just on beforehand, or is going to be on after, whatnot. What this really is doing, . It's not going to get repaired, until the very next year, and there's crime here. There's people having problems walking through that alley at night. I have even offered to fund putting some commercial streetlights across like a lot of main street programs are doing these days to lighten it up there. There isn't a single light in there. stolen property, called the police department several times. So what we have is a bad wall that needs to be replaced, and you know, either you can put a mural on it or you don't. There's nothing to save on it. It's something that's going to have to be replaced. There's a definite line though of improved brick and brick that's decaying. There's a very clear line and there's plenty of room to work on above that line. But again, you know, this is, it's just going to be a underutilized area if we don't do something with it. My business being right here and having to be a semi police officer, I'd love to see something happen, even if it's for short-term. But that the landlord has no intention of fixing that building unless a civil suit is brought up against him.

- So lipstick on a pig probably seems accurate. I guess my concern here is that the pig is allergic to the lipstick, and you know, you don't want a dead pig here.

- But it's actually in an ICU unit on oxygen and plasma right now.

- On life support. On life support.

- I think part of the attitude is that some people would like to see anything go on there because it doesn't look that good now. But like Dave mentioned, the problems will occur in the future, you know, and the fact is that now we're a landmarks commission. You know, we have a little more say on this than we did before. It was just all advisory. I'm just wondering about other murals that have been done throughout the city, if we're having issues or if anybody seen any issues with those coming apart, so to speak. So I'm not, you know, I think the whole idea of art on walls and stuff is great. I think, you know, I went to Algoma this weekend, and you know, they've got murals all over the place. So it can be done. You know, but I'm just wondering how much in

depth study was done by whoever did it to make sure that everyone was in before they did it. So anyway, that's my thought.

- It's worth noting that all the buildings on the street have huge amounts of outdoor signs just kind of directly to the wall the size of semi-trailers. Even Classical Pizza over here, they just refreshed one of theirs not too long ago also. It's probably one of the oldest forms advertising out there.

- I think part of the issue is just the face of, the brick has gone and it's not a good solid surface on which to put a mural. And I, kinda euthanized the pig if we approve this mural.

- Quick question. Did you say that there was another potential location for this mural or is this mural just not going to happen this year if this wall isn't chosen?

- That particular mural will not move forward. It was kind of designed with a vision for that wall and pertaining to the businesses around it. So we thought it was a good fit for that. So I have been in conversations with the artist. We might be able to find him a different wall in which to do some artwork on, but I don't see it moving forward.

- And what kind of agreement does On Broadway have with the property owner? You're essentially making an improvement to somebody else's property. Is there some sort of hold-harmless that you've executed with the property owner so that by doing the mural, if the new paint traps additional moisture and the wall deteriorates further, is the property owner going to come back to On Broadway with some sort of accusation of liability.

- We created agreements with the property owners, which they have all signed for this event. We put on there a one-year agreement at least of having this mural, and then they could choose to paint over it or, you know, take it down if they chose to. But that, I guess, longterm investment wasn't particularly discussed. But I also think that this wall is different than most as well. Some are just basic cinder block walls as well. It's different.

- How old is the building, can anybody tell me?

- Yeah, I can tell you, I can't tell you off the top of my head though. 1930, I think it was.

- 1929. Thanks, thank you.

- Close it off.

- You guys got me thinking about moving out because the place is going to implode on me.

- Well, it was talked about before about, you know, fines and this and that. I don't think this commission is looking for that. I know I'm not. You know, I'm sitting on city council and I, you know, I think it was just a little bit of oversight. But you know, there might be some areas where you could pressure wash and it might not do as much damage. But the fact is these are 90 year old brick, and you know, no matter what, good, bad, or indifferent.

- We can peel it off. That pressure washer just took off the first three or four layers, and then we can pressure wash any of the sensitive areas.

- Did you see brick, any brick coming out at all or just the paint?

- It's layer upon layer upon layer. It's not chips, it's not brittle. It literally is pliable and you can peel off like three or four inches at a time, but pressure washer does not .

- One thing that Jason brought up was the fact that even though it looks okay, like nothing was done, you know, some of the moisture got into the brick probably. You might not see that for years. So that's kind of elephant in the room, so to speak.

- Like I said, we are happy to test any areas of new bricks with a moisturizer reader. I will happily go buy one tomorrow.

- I mean, I think if the wall isn't painted, it'll naturally rebalance over time. Any water that's into it, you've got a couple of months before the freeze starts. But the problem is if you seal it now with a paint, you've sealed that moisture in, and that's going to be where the issue comes in. It's not, you're not going to see it, but it will happen.

- Dave, if you do the mural, then the mural is done. You know, some people say, for Mr. Daniel, next door. Somebody might do another mural. You could paint over it. It's one of those things where if you do another mural, if you had another mural there where you clean that up first and then put another mural or just paint over the last one, if you're in a perfect world. I don't know if I'm asking too much there.

- That's a question for the artists because he has more, you know, he's been doing this for a very long time, so he has more experience with that.

- Okay.

- If money wasn't an issue and if I own the place, you know, I'd do the repairs and I'd wait a year, but that's not going to be happening. And I'll just trust it.

- Yeah. I'd like to make a motion to close the floor.

- All in favor.

- [Group] Aye.

- Any opposed? Okay, this is, yeah, Jason, this is very complicated. Any of the commissioners have any comments or intentions to make a motion on this?

- I would, I'm willing to make a motion right now, unless there's discussion. I'll make a motion that this be denied, that in the future, that these folks demonstrate to staff or this commission at repairs have been suitably performed.

- I second.

- Can I just clarify that you're only denying 412 Dousman, not the North Broadway wall.

- Absolutely, right, this is only referring to Dousman.

- Is this a double motion or do we go through one and then do the other?

- It could all be the same.

- Okay. So David, do you want to say it there?

- I'll amend my motion to approve the cinder block off of Broadway, and the Dousman, as I stated before.

- Further discussion on that motion before we vote? I'll just throw it out there that I think this is a, quite honestly, a horrible situation. We've got a group that's intending to do a wonderful improvement to the historic district. There's art involved, which is always a good addition to our city, and it sounds like we've got a property owner that doesn't care about keeping their building in a satisfactory condition. If we would approve this mural, it's not going to help the condition of the building. And as somebody kind of referred to, we'd be kicking this can down the road. In five or 10 years from now, the wall will continue to deteriorate, and at that point, this building owner who clearly cares nothing about his building is going to come back and want to demolish it because the wall is too far deteriorated to save. So I think that this is a fantastic program and a fantastic effort, but we don't have the participation of the building owner. So clearly he doesn't care about the value of, value to the citizens in the Broadway district and so on and so forth. So it's a horrible situation the commission's being put in, because we're going to deny the application of this new mural and this fantastic looking art project because we've got a deadbeat landlord. And so I just am really, really upset that, you know, art can't proceed because somebody won't take care of their building. And that's kind of all I have to say about that.

- Yes.

- If the commission so desires, we could investigate any, any potential issue here of demolition by neglect.

- Any other discussion. Hearing none, I guess, I'll call for a roll call, vote on the motion. Again, this would be to deny 412 Dousman, but approved 235 North Broadway. Alderman Steuer?

- Aye.

- Ian?

- Yep, I support that motion.

- Susan?

- Yes.

- David?

- Yes.

- Rebecca?

- Yes.

- I will also vote yes. Next item on the agenda is item F for staff level certificate of appropriateness applications.

- Staff received two staff level COA applications this past month. The first was for a shed, a pretty big shed, but a shed nonetheless. And per local ordinance, staff can approve of, quote, unattached non-visible accessory structures. That's not to say that it's invisible, but just not visible from a public right of way. So at 735 South Adams, you see a picture of the house. You see a little tiny, tiny map of where that's located. It's really close to the next COA we'll be discussing. And on the right is a site plan. It's a fairly hefty shed in the Southeast corner of the lot, but not visible from any public right of way. So we've approved that. I also have to draw your attention to the tiny little car in the illustration there too.

- Pretty awesome.

- Jason, for our information, can you explain the approval process for an accessory structure? Is there a size that it has to get approved or can a property owner just go and buy a prefabricated garden shed from one of the home improvement stores, get approved? What guidelines are there on these things?

- In this case, the COA was issued the contingency or the condition that the necessary building permits were also secured, which triggers a review of setbacks and building heights and that sort of thing. So to your question about, can I go to home Depot and buy a shed and throw it on my lot, the answer is yes, yes you can, provided that you've got all the necessary setbacks, and you know, the heights aren't violated. From a preservation perspective, we look at those as kind of temporary ephemeral structures. They come and they go much like a fence or paint color or something like that. This particular shed, I'll emphasize that for air quotes, it looks like a pretty permanent structure, but the way the ordinance is written, it appears to be an unattached, non-visible accessory structure, because it's not a garage, they've got a garage and it's not visible, and it is an accessory structure, and so we approve that at staff level provided that they satisfy the conditions of whatever building permits and setbacks are also required.

- Okay, thank you.

- Next one, same neighborhood, just around the corner on Law Street, they want a new roof. They submitted an example of the asphalt shingle that they'll be replacing the current asphalt shingle with. And if they weren't labeled, I honestly wouldn't have known one from the other. So that's a wash. In this case though, our approval noted that it's eligible for state homeowner tax credits of 25%. We encourage them to take advantage of that state tax credit program, and we note that the roof, if it doesn't meet the minimum expense requirements of \$10,000 can be bundled with something else like a furnace or plumbing or electrical or exterior paints for it, that sort of thing. So yes, new roof. Those were the only two staff-level COAs this month.

- Thank you.

- If I could interject, I believe the homeowner in that scenario will need to get the approval from the state before they make those improvements.

- Yes.

- If they don't do that, they will not be eligible for that 25%.

- Our approval letters are very clear in stating that all tax credit work has to be approved by the state Historic Preservation Office prior to any work commencing.

- Perfect.

- You know, we're trying to do our little education outreach to say, you know, statistically, if there's say 300 houses in Astor and the roof last 30 years, that means there's 10 new roofs per year, on average. So you're looking at, you know, a new roof costs at least \$10,000. That's a lot of money that we'd like to keep back in the community. Currently, I think a lot of it goes out the window.

- Yep. No, that's good. I think, I guess, I just wanted to add too that, you know, in the last couple of months here we've had organizations or buildings that are covered by Downtown Green Bay, Inc., and the Bellin Building as well as now the building on Broadway and the On Broadway group. How much outreach has been done to those organizations about the requirements of the landmarks commission, because they are both in, both have historic districts within the boundaries, I would say.

- Yes, not to be too personable for you, I think there's a lot of opportunity there. My wife yells at me all the time, why am I not doing enough to educate people about these things? And you know, the simple fact there is our attention has been focused elsewhere, like on the intensive level survey.

- Yeah, we did invite, I mean, they were invited to all of our meetings concerning like the code update, that kind of stuff. I do work with Alder Johnson, who runs On Broadway and he contacts me constantly about the historic preservation code. So they're pretty familiar, though I do think, like echoing Jason, we could certainly do more outreach. You know, if we had enough money, we'd be doing like a spot every year, you know, inviting people to learn more about it. But in substitute of that, it'll probably just be a letter every year of what we've been trying to do.

- Yeah, it would be great to do a brief presentation and include some of these examples so that it's real and it's tangible for those organizations to see. That's my only comment.

- Did my wife call you?

- No.

- I think it would be a wonderful idea if a couple of us would potentially have the opportunity to meet with all Alder Johnson because of his representation through On Broadway and just have a, maybe not necessarily a formal presentation, but just a question and answer conversation, because we have obviously had a lot of properties in the district come before this commission. Some of them have been very simple as far as our approvals. Some of them have been pretty easy with denials too. And I don't think tonight's action is one that anybody feels really good about. And I think that it might behoove us, as a commission, to do a little bit of outreach, especially with the dual nature of Mr. Johnson's status of both representing On Broadway and being an alderperson for the city. Because he was not, I don't think, on the city council when this commission was essentially formed two years ago. So I would feel good about participating in that outreach effort if we can put that together.

- So a sneak peek of things to come, there's a new owner, I understand at 402 Dousman.

- There's some people talking in the background.

- I just muted Susan, I think it was her phone.

- So 402 Dousman has I think a new owner and they reached out to our economic development group, which then puts them in touch with me because, of course the question is where can we get funding and what's available for the owner of a historic building. So in that sense, you know, sometimes the fish jump in the boat and there we can tell them, Oh, that's wonderful. There's tax credits, 20% state, 20% federal for a commercial building. There's the city's facade grants program. There's the city's revolving preservation loan fund program. Let us help you make best use of all these resources so that you can do a successful rehabilitation or adaptive use project with your designated historic building. That's, you know, the best case scenario, frankly, from my perspective is when they jump into the boat like that. It's harder to anticipate where that might happen where they're not reaching out for assistance or information.

- Oh, I was going to ask, could we, you know, many times people ask questions on this type of thing, and you know, if the commission adds materials, you know, like a PowerPoint presentation and/or some materials that could be utilized like On Broadway. You know, they have so many functions down there. You could just have an easel with a couple of things down there. You could just, you know, be a little more visible.

- Sorry, Susan, I'm going to keep muting you because there's a lot of feedback from your background.

- So yes, lots of opportunity.

- Anyway, I just take this away. You know, if you had some poster boards, some basic stuff about the commission, things that, you know, could be utilized at events like farmer's markets and different things like

that. You know, I think, I just talked to Alder Johnson not too long ago and we had a council last night. I think there's a certain feeling, even though we represent the city, they're like, Oh boy, the city is telling us about this and that, but we have to worry about, you know, what the state has to do with this as well. So we made a tough decision tonight, but I think a lot of people will look at that at face value and say, Well, the city, well, what do they do? They refused it again. But there's a lot more to it, you know, that, that everybody needs to know. So, you know, and I tell that to some people it's a little more complex than just yes or no. So anyway, it would be nice if we had some, you know, materials and things like that for future reference. I'm also going to be going on a historic walking tour with Will Peters of the city for the Fort Howard neighborhood. And Jason, I think you might've been with me last time. We did that a couple of years ago. So we're planning on doing that again. So I think if commission members would be, would like to get involved that way, we could go on some, you know, some walks and things on that. So we're looking at probably late September, maybe in October as well. So when I find out more about that, I'll let you know.

- Okay, I'd be interested in that.

- We'd love to have you, Susan.

- Thank you. I'm in a quieter spot now.

- A birthday party, you got a birthday party going on?

- Are there any other applications or are we under raise and review orders, raise and repair orders.

- No raise and repair orders. I thought we did, of course, receive the legacy phase one report. I think that's been shared with you.

- No, I just uploaded it, so it'll, I'm going to put it onto our website and then send the link to you all because it is pretty large documents. So you should be getting that hopefully tomorrow if it uploads correctly because we have completed phase one, we're submitting for a reimbursement, and then we start phase two and three and four in September.

- Sounds good.

- I'll thought that the work that I saw after the last presentation looked really good and there were several buildings that I'm glad they identified as buildings to list on the registry.

- Yeah, and that kind of brings up an interesting question for the commission too. They are not on the national register, but they are national register eligible. You have the prerogative to locally designate them, even if they don't get on the national register. Maybe you want to talk about that at point, like how that would happen or why would you want to do that?

- How much paperwork needs to be done for that?

- Well, to put it on the local register, I'm struggling to remember. I think it's just, you guys recommend to council or you guys take action and do it.

- There's an application you guys would have to take action to apply on behalf of the property owner. They get notified. The recommendation does go to city council and I'm going to assume they're going to take the owners perspective into consideration quite heavily, even though for us, it's protecting the buildings, but there's another side of that. So we would have to make that application, someone has to apply to me to review it. So I think there would be on behalf of landmarks commission, somebody would need to apply.

- And I just, you know, to pick two examples, the cement carrier, S.T. Crapo, I would suggest you not approach that. It's in the water. I don't think city jurisdiction extends to it. But the railroad swing bridge of 1895 in the middle of the river, you know, the railroad's going to come to you and say, Please give me laws to follow. I don't know how important that bridge is to the character of Green Bay. You all would be more well-suited to tell me how important that is.
- For several of those buildings, We do have the original plans we did those buildings. So if you need any , we have it.
- Perfect, love to hear that.
- Thank you, Ian. Any other stuff up here, guys?
- No, I think that's it.
- Next meeting is scheduled for Wednesday, September 15th. I do not think I will be able to attend that just so we can plan accordingly to make sure that we have a quorum.
- I'll be in Utah at that time. I'll be gone too.
- Okay, maybe we can discuss a different date then. I would like to get the election of officers off of our agenda as soon as possible. So I'll set out a couple meeting alternative dates if that doesn't work out for everyone.
- I will be out of town that day, could try and join remotely, but I will be out of the state.
- All right, we'll reschedule. We won't do the 15th. That already sounds like a mess. So we'll figure out a different time.
- Okay, I will probably be gone the last week of September.
- Good to know.
- Okay, hearing nothing else, I'll look for a motion to adjourn.
- So moved.
- Second.
- All in favor.
- [Group] Aye.
- Any opposed? Motion carries. Thank you everybody.