

CITY OF STURGEON BAY  
Historic Preservation Commission  
Monday, August 9, 2021  
Council Chambers, City Hall, 421 Michigan Street  
12:00 Noon

A meeting of the Historic Preservation Commission was called to order at 12:04 P.M., by Chairperson Dave Augustson in Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members present were Dave Augustson, City Engineer Chad Shefchik, Dennis Statz and Barry Mellen. Members Trudy Herbst, Eric Paulsen and Mark Schuster were absent. Also present were Community Development Director, Marty Olejniczak, Planner / Zoning Administrator, Christopher Sullivan-Robinson and Municipal Services Secretary, Patty Quinn.

**Adoption of the Agenda:** Moved by Mr. Shefchik and seconded by Mr. Statz to adopt the following agenda:

1. Roll Call.
2. Adoption of the agenda.
3. Approval of minutes from April 9, 2021.
4. Consideration of: Façade repairs to the Wilkins and Olander building located at 120 N 3<sup>rd</sup> Avenue.
5. Consideration of: Sawyer School Lofts project for Northpointe Development Corp located at 17 W Pine Street.
6. Consideration of: Historic District Designation for the defense home neighborhood (Sunset Hill Plat).
7. Consideration of: Historic District Designation for the West Side Business District.
8. Adjourn.

All in favor. Carried.

**Approval of minutes from April 9, 2021:** Moved by Mr. Shefchik and seconded by Mr. Mellen to approve the minutes from April 9, 2021.

All in favor. Carried.

**Consideration of: Façade repairs to the Wilkins and Olander Building located at 120 N 3<sup>rd</sup> Avenue:** Mr. Ken Overland, 217 N. 1<sup>st</sup> Avenue, Unit 15, Sturgeon Bay, was present to speak and is the owner of the Wilkins and Olander Building. He had called Larson Engineering who inspected the left side of the building. There are bricks that could fall and possibly be dangerous. That company suggested he remove the parapet and have it capped. Wall could possibly be three bricks deep and he is very concerned about safety. His plan is to eventually turn the building over to his family but wants to ensure that they get a safe property. The parapet is beautiful but a safety hazard, in his opinion. Mr. Overland plans to make sure that the right side of the building will match what is done on the left side and thinking of doing a light white wash to give the entire building the same appearance. It is not his intention to change the overall look and plans to keep the awning but he is still looking at who can do the work to possibly cap the parapet.

Mr. Augustson questioned if the barnwood around the windows would be removed and would the brick work have the same theme and detail as it does currently. Per Mr. Overland, he could replace the windows and barnwood frame if the windows are found to be in poor shape. He might use a vinyl or

plastic brick – whatever would be recommended by the commission but it's important to him that costs are kept down. Mr. Augustson asked that more details be provided on the brick pattern and suggested that Mr. Overland talk to TAP (Third Avenue Playhouse) to get an idea of what their costs were on the brick work done there.

Mr. Statz spoke on what he did with the Dancing Bear building to restore it to more of its original look. There are many different products available to do this kind of work but feels that this project would need to replicate what was originally there. Mr. Overland has not looked into options but strongly feels that the parapet is rotting and causing bricks to fall off.

Other questions raised by the commission included that of the roof slope and if there is any rubber on the roof. Mr. Augustson is not in favor of removing the parapet and Mr. Shefchik agreed and wants to see pricing options.

Mr. Shefchik and Mr. Sullivan-Robinson viewed original pictures taken of the current façade and Mr. Shefchik said it would be hard for the commission to approve the removal of the parapet on any building in the City. All agreed that Mr. Overland needs to maintain the brick detail and Mr. Statz suggested that he speak to TAP's contractor. Contact info will be provided.

Mr. Overland was wanting to begin this work right after Labor Day, 2021, so that it did not interrupt his daughter's business and wants to complete it, as soon as possible. He was very concerned on the total costs of what was being suggested and felt that he does not want to get into more debt but wants to leave his family a safe building. Mr. Shefchik would be open to substantial repair work being done first and work on parapet later but more details needed. The members commented that they cannot quickly decide on something that has been there for 140 years – they would be looking for replacement work that would be appropriate. Other suggestions made such as adding keystone bricks. Dimension, depth and design needs to be kept. The Commission asked that Mr. Overland obtain drawings/sketches to show general theme of the cornice and brick detail and suggested he, also, talk to the contractor that did the Bliss renovation and it wouldn't take long to get needed sketches.

Mr. Augustson then instructed Mr. Overland to take the next 6 to 8 weeks and get pricing options and drawings/sketches. The City would be looking for a brick pattern that would be same on both sides of the building and any replacement windows would be in kind. After all the work is completed, entire building would need to be painted. Commission looking to keep 3<sup>rd</sup> Avenue as 3<sup>rd</sup> Avenue.

Mr. Shefchik made a motion, seconded by Mr. Statz, to approve all of the work presented below the parapet, i.e. with windows relatively replaced in kind, brick work in kind, but follow-up approval for an appropriate parapet will still need to happen.

All in favor. Carried.

**Consideration of: Sawyer School Lofts project for Northpointe Development Corp located at 17 W Pine Street:** Mr. Jonathan Brinckley, Architect on this project, joined the meeting via Zoom at 12:47 P.M. Mr. Brinckley reminded the commission that full and complete plans have been submitted to this group and Northpointe is looking for final approval. Mr. Shefchik and Mr. Sullivan-Robinson had provided a detailed summary and it looks like the building will be replaced in kind. Mr. Brinckley said it is being kept historically in kind except for the ADA/handicap access. The canopy entrance would be the main entrance with the other doors for emergency only. The main entrance brings you to two stairways to the 2<sup>nd</sup> and 3<sup>rd</sup> floor corridors which is what the Historical Society wanted. It was mentioned that these plans did not go to the Aesthetic Board. Mr. Statz commented that he is good to go on the building and felt it was a great plan. Mr. Augustson had questions on outside stairways and whether an access to another street can be

added. Mr. Sullivan-Robinson feels it's a very straightforward plan and is okay on the landscaping. Parking spaces and the number of trees per zoning requirements all being presented in the plans.

Mr. Shefchik commented that it will be a very attractive site once completed but pointed out that a storm sewer drain that comes out at the bottom of the bleachers at the ball field, out to Pine Street, may be too close to future garages. Mr. Shefchik proposed a new manhole be put in but an easement/agreement to make a connection to a particular storm sewer drain. Mr. Brinckley remarked that a call is being held this week to address that and more discussion ensued regarding sanitary, sewer and public basin on this site still needs to be worked out and Mr. Brinckley will look into this.

Questions arose about future garages. Are concrete slabs to be poured with initial project start though garages to be built in the future? Only grass until garages are actually built. Mr. Shefchik concerned about the baseball field next door – may need to expand fences to prevent balls from falling into the parking lots. A solution could be seasonal netting that would be taken down after each season. Mr. Brinckley agreed to look into that.

Mr. Olejniczak commented that the exterior, landscaping, the layout of the parking lots and anything visible to the outside, is okay to approve. Trees are coniferous but the plan will need shade/canopy trees and Mr. Brinckley agreed to fix. Mr. Sullivan-Robinson felt that the lighting was good as far as the design but reminded Mr. Brinckley that they need to keep in mind the single-family residences on Pine Street may be affected by the lighting. Mr. Augustson asked if the Sawyer hill sign will be lit or not – per Mr. Brinckley, Pine Street will not be lit and there will be back-lit letters at the parking lot. Per Mr. Statz, the stone wall on Madison Street may need a little repair at some point.

Mr. Shefchik made a motion, seconded by Mr. Statz, to approve as presented as long as the parking lot trees will be approved by Mr. Sullivan-Robinson.

All in favor. Carried.

**Consideration of: Historic District Designation for the defense home neighborhood (Sunset Hill Plat):** Mr. Augustson and Mr. Olejniczak described the difference between a state-level historical registry versus a district level designation and what home owners would need to do if looking to make changes to their residences. Mr. Augustson not in favor of rules for home owners but putting a sign up or to be able to include in a walking tour, is fine. Mr. Statz questioned if doing an intensive survey on this area would be feasible. Mr. Olejniczak indicated that some costs are involved in doing that. It might be best to contact the neighborhood first and then investigate what it would take. Such a designation could raise property values and usually has a positive effect. Per Mr. Mellen, some homes in serious condition in this area but other parts of the City are experiencing the same. Mr. Olejniczak commented that only three of the original homes are actually left in the defense neighborhood.

Mr. Shefchik said that we should not spend the money to complete a survey if there aren't any plans with this kind of designation and that there would be no cost benefit to the City. Mr. Shefchik made a motion, seconded by Mr. Statz, to table this agenda item.

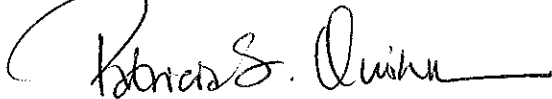
All in favor. Carried.

**Consideration of: Historic District Designation for the West Side Business District:** Mr. Augustson indicated that Mr. Olejniczak has an intensive survey on this area from 1983 that cost the City about \$8,000 at the time. The survey was completed on a number of West side businesses and put on an "Opinion of Significance" chart as to what buildings qualified at that time. If survey were redone today, some buildings may now qualify and it might be worth the cost of the survey.

Mr. Statz suggested that since the original survey is 40 years old, perhaps check with the state Historical Society on names of who can now complete such a survey. Mr. Olejniczak can pull data on properties last looked at and put this item on a future agenda and he and Mr. Sullivan-Robinson can get up to date prices on redoing the survey on a certain number of blocks, or a certain number of buildings. Perhaps donations would be made to help cover the costs. Mr. Augustson suggested that all commission members do a drive-by of buildings that they think would be worth looking into. It was decided to bring this back to a future meeting once more information is available.

Motion to adjourn by Mr. Shefchik and seconded by Mr. Statz. All in favor. Carried. Meeting adjourned at 1:35 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patricia S. Quinn", with a horizontal line extending to the right.

Patricia S. Quinn  
Municipal Services Secretary