



AGENDA OF THE LANDMARKS COMMISSION

**MONDAY, MAY 13, 2019, 4:30 PM
CITY HALL, ROOM 310**

A. Roll Call.

- I. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

B. Approval of the Agenda.

- I. Approval of the agenda for the May 13, 2019, meeting of the Landmarks Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the April 25, 2019, special meeting of the Landmarks Commission.

D. Regular Business.

- I. (COA 19-09) Consideration with possible action on a design review for a new garage and driveway at 926. S Quincy Street.

E. Informational.

- I. Informational review for window replacement, roof restructuring, and an addition at 1014. S Jackson Street (COA 19-11)
2. Staff-Level COA Applications
3. Review City Raze/Repair Orders and Demolitions
4. Staff Update
5. Date of next meeting: Monday, June 10, 2019

F. 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.



MINUTES OF THE LANDMARKS COMMISSION

**THURSDAY, APRIL 25, 2019, 4:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: David Siegel, Paul Martzke, Ron Dehn, Ald. Veronica Corpus-Dax and Susan Ley, Excused: Justin Balsley and Ian Griffiths

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 25, 2019, special meeting of the Landmarks Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by David Siegel to approve the agenda. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the April 8, 2019, meeting of the Landmarks Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by David Siegel to approve the April 8, 2019 minutes. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (COA 19-08) Consideration with possible action on a design review for a new sign located at 114 S. Broadway.

Moved by Paul Martzke, seconded by Ron Dehn to approve. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None, Abstain- None

2. (COA 19-10) Consideration with possible action on a design review for window replacement at Whitney School, 215 N. Webster.

Moved by Ald. Veronica Corpus-Dax, seconded by David Siegel to open the floor. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None, Abstain- None

Moved by Ald. Veronica Corpus-Dax, seconded by Ron Dehn to close the floor. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None, Abstain- None

Moved by Ron Dehn, seconded by David Siegel to approve COA 19-10. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None, Abstain- None

E. INFORMATIONAL.

I. Date of next meeting: Monday, May 13, 2019

F. ADJOURNMENT.

Moved by David Siegel, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley and Ald. Veronica Corpus-Dax, No- None,

Abstain- None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 13, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.I.

(COA 19-09) Consideration with possible action on a design review for a new garage and driveway at 926. S Quincy Street.

BACKGROUND

926 S. Quincy is a contributing (and “priority”) property in the Astor NRHP District, built 1901. Garages were generally not given consideration as part of the NRHP nomination in 1979/1980, and the garage for 926 S. Quincy is not discussed in the NRHP nomination.

LC Staff notes:

- 1907 Sanborn map shows a 1-1/2 story building at the location of the current garage, with an address of 926-1/2. This suggests that the original “garage” was probably a carriage house that included living/working spaces or that had been converted to a rental or in-law house.
- 1936 Sanborn map shows a 1-story garage, with smaller footprint, at the location of the 1907 building and current garage.
- The current 1-story garage appears to be the building depicted on the 1936 Sanborn Map, but an attached shed was added to the garage sometime after 1936.
- The current and proposed garages are situated behind the main house and are very difficult to spot from the public right-of-way.
- The rear of the main house was significantly altered around 2003, including a large addition, most of which is not visible from the public right-of-way.
- The current garage and attached shed appear to be “old” and have what appear to be old diamond-pane windows and old, craftsman-style, 12-pane windows, the latter being of a style similar to historic windows currently present on the house.

Standard 3 of the Secretary of the Interior’s Standards for rehabilitation states:

“Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

Standard 9 of the Secretary of the Interior’s Standards for rehabilitation states:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

The design of the proposed new garage appears to be inspired by the main residence and existing garage. Although new construction, the design and overall scale are based on the original house and existing (arguably non-historic) garage. The proposed new garage respects the historic character of the property; is compatible with the massing, size, scale, and architectural features of the historic property; and is differentiated from the old, historic portions of the property. As a result, the proposed new garage satisfies Standards 3 & 9.

RECOMMENDATION

Recommend approval of the proposed demolition of the current garage and the construction of the new 1-story garage. The proposed new garage is slightly larger than the current garage (24' x 24', vs. 19' x 20'), and the attached shed portion of the new garage is also similar in size to the existing shed portion (14' x 15', vs. 16' x 12').

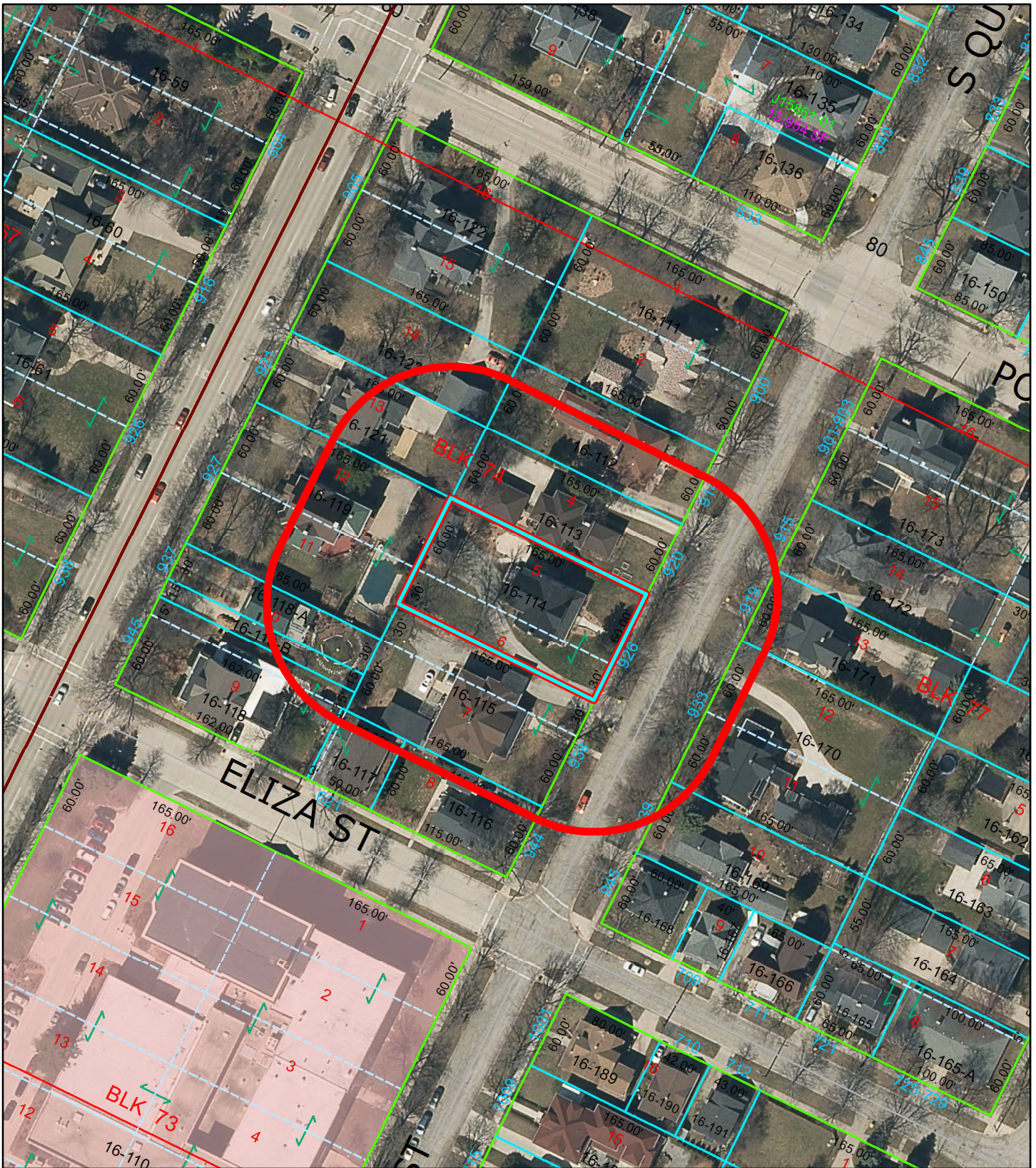
Recommend approval of the proposed changes to the driveway and sidewalk arrangements. The portions of the existing driveway and sidewalk arrangements affected by the proposed project are not significant historic features of the property

Recommend that the existing garage and shed windows be salvaged rather than discarded. These windows have value and can be reused, repurposed, sold, or donated to an architectural salvage shop.

FISCAL IMPACT

ATTACHMENTS

1. COA 19-09 Map
2. 926 S. Quincy
3. 926 S. Quincy Property Detail Sheet
4. COA 19-09 Elevations
5. COA 19-09 Site Plan
6. COA 19-09 Photos



This is a compilation of records and data located in various City of Green Bay 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 07 May 2019 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 19-09) New Garage at 926 S Quincy Street

0 25 50 100 Feet



- Subject Parcel
- 100' Notification Area



Address: 926 S Quincy St
Parcel No.: 16-114
WI AHI No.: 2299

Historic Name: Captain James P. Denis House
Paul and Kathryn Parish House

Built: 1901
Historic Use: house
Architectural Style: Colonial Revival
Wall Material: clapboard
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>

(district nomination)

Notes:

"Built in 1901 by a Great Lakes sailor, Captain James P. Denis, the home was purchased by Joseph H. Murphy in 1904, whose family have resided there for 75 years to the present. Originally in the food brokerage business, an important industry in early Green Bay history, the family later organized a weekly area newspaper serving northeastern Wisconsin, now known as the Pride Newspaper.

The house is a 2-1/2 story frame structure with a large gambrel roof. A shed roof flares from the eaves of the gambrel to shelter a Roman Ionic front porch, which extends across the front of the façade.

Reference: Property abstract.
Owner: Crane Murphy"
- per NRHP nomination

Stewardship:

(see below)

Character - Overall form & fenestration. Side gambreled with shorter front gabled dormer for 2nd/3rd story. Dormer gable has square cut shingles that flare above 2nd story. Remainder of the house in clapboard profile siding with corner boards or corner pilasters. A pair of (9-pane*) windows centered in dormer, with 6-panel detail outboard, and another (9-pane*) window outboard of the paneling. Full width front porch supported by 6 unfluted ionic columns and rectangular pilasters at corners. Entry vestibule bump-out with door on left and window on right. Otherwise symmetric front façade. (4/1*) windows to left & right of entry vestibule. (4/1*) windows on side facades. Heavy window casing at 3rd story on side facades. Brick chimney at south end. Colonial revival style.

* - see alterations.

Features - Original siding. Some original windows (oval in dormer, others?). Porch columns, balusters, & railings.

Alterations - The majority of the windows (4/1's & 9-panes described above) appear to be replacements. Unknown if these windows match the style of those originally installed (the current window style is more typical for Prairie & Craftsman style homes, but could/might have been used here). Chimney has been reconstructed. MAJOR alteration/addition at rear, but largely not visible from front (2003).

Misc - A priority property per NRHP nomination. Appropriate porch skirts.

DETROITVILLE
LUMBER & SUPPLY INC.
DENMARK WI

JOHANEK CONST.

RECEIVED

PAUL & KATHY PARISH
926 S. QUINCY ST.
GREEN BAY, WI 54301

—BUSINESS FOR—

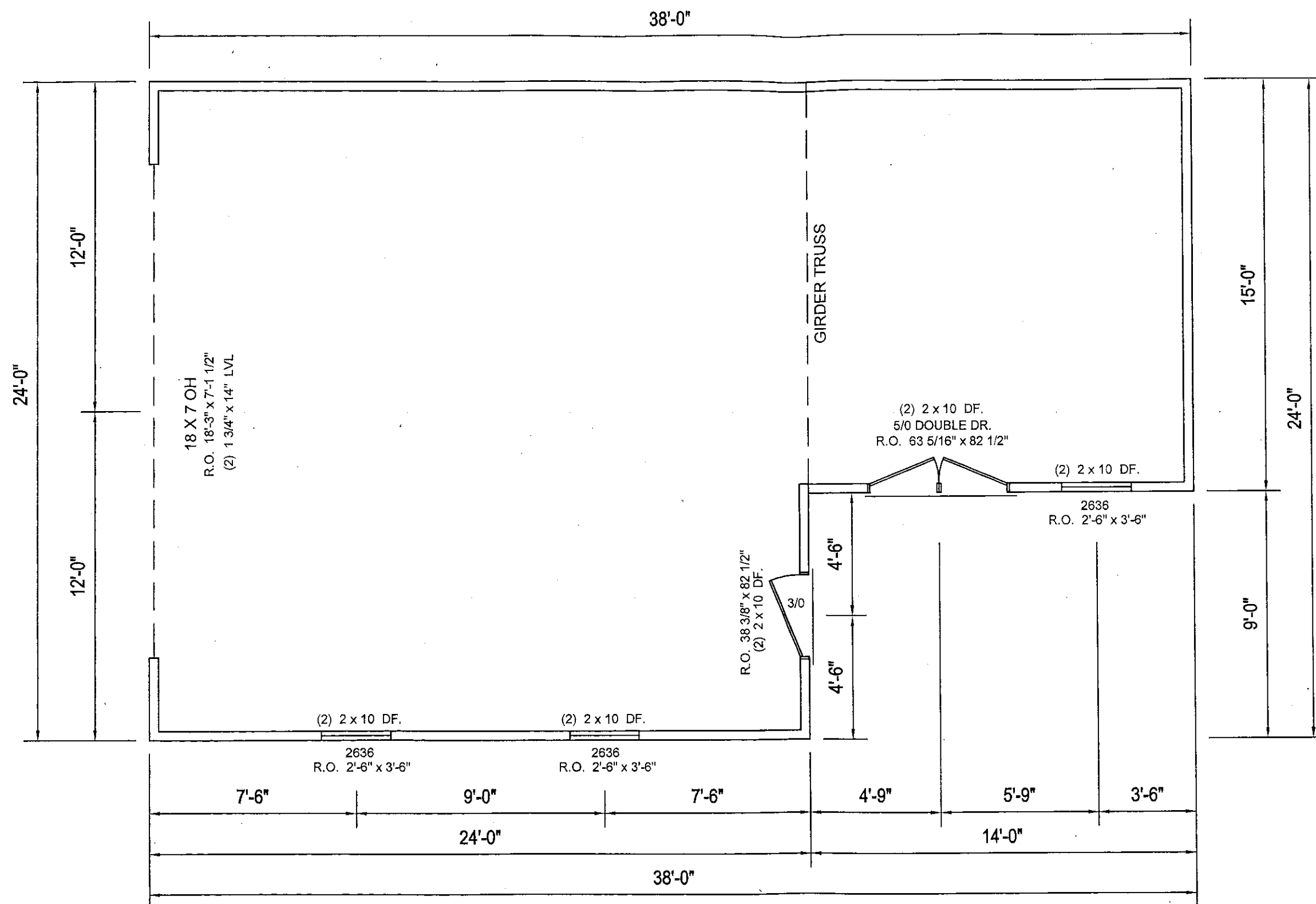
SHEET NUMBER
2 of 2

SCALE:
 $1/4" = 1'-0"$

DATE: 04-03-2019

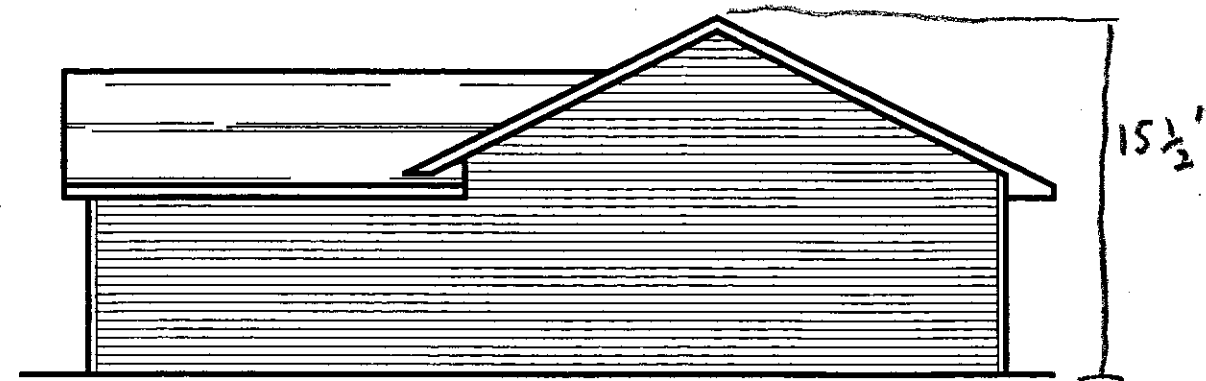
REVISED:
04-11-2019

DRAWN BY:
G. LORITZ

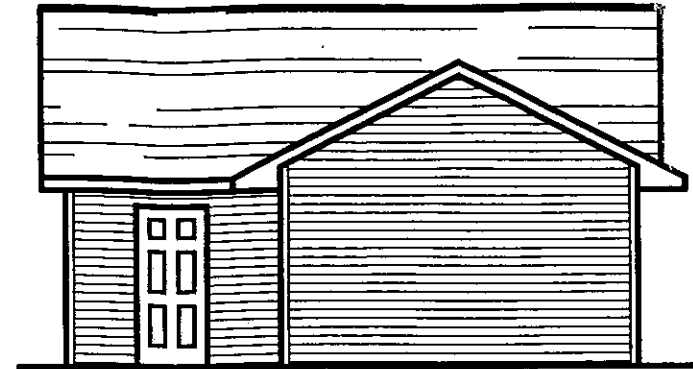


FIRST FLOOR PLAN

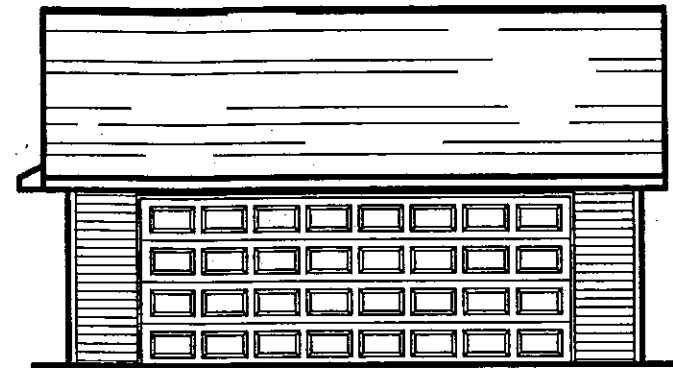
No Heat
Installed Electric



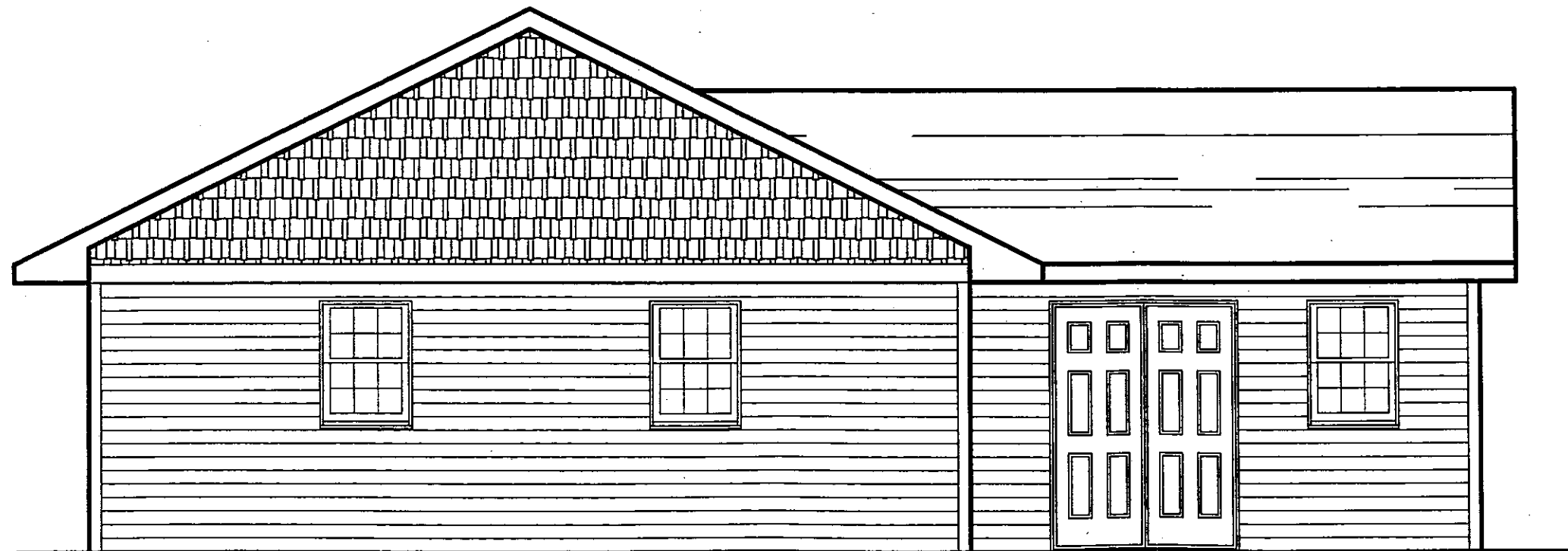
BACK ELEVATION



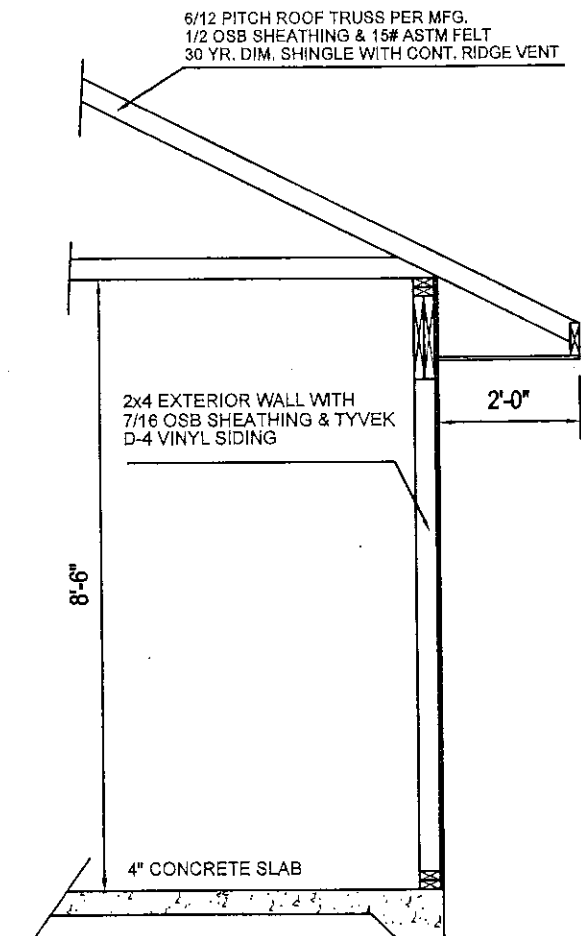
RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION

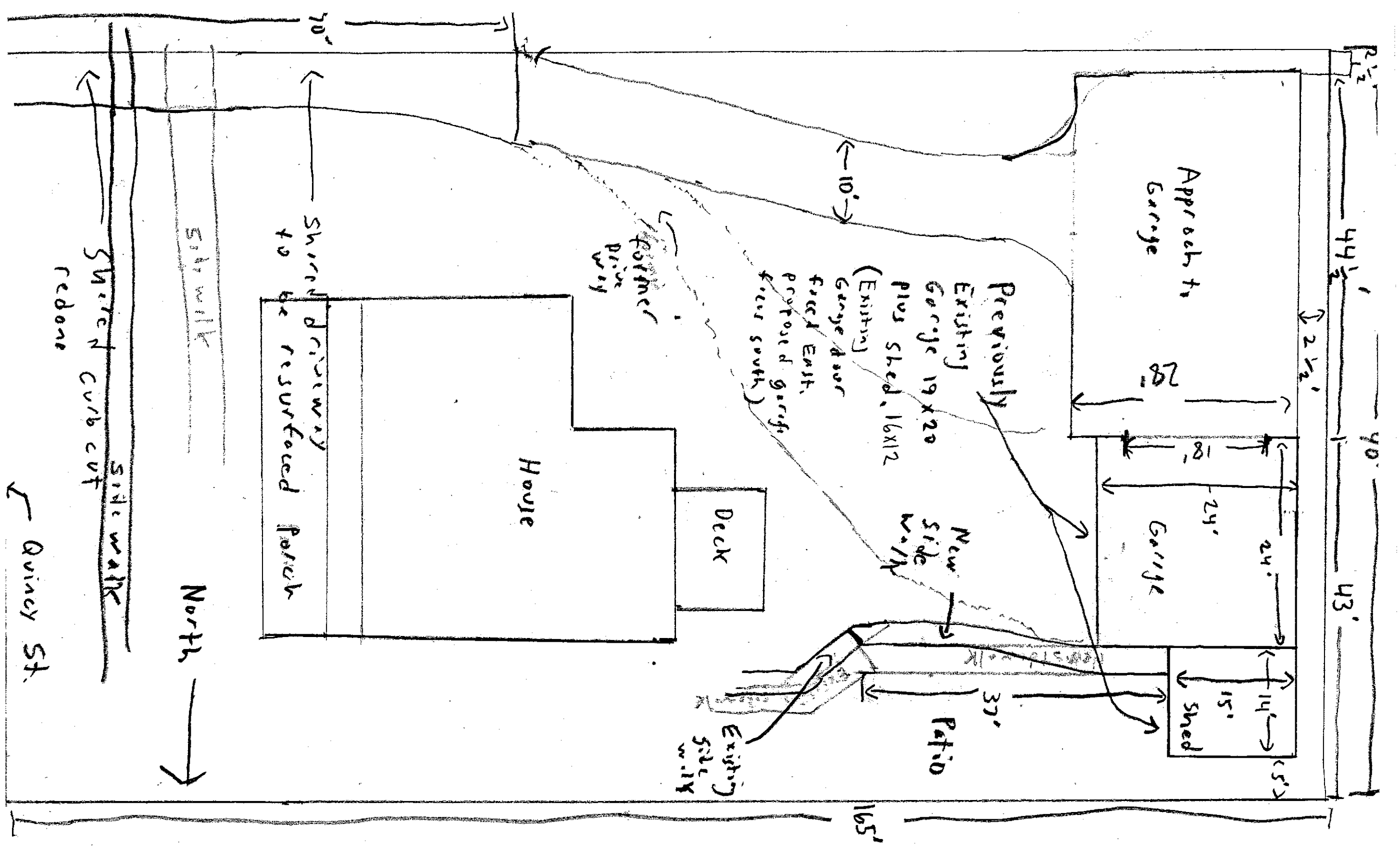


FRONT ELEVATION



CROSS SECTION

SCALE 3/8" = 1'-0"

















Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 13, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1.

Informational review for window replacement, roof restructuring, and an addition at 1014 S Jackson Street (COA 19-11)

BACKGROUND

1014 S. Jackson is a contributing property in the Astor NRHP District, built in 1936.

This project is described as the removal of the stone parapet, construction of a new roof form over the main block of the house, replacement of windows and select lintels and sills, construction of a second story addition on the back of the house, removal of wood siding and trim on the rear two-story bay, installation of a new exterior door, and miscellaneous interior work. Future 'Phase 2' proposed work includes the demolition of the original attached two-stall garage, construction of a new three-stall garage, and removing and replacing the driveway

LC Staff notes:

- The existing parapet form and material is a distinctive historical feature of this property and is significant in defining the historic character of the property. Per the Secretary of the Interior's Standards for rehabilitation, "the removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." Furthermore, "distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved."
- The proposed new roof form, with overhanging eaves and no parapet, significantly alters the character of this house and does not satisfy the Secretary of the Interior's Standards for Rehabilitation, as noted above.
- The addition of a second-story office is permissible, but not as proposed in the plans. Per the Secretary of the Interior's Standards for Rehabilitation, "new additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Furthermore, "new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."
- Page A2.2 of the drawings show a new gable-end roof over the existing attached garage, but this is not identified or described in the application for the COA.
- Additional information is required on the current windows. Specifically, are the current windows original/historic and, if so, can they be repaired? Photographs would be helpful. If they cannot be repaired, do the proposed replacement windows match the old windows in design, color, texture, and materials? Drawings or product 'cut sheets' would be helpful. Per the Secretary of the Interior's Standards for rehabilitation, "deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."
- Additional information is required on the current wood siding on the two-story rear bay. It appears that

the current wood siding may be original/historic and repairable. If the material is not historic and/or not repairable, will the new material match the old in design, texture, and materials?

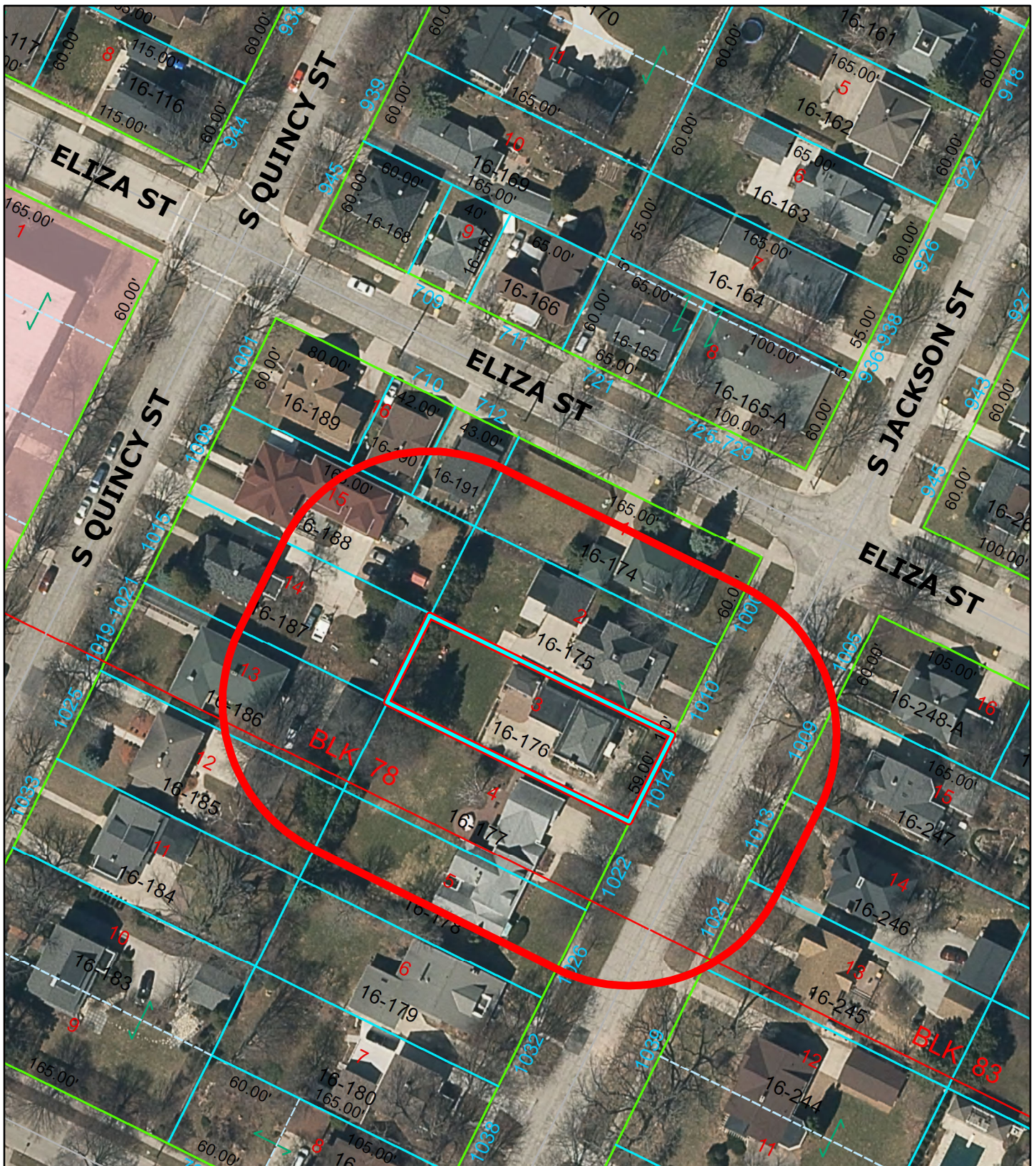
- The future plans to remove and replace the original attached garage, in its entirety, also run contrary to the afore-mentioned Secretary of the Interior's Standards for Rehabilitation.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. COA 19-11 Map
2. 1014 S Jackson
3. 1014 S Jackson Property Detail Sheet
4. COA 19-11 Elevations
5. COA 19-11 Project Details



(COA 19-11) Window Replacement, Roofing, & Addition at 1014 S Jackson Street

0 20 40 80 Feet



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- Subject Parcel
- 100' Notification Area



Address: 1014 S Jackson St
Parcel No.: 16-176
WI AHI No.: 52497

Historic Name: Roland Johns House
Mary Schils and LeRoy Geil House

Built: 1936
Historic Use: house
Architectural Style: vernacular
Wall Material: stone - unspecified
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:
<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>
(district nomination)

Notes:
"This two story stone house has interesting stonework under the eaves.
Owner: John J. & RebeccaA. Arneth"
- per NRHP nomination

Stewardship:

Character - Overall form & fenestration. Hipped roof hidden by parapet. Stone house with random ashlar pattern. Windows with flat lintels with keystones. Front building corners project from body of house. Eave below parapet with wide-spaced dentil detail. Small neoclassical entry porch with Doric columns & pilasters; dentil molding above frieze. Fan window above door with sidelights. Minimal/modern Italian Renaissance style.

Features - Stone. Entry elements (columns, pilasters, sidelights, fan window, etc).

Alterations - Unknown.

Misc -

- Replace Window and Entry Doors
- Pella 450 Series. Removable Interior Grills
 - Flat expander metal to fill window to masonry as base bid
 - Expander receiver metal as an alternate
 - New Pella entry doors at existing entry and garage to entry
 - Front main entry is existing
 - New wood trim at interior
 - All site painted as base bid
 - Pella pre-finished window as alternate. (limited color choice)
 - Replace existing lintels. (upper windows only)
 - Replace wood siding on angle bay bump-out

- Office Addition / House Roof Structure
- Pella 450 Series windows at office and existing stair. Removable Interior Grills
 - Flat expander metal to match house replacement windows
 - Electrical and HVAC changes required for office addition
 - Plastered and painted wall finish
 - Tooth hardwood flooring at office and refinish
 - Base, casing, and crown mouldings at office addition
 - Re-paint office walls, ceiling, and mouldings
 - Masonry exterior to match. (salvage and re-use existing stone)
 - LP Smartside Lap Siding at gable above garage
 - Demo existing roof structure at house
 - Demo existing parapet wall and salvage stone for re-use
 - Remove all existing attic insulation
 - Rafter frame house roof structure
 - Dimensional roof shingles. Ice and water at eave
 - Power roof vents
 - R-50 Blow attic insulation with proper vents
 - Build-up floor around existing attic access ladder for landing area. 4' perimeter
 - Extend plumbing vents, exhaust fans, etc. through roof or soffit
 - Aluminum soffit and fascia. Center vent soffit panels
 - 1/2 round aluminum gutters and downspouts
 - Hip roof above angle bay and office addition

WALL KEY

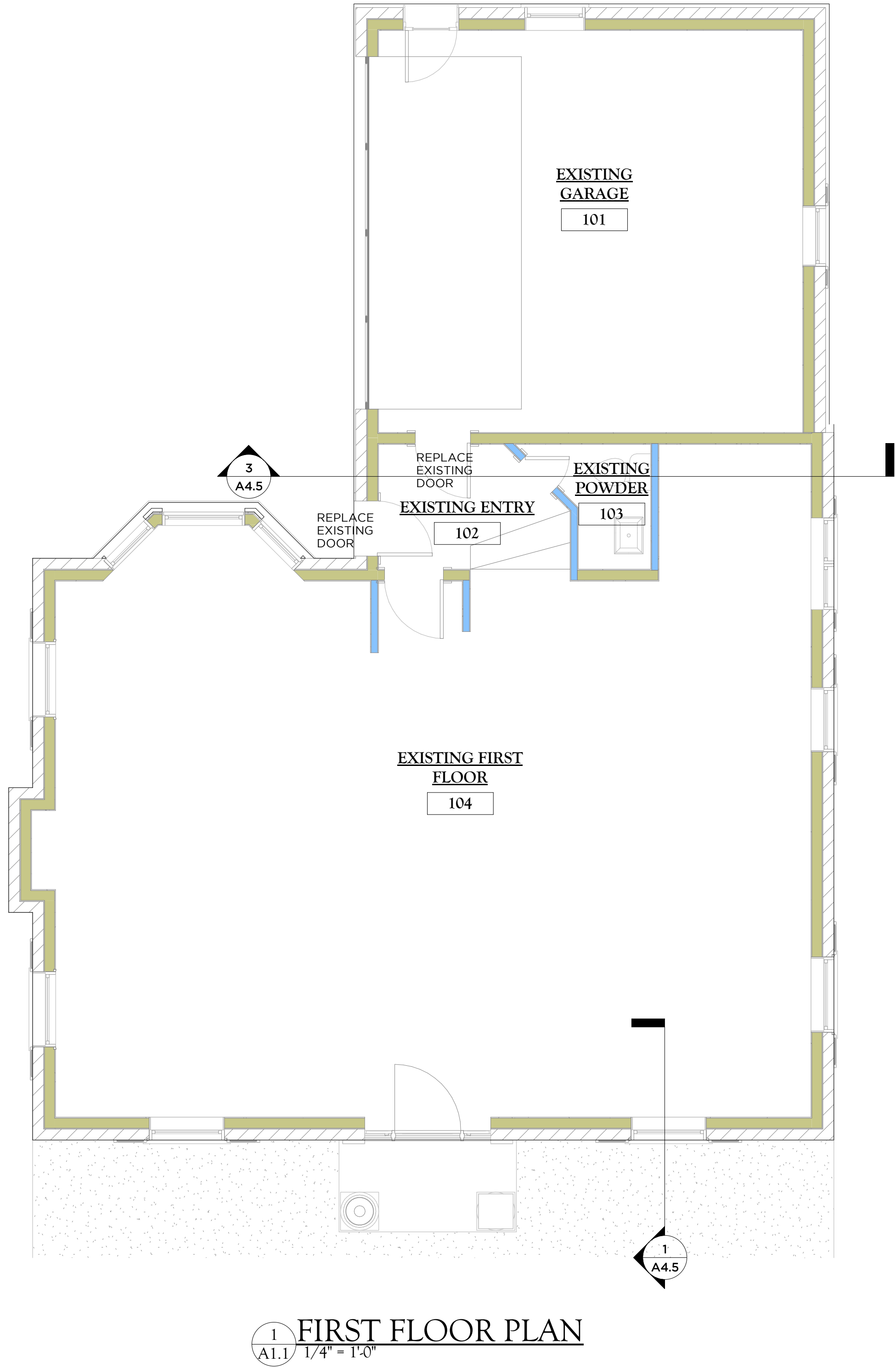
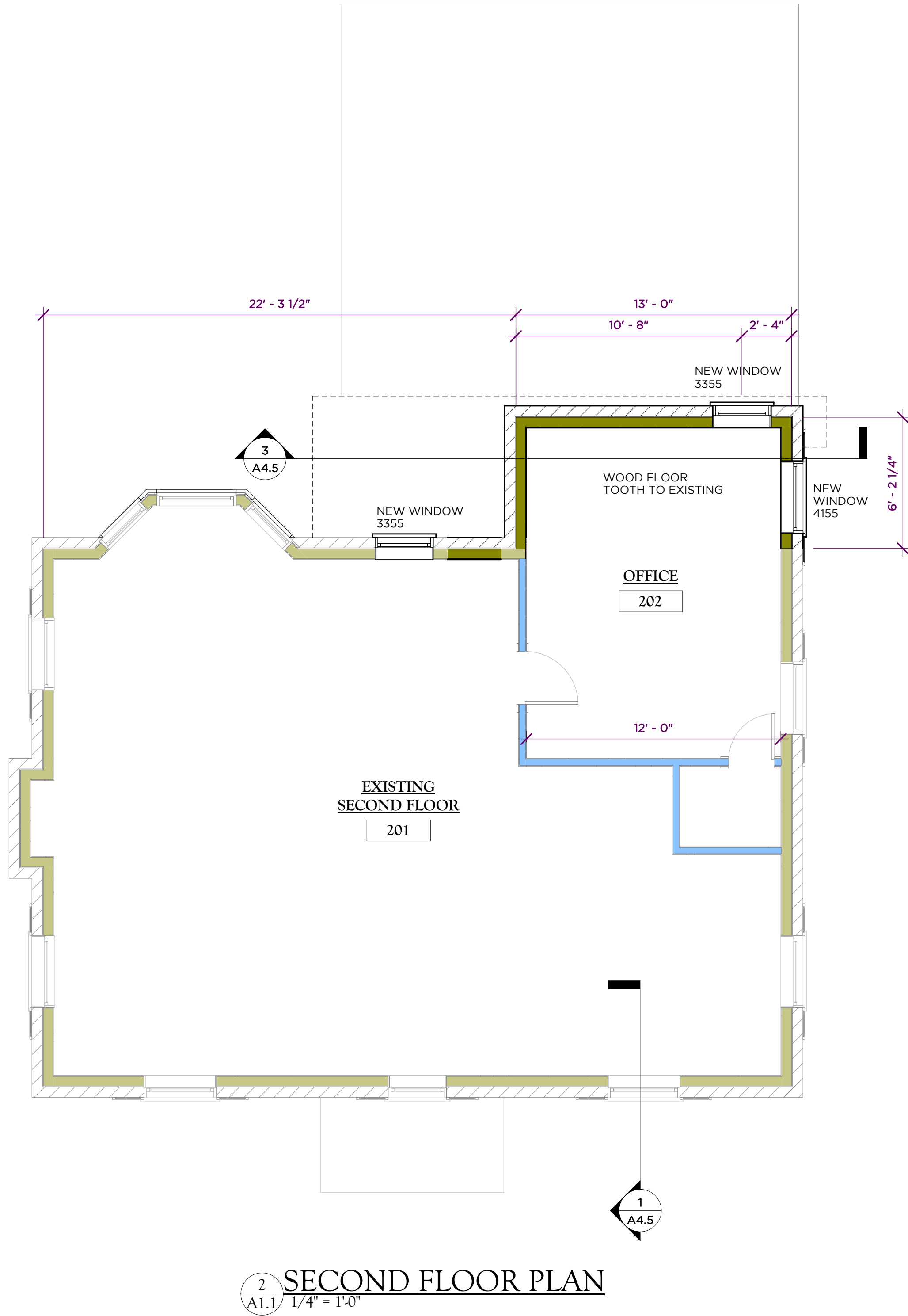
	2X6 WOOD STUD WALL
	2X4 WOOD STUD WALL
	2X2 WOOD STUD WALL
	BEARING 2X4 WOOD STUD WALL

HEADER/BEAM SCHEDULE

H-1	2-2X10 #2 D.F.
H-2	2-2X12 #2 D.F.
H-3	3-2X6 #2 D.F.
H-4	3-2X8 #2 D.F.
H-5	2-1 3/4" X 9-1/4" LVL HEADER
H-6	3-1 3/4" X 9-1/4" LVL HEADER
H-7	2-1 3/4" X 9-1/2" LVL HEADER
H-8	3-1 3/4" X 9-1/2" LVL HEADER
H-9	2-1 3/4" X 11-7/8" LVL HEADER
H-10	3-1 3/4" X 11-7/8" LVL HEADER
H-11	2-1 3/4" X 14" LVL HEADER
H-12	3-1 3/4" X 14" LVL HEADER
H-13	2-1 3/4" X 16" LVL HEADER
H-14	3-1 3/4" X 16" LVL HEADER

GENERAL NOTE:
- ALL DIMENSIONS ARE TO FACE OF STUD.

HEADER HEIGHTS NOTE:
- VERIFY FLOORING THICKNESS TO SET DOOR AND WINDOW HEADERS. SHIMMING MAY BE REQUIRED UNDER DOOR UNIT FOR THICKER FLOORS.
- VERIFY IF WINDOW HEADERS SHOULD MATCH ENTRY/PATIO DOOR HEADER HEIGHTS.



PRELIMINARY - NOT FOR CONSTRUCTION



DELEERS
CONSTRUCTION, INC.

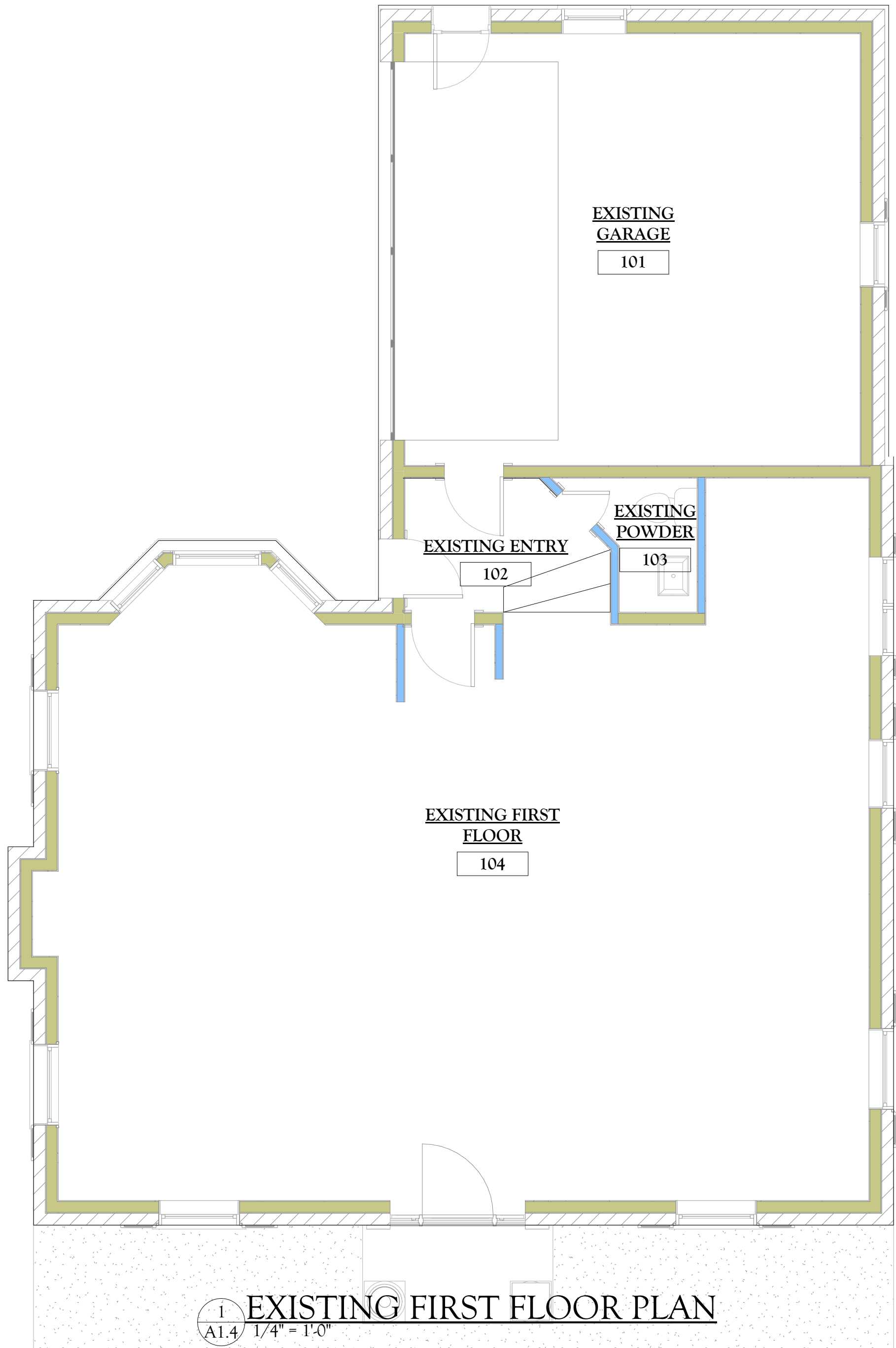
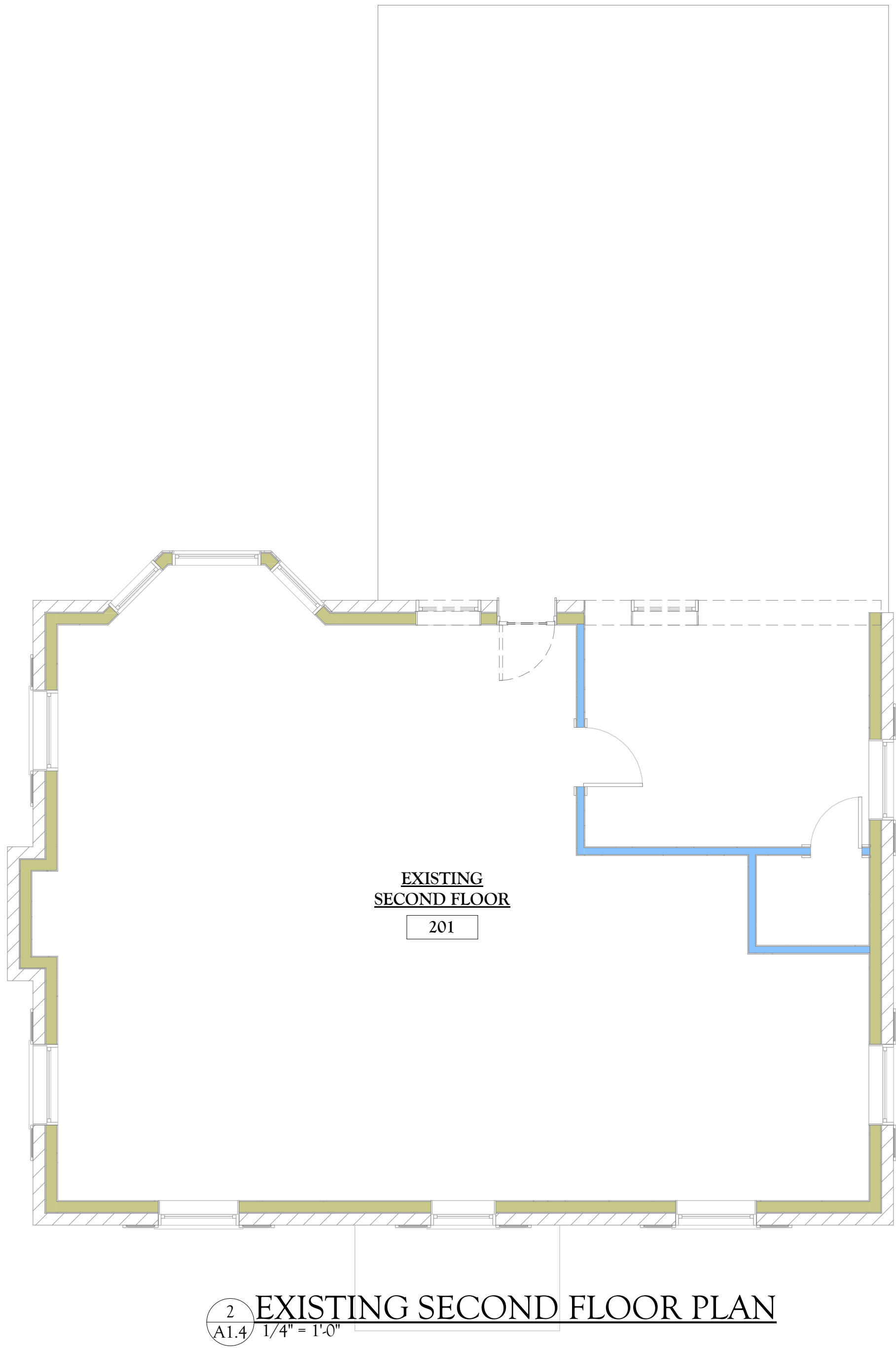
1825 Nimitz Drive, Suite A | De Pere, WI 54115
P 920.347.5830 | deleers.com

Laluzerne Residence

1014 S. Jackson St. Green Bay, WI 54301

CONSTRUCTION SET REVISIONS	B.D.A.:	Ryan Kraft	PRE-CONTRACT UPDATES:
	DESIGNER:	JUL	...
	DRAWN BY:	JUL	11.6.19
	DESIGN NO:	19-21-01	02.07.2019-DVG 03.05.2019-DVG
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DATE: 10/10/18
SHEET: A1.1



PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION SET
REVISIONS

DATE: 10/10/18
SHEET: A1.4

B.D.A.: Ryan Kraft

DESIGNER: JUL

DRAWN BY: JUL

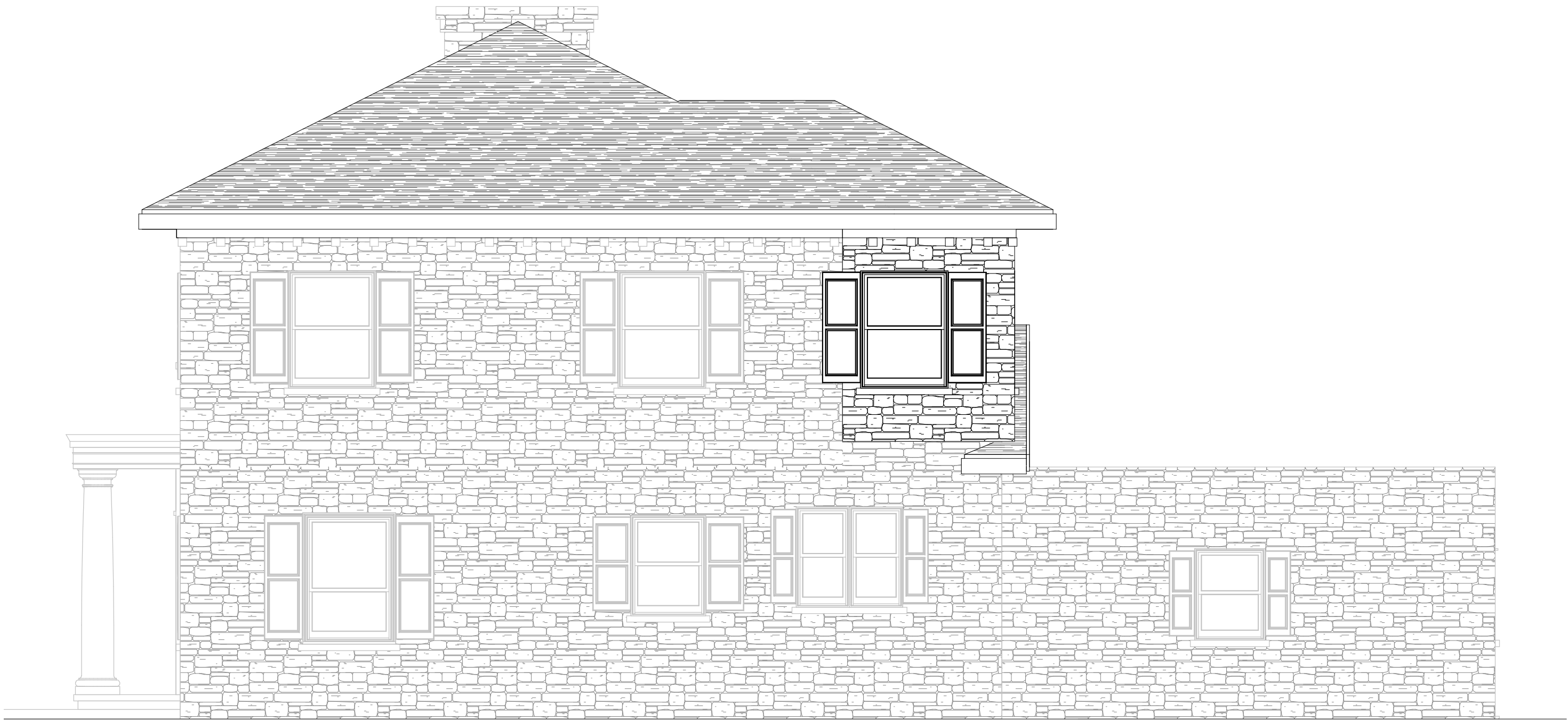
DESIGN NO: 19-21-01

PRE-CONTRACT UPDATES:
11.6.19 02.07.2019-DVG
03.05.2019-DVG

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Laluzerne Residence

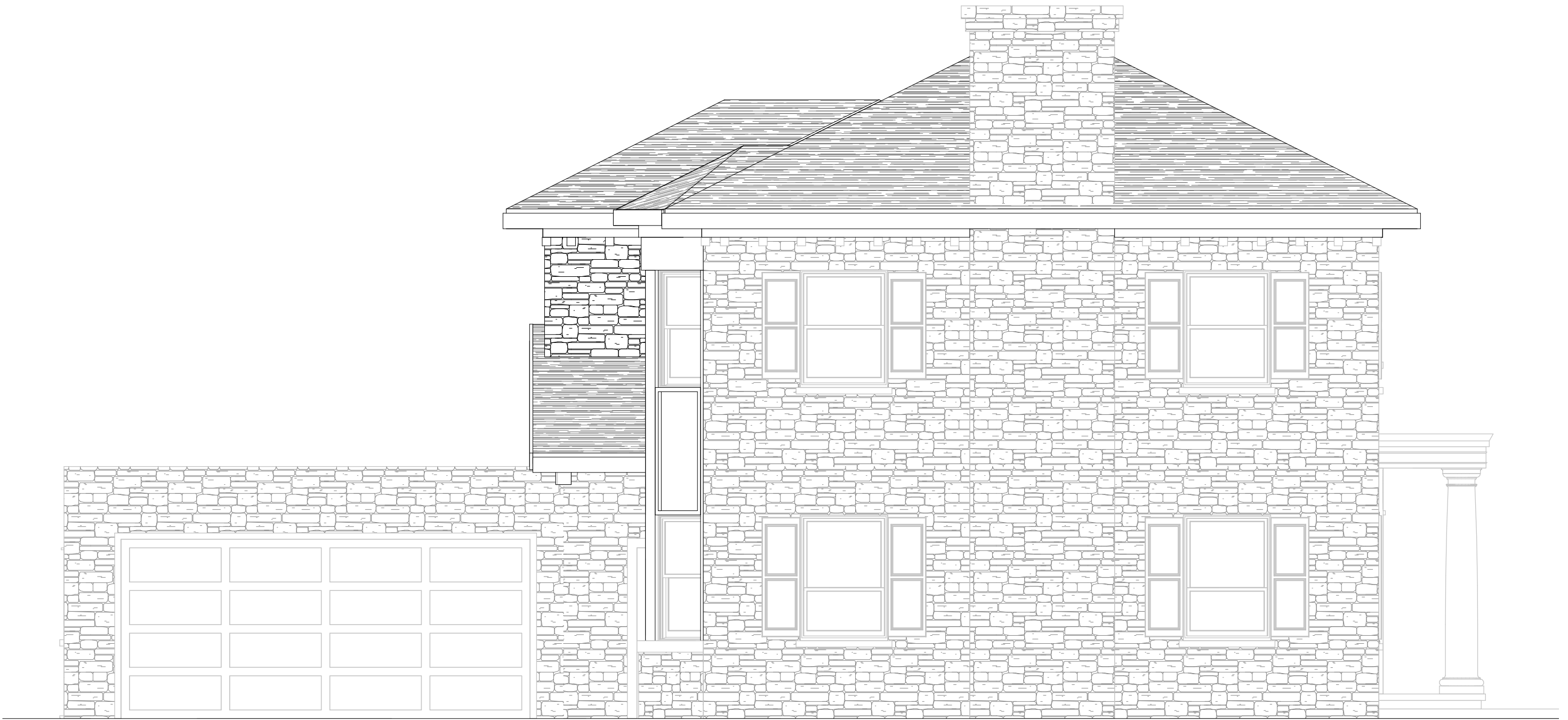
1014 S. Jackson St. Green Bay, WI 54301



4 NORTH ELEVATION
A2.1 1/4" = 1'-0"



1 EAST ELEVATION
A2.1 1/4" = 1'-0"



3 SOUTH ELEVATION
A2.1 1/4" = 1'-0"



2 WEST ELEVATION
A2.1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

DELEERS
CONSTRUCTION, INC.

1825 Nimitz Drive, Suite A | De Pere, WI 54115
P 920.347.5830 | deleers.com

1014 S. Jackson St. Green Bay, WI 54301

Laluzerne Residence

DATE: 01/16/19
SHEET: A2.1

CONSTRUCTION SET
REVISIONS

PRE-CONTRACT UPDATES:

B.D.A.	Ryan Kraft	JUL	...
DESIGNER:	JUL	11.6.19	02.07.2019-DVG
DRAWN BY:	JUL	19-21-01	03.05.2019-DVG
DESIGN NO:	19-21-01	...	...

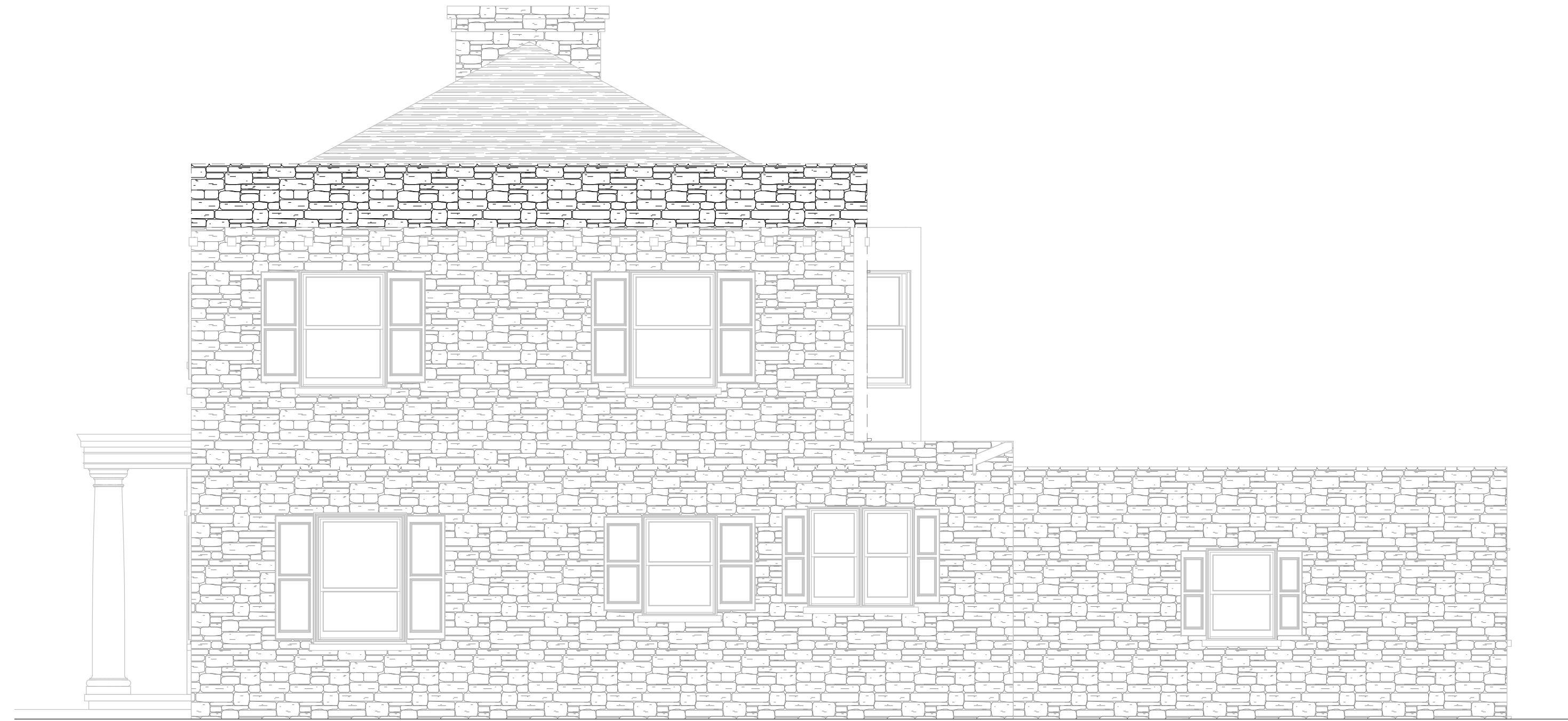
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3 SOUTH ELEVATION
A2.2 1/4" = 1'-0"



1 EAST ELEVATION
A2.2 1/4" = 1'-0"



2 NORTH ELEVATION
A2.2 1/4" = 1'-0"



4 WEST ELEVATION
A2.2 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION SET	REVISIONS

DATE: 01/16/19
SHEET:

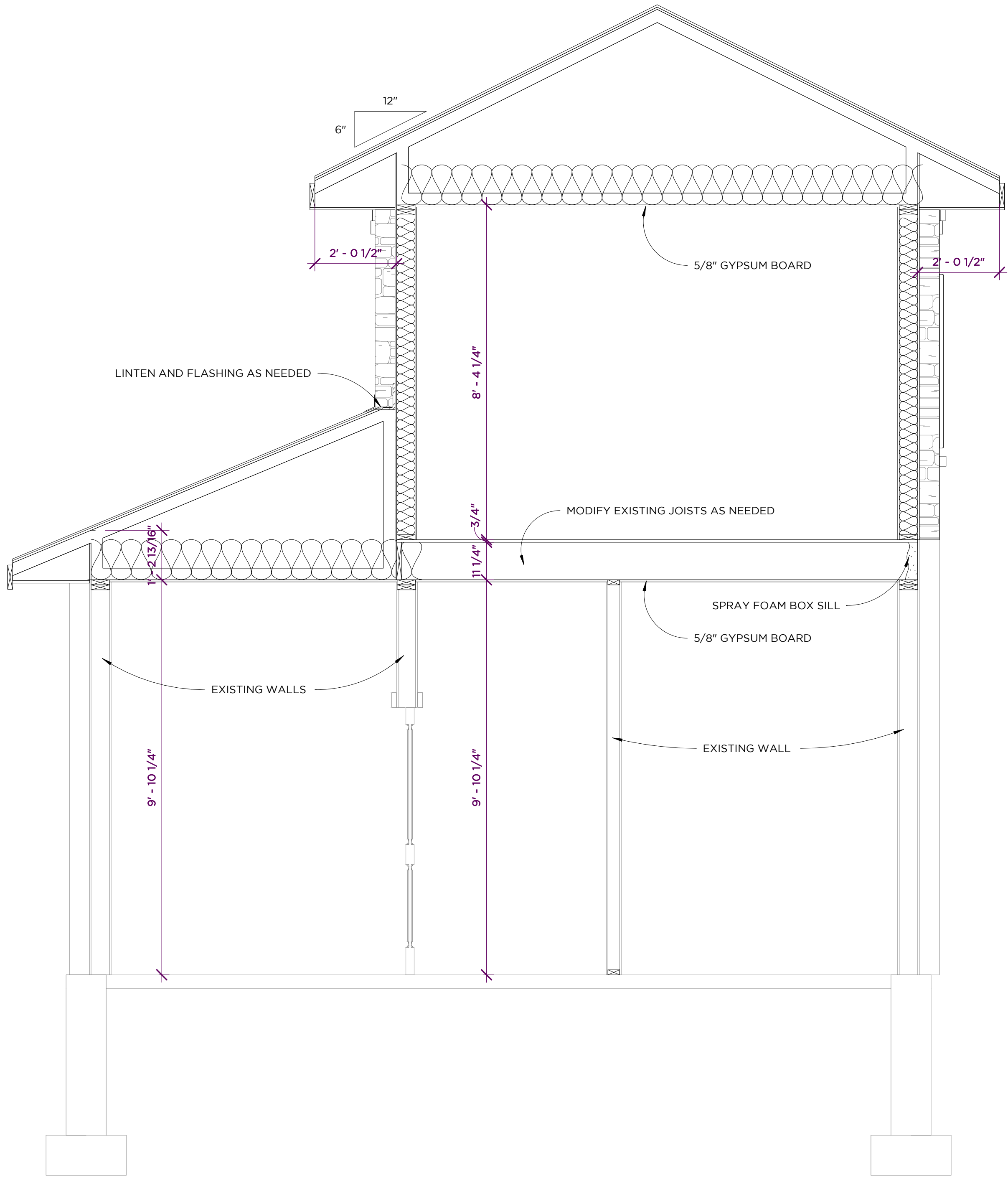
A2.2

B.D.A.	Ryan Kraft	PRE-CONTRACT UPDATES:
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DRAWN BY:	JUL	11.6.19 02.07.2019-DVG
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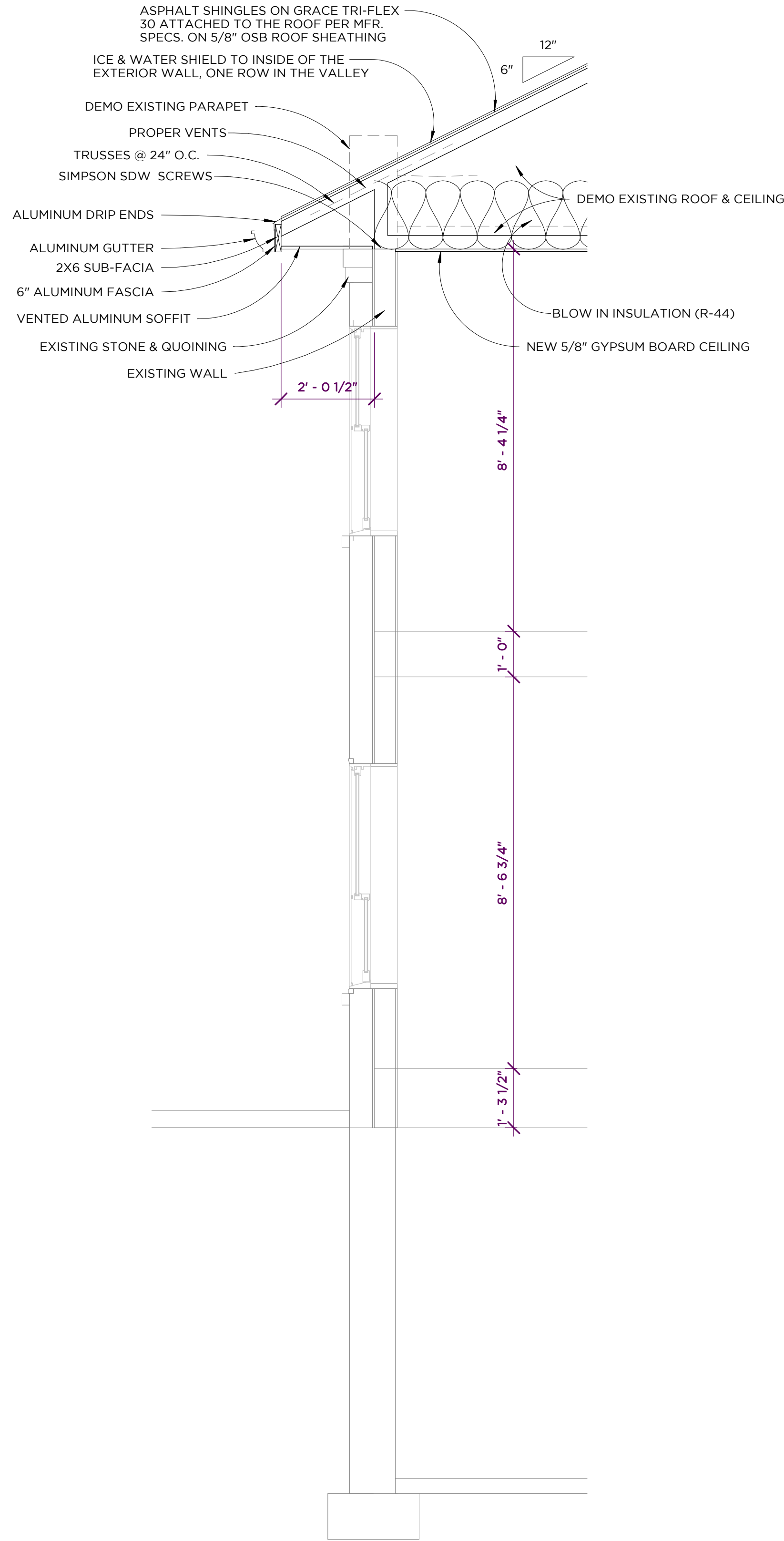
Laluzerne Residence

1014 S. Jackson St. Green Bay, WI 54301





3 Section 2
A4.5 1/2" = 1'-0"



1 Section 1
A4.5 1/2" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION SET REVISIONS

DATE: 01/16/19
SHEET:

A4.5

B.D.A.:	Ryan Kraft	PRE-CONTRACT UPDATES:
DESIGNER:	JUL	...
DRAWN BY:	JUL	11.6.19
DESIGN NO:	19-21-01	02.07.2019-DVG
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...	...	03.05.2019-DVG
...	...	...
...	...	...

Laluzerne Residence

1014 S. Jackson St. Green Bay, WI 54301

DELEERS
CONSTRUCTION, INC.

1825 Nimitz Drive, Suite A | De Pere, WI 54115
P 920.347.5830 | deleers.com

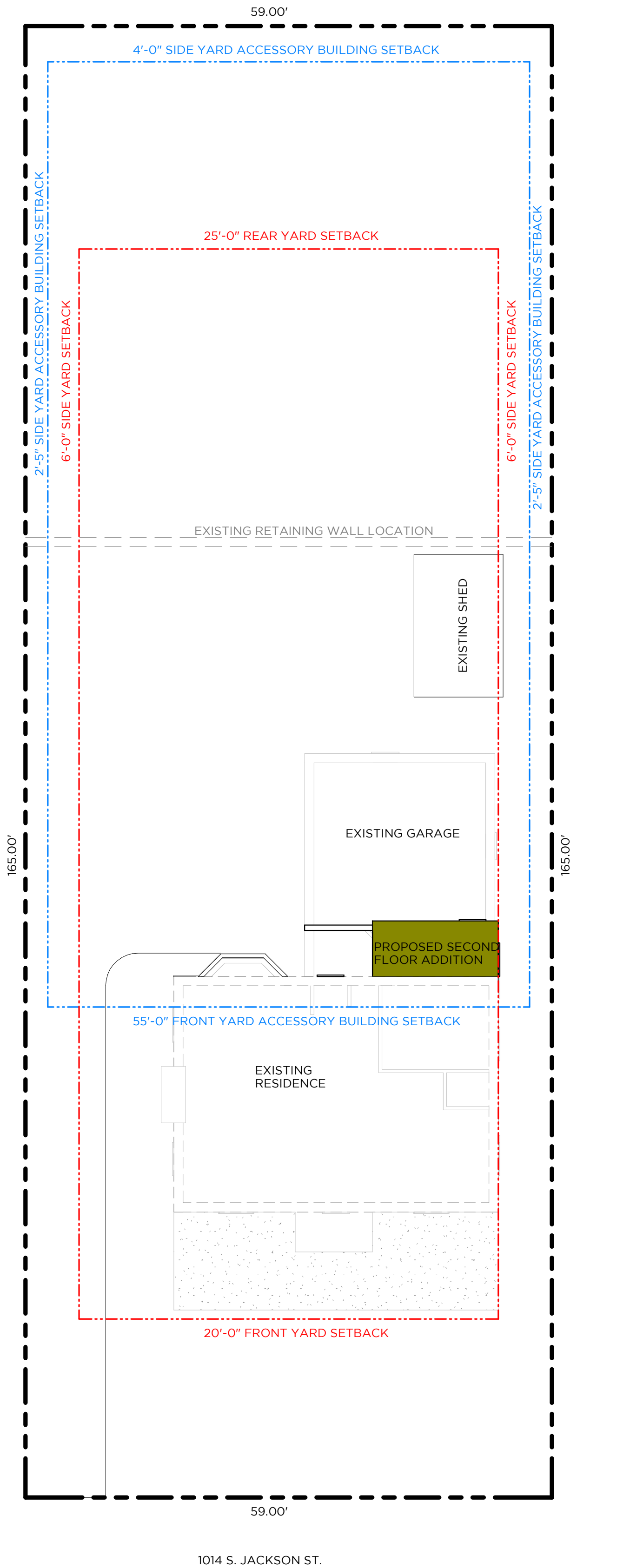




Attic Mold



Rotting Lintels



CONCEPTUAL SITE PLAN

FOR BUDGETING ONLY! VERIFY MEASUREMENTS AND LOCATIONS OF BUILDINGS!

PRELIMINARY - NOT FOR CONSTRUCTION

Laluzerne Residence

1014 S. Jackson St. Green Bay, WI 54301



DELEERS
CONSTRUCTION, INC.

1825 Nimitz Drive, Suite A | De Pere, WI 54115
P 920.347.5830 | deleers.com

CONSTRUCTION SET REVISIONS

B.D.A.:

DESIGNER:

DRAWN BY:

DESIGN NO:

19-21-01

116.19

02.07.2019-DVG

03.05.2019-DVG

PRE-CONTRACT UPDATES:

RYAN KRAFT

JUL

JUL

19-21-01

116.19

02.07.2019-DVG

03.05.2019-DVG

DATE:

01/16/19

SHEET:

C1.1

Laluzerne Project Description
1014 S. Jackson St.
Green Bay, WI 54301

Two Phase Project

Phase 1 to be complete in 2019

- Remove and replace all windows.
 - o Pella 450 Series w. removable interior grills
 - o Replace second floor rotting lintels
 - o Replace rotting wood siding on angle bay in the back of the property
- Office Addition
 - o 10'8" X 6'2" addition onto the back of the home
- Roof restructure
 - o Remove existing parapet roof structure
 - Salvage and reuse stone
 - o Rafter frame house roof structure
 - Dimensional roof shingles

Phase 2 to be completed in the future

- Demo existing two stall garage
- Replace with 3 stall garage
- Move accessory structure to the back yard
- Remove and replace driveway

Bill & Sue Laluzerne
1014 S. Jackson St.
Green Bay, WI 54301

4/1/19

Roof/Window/Addition Budget Per Plans Drawn By DeLeers Construction, Inc.

- General Conditions
 - Field supervision
 - Architectural drawings (Will be handled through a separate contract)
 - Structural engineering (Will be handled through a separate contract)
 - Building Permit (Will be handled through a separate contract)
 - Portable toilet
 - Equipment
 - Dumpsters
 - Temporary dust enclosures
 - Temporary hard surface floor protection
 - Weekly house keeping
 - Final cleaning
- Sitework
 - Demolition of existing structures
 - Parapet
 - Exterior office wall
 - Remove wood siding and exterior trim on angle bay
 - Demolition of all wood casings
 - Remove windows
 - Remove 2nd floor hallway door
- Masonry
 - Salvage existing stone from parapet
 - Reinstall salvaged stone per plan
 - Mortar to match existing
 - Sills for windows
 - Replace angle iron on seven windows
- Wood and Plastics
 - Rough carpentry
 - Finish carpentry
 - Install new shutters

- Thermal and Moisture Protection
 - Insulation
 - Asphalt shingles
 - Power roof vents
 - LP Smart Side siding over garage
 - Wood siding and trim on angle bay
 - Aluminum soffits and fascia
 - Aluminum gutters and down spouts
 - Caulk exterior penetrations
 - Install foam insulation at each window
- Doors and Windows
 - Interior Door (Fire rated)
 - Exterior Door
 - Install Pella 450 Series windows
 - Exterior and interior door hardware
- Finishes
 - Sheetrock and plaster with 1 coat light skip finish in office
 - Wood flooring in office
 - Install trim and crown moulding in office
 - Painting office
 - Paint windows and trim
- Specialties
 - Relocate duct work in office
 - Electrical for office and power vents
 - Extend plumbing through new roof
- Contingency
 - \$14,673.00

Approximate cost of the above: \$230,158.00

Option 1	\$3,295.00
• Add exterior receptors	
Option 2	(\$4,434.00)
• Pre- finished windows	



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 13, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2.

Staff-Level COA Applications

BACKGROUND

- COA 19-06, 704 Emilie Street, Chimney Repairs
- COA 19-07, 815 S. Jackson Street, Fence Installation
- COA 19-10(b), 215 S. Webster, Whitney School, Roof & Gutter Repairs and Tuckpointing
- COA 19-12, 716 Dousman Street, Roof Replacement

RECOMMENDATION

Receive and Place on File

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 13, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3.

Review City Raze/Repair Orders and Demolitions

BACKGROUND

- 1113 N. Webster Avenue
- 515 Hartung Street
- 1435 Crooks Street
- 1451 Crooks Street
- 1571 Charles Street

RECOMMENDATION

Receive and Place on File

FISCAL IMPACT

ATTACHMENTS

1. 1113 N. Webster Raze or Repair Order
2. 1113 N. Webster Raze 1
3. 1113 N. Webster Raze 2
4. 515 Hartung Street Raze or Repair Order
5. 515 Hartung Street
6. 1451 Crooks Street Raze or Repair Order
7. 1451 Crooks Street
8. 1571 Charles Street Raze or Repair Order
9. 1571 Charles Street
10. 1435 Crooks Street Raze or Repair Order
11. 1435 Crooks Street

NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1113 N. WEBSTER AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:

James Seidl a/k/a James J. Seidl
1487 Elm Street
Green Bay, WI 54302

The undersigned, a duly appointed Housing Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1113 N. Webster Avenue, Green Bay, Brown County, Wisconsin, parcel number 20-22-A, more particularly described as follows:

The North 53 feet of the East 43 feet of Lot 5 and the North 53 feet of Lot 6, Block 38, Eastman's Addition to the City of Green Bay, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Remove and clean building of all sewage/sanitary waste;
2. Remove and replace all contaminated building materials;
3. Repair all broken waste water pipe and any other plumb deficiencies;
4. Remove all waste water contaminated appliances, furnishings and non-structural materials;
5. Replace all appliances providing heating and hot water;
6. Replace any water effected electrical panels, fixtures, switches, outlets, and junctions;

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 12th day of April 2019.

Scott Nelson
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 12th day
of April, 2019, the above named, Scott
Nelson, to me known to be the person who
executed the foregoing instrument and
acknowledge the same.

Deanna K. DeBruler
Notary Public, State of Wisconsin
My Commission Expires: 1-2-23





RAZE OR REPAIR ORDER

Document Number

Document Title

Recording Area

Name and Return Address

Law Department
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

8-491

Parcel Identification Number (PIN)

THIS INSTRUMENT DRAFTED BY RICHARD E. MAES, III, ASSISTANT CITY ATTORNEY

**NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
515 HARTUNG STREET
GREEN BAY, BROWN COUNTY, WISCONSIN**

THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:

Loretta M. Stoneburner
515 Hartung Street
Green Bay, WI 54302

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 515 Hartung Street, Green Bay, Brown County, Wisconsin, parcel number 8-491, more particularly described as follows:

The Northerly 54 feet of Lots 9, 10 and 11, Block 2, Plat of Guesnier's Fourth Addition, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Repair the foundation to a plumb, watertight and structurally sound condition.
2. Replace any rotted wood structural members such as floor joists, wood beams and any wood support members.
3. Replace the furnace and any components of the HVAC system that were damaged by flood waters.
4. Replace the electrical panel and any components of the electrical systems that were damaged by flood waters.
5. Replace the water heater and any plumbing systems that were damaged by flood waters.

6. Repair/replace any floor system components that were affected by any shifting in the structure as a result of the flood waters.
7. Repair/replace any wall systems that were affected by any shifting in the structure as a result of the flood waters.
8. Repair/replace any ceiling/roof components that were affected by shifting in the structure as a result of the flood waters.

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

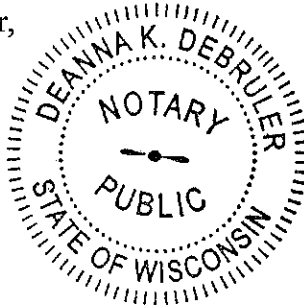
Dated this 29th day of April 2019.


Rob Cormier
Building Inspector

COUNTY OF BROWN)

acknowledge the same.

Deanna K. DeBruler

My Commission Expires: 1-2-23



RAZE OR REPAIR ORDER

Document Number

Document Title

Recording Area

Name and Return Address

Law Department
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

17-886

Parcel Identification Number (PIN)

THIS INSTRUMENT DRAFTED BY RICHARD E. MAES, III, ASSISTANT CITY ATTORNEY

**NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1451 CROOKS STREET
GREEN BAY, BROWN COUNTY, WISCONSIN**

THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:

Stephen R. Smith
Linn P. Smith
David B. Smith
1451 Crooks Street
Green Bay, WI 54301

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1451 Crooks Street, Green Bay, Brown County, Wisconsin, parcel number 17-886, more particularly described as follows:

Lot 16, Block 147, Plat of Astor, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Repair the foundation to a plumb, watertight and structurally sound condition.
2. Replace any rotted wood structural members such as floor joists, wood beams and any wood support members.
3. Replace the furnace and any components of the HVAC system that were damaged by flood waters.
4. Replace the electrical panel and any components of the electrical systems that were damaged by flood waters.
5. Replace the water heater and any plumbing systems that were damaged by flood waters.

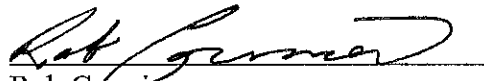
6. Repair/replace any floor system components that were affected by any shifting in the structure as a result of the flood waters.
7. Repair/replace any wall systems that were affected by any shifting in the structure as a result of the flood waters.
8. Repair/replace any ceiling/roof components that were affected by shifting in the structure as a result of the flood waters.

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 29th day of April 2019.

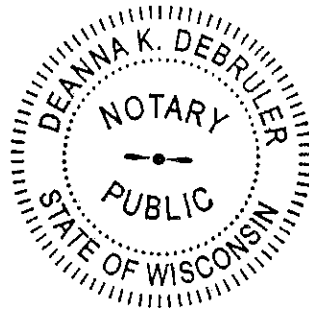

Rob Cormier
Building Inspector

[illegible]

Personally came before me this 29th day of April, 2019, the above named, Rob Cormier, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Deanna K. DeBruler

Notary Public, State of Wisconsin

My Commission Expires: 1-2-23



RAZE OR REPAIR ORDER

Document Number

Document Title

Recording Area

Name and Return Address

Law Department
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

8-406

Parcel Identification Number (PIN)

THIS INSTRUMENT DRAFTED BY RICHARD E. MAES, III, ASSISTANT CITY ATTORNEY

**NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1571 CHARLES STREET
GREEN BAY, BROWN COUNTY, WISCONSIN**

THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:

Joseph R. Setzkorn
1571 Charles Street
Green Bay, WI 54302

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1571 Charles Street, Green Bay, Brown County, Wisconsin, parcel number 8-406, more particularly described as follows:

Lot 10, Block 1, and 1/2 of the vacated alley lying Northerly of and adjacent to said Lot, in the recorded Plat of Guesnier's 2nd Addition, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Repair the foundation to a plumb, watertight and structurally sound condition.
2. Replace any rotted wood structural members such as floor joists, wood beams and any wood support members.
3. Replace the furnace and any components of the HVAC system that were damaged by flood waters.
4. Replace the electrical panel and any components of the electrical systems that were damaged by flood waters.
5. Replace the water heater and any plumbing systems that were damaged by flood waters.

6. Repair/replace any floor system components that were affected by any shifting in the structure as a result of the flood waters.
7. Repair/replace any wall systems that were affected by any shifting in the structure as a result of the flood waters.
8. Repair/replace any ceiling/roof components that were affected by shifting in the structure as a result of the flood waters.

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 29th day of April 2019.


Rob Cormier
Building Inspector

Personally came before me this 29th day of April, 2019, the above named, Rob Cormier, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Deanna K. DeBruler

My Commission Expires: 1-2-23



RAZE OR REPAIR ORDER

Document Number

Document Title

Recording Area

Name and Return Address

Law Department
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

17-890

Parcel Identification Number (PIN)

THIS INSTRUMENT DRAFTED BY RICHARD E. MAES, III, ASSISTANT CITY ATTORNEY

**NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1435 CROOKS STREET
GREEN BAY, BROWN COUNTY, WISCONSIN**

THE CITY OF GREEN BAY, WISCONSIN, A MUNICIPAL CORPORATION, TO:

Travis Enterprises Revocable Living Trust
3740 Courier Road
Green Bay, WI 54311

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1435 Crooks Street, Green Bay, Brown County, Wisconsin, parcel number 17-890, more particularly described as follows:

Lot 20, Block 147, Plat of Astor, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Repair the foundation to a plumb, watertight and structurally sound condition.
2. Replace any rotted wood structural members such as floor joists, wood beams and any wood support members.
3. Replace the furnace and any components of the HVAC system that were damaged by flood waters.
4. Replace the electrical panel and any components of the electrical systems that were damaged by flood waters.
5. Replace the water heater and any plumbing systems that were damaged by flood waters.
6. Repair/replace any floor system components that were affected by any shifting in the structure as a result of the flood waters.

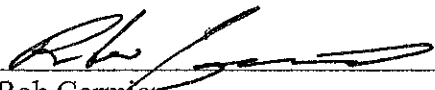
7. Repair/replace any wall systems that were affected by any shifting in the structure as a result of the flood waters.
8. Repair/replace any ceiling/roof components that were affected by shifting in the structure as a result of the flood waters.

or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair or raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30) day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 29th day of April 2019.


Rob Cormier
Building Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 29th day
of April, 2019, the above named, Rob Cormier
to me known to be the person who
executed the foregoing instrument and
acknowledge the same.

Deanna K. DeBruler
Deanna K. DeBruler

Notary Public, State of Wisconsin

My Commission Expires: 1-2-23

