



AGENDA OF THE LANDMARKS COMMISSION

**MONDAY, JUNE 10, 2019, 4:30 PM
CITY HALL, ROOM 310**

A. Roll Call.

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

B. Approval of the Agenda.

1. Approval of the agenda for the June 10, 2019, meeting of the Landmarks Commission.

C. Approval of Minutes.

1. Approval of the minutes from the May 13, 2019, meeting of the Landmarks Commission.

D. Regular Business.

1. (COA 19-13) Consideration with possible action on a design review for porch replacement at 818 S. Jefferson Street.
2. (COA 19-15) Consideration with possible action on a design review for garage door replacement, railing installation, and soffit and fascia work at 816 Shawano Avenue.
3. (COA 19-17) Consideration with possible action on a design review for a porch renovation located at 726 Lawe Street.
4. (COA 19-18) Consideration with possible action on a design review for a new garage located at 638 S. Monroe Avenue.

E. Informational.

1. Staff-Level COA Applications
2. Review City Raze/Repair Orders and Demolitions
3. Staff Update

4. Date of next meeting: Monday, July 8, 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

**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

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

B. APPROVAL OF THE AGENDA.

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

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

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley, No- None, Abstain- None

C. APPROVAL OF MINUTES.

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

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

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley, No- None, Abstain- None

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.

Moved by David Siegel, seconded by Ald. Veronica Corpus-Dax to approve (COA 19-09). Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley, No- None, Abstain- None

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

Moved by Paul Martzke, seconded by Susan Ley to receive and place on file. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley, No- None, Abstain- None

3. Review City Raze/Repair Orders and Demolitions

Moved by Ald. Veronica Corpus-Dax, seconded by David Siegel to receive and place on file. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley, No- None, Abstain- None

4. Staff Update

5. Date of next meeting: Monday, June 10, 2019

F. ADJOURNMENT.

Moved by Susan Ley, seconded by David Siegel to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax and Justin Balsley, No- None, Abstain- None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 10, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.I.

(COA 19-13) Consideration with possible action on a design review for porch replacement at 818 S. Jefferson Street.

BACKGROUND

818 S. Jefferson is a contributing property in the Astor NRHP District, built c. 1895. As built, this cross-gabled Queen Anne house had a large wrap-around front porch extending the width of the front (east) façade and wrapping around the south side to the south-facing wing. This wrap-around porch is depicted in the city's copy of the 1936 Sanborn map (with updates through 1966+).

An enclosure was added to the front of the house, presumably after 1966, in way of the southern portion of the original front porch. Much of the original front-facing porch was removed. Few, if any, components of the original front porch remain in place today—only the wood beadboard ceiling and the gable shingles might be related to original material. The porch columns, brackets, running trim, railings, balusters, decking, newels, skirting, and steps all appear to be relatively modern, albeit in a style sympathetic to the Queen Anne architecture of the house.

This project is described as :

- Replacing the wood decking with Trex (light grey color)
- Replacing the wood railing with vinyl
- Repairing and wrapping the wood porch soffit/fascia with aluminum
- Installing vinyl shingle siding in the porch gable
- Replacing the porch columns, newels, spindles, and skirting (not explicitly stated, but inferred from owner-supplied photos)

LC Staff notes that the exterior of the house has a relatively low degree of historic integrity with no apparent historic material remaining (all replacement siding, replacement windows, altered form, etc); however, the historic character/style as a Queen Anne is still apparent and should be maintained.

RECOMMENDATION

LC staff recommends approval of the COA application pending clarifications from the owner as to selected columns, shingle siding, balusters, etc. Specifically, the round columns, "round-cut" shingle siding, and round/turned "colonial" spindles would be appropriate for maintaining the historic style/character of the house (square columns, square balusters, and the other two shingle options presented would be inappropriate). LC staff notes that the proposed changes to the property do not call for the removal of historic material, but rather call for the replacement of non-historic material installed as part of a non-historic alteration outside of the district's period of significance (1835 - c. 1950). The proposed changes to the property are in keeping with the historic character/style of the house.

FISCAL IMPACT

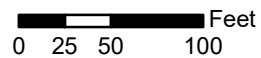
ATTACHMENTS

1. COA 19-13 Map
2. 818 S. Jefferson
3. 818 S. Jefferson, Notes
4. COA 19-13 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 04 Jun 2019 X:\Planning\Basemaps\template_8.5x11.mxd

**(COA 19-15) Porch Replacement at
818 S. Jefferson Street**



 Subject Parcel

 100' Notification Area



Address: 818 S Jefferson St
Parcel No.: 16-7
WI AHI No.: 52694

Historic Name:

Built: 1895 c. 1895
Historic Use: house
Architectural Style: Queen Anne
Wall Material:
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 frame Queen Anne house is in poor condition
Owner: Earl Zochert"
- per NRHP nomination

Stewardship:

- Character - Cross-gabled Queen Anne style house with central brick chimney.
1/1 windows. Clapboard profile siding & fancy shingle siding.
- Features - unknown. Original features either lost or covered.
- Alterations - Form altered with shed roof enclosure between front & side gabled wings (otherwise, the form & fenestration remains largely intact).
Replacement siding & windows. Porch is newer (in its entirety).
- Misc -



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330

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36" W x 36" H Oakleaf Kit
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51 99
84 99
86 99

Picket & Pouch Railing
36" W x 36" H Oakleaf Kit
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51 99
84 99
86 99

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Quick-Fit COLONIAL STYLE RAILING SYSTEM

RAILING	STAIR	POST
(70" L x 6" W x 3" H) *Spindle spacing: 3 1/4"	(78" L x 6" W x 3" H) *Spindle spacing: 3 1/4"	(44" L x 4" W x 4" H) *Spindle spacing: 3 1/4"
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		49.99
		51.99

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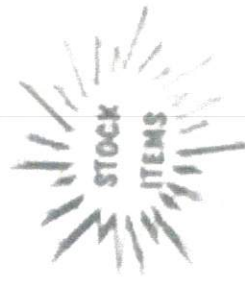
Safe
Cover

Bl: Gr Gr Ri M A W T

**WHITE PLASTIC
PRIVACY LATTICE**

2' x 8' **14⁹⁹**
112-4505

4' x 8' **27⁷⁸**
112-4530



Save **BIG** Money!

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Rustic
Post Sleeves

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QUICKPOST™
SYNTHETIC SQUARE
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UP TO 1000 LBS. LOAD BEARING

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STAIN OR PAINT
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FYRON

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POST SLEEVES**
By **UltraDeck**

- Cap and base rings sold separately
- 4" x 8" Cedar 4" x 8" Gray
- 4" x 8" Hickory 4" x 8" Redwood

55⁹⁹ 55⁹⁹
112-3217 112-2709

38⁹⁹ 55⁹⁹
172-7035 112-2747

Available in approximately 1-2 weeks

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QUICKPOST
SYNTHETIC SQUARE
PORCH POST**

Ideal for decks, gazebos and porches

- 1,000 lbs. load bearing capacity
- Cap & Base Dimension: 6-1/8" x 6-1/8"
- Cap & Base Dimension: 7-7/8" x 7-7/8"
- Column Dimension: 4" x 8" x 8' 6" Column Extension: 0" x 8' x 8' 6"

119⁰⁰ 135⁰⁰
112-1692 112-1698

In stock *Displayed*

**QUICKPOST-LTF
PVC PORCH POST**

Ideal For Decks, Gazebos, And Porches

- Designed For Decorative And Load Bearing Installations
- 2 Mounting Plates And Hardware Included
- Trim Kit Sold Separately

5" x 5" x 8'-8" 6" x 6" x 8'-8"
Actual Width 4-1/4" Actual Width 5-1/4"

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**FYRON
POLYURETHANE
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Ideal for decks, gazebos and porches

- Designed for decorative and load bearing installations
- Includes 2 mounting plates & hardware
- 12,000 lb. load rating
- Cap & Base Dimension: 7 1/8" x 7 1/8"
- Column Dimension: 5-1/2" x 5-1/2" x 8'

189⁹⁹
112-1699

In stock
Displayed

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Against Deck & Balcony 40 in. Clear - Actual Width 40 in. 40 in.

**DuraPolyPOST
PAINTABLE
PVC PORCH POST**



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 10, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.2.

(COA 19-15) Consideration with possible action on a design review for garage door replacement, railing installation, and soffit and fascia work at 816 Shawano Avenue.

BACKGROUND

816 Shawano Ave is a contributing property in the Oakland-Dousman residential NRHP District, built c. 1930. This district was added to the NRHP in 1988. 20 of the 22 houses in the district are contributing.

Garage Door

Owner proposes replacing current garage door with a new door. LC staff notes that the current garage door is not historic and has no impact on the historic character or integrity of the house. LC staff also notes that the proposed replacement door is nearly identical in style to the current door, and the garage door does not appear to be visible from a public right-of-way.

2nd Story Railing

Owner proposes installing 2nd story vinyl railing on the rear of the house, above the connection between the garage and the main body of the house. LC staff believes that the exterior access and railings for this 2nd story walk-out area are likely not original to the house and that the existing wood fence-rails are not historic. LC staff also notes that this area does not appear to be visible from a public right-of-way.

Gutters

Owners propose to install new aluminum gutters (K-style). LC staff notes that the current K-style gutters are broken and not historic. New K-style gutters will not negatively impact the historic character or integrity of the house given that K-style gutters are already present.

Soffit & Fascia

LC staff notes that the current wood beadboard soffits and wood fascia are historic and contribute to the historic character and integrity of the house. 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;
- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved;
- 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.

RECOMMENDATION

Garage Door

LC staff recommends approval of the new garage door as proposed. This proposed work does not replace any historic material and is not visible from a public right-of-way.

2nd Story Railing

LC staff recommends approval of the 2nd story railing, as proposed. This proposed work does not replace any historic material and is not visible from a public right-of-way. Furthermore, the proposed work may be viewed as affecting only an earlier, non-historic alteration (?) to the house, and it would be inappropriate to attempt to use materials that would make this area appear to be an original feature of the house.

Gutters

LC staff recommends approval of new aluminum K-style gutters as proposed. The current K-style gutters are neither historic nor repairable. LC staff notes that the original gutters, if installed, were likely a half-round profile, not K-style.

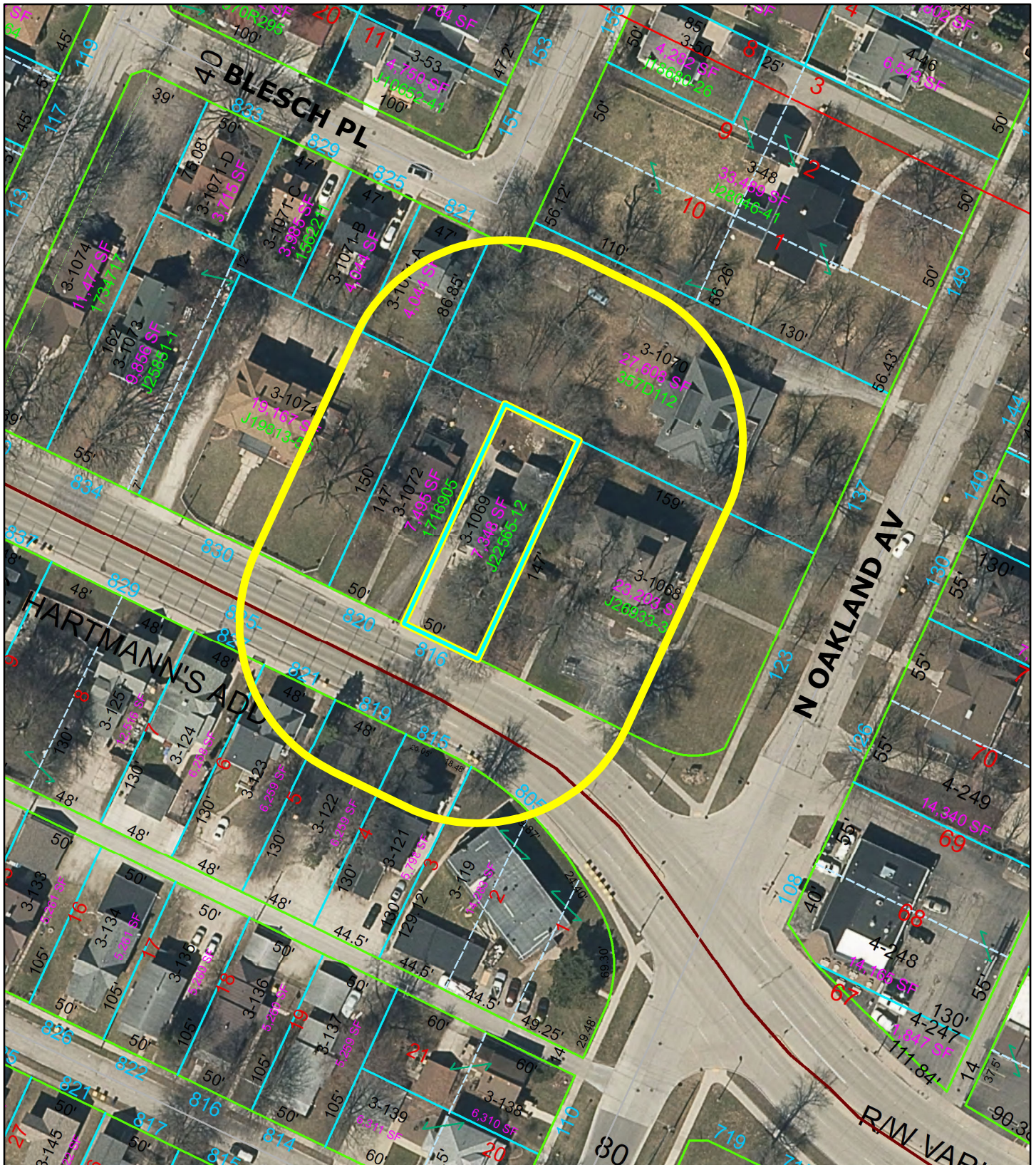
Soffit & Fascia

LC staff recommends denial of the proposal to replace or cover the wood beadboard soffit material and wood fascia with aluminum or any other material based on the Secretary of the Interior's Standards for Rehabilitation. The wood exterior of this contributing house is a key historic feature that embodies the historic character of the house and district. LC staff recommends that the existing wood soffits and fascias be retained and repaired, with new wood material of matching shape/profile used in areas where the existing material is not repairable.

FISCAL IMPACT

ATTACHMENTS

1. COA 19-15 Map
2. 816 Shawano, Current (2)
3. 816 Shawano, Current (1)
4. 816 Shawano Summary
5. 1936 816 Shawano
6. 816 Shawano, 1988 NRHP
7. COA 19-15 Photos
8. COA 19-15 Specs and Estimates



(COA 19-15) Garage Door, Railing Installation, and Soffit & Fascia, 816 Shawano Avenue

0 20 40 80 Feet



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Subject Parcel

100' Notification Area





Address: 816 Shawano St
Parcel No.: 3-1069
WI AHI No.: 50537

Historic Name: Harry Mock House

Built: 1930
Historic Use: house
Architectural Style: two story cube
Wall Material: clapboard
Architect:

National Register: 4/27/1988
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/nrhp/GetAsset?assetID=dc250eb9-debc-4738-8727-428913d20902>

(district nomination)

Notes: The Mock house is an interesting example , althoxigh sonewhat late, of an American Foursquare Style residence.
The house is square in plan, is two stories tall and has a broad hip roof with widely overhanging boxed eaves. The walls are clad in narrow clapboard up to a thin beltcourse which forms the second floor window sills with wide clapboard siding above this to the eaves. A large Chicago style picture window dominates the first floor of the main facade with its two small side windows being divided horizontally by thin muntins. The entrance door to the left of this window group has a single full height sidelight also divided with horizontal wood mutins. All other windows are grouped in pairs of 2/1 light windows with the upper portion similarly divided by a single thin horizontal muntins. There is a later flat roofed combination entrance porch and car porch on the main facade which serves to accentuate the earlier linear aspects of the design.

- per NRHP nomination

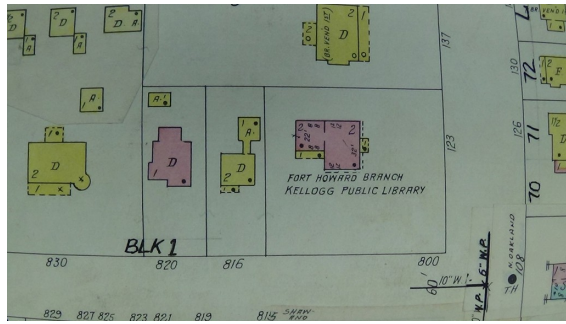
Stewardship:

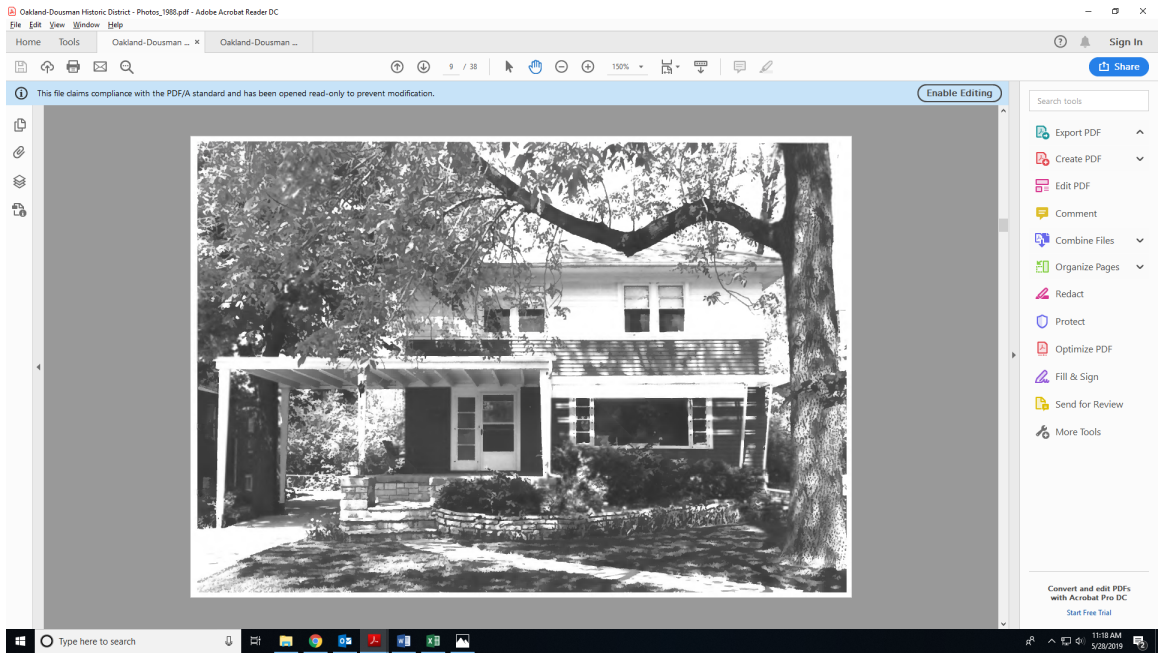
Character - Overall form & fenestration. Two story cube with shallow hipped roof and overhanging eaves. Foursquare style. Clapboard profile siding.

Features - Original siding with mitred corners (or corner covers). Many original windows.

Alterations - Car port structure removed 2016/2017. Originally had a 1-story porch at left, half-width or more of front façade. Large picture window, 1st story at front, likely not original, but cited in NRHP nomination.

Misc - Contributing. See NRHP nomination text above.

















Garage door has broken and is no longer hanging as it should be. Plan is to replace it with a similar door.











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Specs
&
Cost Estimate

NAME Steve & Melissa DATE 5/11
ADDRESS 816 Shawano Ave PHONE _____
CITY Green Bay REP NAME Tim
STATE WI ZIP 54303

Includes all Labor and Materials

GUTTERS

_____ 6" Seamless Gutter
_____ Primary Aluminum
_____ .032 Thickness
_____ Baked On Enamel Finish
_____ Over-sized Down Spouts
_____ Aluminum Trusses
_____ No Holes Mounting Brackets Every 15"
_____ 1/8" Thick Support Bracket Every 15"

LEAF LOCK

_____ Nose Forward Design Panel
_____ Kynar Finish
_____ Drip Edge Extensions
_____ 1/8" Thick Aluminum Bull Nose Bracket

WARRANTY

_____ Lifetime No Clog Warranty
_____ Lifetime Warranty On All Parts
_____ 20 Year Workmanship Warranty (No Service Fee)

FINANCING

_____ Assist in Obtaining Optimum Financing

Total Investment Only

\$ _____

Garage

2637

- 8%

2426

- 10

2183

- 10% cash

\$ 1965

CASH

cash ~ 1/2 up front

if financing 3.9% for 24 mo's if we finance

House

9816

- 8%

9030

- 10%

8127

- 10%

\$ 7314

CASH

Information from the Creative Home Technologies (Contractor we are planning to use) website. The web address is: creativehometech.com

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Gutters do so much for our homes – they direct water away from the roof so that mold doesn’t grow, and they also funnel the water away from the soil surrounding the home so that the foundation isn’t damaged. However, many gutters will clog, become separated from the home, or even promote mold growth due to being installed poorly or crafted from low-quality materials. At Creative Home Technologies, we are committed to installing top-quality gutter systems for homeowners in the Green Bay, Wisconsin, area who don’t want to worry about replacing or cleaning out their gutters ever again.

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At Creative Home Technologies, we are proud to offer products of truly excellent quality, but we know that they’ll prove to be useless if installed incorrectly. That’s why we utilize our own team of skilled, factory-certified workers for all of our projects to ensure that your gutters are installed according to our high standards. We will also complete a comprehensive walkthrough at the end of each project to ensure your complete satisfaction.

Pictures of soffit, fascia, and gutters from the Creative Homes Technology website



Example



Example





SPECIAL SERVICES CUSTOMER INVOICE

Store 4920 W GREEN BAY
810 S TAYLOR ST
GREEN BAY, WI 54303

Phone: (920) 405-0803
Salesperson: RJG3002
Reviewer: ESW609

This is only a QUOTE for the merchandise and services printed below. This becomes an Agreement upon payment and an endorsement by a Home Depot register validation.

Name: PETERS STEVEN	
Address: 816 SHAWANO AVE	
City: GREEN BAY	State: WI Zip: 54303
County: BROWN	
Job Description: garage door	

Phone 1

(920) 265-4649

Page 1 of 3 No. H4920-79174

VALIDATION AREA

SALE 4920 00001 04257 05/08/19 05:26 PM
72 0055620

ORDER 101 H4920-79174 1333.65
RECALL AMOUNT 0.00
ADJL HOSE SUBTOTAL 1,333.65
SALES TAX 0.00
TOTAL \$1,333.65

XXXXXXX8731 HOME DEPOT

USD# 1,333.65

AUTH CODE 008882/S015301

AID 00000000499998400303

THD PLOC CON

QUOTE is valid for this date: 06/08/2019

INSTALLATION #1

MERCHANDISE AND SERVICE SUMMARY

REF # 101

ESTIMATED INSTALL BEGIN DATE: 05/08/2019

ESTIMATED INSTALL END DATE: 06/07/2019

We reserve the right to limit the quantities of merchandise sold to customers

BASIC INSTALLATION LABOR:

SKU	DESCRIPTION	QTY	EA	TAX	PRICE EACH	EXTENSION
0000-479-913	CLOPAY CASH/CHECK LHR-HA-NAT/	1.00	EA	N	\$0.01	\$0.00

CUSTOM LABOR SELECTED INCLUDES:

OPTION	DESCRIPTION	QTY	UM	TAX	PRICE EACH	EXTENSION
1	MODEL: 2050; SIZE: 160" X 70"; COLOR: WHITE; GLASS TYPE: SOLID; LOCK: EXTERIOR KEYPAD LOCK; SPRING: TORSION; PACKAGING: DIST; TRACK SIZE: 2" TRACK RADIUS: 12" RADIUS;	1.00	PA	N	\$1,041.12	\$1,041.12
2	INSTALL OF DOOR OVER 10 FT	1.00	PA	N	\$306.00	\$306.00
3	STOP MOLD-WHITE	2.00	PA	N	\$0.00	\$0.00
4	STOP MOLD-WHITE	1.00	PA	N	\$0.00	\$0.00

INSTALLATION SITE NAME: STEVEN PETERS

ADDRESS: 816 SHAWANO AVE

CITY: GREEN BAY

STATE: WI

ZIP: 54303

INSTALL LABOR CHARGE: \$1,347.12

TRIP CHARGE:

CREDIT FOR DEPOSIT/MEASURE:

*** CONTINUED ON NEXT PAGE ***

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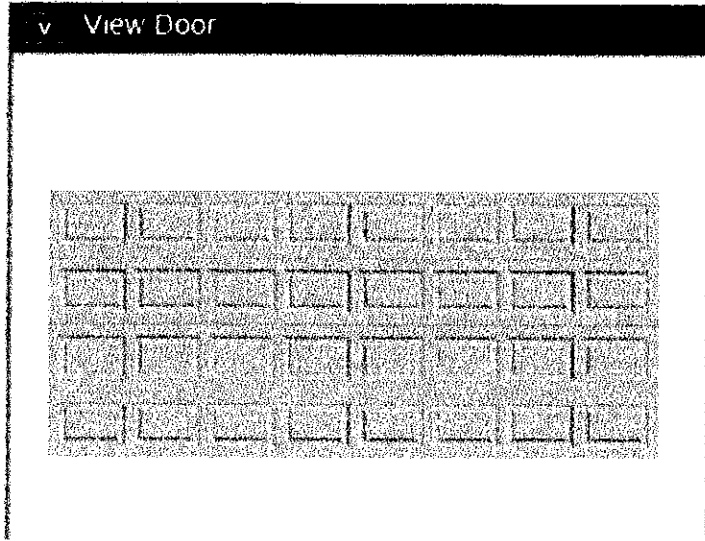


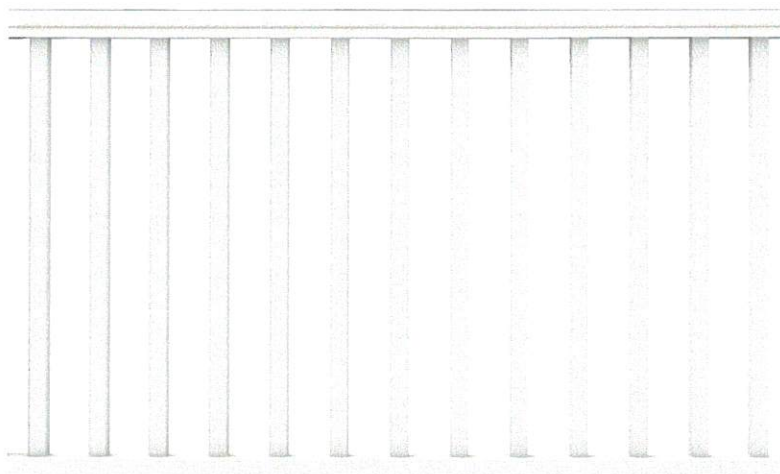
(9801) 0100615056

No. H4920-79174

Customer Copy

Picture of new garage door





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Exclusive

*Can also get 8ft. x 36in
Pre-Built Rail Kit*

Veranda

6 ft. x 36 in. Traditional Pre-Built Rail Kit without Brackets

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- Railing is resistant to warping and mold, unlike other composites
- Includes pre-cut and drilled components and balusters
- Railing is made from low-maintenance, easy-to-install vinyl

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- Accessories sold separately, brackets model #73014296, post model #73003561, post cap model 73012501, base trim model #73003582
- White finish blends with most exterior color schemes
- Easy to install, ideal for the do-it-yourselfer
- Made of durable, low maintenance vinyl
- Never needs painting
- The actual product width - 5.64 ft.
- Note: Product may vary by store
- Transferrable limited lifetime warranty



Complete Your Project:

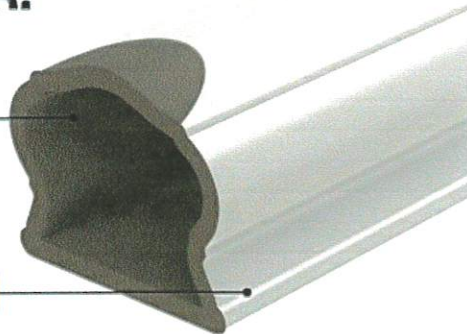
Traditional & Williamsburg
Vinyl Railing

Featuring:

**POLYCOMPOSITE™ TECHNOLOGY
MAKES IT OUR STRONGEST AND
MOST DURABLE CORE EVER!**

**POLYCOMPOSITE™ CORE
WITH NO WOOD FIBER
OR ORGANIC FILLERS**

**TOUGH PVC SURFACE CAP
WITH UV PROTECTION**



Once you have selected your Traditional or Williamsburg Railing style and size, continue

Model # 73003561 Internet #202084750 Store SKU #312387



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Exclusive

Veranda

4 in. x 4 in. x 39 in. White Traditional Post Jacket

★★★★★ (94) [Write a Review](#) [Questions & Answers \(55\)](#)

- Low-maintenance jacket for handrails, fence and stair railings
- Lightweight design makes transitioning your railings easy
- Effortlessly slides over your railing structural support

\$11⁹⁷

Save up to \$100 on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Quantity - 1 +

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We'll Deliver It to You

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31 in stock at W Green Bay

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Get it tomorrow for as low as \$35.00.

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We're unable to ship this item to:
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Easy returns in store and online
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Product Overview

Use the 4 in. x 4 in. x 39 in. Vinyl Post Jacket to transition your fence rail sections. The lightweight design makes installation fast and easy. The white jacket is made of vinyl and is UV protected. Supported by a Transferable limited lifetime warranty.

- Vinyl material makes post jack perfect to transition your fence rails
- Matches white railings
- UV protected
- Low-maintenance jacket never needs painting
- Lightweight and easy to install
- Safe and code certified
- Recommended to use screws (not included) as fasteners
- Transferable limited lifetime warranty
- Note: product may vary by store

Info & Guides

- [Installation Guide](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Accessories (5)



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 10, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.3.

(COA 19-17) Consideration with possible action on a design review for a porch renovation located at 726 Lawe Street.

BACKGROUND

726 Lawe is a contributing property on a corner lot in the Astor NRHP Historic District. The front porch is currently being rehabilitated. As part of that work, the property owner proposes replacing non-historic concrete porch steps with wooden steps. Owner also proposes removing non-historic metal soffit material and repairing the original soffit material found beneath. Other work, approved by LC staff, includes a new porch roof (asphalt shingles), 'new' porch deck (tongue-and-groove wood, mostly reclaimed from the previous porch deck and identical in design and material to the previous deck), and new porch supporting structure beneath the deck.

RECOMMENDATION

LC staff recommends approval of wood porch steps and the plan for addressing the porch soffits.

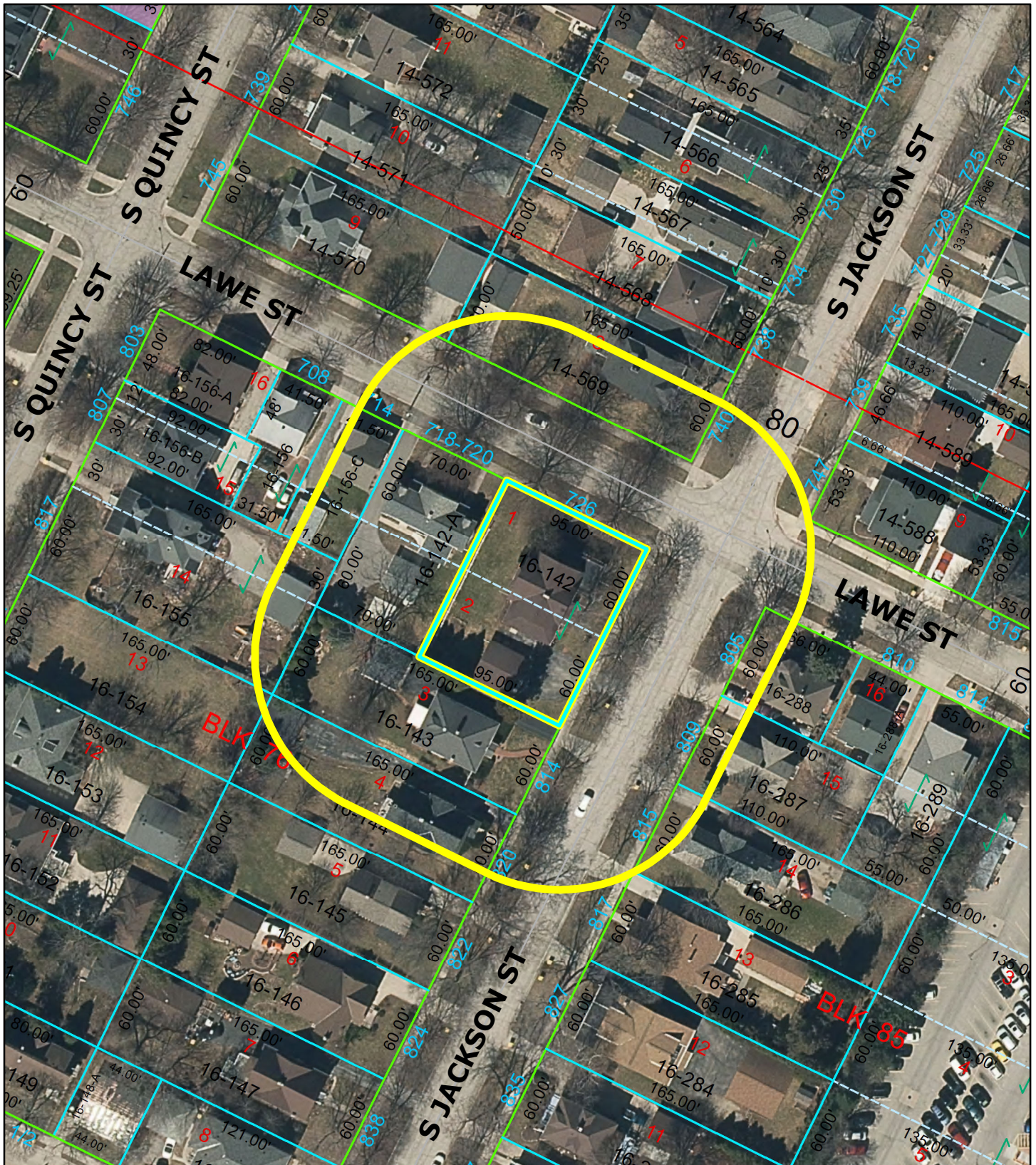
LC staff notes that tongue-and-groove steps is an unusual choice and may not be historically accurate. Typically, steps were made up of one, two, or three (perhaps in a wide-narrow-wide arrangement at each step) individual boards with a gap between each board for drainage. Tongue-and-groove is acceptable, but may be more difficult to maintain.

FISCAL IMPACT

ATTACHMENTS

1. 726 Lawe
2. COA 19-17 Map
3. COA 19-17, Specs





(COA 19-17) Porch Renovation at 726 Lawe Street

0 20 40 80 Feet



- Subject Parcel
- 100' Notification Area



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 04 Jun 2019 X:\Planning\Basemaps\template_8.5x11.mxd

- 8' -

- ALL UNDER STRUCTURE TO BE TREATED WOOD
- REUSE EXISTING TRG DECK BOARD

1' 8" HOUSE

- 21' -

6x8 BEAM

2x8 JOIST @ 16" O.C. TYP.

2x8 BOX FRAME

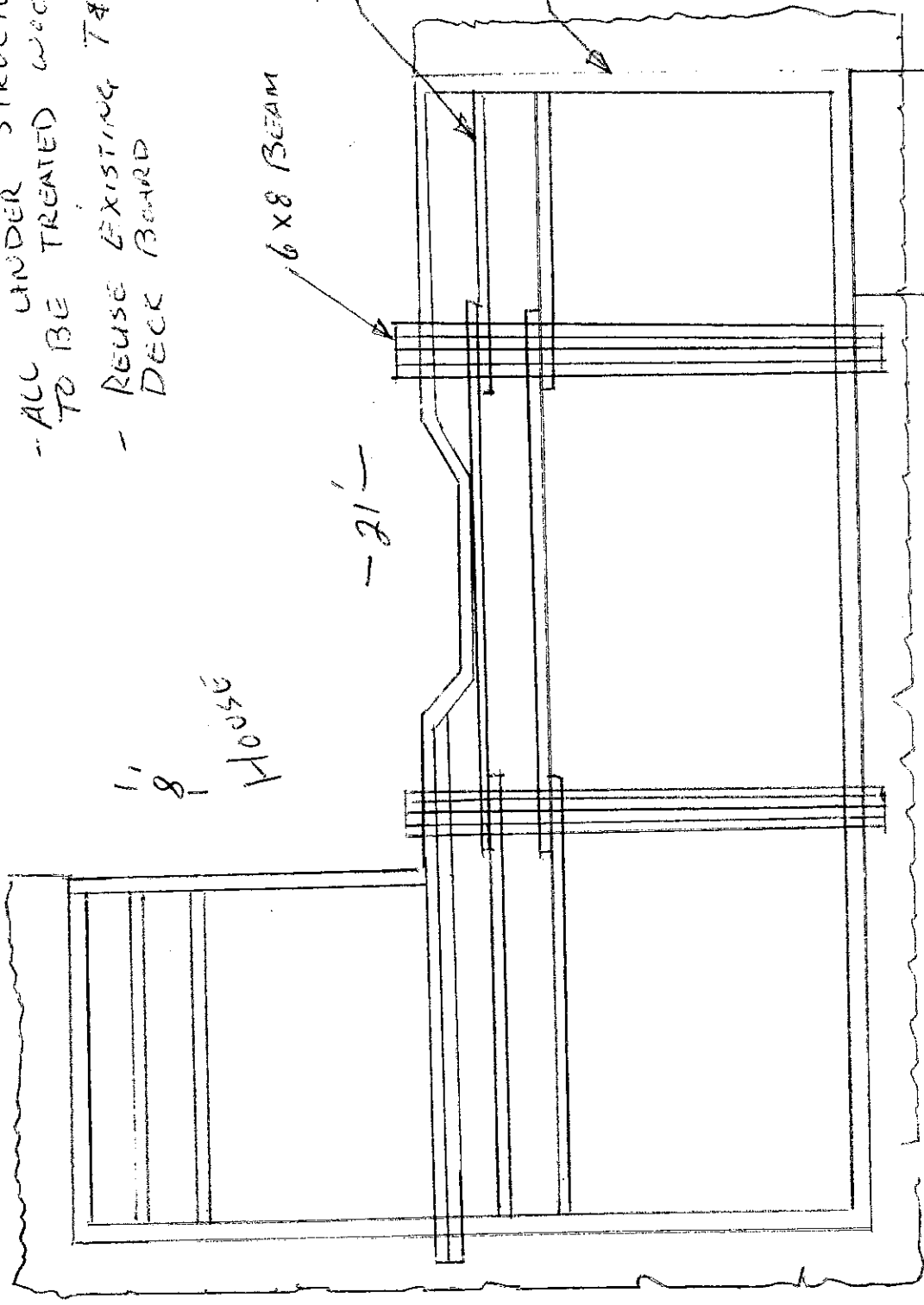
1' 10' 1'

- 29' -

Top Shelf Homes & Design
Lee Rentmeester
2833 Elmwood Road
Green Bay, WI 54313

4x8 PS

1' 9" 1'



METAL
HAND RAILING

TREADED STRINGER

STEP MATERIAL TO BE SAME AS DECK BOARDS
T&G

DECK BOARDS

EXISTING
STONE

STONE

726 LAWE ST

Top Shelf Homes & Design
Lee Rentmeester
2833 Elmwood Road
Green Bay, WI 54313



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 10, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.4.

(COA 19-18) Consideration with possible action on a design review for a new garage located at 638 S. Monroe Avenue.

BACKGROUND

638 S. Monroe is a contributing property in the Astor NRHP District, built c. 1920. Garages were generally not given consideration as part of the NRHP nomination in 1979/1980, and the garage for 638 S. Monroe is not discussed in the NRHP nomination.

LC Staff notes:

- 1936 Sanborn map shows a detached one-story garage at the location of the current garage with roughly the same footprint as the current garage.
- The current and proposed garages are situated behind the main house and are visible from the public right-of-way only when viewed head-on, in way of the driveway.
- The house is a Tudor Revival style with no clapboard profile siding. With the exception of the brick chimney and entrance, the exterior of the house appears to be relatively new – stucco first story (of very fine, not coarse, texture) and paneling/sheathing second story (jerkinhead gable ends and visually similar front dormer roof) with metal (?) bands that simulate half-timber details.
- The current one-story garage has a comparatively coarse stucco exterior that may have matched the texture of an earlier stucco exterior on the house.
- The proposed new garage is 1-1/2 stories tall, occupies roughly the same footprint as the current garage, and is clad in vinyl clapboard-profile siding (color not specified).
- The buildings immediately adjacent to the north and south are also stucco clad.

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 unrelated to the house and existing garage.

Specifically, the proposed garage calls for clapboard profile siding where the house and current garage have none. The overall scale of the proposed garage is taller than the existing garage (nearly 19-feet tall), but its footprint appears to be comparable to the existing garage.

The proposed new garage appears to be compatible with the massing, size, and scale of the historic property. It is also visually differentiated from the old, historic portions of the property. Standard 3 of the

Secretary of the Interior's Standards for rehabilitation is satisfied.

The proposed new garage could be more compatible with the architectural features of the historic property. Specifically, the use of clapboard-profile siding (color not specified) appears to be unrelated to the house and the existing garage. Standard 9 of the Secretary of the Interior's Standards for rehabilitation could be better satisfied if:

- Stucco or paneling (like that found in the gables of the house) is used as an exterior siding in lieu of clapboard profile siding; and/or
- Architectural details like a jerkinhead roof and/or half-timber bands in the gables are incorporated into the design.

RECOMMENDATION

LC staff recommends approval of the proposed new concrete driveway. The new driveway does not significantly differ from the concrete driveway already present.

LC staff recommends approval of the proposed new rear entry stoop. The rear entry stoop is hidden from all public views and has little impact on the historic integrity of the property or district.

LC staff recommends that the LC discuss the exterior siding (color not specified) and architectural details of the proposed new garage, recognizing that the garage, as currently proposed:

- is not in a highly visible location (and only the front façade is visible), but
- does not clearly relate to the architectural features or style of the main house, and
- should not create a false sense of historical development

FISCAL IMPACT

ATTACHMENTS

1. 638 S Monroe
2. 638 S Monroe Summary
3. COA 19-18 Specs
4. COA 19-18 Site Plan
5. COA 19-18 Map



Address: 638 S Monroe St
Parcel No.: 15-144
WI AHI No.: 53030

Historic Name:

Built: 1920 c. 1920
Historic Use: house
Architectural Style: vernacular
Wall Material: stucco
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:

"Stickwork gives this small stuccoed home a chalet effect.

Owner: Edward Pakanich"

- per NRHP nomination

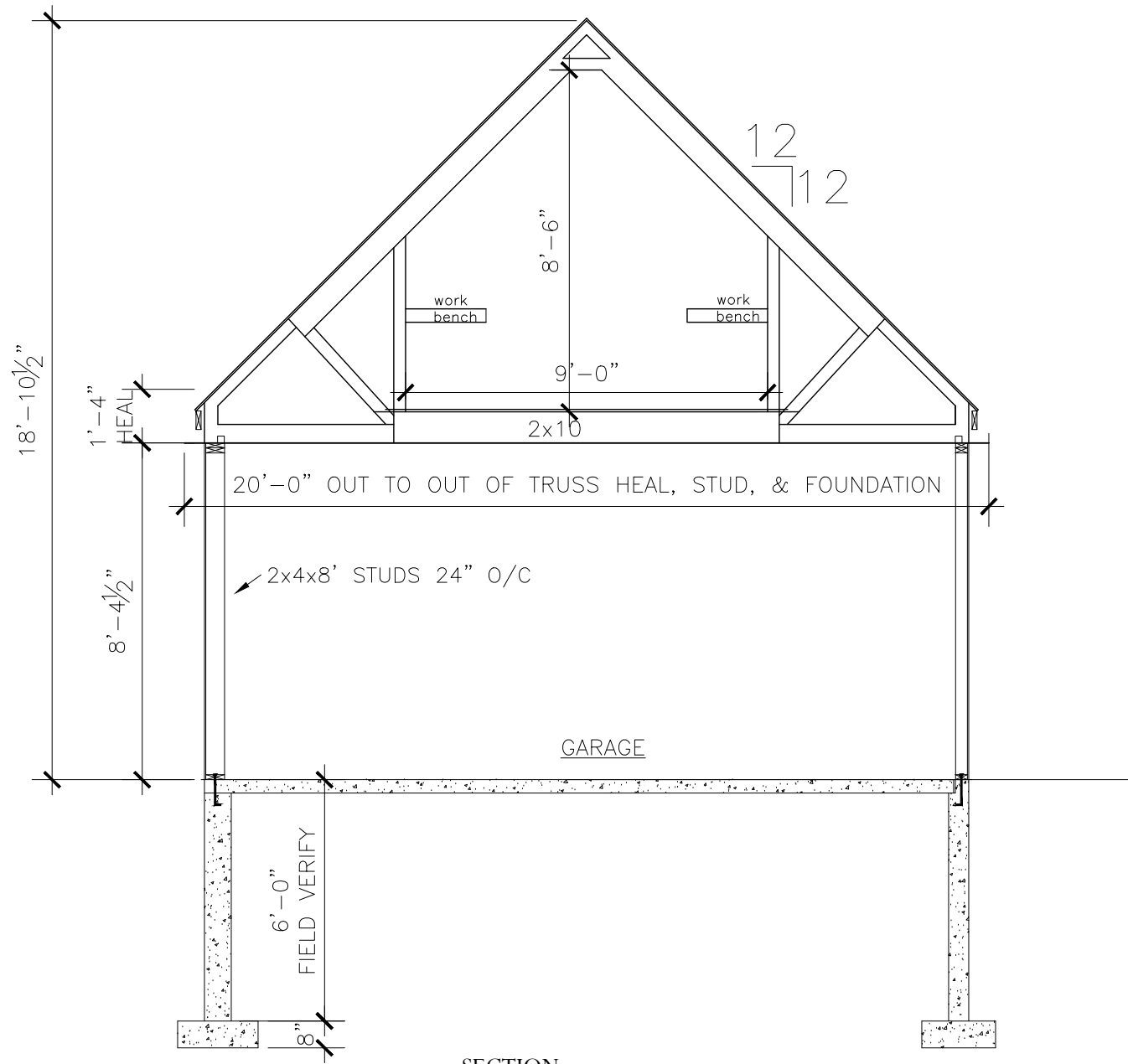
Stewardship:

Character - Overall form & fenestration. Side gabled with jerkinhead roof at both ends. Wide hipped dormer on front façade with one window on each side of brick exterior chimney at front wall. Brick faced entry vestibule in running bond pattern with arched entry door and small circular window to side. Brick quoin relief around entry door. Remainder of house in stucco with half-timbering in 2nd story gable ends. Tudor revival cottage style.

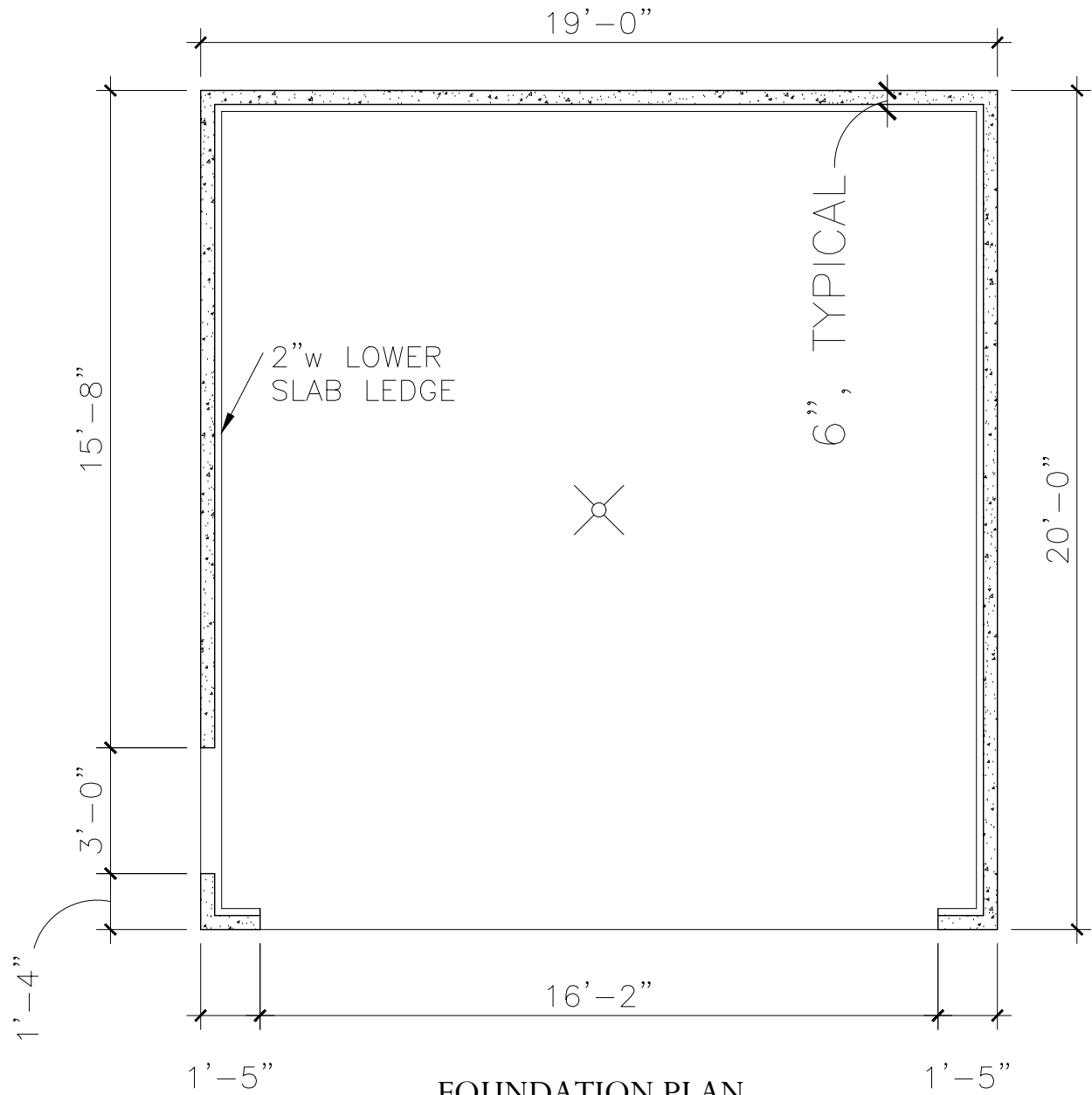
Features - Brick (chimney & entry). Circular window at front.

Alterations - Chimney has been repointed. Replacement windows (multi-pane 1st story, 1/1 2nd story). Immaculate condition of stucco suggests that the exterior has been replaced or refreshed. Metal or vinyl cladding on fascia boards & window casings. Paneling (not stucco) in gables.

Misc -

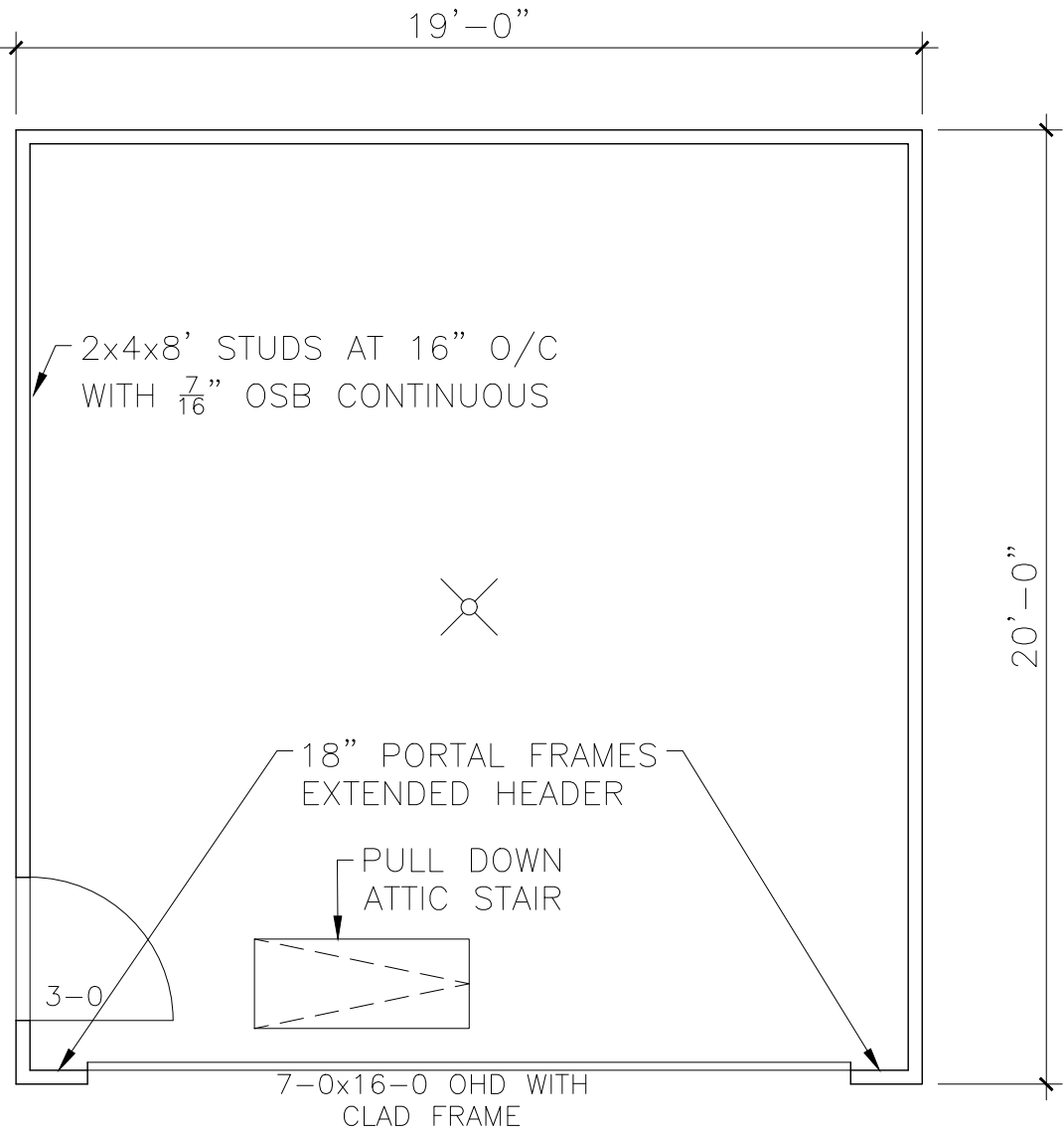


SECTION
SCALE 1/4"=1'-0"

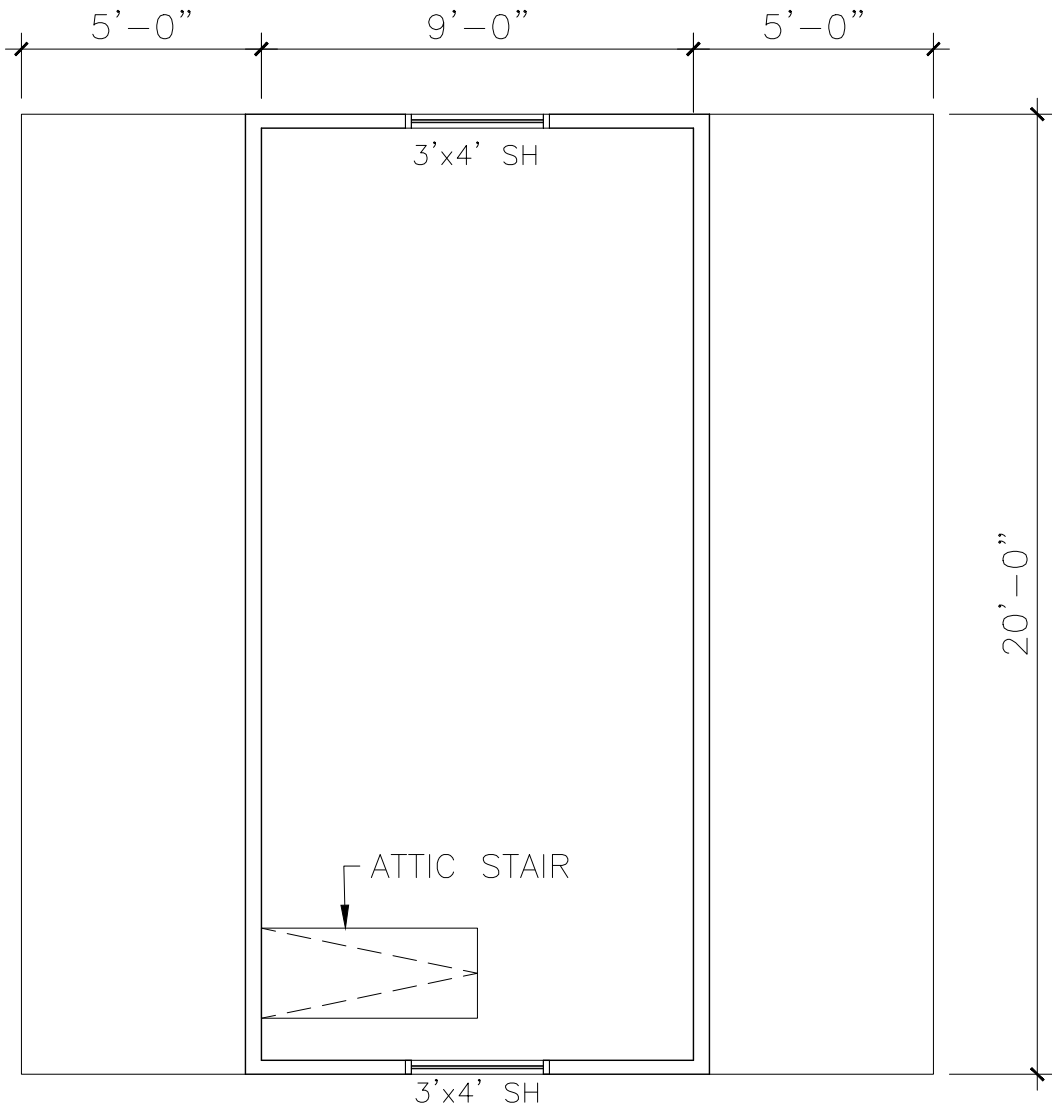


FOUNDATION PLAN
SCALE 1/4"=1'-0"

GAINES REMODEL 638 S. Monroe Avenue Green Bay, WI			
Rev. No	Date	Description	CANTILEVER 215 PLEASANT PLACE DE PERE, WI 54115 T: 920-339-9061 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF CANTILEVER. IT IS NOT TO BE USED FOR OTHER WORK OR REPRODUCTION EXCEPT BY WRITTEN AGREEMENT WITH CHAD CORNETTE AND CANTILEVER. DATE: MAY 29, 2019
	xx-xx-04	xx	
DISCLAIMER			
IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR AND/OR OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND ARE HEREBY HELD RESPONSIBLE FOR ALL NECESSARY RESOLUTIONS.			
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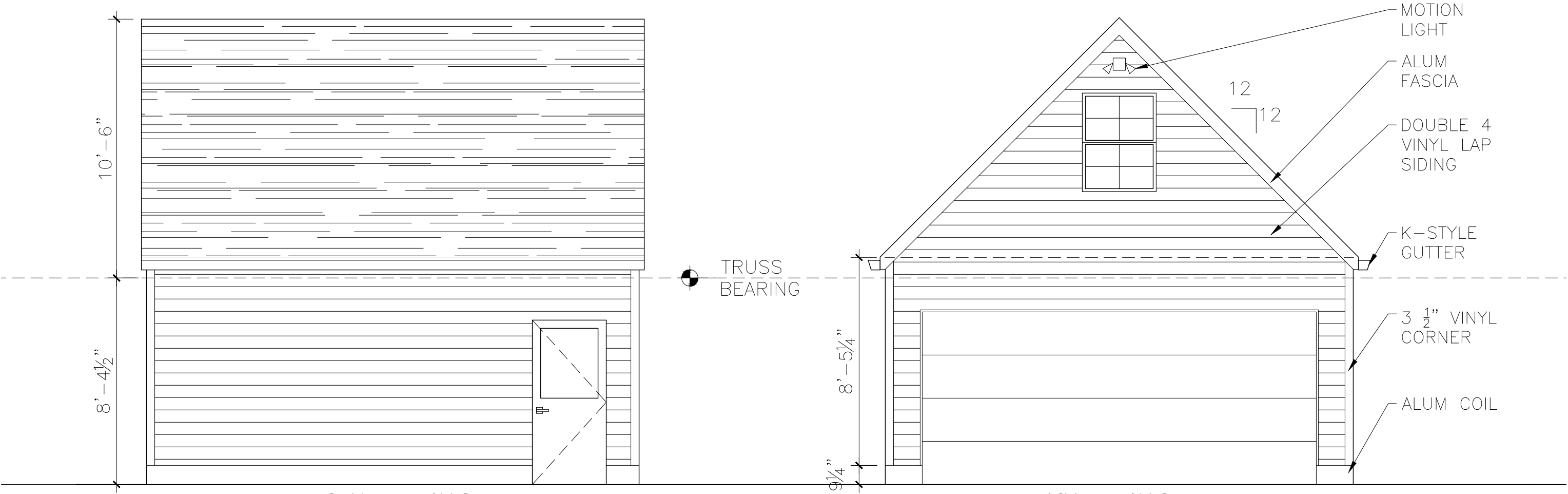


1st FLOOR PLAN
SCALE 1/4"=1'-0"



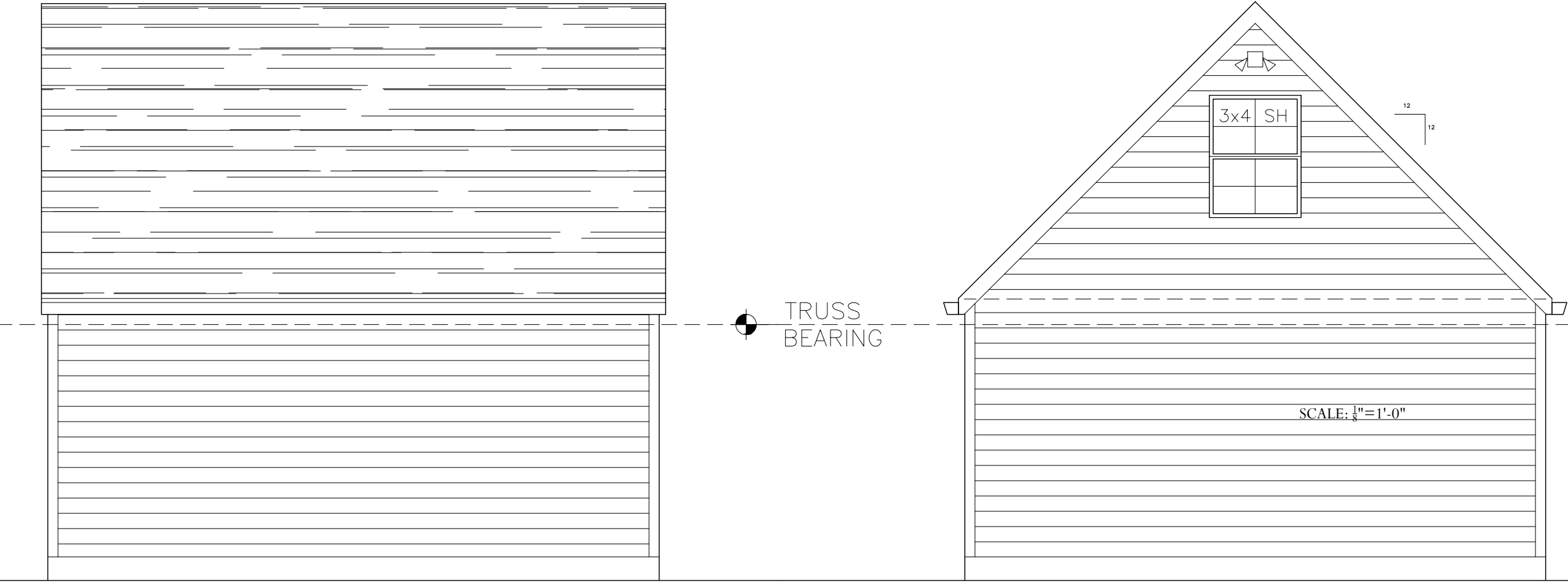
2ND FLOOR BONUS ROOM
SCALE 1/4"=1'-0"

GAINES REMODEL 638 S. Monroe Avenue Green Bay, WI			
Rev. No	Date	Description	CANTILEVER 215 PLEASANT PLACE DE PERE, WI 54115 T: 920-339-9061 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF CANTILEVER. IT IS NOT TO BE USED FOR OTHER WORK OR REPRODUCTION EXCEPT BY WRITTEN AGREEMENT WITH CHAD CORNETTE AND CANTILEVER. DATE: MAY 29, 2019 DISCLAIMER IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR AND/OR OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND ARE HEREBY HELD RESPONSIBLE FOR ALL NECESSARY RESOLUTIONS.
	xx-xx-04	xx	
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NORTH ELEVATION

EAST ELEVATION



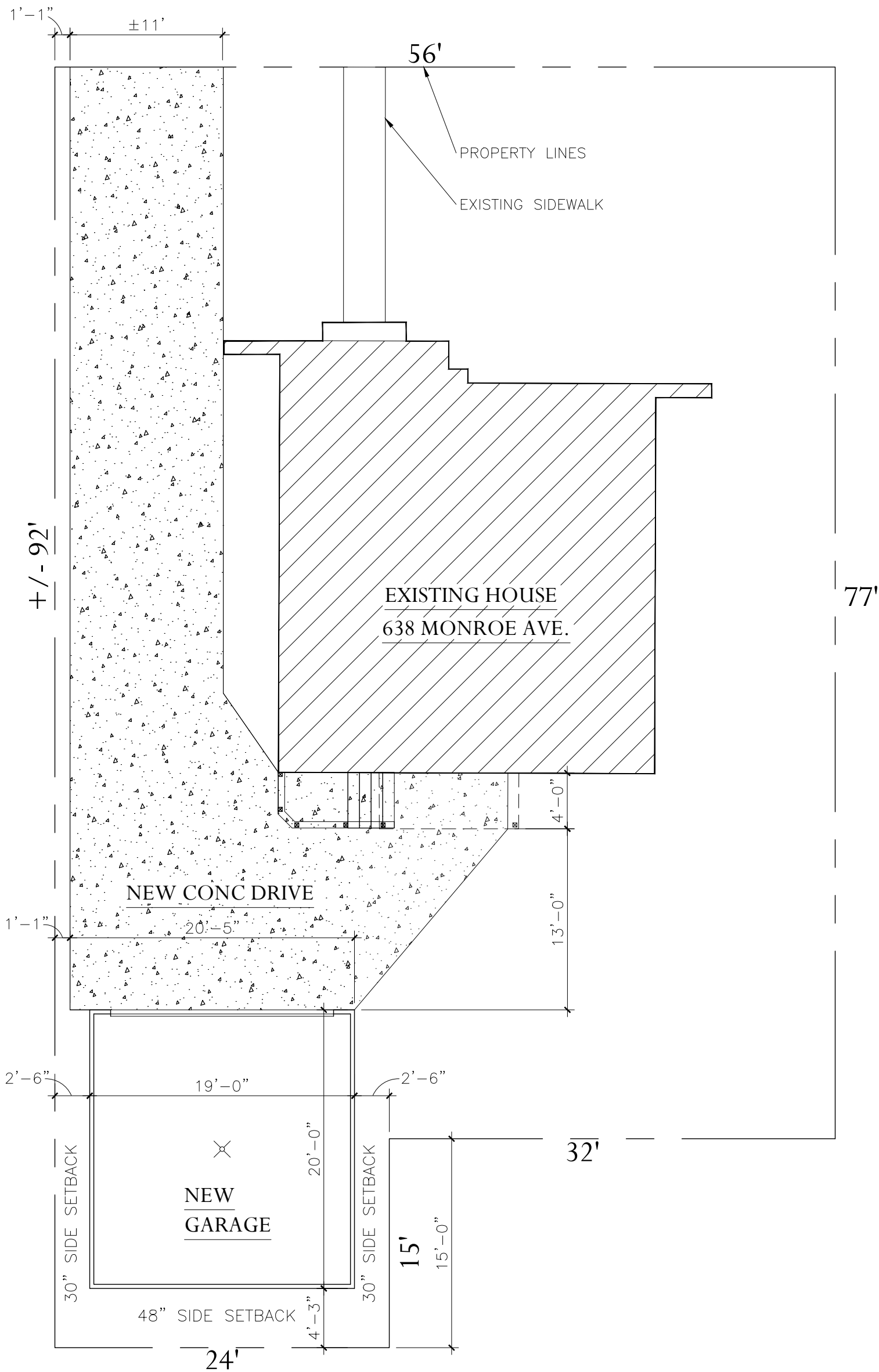
SOUTH ELEVATION

WEST ELEVATION

SCALE: $\frac{1}{4}$ "=1'-0"

GAINES REMODEL 638 S. Monroe Avenue Green Bay, WI			CANTILEVER 215 PLEASANT PLACE DE PERE, WI 54115 P: 920-339-9061
Rev. No	Date	Description	
	xx-xx-04	xx	
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DATE: MAY 29, 2019			
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A3.0			
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MONROE AVENUE



NORTH  **SITE PLAN**
SCALE: 1/8"=1'-0"

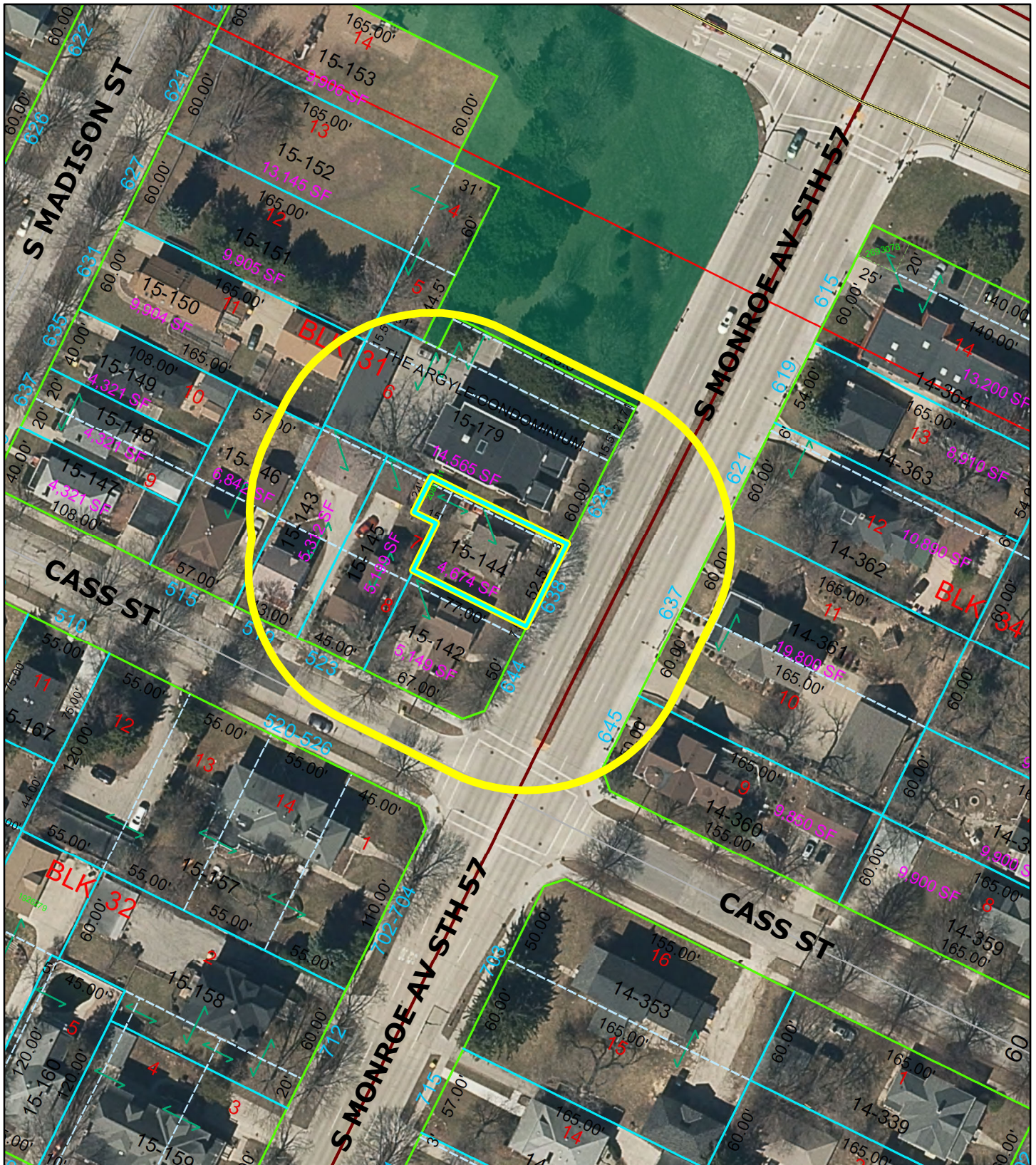
IMPERVIOUS SURFACE CALCULATIONS:

COMPONENT:		
1. HOUSE (Inc. Porches)	= 809	SF
2. NEW STRUCTURE	= 400	SF
3. EXISTING STRUCTURES	= 0	SF
4. DRIVEWAY	= 1,032	SF
5. SIDEWALKS (PRIVATE)	= 55	SF

TOTAL ALL IMPERVIOUS = 2,296 SF
GROSS AREA OF SITE = 4,674 SF

IMPERVIOUS SURFACE RATIO = 49%
* CALC. 2,222 / 4,674 * 100 = 48%

GAINES REMODEL			
638 S. Monroe Avenue Green Bay, WI			
Rev. No	Date	Description	CANTILEVER
△	xx-xx-04	xx	215 PLEASANT PLACE DE PERE, WI 54115 TEL: 920-339-9061
			THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF CANTILEVER. IT IS NOT TO BE USED FOR OTHER WORK OR REPRODUCTION EXCEPT BY WRITTEN AGREEMENT WITH CHAD CORNETTE AND CANTILEVER.
			DATE: MAY 29, 2019
DISCLAIMER			
IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR AND/OR OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND ARE HEREBY HELD RESPONSIBLE FOR ALL NECESSARY RESOLUTIONS.			
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PROJECT # 09003			



(COA 19-18) New Garage at
638 S. Monroe Avenue

0 20 40 80 Feet



- Subject Parcel
- 100' Notification Area



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Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 10, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.I.

Staff-Level COA Applications

BACKGROUND

- COA 19-14, 827 S. Quincy Street, Roof
- COA 19-16, 736 S. Madison, Roof
- COA 19-19, 716 Dousman Street, Chimney & Storm Door

RECOMMENDATION

Receive and Place on File

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 10, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2.

Review City Raze/Repair Orders and Demolitions

BACKGROUND

- 1430 Kurtz
- 1751 East Shore Circle

RECOMMENDATION

Receive and Place on File

FISCAL IMPACT

ATTACHMENTS

1. 1430 Kurtz Raze or Repair Order
2. 1430 Kurtz 1
3. 1430 Kurtz 3
4. 1430 Kurtz 2
5. 1751 East Shore Circle Raze or Repair Order
6. 1751 East Shore Circle, 1972
7. 1751 East Shore Circle pic 1
8. 1751 East Shore Circle pic 2
9. 1751 East Shore Circle pic 3
10. 1751 East Shore Circle pic 4
11. 1751 East Shore Circle pic 5
12. 1751 East Shore Circle pic 6
13. 1751 East Shore Circle pic 7

NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1430 KURTZ AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

James L. and Barbara J. Metzler
442 Erie Road
Green Bay, WI 54311

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 1430 Kurtz Avenue, Green Bay, Brown County, Wisconsin, parcel number 17-1106, more particularly described as follows:

Lots 16 and 17, Block B, Cady Land Co's First 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. Repair/replace interior floors due to wall and ceiling shifting, cracks and compromised fastening joints.
3. Repair roof leak over kitchen area.
4. Replace the electrical panel and any components of the electrical systems that are corroded.
5. Replace the furnace and any components of the HVAC system that were damaged by flood waters.
6. Replace the water heater and any plumbing systems that were damaged by flood waters.
7. Repair/replace damaged and/or deteriorated windows, fascia and soffits.

8. Remove mold and mildew throughout interior surfaces.
9. Repair sanitary pipe break in basement
10. Repair/replace damaged, broken stairway leading to basement.
11. Repair/replace deteriorated roof covering and sheathing over the rear mudroom.
12. Repair/replace any damaged, cracked, detached or missing interior floor coverings.
13. Repair any exterior and interior peeling paint.
14. Repair any interior unsanitary conditions.

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 14th day of May 2019.

/s/Tim Meves
Tim Meves
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 14th day
of May, 2019, the above named, Tim Meves,
to me known to be the person who
executed the foregoing instrument and
acknowledge the same.

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







NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1751 EAST SHORE CIRCLE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

The Ronald K. Baba Revocable
Trust dated October 1, 2017
32 Lynda Avenue
Stockton, CA 95207

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 1751 East Shore Circle, Green Bay, Brown County, Wisconsin, parcel number 21-434, more particularly described as follows:

Commencing at the SE corner of the tract of land deeded to John Bancel as described in 97 Deeds 347, Brown County, Wisconsin records (see No. 10 of abstract) and running N 26° 23' 54" E a distance of 395 feet to the north line of Nicolet Road; thence N 81° 41' 47" W a distance of 176.28 feet to the place of beginning of the property to be herein described; thence N 26° 23' 54" E a distance of 502.78 feet to the waters of Green Bay; thence N 64° W a distance of 33 feet; thence S 26° 23' 54" W a distance of 513.27 feet to the north line of Nicolet Road; thence S 81° 41' 47" E a distance of 34.71 feet to the place of beginning, excepting therefrom that part thereof used and/or conveyed for road purposes.

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. Roof joists need structural calculations and repair due to water damage;
2. Lower bath walls and floor needs repaired due to water damage;
3. All holes in ceilings need repaired due to water damage;

4. Only 50% of the assessed value may be put into repairing the home because it is nonconforming with flood zone;
5. Floors are uneven and need repair due to water damage;

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 30th day of May 2019.

s/Paul Martell
Paul Martell
Building Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 30th day
of May, 2019, the above named, Scott
Nelson, to me known to be the person who
executed the foregoing instrument and
acknowledge the same.

s/Deanna K. DeBruler

Deanna K. DeBruler

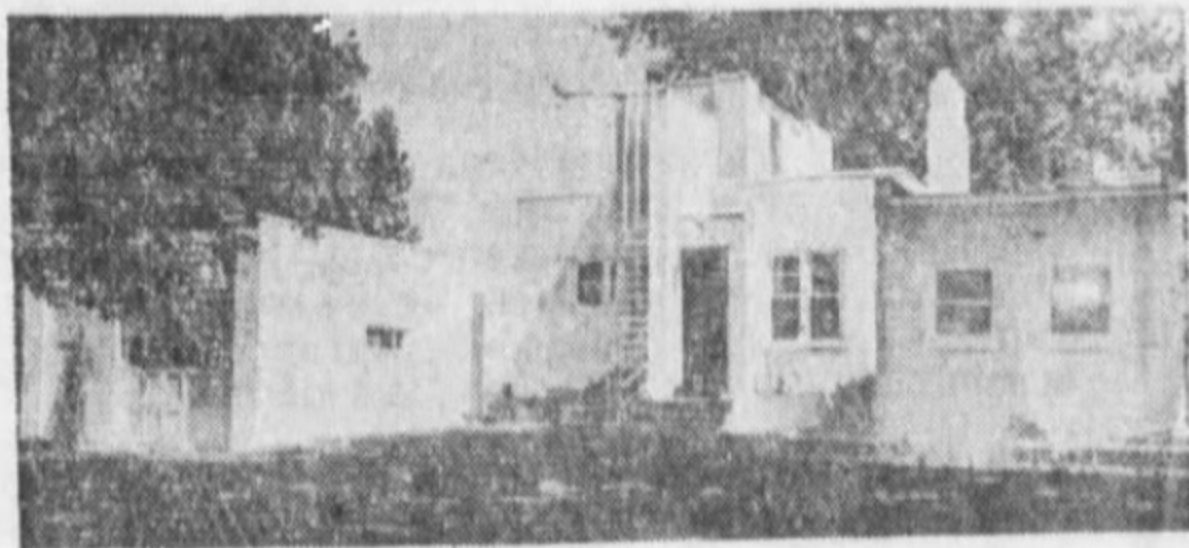
Notary Public, State of Wisconsin

My Commission Expires: 1-2-23

OPEN HOUSE — 1751 East Shore Drive

Time: 1:30 to 4 p.m.

Host: Steve Haag



DOLL HOUSE

with a view. Immaculate 2 bedroom home on the bay. About 1 acre of land. You must see to appreciate.

Real Estate

437-3234



Steve Haag
Joe Wellens

437-7500
437-8943

Gerry Rozan
Bob Plous

336-1458
Broker













