

**AGENDA
CITY OF STURGEON BAY
HISTORIC PRESERVATION COMMISSION**

Friday, April 9, 2021
12:00 Noon
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 5, 2021.
4. Request from Northpointe Development, LLC to locally designate the building located at 17 W. Pine Street as an historic structure (commonly known as West Side School).

Presentation
Public Hearing
Consideration of
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members:
Eric Paulsen
Chad Shefchik
Dave Augustson
Mark Schuster
Trudy Herbst
Barry Mellen

4/5/21
2:15 p.m.
CN

HISTORIC PRESERVATION COMMISSION
Friday, March 5, 2021

A meeting of the Historic Preservation Commission was called to order at 12:06 p.m. by Chairperson Dave Augustson in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Dave Augustson, Chad Shefchik, Trudy Herbst, Barry Mellen, and Eric Paulsen, who remained sitting in the audience due to conflict of interest, were present. Excused: Member Mark Schuster. Also present were Contractor Mark Struck, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Ms. Herbst, seconded by Mr. Shefchik to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Exterior alterations for Door County Eye Associates, 165 N. 3rd Avenue.
4. Adjourn.

Carried.

Consideration of: Exterior alterations for Door County Eye Associates, 165 N. 3rd Avenue: Mark Struck, contractor for the project, stated that alterations will be done on the wall facing the alley in back of the building, owned by Eric Paulsen. The existing stucco is failing with water damage behind it. If the stucco was removed and the brick exposed, it would be very expensive to repair. Plans are to apply mocha tan colored vertical metal siding, which has a solid backing over sleepers. It is more economical with minimal maintenance. It can only be seen if you are driving in the alley.

Mr. Shefchik has concerns of the siding denting easily. He used an example of a plow going through the alley and throwing debris against the siding.

Mr. Struck responded that no matter what is installed, there can be some type of problem.

Mr. Shefchik suggested installing a cultured stone, wainscoting, and siding above that. He just doesn't want the City to be liable for any dents that could happen, and that a liability waiver could be signed.

Mr. Struck said that this siding would be easier to repair than cultured stone.

Mr. Shefchik would like it noted in the record that the City would not be liable for any damage caused by a snowplow.

Mr. Struck explained that the siding blends in with the existing brick. New gutters had been installed, and thought that the water was coming from the windows.

Discussion continued. Moved by Mr. Shefchik, seconded by Ms. Herbst to approve as presented, as long as there are no request for repairs. Motion carried, with Mr. Paulsen abstaining.

Adjourn: Moved by Mr. Shefchik, seconded by Mr. Mellen to adjourn. All ayes. Carried. Meeting adjourned at 12:17 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Historic Preservation Commission will hold a public hearing in the Council Chambers at City Hall, Sturgeon Bay, Wisconsin on April 9, 2021 at 12:00 noon or shortly thereafter in regard to a request from Northpointe Development, LLC to locally designate the building located at 17 W. Pine Street, parcel #281-46-65040101, as an historic structure. The building is commonly known as the West Side School. The letter of request is on file with the Community Development Department and can be viewed on the City's website (www.sturgeonbaywi.org) or at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony regarding this request either in person at the hearing or in writing.

March 4, 2021

City of Sturgeon Bay
Marty Olejniczak
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235

RE: West Side School – Sawyer School Lofts
Historic Building Designation

Dear Marty,

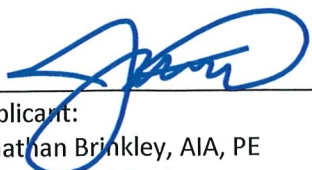
Please accept this letter as our request for historic designation of the former West Side School building. As you know, Northpointe Development Corporation is in the processes of developing the building from its vacant state into a 15-unit apartment building. As part of that process, plans for the proposed work will be submitted to the State of Wisconsin for plan review. By designating the building as historic at the local level, additional building code provisions that are meant to protect the integrity of historic buildings will then be available for use in our design. Among other things, these provisions allow flexibility with fire ratings and energy code requirements so that the historic fabric of the building is not lost in the process of adaptively re-using the building.


As the historic preservation commission meets to consider our request, I wanted to convey the following list of pertinent work items that are part of our holistic plan to redevelop the property in a historically sensitive way:

- 1.) Remove existing windows and infilled window panels and replace with historically similar windows with the following features:
 - a. Simulated divided lite window muntins in a similar pattern to the original. (See photo at the end of the letter)
 - b. Use low E 272 glazing as recommended by the National Park Service for historic properties
- 2.) Refurbish the original divided lite transoms over each of the north entrance doors
- 3.) Refurbish (5) existing classroom entrance assemblies and convert to fire-rated entrance assemblies
- 4.) Refurbish (2) existing borrowed lite assemblies and convert to fire-rated faux lites
- 5.) Tuckpoint exterior brick and replace damaged bricks
- 6.) Retain all terrazzo floors and polish
- 7.) Retain hardwood floors where feasible
- 8.) Salvage gymnasium beadboard for later re-installation
- 9.) Retain existing interior brick wall finish in gymnasium dwelling units
- 10.) Refurbish existing wood handrails in both stairwells

Thank you for your consideration in this matter. If feasible for the City's internal timeline and processes, we were hoping for a historic designation in late May, if possible.

Sincerely,


Applicant:
Jonathan Brinkley, AIA, PE
Architect and Engineer


Owner/Developer:
Andy Dumke
Northpointe Development Corp.

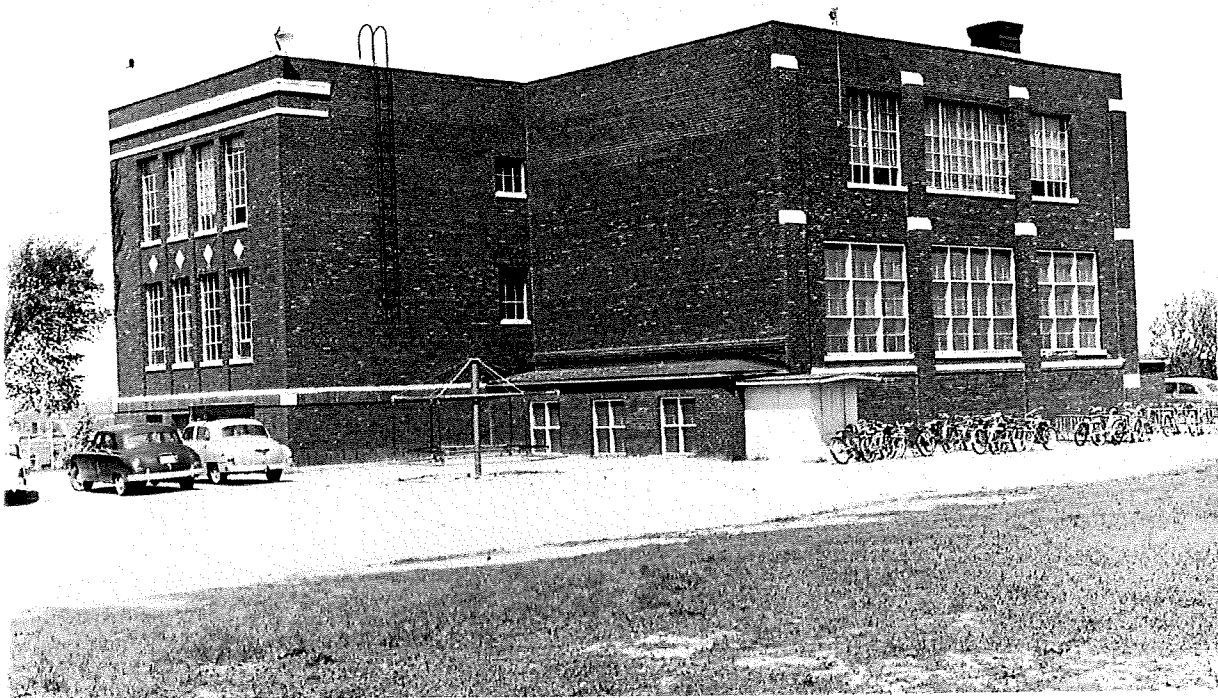


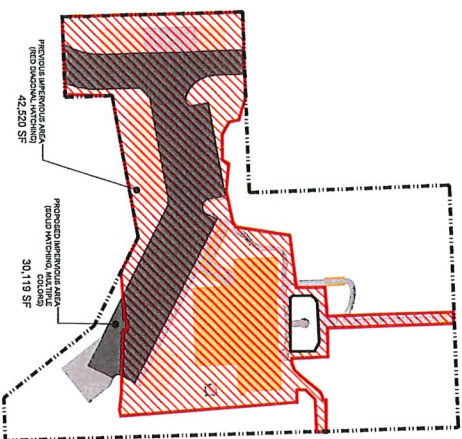
Photo demonstrating original window muntins and styles to be replicated.
Courtesy of Door County Library

17 - 23 W PINE STREET, STURGEON BAY, WI

TAX PARCEL# 28146650.40101

ABBREVIATED LEGAL DESCRIPTION

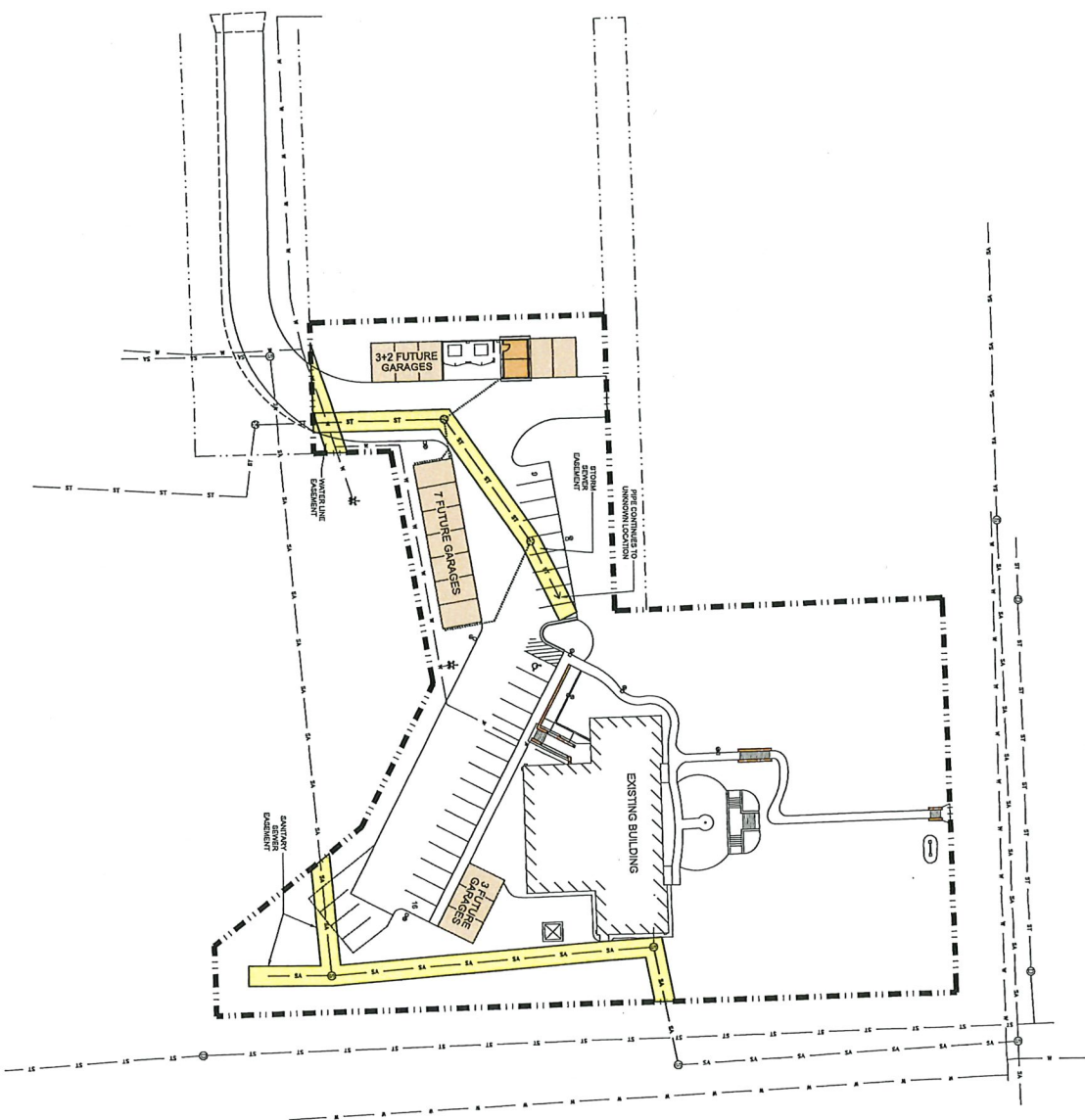
ADDRESS: 200 E. 10TH AVE. S. SUITE 200, MINNEAPOLIS, MN 55401
 PHONE: (612) 338-1111
 FAX: (612) 338-1112
 E-MAIL: info@minnnet.com
 WWW: www.minnnet.com



DEPICTION OF
IMPERVIOUS AREA

NORTH

SCALE: 1" = 50' (WITH FULL SIZE PRINTS)



 NORTH

EASEMENT PLAN

SCALE: 1" = 30' (WITH FULL SIZE PRINTS)

CONDITIONAL USE PERMIT

17 - 23 W PINE STREET, STURGEON BAY, WI

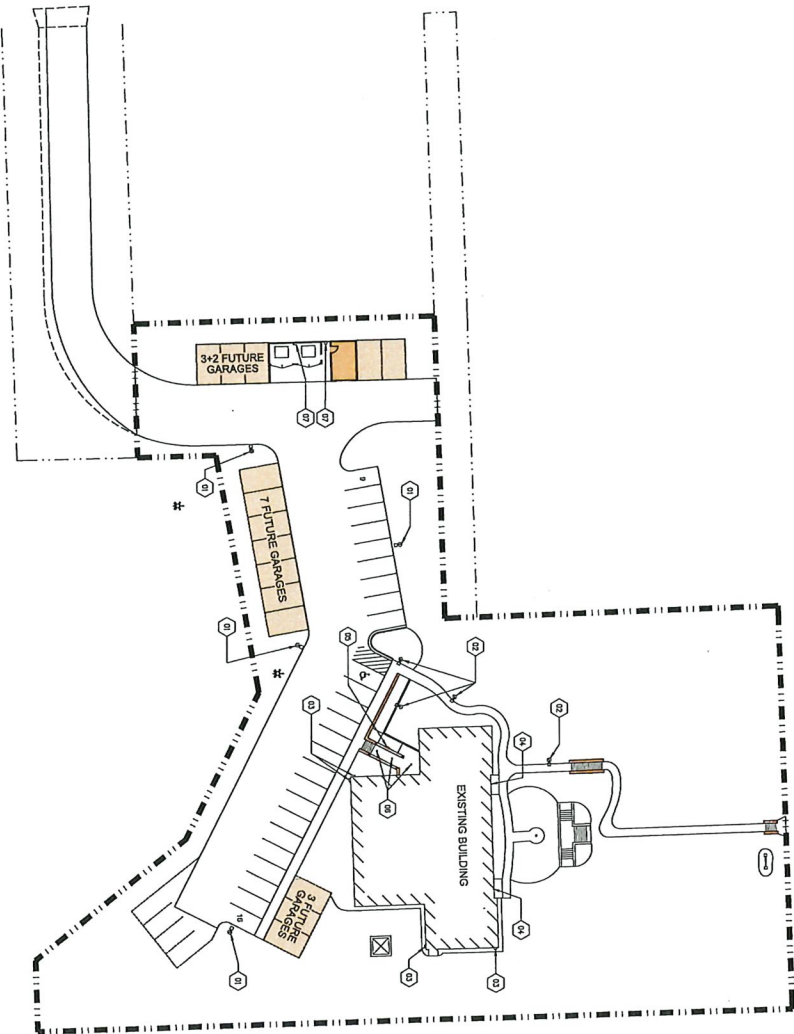
TAX PARCEL# 28146650.40101

ABBREVIATED LEGAL DESCRIPTION
COM 200 RESURFCT HWY COR LOT 10 BLK 4 FORENTEON AD

COM 250.65N87E6E WY COR LOT 10 BLK 4 JOHNSON ADDN SEC 7 N88°E330.02Z TO W LN W40-150N AVE 51E ALG W LN 37E, 40' SUBWY33.33Z N87°W66.15' N82°W80.74' 37W118.06' 51' E28.58' 338°W66' N1°W140, E2 N88°E143.97' N1°W155.31' TO.

LIGHTING SCHEDULE:

- ① POLE-MOUNTED LIGHT FIXTURE
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - ② POLE-MOUNTED LIGHT FIXTURE (PREDISTALTA SCALE - 8' TALL)
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - ③ BUILDING-MOUNTED PARKING LOT LIGHT, A SECURITY FIXTURE
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - ④ ENTRANCE LIGHT, CEILING MOUNT IN BRICK ALCOVE
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - ⑤ WALL-MOUNTED STEP LIGHT - ADA COMPLIANT
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - ⑥ CANOPY-MOUNTED RECESSED LIGHT FIXTURE
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - ⑦ WALL-MOUNTED LIGHT STYLE 1 STEP LIGHT
 - FIELD OF VIEW (FOV) 120°
 - LIGHT SOURCE: 10000 K, 100W LED
 - LIGHT DISTRIBUTION: DOWNWARD LIGHT DISTRIBUTION
 - LIGHT MOUNTING: 3000K BLACK THROUNDER
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED
 - LIGHT FIXTURE: 10000 K, 100W LED



PRECEDENT

Architectural design rooted in the art of engineering

229 E. DIVISION ST.
BOND DU LAC, WISCONSIN 53003

920.933.2860

PROJECT # 203700

SAWYER SCHOOL

17 W PINE ST - STURGEON BAY, WI



SHEET DATES
ISSUE DATE DEC. 28, 2020

REVISIONS

SCHEMATIC
LIGHTING PLAN

SCALE: 1" = 30' (WITH FULL SIZE PRINTS)

 NORTH

A0.3

CONDITIONAL USE PERMIT

17 - 23 W PINE STREET, STURGEON BAY, WI

TAX PARCEL # 28146850.40701

APPROVED 1/25/2021

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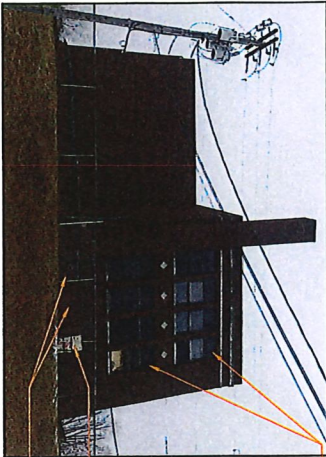
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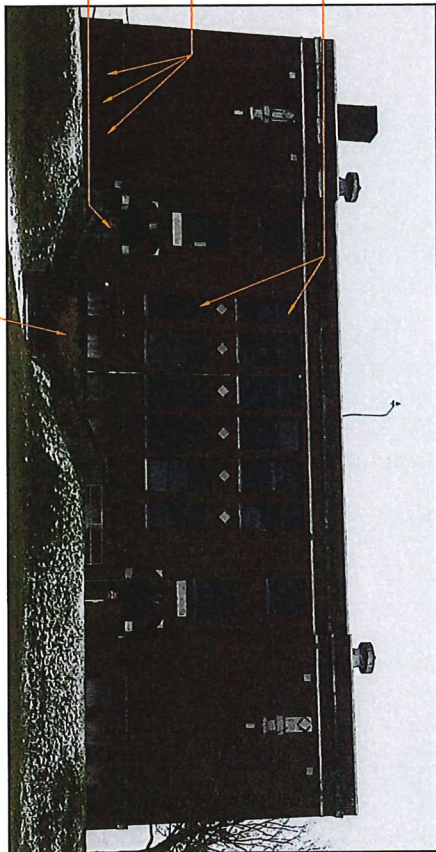


REMOVE PANELS AND RESTORE ENTIRE WINDOW OPENING. REPLACE ALL WINDOWS WITH HISTORICALLY SIMILAR REPLICA WINDOWS - TYPICAL AT ALL WINDOWS.

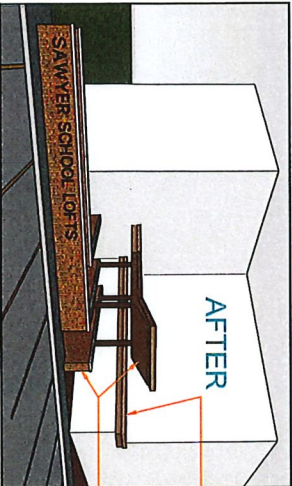
REMOVE BRICK INFILL AND REPLACE WITH HISTORICALLY SIMILAR REPLICA WINDOWS - TYPICAL AT ALL ORIGINAL OPENINGS

NEW HISTORICALLY SIMILAR DOORS - PROJECT WIDE

REMOVE LOUVERS AND REPLACE WITH WINDOWS



MASSING STUDY OF NEW MAIN ENTRANCE



NEW ROOF OVER 1-STORY PORTION OF GYMNASIUM

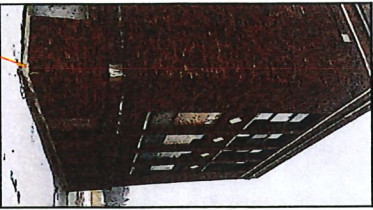
NEW ENTRANCE CANOPY AND BRICK WALLS

ORIGINAL MONUMENT STAIRS AND WALL TO BE LEFT AS A LANDSCAPED FEATURE FOR HISTORICAL INTERPRETATION

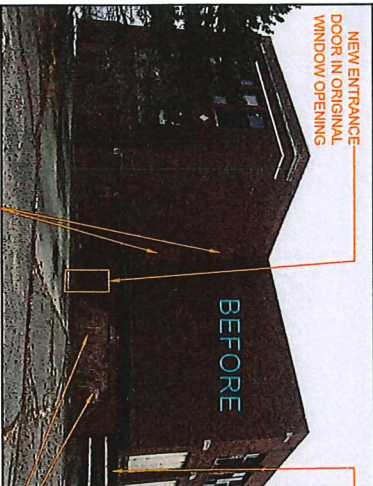
NEW HISTORICALLY SIMILAR STEEL SASH REPLICA WINDOWS IN GYMNASIUM

NEW ROOF OVER 1-STORY PORTION OF GYMNASIUM

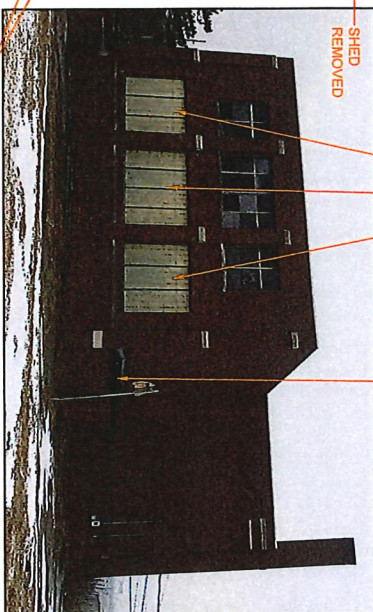
FINAL ENTRANCE DESIGN SUBMITTED AT TIME OF PERMITTING



NEW ENTRANCE DOOR IN ORIGINAL WINDOW OPENING



OPENINGS THAT WERE NOT ORIGINAL TO REMAIN FILLED IN



BRICK INFILL TO REMAIN AT THESE TWO OPENINGS FOR DWELLING UNIT PRIVACY - RESTORE BRICK COLOR

SHED REMOVED

EXTERIOR IMPROVEMENTS

NO SCALE

PRECEDENT
ARCHITECTURE
Architectural design rendered in
2D and 3D
3231 E. DIVISION ST.
ROSELAND, IL 60442
920.933.2860

PROJECT # 203700

SAWYER SCHOOL
17 W PINE ST - STURGEON BAY, WI



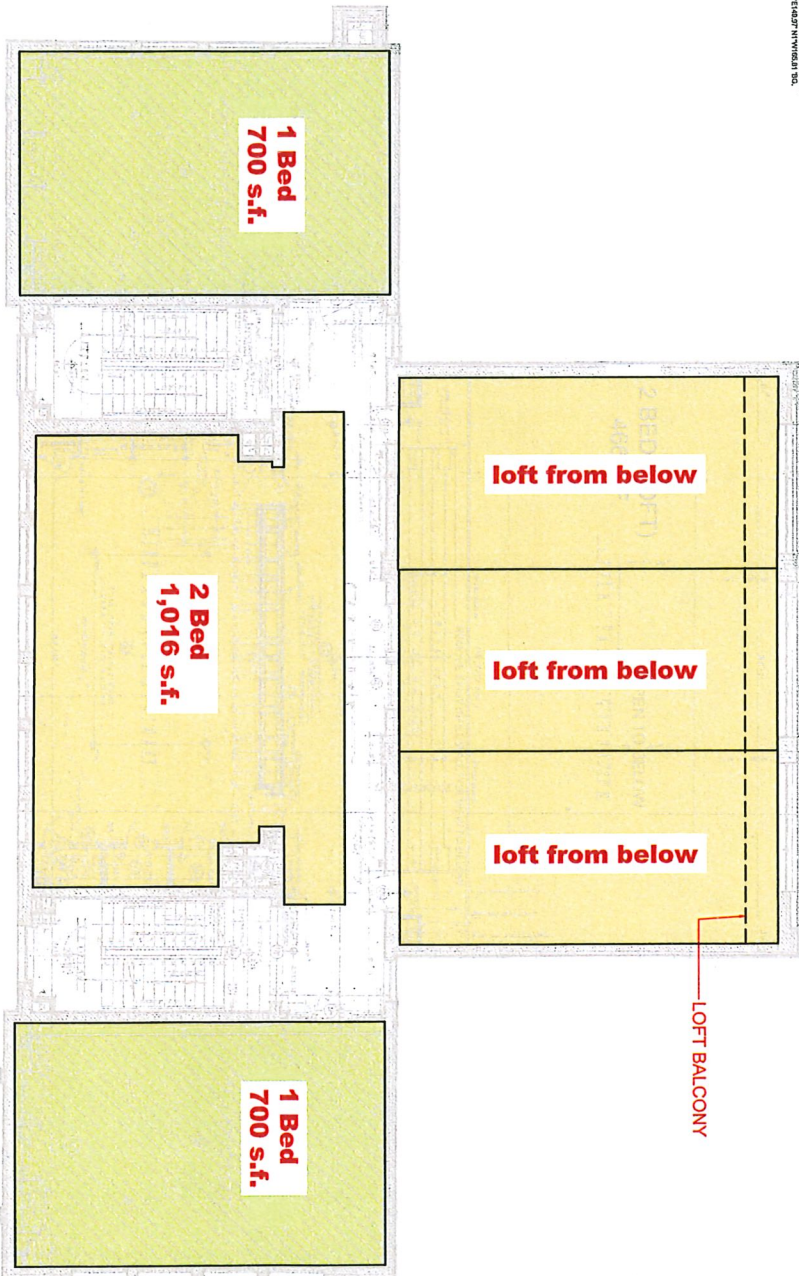
SHEET DATES	DEC. 28, 2020
REVISIONS	
DATE	DESCRIPTION

EXTERIOR IMPROVEMENTS
SHEET
A0.4

17 - 23 W PINE STREET, STURGEON BAY, WI

ABBREVIATED LEGAL DESCRIPTION

COM 299.50'N68°E NW COR LOT 10 BLK 4 SORENSON ADD'N SEC 7 N68°E300.02' TO W LN MAC. ISON AVE 5.1'E ALG W LN 373.40' S60°W65.30' N65°W68.10' N62°W90.34' S79°W119.98' S1°E38.50' S68°W65°N1°W140.63' N80°E140.97' N1°W165.81' TO.



 NORTH
SCHEMATIC
2ND FLOOR PLAN
SCALE 3/16" = 1 FOOT (WITH FULL SIZE PRINTS)

[illegible]



MEMO

To: Historic Preservation Commission

From: Christopher Sullivan-Robinson

Date: April 9, 2021

Subject: 17 W Pine Street – Historic Designation of the Former West Side School

Northpointe Development Corporation has requested historic designation of the former West Side School building, which recently was approved by the City for conversion into 15 apartment units. Under the Historic Preservation Chapter, the committee or by the property owner may nominate a structure, site or district under a local historic designation. The Historic Preservation Commission (HPC) will review the request and conduct a public hearing to occur on the April 9th meeting. Following the hearing, the HPC is allowed 30 days to make a final decision, which will be in the form of a recommendation to the Council. If approved, the decision would be recorded in the office of the Door County Register of Deeds. Any future alterations to the building or site would be reviewed by the Historic Preservation Commission rather than the Aesthetic Design and Site Plan Review Board. Below are the reviewed criteria found under the Historic Preservation Code Chapter (Chapter 28).

Sturgeon Bay Historic Designation Criteria:

1. The Council may place an historic structure, historic site or historic preservation district designation on any improvement, improvement parcel or other unit of real property located within the corporate limits of the city that has been determined by the commission to be of historic or architectural significance to the people of the city.
2. The quality of significance is present in historic structures, historic sites and historic preservation districts depicting the history, architecture, archeology and culture of the city or the United States that possess integrity of location, design, setting, materials, quality work, feeling and association and:
 - a. Are associated with events that have made a significant contribution to the broad patterns of local, state or national history;
 - b. Are associated with the lives of persons significant in the local, state or national past;
 - c. Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction;
 - d. Have yielded or may be likely to yield information important in prehistory or history; or
 - e. Have a unique location or singular physical characteristics which represent an established and familiar visual feature of a neighborhood, area or place.

3. No area, site, structure or object shall be required to satisfy more than one of these criteria to be considered for and designated as an historic structure, historic site or historic preservation district.
4. The commission may adopt more specific operating guidelines for historic structure, historic site and historic preservation district designation, provided such are in conformance with the provisions of this section.