



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JANUARY 19, 2022, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

- I. Members: Chair Ron Dehn, Vice Chair Paul Martzke, Ald. Mark Steuer, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

C. Approval of the Agenda.

- I. Approval of the agenda for the January 19, 2022, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the December 15, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 22-01) Consideration with possible action on a design review for replacement windows located at 310 Pine Street.

F. Informational.

- I. Staff-Level COA Applications.
2. Review City Raze/Repair Orders and Demolitions.
3. Staff Update.
4. Date of next meeting: Wednesday, February 16, 2022

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Landmarks Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+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

Passcode: 973532

Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZRXJQUW5qZz09>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users—if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 19, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-01) Consideration with possible action on a design review for replacement windows located at 310 Pine Street.

BACKGROUND

310 Pine Street is a contributing property in the Downtown NRHP District, built in 1928. The building retains an exceptionally high degree of integrity.

The requested COA calls for replacing historic windows with new Pella Architect Series 6/6 windows that will match the appearance of the existing windows.

The building owner began a three-phase (multi-year) window replacement project that began before the designation of the downtown historic district and before the creation of the Landmarks Commission. To date, most of the rear (south) and side (east) 2nd & 3rd story windows have already been replaced. Phase two, performed during the summer of 2019 (COA-19-22, granted July 2019), called for the replacement of 3rd story front (north) windows. The current Phase three calls for the replacement of the 2nd story front (north) windows.

RECOMMENDATION

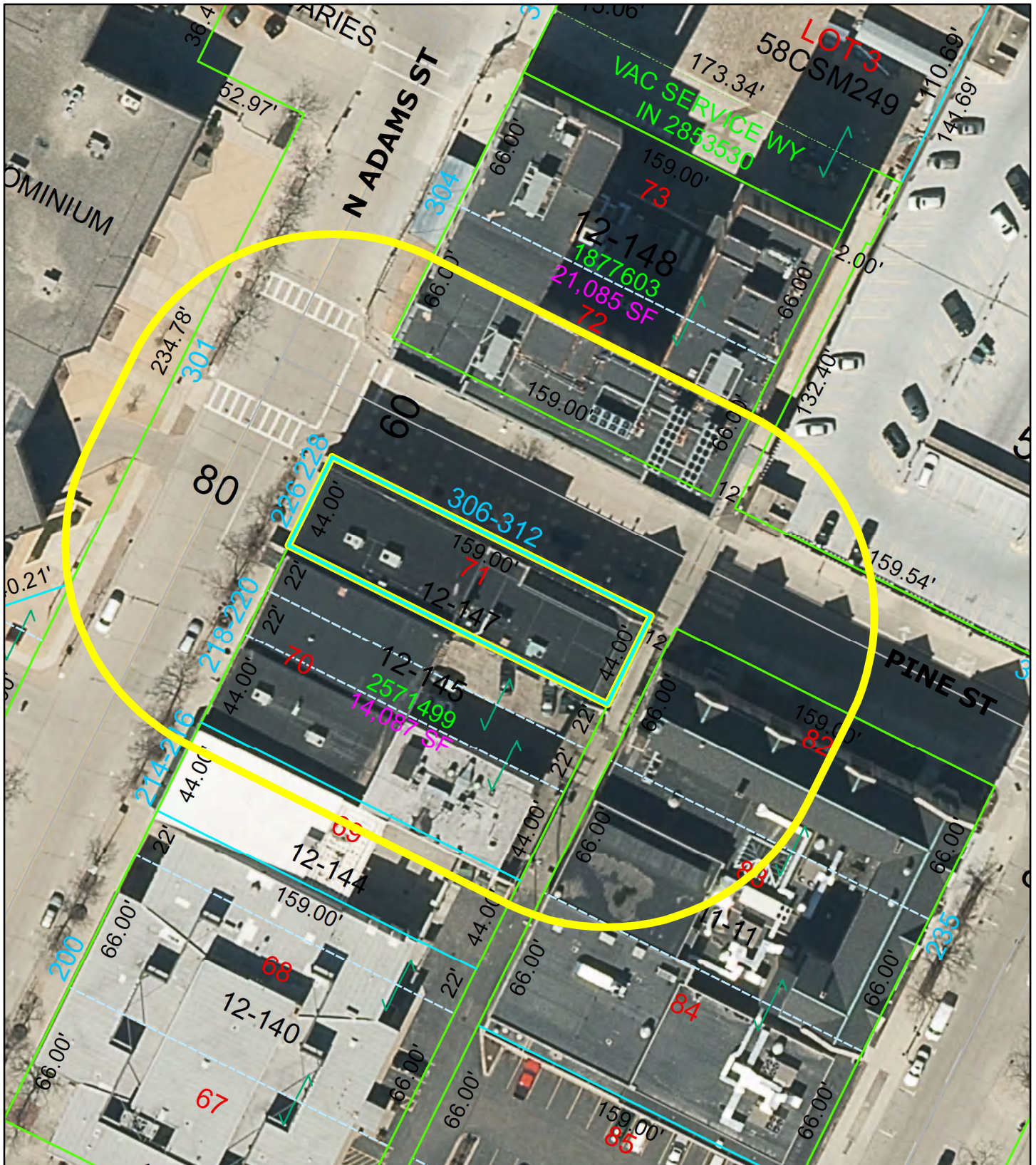
LC staff recommends approval of the proposed replacement windows.

The Secretary of the Interior's Standards call for the repair and maintenance of historic windows; however, LC staff notes that the replacement windows (brand, style, and quality) are those typically used in historic rehabilitation projects approved by SHPO and the Department of the Interior. New windows will match the appearance of the historic windows, complete with interior & exterior grilles that match the existing muntin appearance. LC staff also notes that a multi-phase program of replacing the windows began before the building was designated as historic (phase 1) and continued (phase 2) with LC approval in 2019.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-01 Map
2. COA 22-01 Pic
3. COA 19-22 Architects Building Spec
4. COA 19-22, Window Specs



(COA 22-01) Window Replacement
at 310 Pine Street

0 15 30 60 Feet

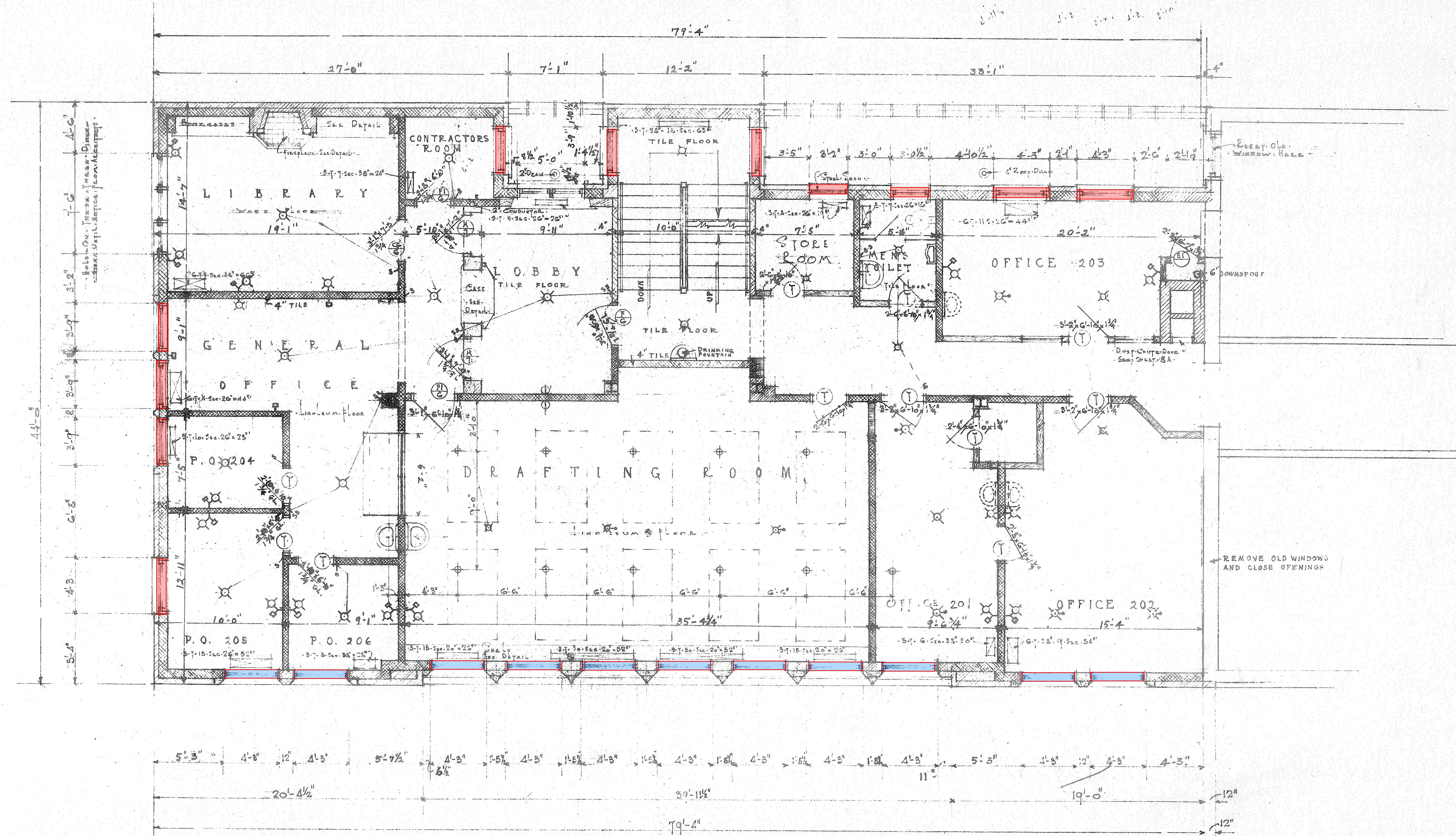


- Subject Parcel
- 100' Notification Area



This is a compilation of records and data located in various City of
offices and is to be used for reference purposes only. The City of Green Bay is
not responsible for any inaccuracies or unauthorized use of the information
contained within. No warranties are implied. Map prepared by
City of Green Bay Department of Community and Economic Development. SJH 7.2.19
02 Jul 2019 X:\Planning\Basemaps\template_8.5x11.mxd





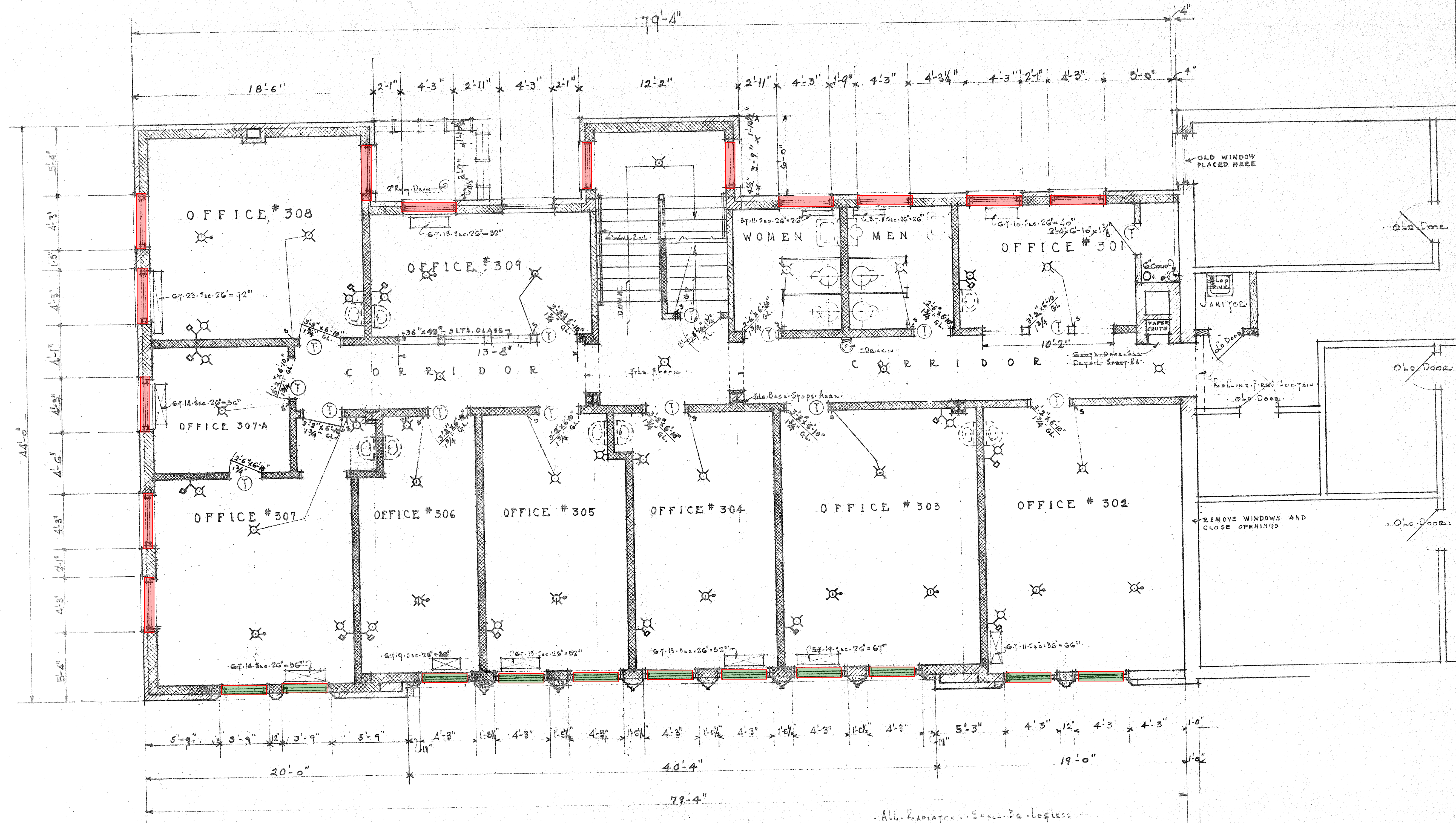
- SECOND FLOOR PLAN -
SCALE 1/4" = 1'-0"

REVISED 9-15-28
LAWSON & ADAMS 9-19-28

FOELLER SCHOBBER &
BERNERS, ARCHITECTS
NICOLET BLDG., N. ADAMS ST.
GREEN BAY, WISCONSIN

ARCHITECTS BUILDING
GREEN BAY, WISCONSIN

INDICATION OF MATERIALS
CONV. 1236
DRAWN BY
TRACED BY
CHKD BY
DATE 9-15-28



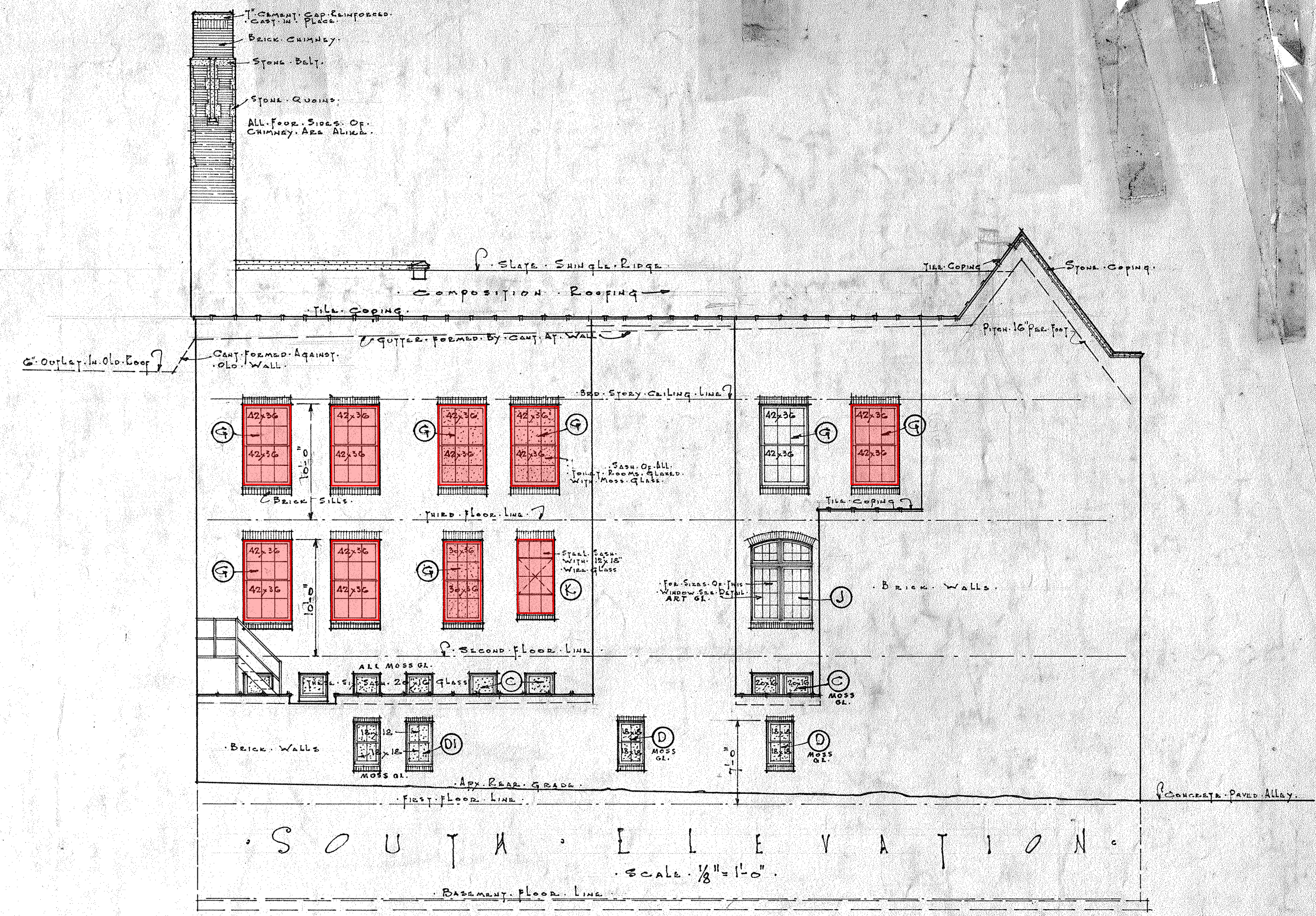
- THIRD FLOOR PLAN -
SCALE 1/4" = 1'-0"

REVISED 9-15-22
RADIATORS ADDED 7-19-23

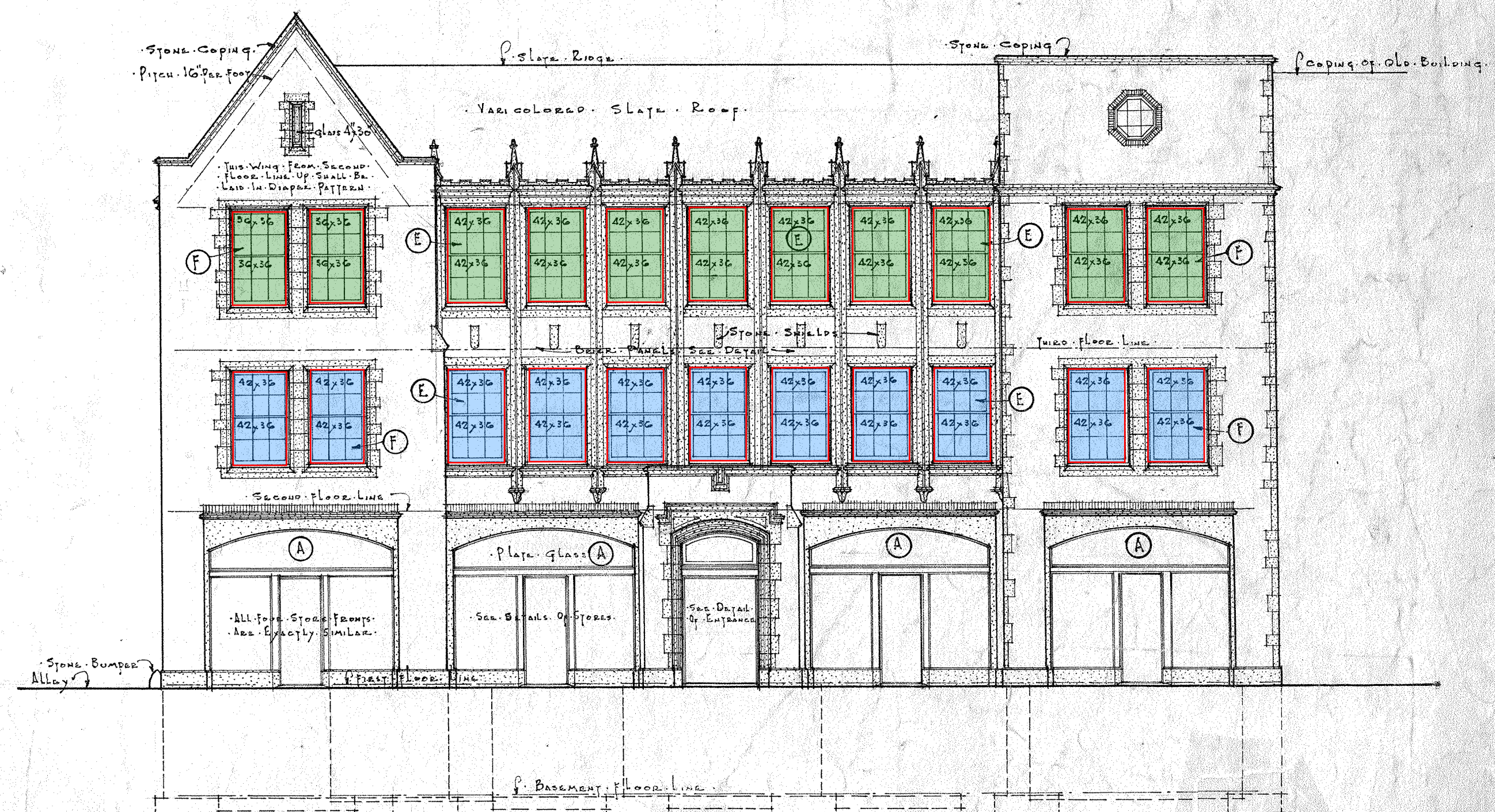
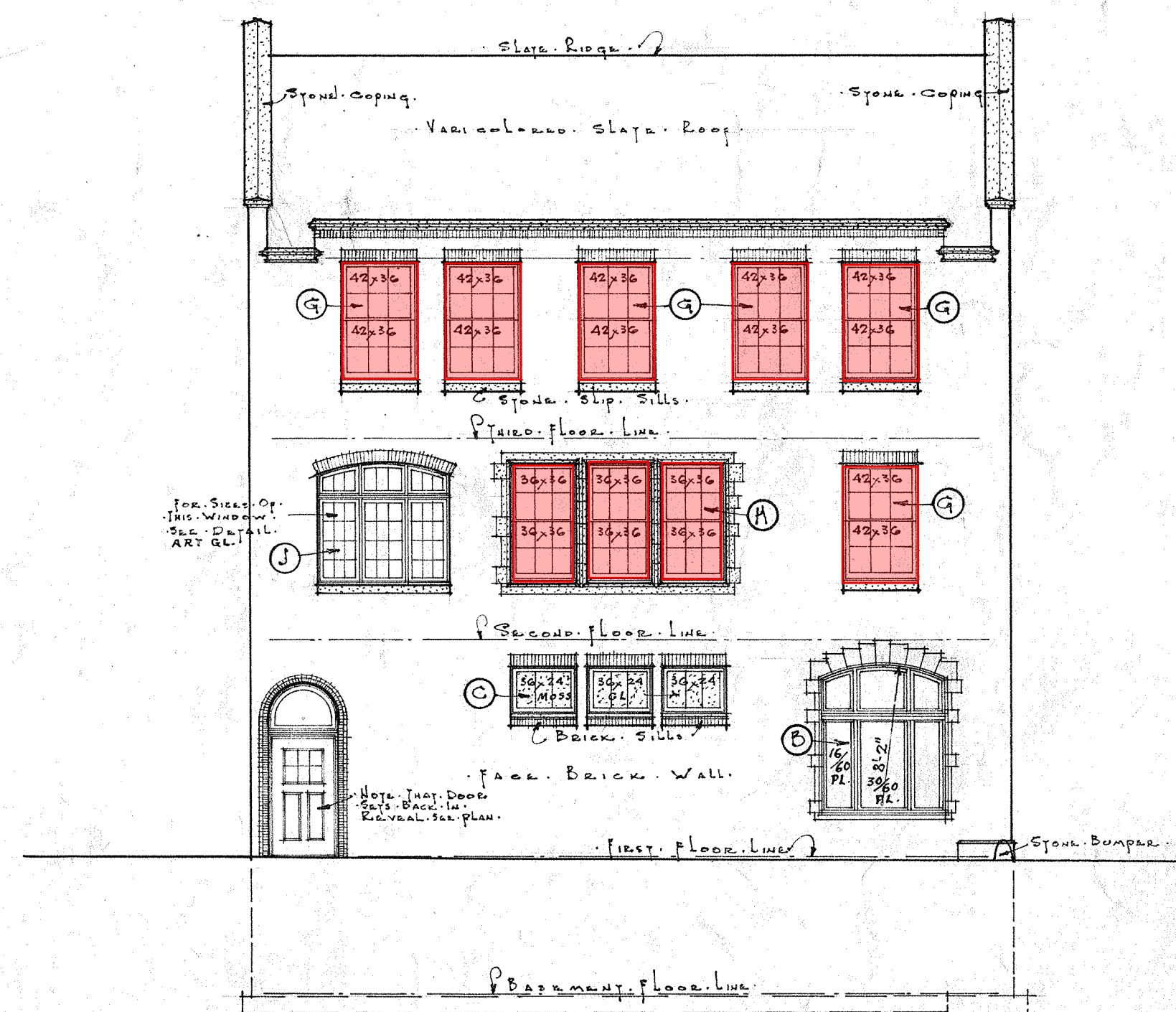
FOELLER, SCHOBBER &
BERNERS, ARCHITECTS
NICOLET BLDG., N. ADAMS ST.
GREEN BAY, WISCONSIN

ARCHITECTS BUILDING
GREEN BAY, WISCONSIN

INDICATION OF MATERIALS				
CONCRETE	BRICK	GLASS	PAINT	CEILING
WOOD	PLASTER	STEEL	GLASS	PAINT
STEEL	GLASS	PAINT	CEILING	FLOOR
GLASS	PAINT	CEILING	FLOOR	WALL
PAINT	CEILING	FLOOR	WALL	DOOR
CEILING	FLOOR	WALL	DOOR	WINDOW
FLOOR	WALL	DOOR	WINDOW	STAIR
WALL	DOOR	WINDOW	STAIR	ELEVATOR
DOOR	WINDOW	STAIR	ELEVATOR	JANITORY
WINDOW	STAIR	ELEVATOR	JANITORY	RESTROOM
STAIR	ELEVATOR	JANITORY	RESTROOM	OFFICE
ELEVATOR	JANITORY	RESTROOM	OFFICE	RECEIVING
JANITORY	RESTROOM	OFFICE	RECEIVING	STORAGE
RESTROOM	OFFICE	RECEIVING	STORAGE	LABORATORY
OFFICE	RECEIVING	STORAGE	LABORATORY	WORKSHOP
RECEIVING	STORAGE	LABORATORY	WORKSHOP	ENGINEERING
STORAGE	LABORATORY	WORKSHOP	ENGINEERING	DESIGN
LABORATORY	WORKSHOP	ENGINEERING	DESIGN	RESEARCH
WORKSHOP	ENGINEERING	DESIGN	RESEARCH	TELEPHONE
ENGINEERING	DESIGN	RESEARCH	TELEPHONE	TELETYPE
DESIGN	RESEARCH	TELEPHONE	TELETYPE	TELEGRAPH
RESEARCH	TELEPHONE	TELETYPE	TELEGRAPH	TELEVISION
TELEPHONE	TELETYPE	TELEGRAPH	TELEVISION	RADIO
TELETYPE	TELEGRAPH	TELEVISION	RADIO	MOVIE
TELEGRAPH	TELEVISION	RADIO	MOVIE	THEATRE
TELEVISION	RADIO	MOVIE	THEATRE	CONCERT
RADIO	MOVIE	THEATRE	CONCERT	EXHIBITION
MOVIE	THEATRE	CONCERT	EXHIBITION	LECTURE
THEATRE	CONCERT	EXHIBITION	LECTURE	MEETING
CONCERT	EXHIBITION	LECTURE	MEETING	CONFERENCE
EXHIBITION	LECTURE	MEETING	CONFERENCE	BOARDING
LECTURE	MEETING	CONFERENCE	BOARDING	LODGING
MEETING	CONFERENCE	BOARDING	LODGING	RESIDENCE
CONFERENCE	BOARDING	LODGING	RESIDENCE	CHURCH
BOARDING	LODGING	RESIDENCE	CHURCH	SCHOOL
LODGING	RESIDENCE	CHURCH	SCHOOL	HOSPITAL
RESIDENCE	CHURCH	SCHOOL	HOSPITAL	CLINIC
CHURCH	SCHOOL	HOSPITAL	CLINIC	PHARMACY
SCHOOL	HOSPITAL	CLINIC	PHARMACY	RESTAURANT
HOSPITAL	CLINIC	PHARMACY	RESTAURANT	BAR
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SHOES	HAIR	BEAUTY	TOILET	BATH
HAIR	BEAUTY	TOILET	BATH	KITCHEN
BEAUTY	TOILET	BATH	KITCHEN	DINING
TOILET	BATH	KITCHEN	DINING	CAFETERIA
BATH	KITCHEN	DINING	CAFETERIA	RESTAURANT
KITCHEN	DINING	CAFETERIA	RESTAURANT	BAR
DINING	CAFETERIA	RESTAURANT	BAR	CLOTHING
CAFETERIA	RESTAURANT	BAR	CLOTHING	SHOES
RESTAURANT	BAR	CLOTHING	SHOES	HAIR
BAR	CLOTHING	SHOES	HAIR	BEAUTY
CLOTHING				

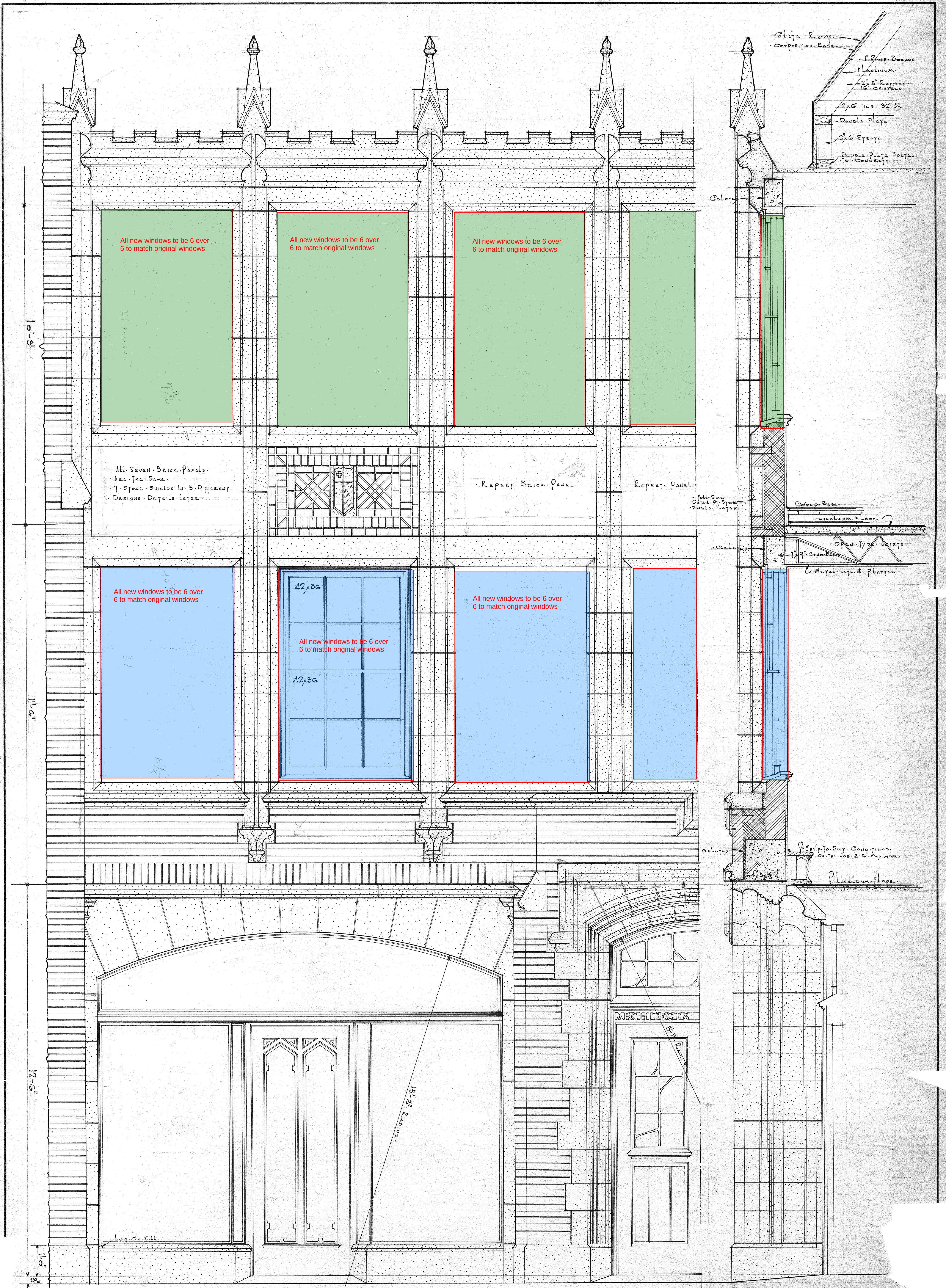


- Windows Changed prior to historic District
- Proposed Phase - summer 2019
- Proposed Future Phase - TBD



EAST ELEVATION
Scale: 1/8" = 1'-0"

NORTH ELEVATION
Scale: 1/8" = 1'-0"





WOOD

Pella® Architect Series® Traditional

\$\$\$-\$\$\$\$



Pella Architect Series Traditional double-hung window

FEATURES

Classic aesthetics featuring fine-furniture details

Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes

WINDOW STYLES

Custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



Colors & Finishes

PELLA® ARCHITECT SERIES® TRADITIONAL

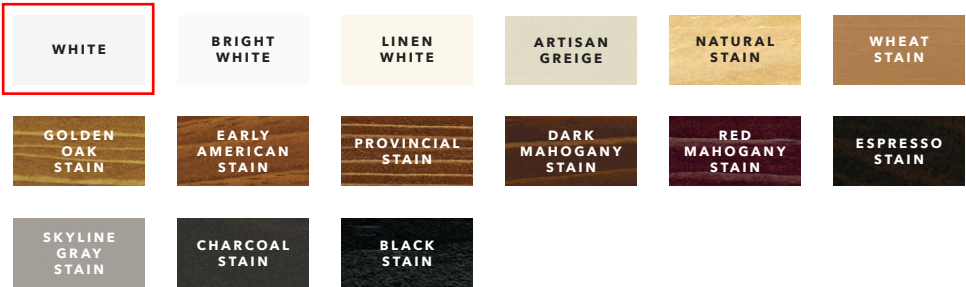
WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



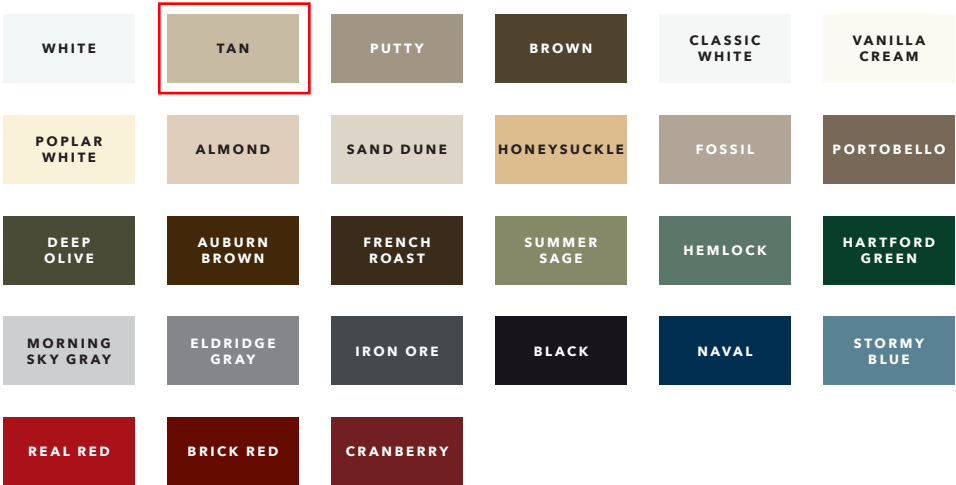
PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.



* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

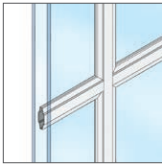
Grilles PELLA® ARCHITECT SERIES® TRADITIONAL

GRILLES

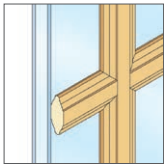
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



OGEE INTEGRAL LIGHT TECHNOLOGY¹
7/8", 1-1/4" OR 2"



ALUMINUM GRILLES-BETWEEN-THE-GLASS
3/4"



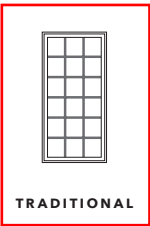
ROOMSIDE REMOVABLE GRILLES¹
3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²

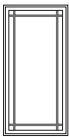
WHITE	IVORY	TAN ³
PUTTY ³	BROWN ³	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



TRADITIONAL



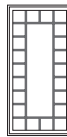
9-LITE PRAIRIE



12-LITE PRAIRIE



14-LITE PRAIRIE



VICTORIAN



TOP ROW



CROSS



NEW ENGLAND



DIAMOND



SIMULATED FRENCH



CUSTOM

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 19, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.3

Staff Update.

BACKGROUND

HPC-RLF Loan Status for open accounts.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. HPC-RLF Status open files

HPC-RLF Loan Status for Open Accounts
12/31/2021

		Contract Date	Loan Amount	Principal Balance	Payment Amount	Last Payment	Notes
1	Divine Temple	09/20/18	\$10,000	\$0.00	\$0.00	Aug-20	Repaid
2	Lipke	09/06/19	\$10,000	\$7,630.10	\$92.01	Dec-21	Current
3	Thomas	08/07/19	\$10,000	\$7,684.22	\$92.01	Dec-21	Current
4	Bennett	09/16/20	\$10,000	\$9,164.17	\$92.02	Dec-21	Past due

\$40,000.00 \$24,478.49 \$276.04

AVAILABLE FUNDS :	\$76,736.46
ESCROWED FUNDS	30.00