

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

Friday, July 24, 2020  
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 June 18, 2020.
4. Consideration of: Facade changes to The Marketplace by Bliss, located at 58 N 3<sup>rd</sup> Avenue.
5. Consideration of: Historic Preservation Code amendments.
6. Adjourn.

*NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.*

Committee members:

Eric Paulsen  
David Hayes  
Chad Shefchik  
Dave Augustson  
Mark Schuster  
Trudy Herbst  
Barry Mellen

7/21/20  
9:00 a.m.  
CN

HISTORIC PRESERVATION COMMISSION  
Friday, June 18, 2020

A meeting of the Historic Preservation Commission was called to order at 12:05 p.m. by Chairman Dave Augustson in the Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members Dave Augustson, Trudy Herbst, Eric Paulsen, Mark Schuster, Alderman David Hayes, and Barry Mellen were present. Excused: Member Chad Shefchik. Also present were The Marketplace by Bliss owner Todd Trimberger, Bayland Buildings representative Dave Phillips, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Paulsen, seconded by Mr. Schuster to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Election of officers.
4. Consideration of: Facade changes to The Marketplace by Bliss, located at 58 N 3<sup>rd</sup> Ave.
5. Adjourn.

Carried.

**Election of officers:** Moved by Mr. Paulsen, seconded by Mr. Schuster to nominate Mr. Augustson as Chairman. All ayes. Carried.

Moved by Mr. Paulsen, seconded by Mr. Hayes to elect Mr. Schuster as Vice-Chairman. All ayes. Carried.

Mr. Augustson wondered if it is necessary to nominate a secretary when City staff is already doing secretarial duties.

Mr. Sullivan-Robinson mentioned that the code can be changed. He will make proposed changes to the code and bring it back to a future meeting for approval and recommendation to Council.

Moved by Mr. Paulsen, seconded by Mr. Augustson to table voting for election of secretary until a future meeting is held. All ayes. Carried.

**Consideration of: Facade changes to The Marketplace by Bliss, located at 58 N 3<sup>rd</sup> Avenue:**

Todd Trimberger, 5 Utopia Circle, presented the plans for updating the building formerly known as Youngkers. Thirteen new aluminum windows will be installed on the north side of the building that were previously closed in, as well as installing new windows on the west side. The windows will have a dark bronze trim. The upper windows are 7 feet tall and the lower windows are 4 feet tall. The doors will be replaced with 9-foot doors on the front of the building and standard doors for the public bathrooms on Louisiana Street. He provided three paint samples. A taupe color called "Front Porch" is the possible paint color choice for the building.

Mr. Trimberger said they want to bring the building back to life. On the lower section of the building there is polished brown granite that will be replaced with a polished black granite or a natural stone product. The copper canopies will remain, but will be cleaned up. The brick is sound. There are a few areas that need some repair that will be fixed when the building is tuckpointed. There is stone coping on the top. Window sills will be retained.

Ms. Herbst mentioned that historically, the canopy is not appropriate to the time frame of the building. It was an add-on.

Mr. Trimberger added that signage is in the process of being determined. The skywalk, as well as the tunnel under the alley, is being vacated. He is also considering possible lighting for signage.

After further discussion, it was moved by Mr. Paulsen to issue a certificate of appropriateness as presented, including changes regarding the granite on the lower section of the building.

Dave Phillips stated that some changes have been made to the original plans. The amount of window space on the front of the building is not changing, but more mullions are added. Also, three new doors will be added to the alley side of the building. There are three large vents that will be removed and bricked in. The building will be power-washed, caulked and painted. They were trying to go as wide as possible with the front windows, but there is a large increase in cost and the bids came in with 5-6 feet wide windows instead of the existing 10 feet wide.

Mr. Schuster said he would like to know what the cost difference is with the larger windows.

Mr. Phillips suggested adding a condition to approval that a final drawing of the windows be submitted and to obtain a cost to match the existing window size.

Mr. Augustson would like to see a transom added and reduce the square footage of the glass while making the window wider. At least one pane should be removed. He also suggested installing a decorative pillar column between each pane.

Mr. Trimberger stated that he wanted elaborate displays. They are trying to give as much "wow" as possible.

Ms. Herbst added that the State has the building listed as 1970 construction, which is incorrect. It is located in the historic district.

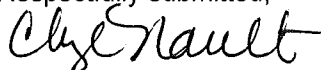
Mr. Sullivan-Robinson stated that this was not a designated historic structure. He also said that he was happy to see windows going in on the Louisiana Street side of the building.

More discussion took place. Mr. Paulsen withdrew his motion.

Moved by Ms. Herbst, seconded by Mr. Schuster to approve the paint color, the 13 replacement windows, granite on the lower portion of the building, retaining window sills, maintaining the canopy, and to relook at the front windows when available, as well as reviewing signage. All ayes. Carried.

**Adjourn:** Moved by Mr. Paulsen, seconded by Mr. Schuster to adjourn. All ayes. Carried. Meeting adjourned at 12:41 p.m.

Respectfully submitted,



Cheryl Nault  
Community Development Secretary

**BAYLAND**

**BAYLAND BUILDINGS**

P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED RENOVATION FOR:

**THE MARKET PLACE BY BLISS**

STURGEON BAY, WISCONSIN

**LOCATION MAP**



**PROJECT INFORMATION**

OWNER: S&B Lumber / Lumberies by Bliss

Sturgeon Bay, WI 54253  
Phone: 920-655-2510  
Fax: 920-655-2510  
Alec Todd Timberlign

PROJECT ADDRESS: 501 3rd Avenue, Sturgeon Bay, WI 54253

ARCHITECT/CONTRACTOR: Bayland Buildings, Inc.  
Oneida, WI 54155  
Phone: 920-485-3200

ARCHITECT: William Albery  
PROJECT EXECUTIVE: David Phillips

**CODE DATA**

OCCUPANCY - "M" MERCANTILE (EXISTING)  
CODE - IBC 2015  
CONSTRUCTION TYPE - IIB  
FLOOR AREAS - 10,440 TOTAL, 488 SQ. FT. ALTERED  
FIRST - 10,440 TOTAL, 2670 SQ. FT. ALTERED  
SECOND - 5,200 TOTAL, 200 SQ. FT. ALTERED  
(NOT A PART OF THE PROJECT)  
FIRE PROTECTION: FULLY SPRINKLERED PER NFPA 13 (EXISTING)

**SHEET INDEX**

SHEET NAME	SHEET NUMBER	REV. NUMBER
TITLE SHEET	T1.0	1
CONCRETE NOTES/SCHEDULES/DETAILS	S0.1	1
MASS/CONCRETE/NOTES/SCHEDULES/DETAILS	S0.2	1
STRUCTURAL STEEL/BEAM JOIST	S0.3	1
FOUNDATION & BRACING PLANS	S1.1	1
BASEMENT DEMOLITION PLAN	D1.0	1
FIRST FLOOR DEMOLITION PLAN	D1.1	1
SECOND FLOOR DEMOLITION PLAN	D1.2	1
PLAN NOTES	A0.1	1
BASEMENT COR PLAN	A1.0	1
FIRST FLOOR PLAN	A1.1	1
SECOND FLOOR PLAN	A1.2	1
WALL SECTIONS	A4.0	1
EXTERIOR ELEVATIONS	A2.0	1
ROOM / DOOR SCHEDULES	A3.0	1
INTERIOR ELEVATIONS	A3.0	1

PROPOSED RENOVATION PROJECT FOR:  
**THE MARKET PLACE BY BLISS**  
STURGEON BAY, WISCONSIN; COUNTY OF: DOOR

**BAYLAND**

**BAYLAND BUILDINGS**  
P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

**SCALE VERIFICATION**

1" = 16'-0"

SALES REP: DAVE PHILLIPS

DATE: 6-17-20

Revision Schedule  
Revision Number  
Revision Description  
Revision Date

ISSUED FOR: CHECKED DATE:  
BY:

☒ PRELIMINARY  
☐ DESIGN REVIEW  
☐ CHECKED  
☐ CONSTRUCTION

**T1.0**

TITLE SHEET

1 WEST ELEVATION - FRONT  
T1.0 1/8" = 1'-0"







1 NORTH ELEVATION  
3/16" = 1'-0"

1 NORTH ELEVATION  
3/16" = 1'-0"

1 NORTH ELEVATION  
3/16" = 1'-0"



[illegible]

Architectural elevation drawing of a building facade. The drawing shows a long, low structure with a series of rectangular windows and a central entrance area. The facade is textured with a pattern of small, dark, rectangular elements. The roofline is flat. The drawing is oriented vertically on the page.

1 NORTH PLAINFIELD  
NO 08767-1107

## DRAFT CODE REVISION (07/20/20)

## 28.04 - Historic preservation commission created; membership; meetings.

- (1) An historic preservation commission is hereby created, initially to consist of seven members, all of whom shall be residents of the city.
- (2) The mayor shall appoint all members of the commission, subject to confirmation by the city council. The commission shall include one member of the city council and six citizen members, with one being an employee of the Door County Historical Museum. If available, the following individuals shall be considered: a registered architect, an historian or architectural historian, a licensed real estate agent and an archeologist.
- (3) Of the initial members so appointed, two shall serve a term of one year, two shall serve a term of two years and three shall serve a term of three years. Thereafter, the term for each member shall be three years.
- (4) One additional member representing each historic preservation district shall be appointed to the commission by the mayor, subject to confirmation by the city council, for a term of three years as such districts are designated by the city council. This representative shall be a city resident and shall reside and/or own property within the geographic boundary of the district.
- (5) All members of the commission shall be eligible for reappointment by the mayor, subject to confirmation by the city council.
- (6) The clerk-treasurer shall give each member written notice of their appointment and shall administer the official oath to citizen members required by § 19.01, Wis. Stats. The commission shall elect a chairman, ~~and~~ a vice-chairman ~~and a secretary~~. The commission shall make and file in the office of the clerk-treasurer its own rules of procedure consistent with this chapter and the Wisconsin Statutes and subject to approval by the city council.
- (7) In accordance with applicable state and local law, all meetings of the commission shall be open to the public and any person shall be entitled to appear and be heard on any matter before the commission before it reaches its decisions. The commission shall keep a record of its resolutions, proceedings and actions and a copy shall be filed with the city clerk-treasurer.

(Code 1992, § 28.04; Ord. No. 1354-0119, § 1, 1-15-19)