



AGENDA OF THE LANDMARKS COMMISSION

**WEDNESDAY, AUGUST 21, 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 August 21, 2019, special meeting of the Landmarks Commission.

C. Approval of Minutes.

1. Approval of the minutes from the July 8, 2019, meeting of the Landmarks Commission.

D. Regular Business.

1. (COA 19-28) Consideration with possible action on a design review for new siding, windows, and porch addition located at 1007-1011 S. Van Buren Street.
2. (COA 19-29) Consideration with possible action on a design review for window and door replacements located at 241 N. Broadway.
3. (COA 19-30) Consideration with possible action on a design review for a new sign located at 304 N. Adams Street.
4. (COA 19-31) Consideration with possible action on a design review for siding, soffit, and window replacement at 1008 S. Webster 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, September 9, 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, JULY 8, 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: Justin Balsley, David Siegel, Paul Martzke, Ron Dehn, Ald. Veronica Corpus-Dax, Ian Griffiths, Susan Ley

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 8, 2019, meeting of the Landmarks Commission.

Moved by: Ron Dehn, seconded by David Siegel to approve the agenda. Motion carried.
Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 10, 2019, meeting of the Landmarks Commission.

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

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

D. REGULAR BUSINESS.

1. (COA 19-15) Consideration with possible action on a design review for soffit and fascia work at 816 Shawano Avenue.

Moved by Ian Griffiths, seconded by David Siegel to open the floor. Motion carried.

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

Moved by Ron Dehn, seconded by David Siegel to close the floor. Motion carried.

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

Moved by Ian Griffiths, seconded by Paul Martzke to deny the application, noting the original recommendation from the June 10, 2019, meeting would still be allowable, as would repairing and/or replacing the existing soffit. Motion carried. COA 19-15 denied.

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

2. (COA 19-21) Consideration with possible action on a design review for door replacement at 228 N. Adams Street.

Moved by Ian Griffiths, seconded by David Siegel to approve COA 19-21. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- Ian Griffiths

3. (COA 19-22) Consideration with possible action on a design review for new windows at 310 Pine Street.

Moved by Ald. Veronica Corpus-Dax, seconded by Susan Ley to approve COA 19-22. Motion carried.

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

E. INFORMATIONAL.

1. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

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

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

3. Staff Update

4. Date of next meeting: Monday, August 12, 2019

F. ADJOURNMENT.

Moved by David Siegel, seconded by Ron Dehn to adjourn. Motion carried.

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



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.I.

(COA 19-28) Consideration with possible action on a design review for new siding, windows, and porch addition located at 1007-1011 S. Van Buren Street.

BACKGROUND

1007-1011 S. Van Buren Street is a contributing property in the Astor NRHP District, built c. 1925. The house was built in a Craftsman style. By 1929 the house had been altered to accommodate a real estate office and a rental unit. The current configuration of the house is historic (c. 1929 as a 3-unit building), but these historic alterations (e.g. enclosed front porch) present challenges when considering how best to return the house to a single unit.

The request for COA calls for a number of alterations, including:

1. add a 7' x 12' deck and railing in front of the enclosed front porch,
2. install a new front door (where none currently exists) with sidelights to the front of the existing enclosed porch,
3. replace the garage door,
4. remove the exterior stairwell at rear of property,
5. paint the exterior, and
6. replace storm windows with new storm windows

Items 1 & 2 will potentially have a significant impact on the appearance and integrity of the house and district. Items 3 & 4 are not visible from a public right-of-way and will have a negligible impact to the integrity of the property and district. Items 5 & 6 do not require LC review.

With regard to the front deck, LC staff notes that the Secretary of the Interior's Standards for Rehabilitation states:

9. 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.

10. New additions and adjacent or related new construction shall 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.

RECOMMENDATION

LC staff recommends approval of the proposed garage door and removal of the exterior stairwell. Both items are not visible from a public right-of-way and neither will have a significant impact on the historic integrity of the house or the district.

LC staff notes that a front deck does not appear to be compatible with the architectural character of a

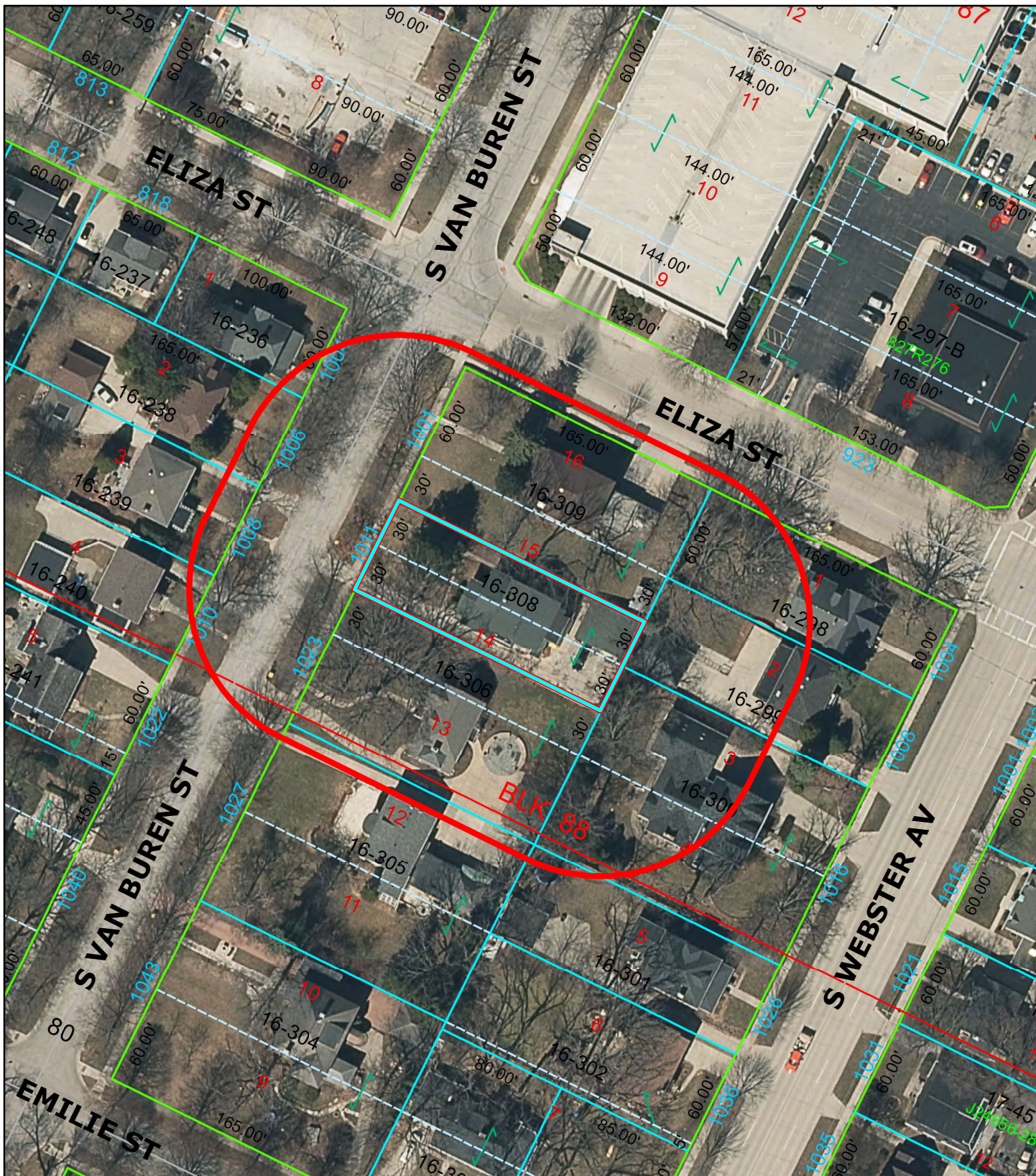
Craftsman style home, its architectural features, or the district as a whole. This Craftsman architectural style is best characterized by a front porch, often enclosed through later alteration, with steps leading from ground level to the porch (or porch door) and no deck. The addition of a front deck, along with 36" tall railing and spindles, will significantly alter the appearance of this house. LC staff further notes that front decks (as opposed to covered porches, porticos, stoops, etc.) are not consistent with the style or historic integrity of the Astor historic district. LC staff recommends denial of the proposed front deck addition.

LC staff notes that the style of front door selected is not incompatible with the architectural style of the house (although other door styles might be better suited). LC staff notes that altering the fenestration to accommodate an entry in the front façade alters the historic (c. 1929) appearance of the house, but may, conjecturally, be in keeping with the original (c. 1925) plan and may be more appropriate for the neighborhood. LC staff recommends approval of the proposed front door.

FISCAL IMPACT

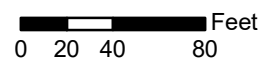
ATTACHMENTS

1. COA 19-28, Map
2. COA 19-28, Details
3. COA 19-28, Front Deck Details with Door
4. COA 19-28 Storm Window Details
5. COA 19-28, Driveway
6. COA 19-28 Garage Door Details
7. 1007-1011 S Van Buren - Property Details and Examples



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
06 Aug 2019 X:\Planning\Basemaps\template_8.5x11.mxd

**COA 19-28, Front Deck and
Storm Window Installation
1007-1011 S Van Buren Street**



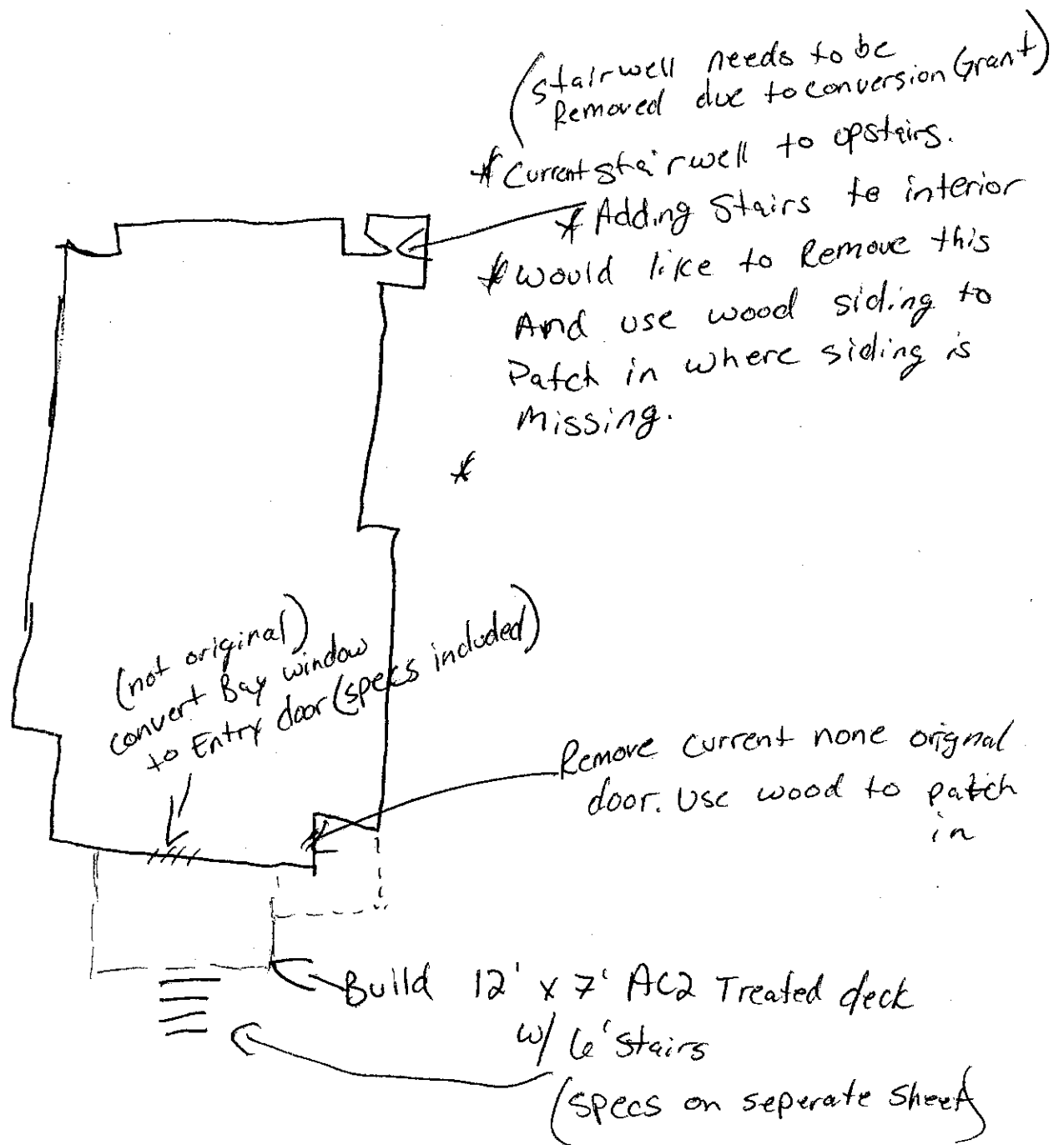
-  Subject Parcel
-  100' Notification Area

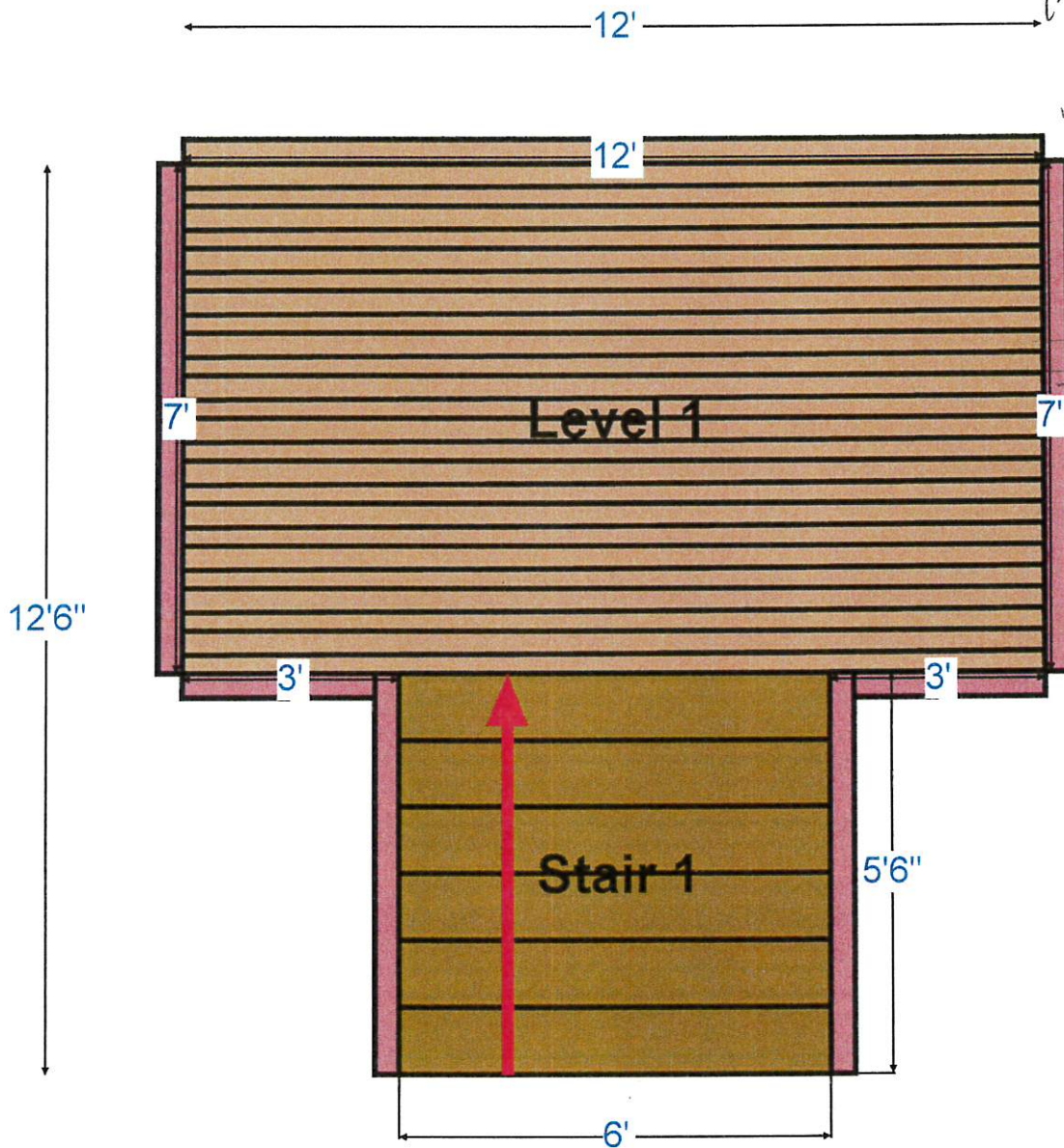
* Leave existing windows. But Replacing current storm windows (details of windows on separate sheet)

* Paint Exterior

* Remove Stairwell

* Replace Broken Garage doors (new door specs included)





Estimated Price:

\$1,475.80

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Level Information

Level 1 - 12' 0" Length X 7' 0" Width X 4' 0" Height, Standard Deck, 40 PSF Load Rating, Horizontal Decking Direction
, 16" Joist Spacing

Framing Information

6x6 AC2 Framing Posts
Poured Footings 16" Tube (includes concrete) with 4' 0" Depth
2X8 AC2 Joists
2X8 AC2 Beams
Solid Placement for Beam Positioning on Framing Posts
Beam and Joist Cantilever - 2 Feet



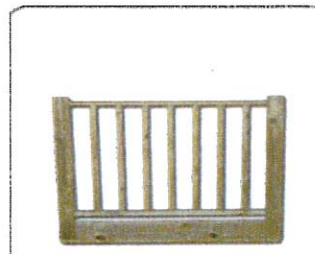
Deck Board Information

5/4x4 AC2 Select Decking
Square Drive 2 1/2" Premium Gold Screws



Railing Information

AC2 Railing Type
36" Shaped Horizontal Handrail
2X2X36 Square End Spindles
4x4x54 Chamfer No Notch Railing Post, Joist Mounted
2x4 Shaped AC2 Hand Rail



Other Material Information

Galvanized Joist Hangers
Galvanized Framing Fasteners
Ledger Deck Ties are included for all Ledger Joists
Joist / Beam Deck Ties are included for all Joists and Beams



Estimated Price:

\$1,475.80

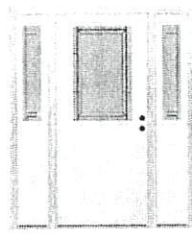
*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

GUEST ESTIMATE

ESTIMATE #: 329459749185

Fri Aug 02 13:02:30 CDT 2019

QTY	DESCRIPTION	SKU
1	Prehung 36" x 80" 6 Panel w/ 22"x36" Lite, Single Door, Steel ,Chippewa 22" x 36" Patina Accent Left Hand Inswing Bore and Mortised for hinges with Deadbolt Bore 6 9/16" [2x6 construction] Primed ready to paint frame Brickmould Applied Aluminum continuous sill Satin Nickel Hinges No Kickplate No Pet Door No Pet Door Interior Prefinished in White , Exterior Prefinished in White 12" x 80" ,Chippewa 8" x 36" sidelite Patina Accent Sidelite on both sides Rough Opening 65 1/4" X 82" Brick Opening 67" X 82 3/4" ** Estimated lead time for this item is 7 days **	4000437

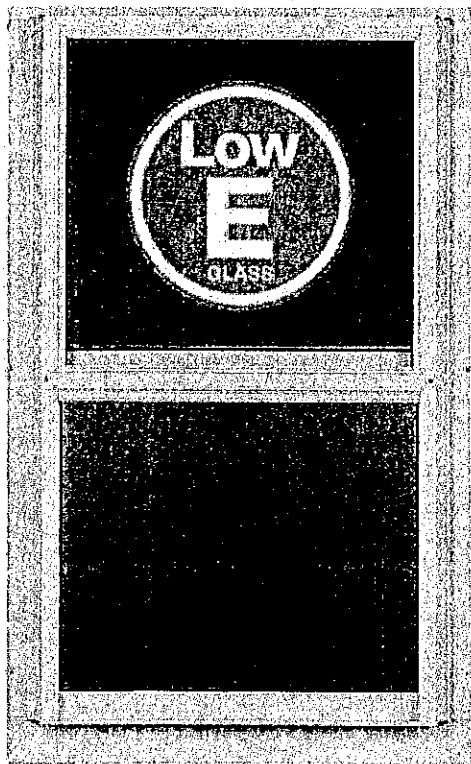
Features	Glass	Outside View	Inside View
			

PLEASE NOTE THE FOLLOWING	TODAY'S ESTIMATED PRICE		
** Today's estimated price, future pricing may go up or down. ** ** Tax, labor, and delivery not included. ** Interior trim not supplied. Door color, the background, and accessories are for representation only.	\$1,549.72 Price is good for all items on this page. Sale price good through: 08-03-2019		
	<table> <tr> <td>Total price for all items</td><td>\$1,549.72</td></tr> </table>	Total price for all items	\$1,549.72
Total price for all items	\$1,549.72		

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Larson® Better White Double-Hung Exterior Storm Window with Low-E Glass

Model Number: L301E_WHT_CUSTOM | Menards® SKU: 4000569



FINAL PRICE

\$115.72

Selected Configurations:

- Size: W:38" X H:60"

Variation: White



FREE Ship To Store

Available for Special Order at
HOWARD
Get it as soon as 08/22/2019



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

Our Better Double-Hung Insulating Storm Windows are easy to install outside your home and feature high performance low-emission glass for year-round protection. The weatherstrip reduces drafts for a comfortable, energy-efficient home while the removable sashes allow for easy cleaning.

Dimensions: Storm Windows will be manufactured to the EXACT TIP-to-TIP MEASUREMENTS entered

Brand Name: **Larson**



Features

- Low-E glass keeps your home warmer in the winter, cooler in the summer, and reduces harmful UV rays that cause fading
- Insulating storm windows with Low-E Glass are now ENERGY STAR® certified for Northern and North-Central climate zones
- Adding an insulating layer reduces drafts up to 40% by mounting over existing window
- Weatherstrip blocks drafts and reduces air infiltration for a more comfortable and energy-efficient home
- Half screen included for easy top or bottom ventilation
- Window sashes easily remove for cleaning
- Limited accidental glass breakage warranty coverage
- Custom exterior storm windows are manufactured to the tip-to-tip measurement entered

Specifications

Product Type	Better Double-Hung Storm Windows	Mounting Method	Inside Mount (Blindstop), Outside Mount (Overlap)
Color/Finish	White	Energy Star Zone	North-Central, Northern
Glazing Type	Low-E, Single Pane	Material	Aluminum
Screen Color	Charcoal	Screen Material	Fiberglass Mesh
Manufacturer Warranty	10 year		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

Ideal Door® Traditional 16' x 8' White Non-Insulated Garage Door

Model Number: 4251962 | Menards® SKU: 4251962

EVERYDAY LOW PRICE

\$587.00

SALE PRICE

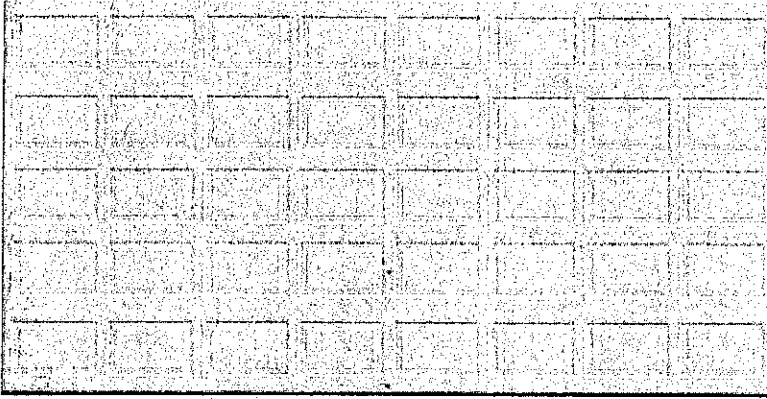
\$528.00 each

Good Through 8/3/19

You Save \$59.00 After Sale Price

Color: White

Size: 16 ft. wide x 8 ft. high ▼



FREE Ship To Store

Available for Special Order at
HOWARD
Get it as soon as 08/19/2019



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

Traditional Steel Panel garage doors feature a design that works with every home without sacrificing style for strength, durability and comfort. This Good construction garage door is non-insulated. It offers dependable construction with long-lasting operation providing you with a great door to suit your home and lifestyle.

Dimensions: 16 ft. wide x 8 ft. high

Brand Name: Ideal Door



Features

- Traditional steel panel door with Short Panel Design
- Window Options are available
- Good construction, Non-Insulated
- 1-Layer construction without insulation
- Standard Torsion Spring Included
- Opener Reinforcement bracket and at least (1) strut required for use with an opener (purchased separately)
- Nylon rollers provide quiet, smooth and long-lasting performance
- 2" Bracket Mount Track with Standard 12" Radius Requiring 12" of Headroom
- Includes (1) 2-1/4" support strut
- Includes Bottom weatherseal
- Rear track hanger kit, lock and opener purchased separately

Specifications

Style	Traditional	Grade	Good
Headroom	12 inch	Includes	All track and installation hardware, Installation Instructions
Window Style	Solid - No Windows	Application	Residential
Door Thickness	2 Inch	Product Type	Non Insulated Garage Door
Material	1 sheet of durable (25 gauge) steel	Manufacturer Warranty	Paint System - 15 Year, Hardware - 1 year
Color/Finish	White	Overall Width	16 foot
Overall Height	8 foot	Spring Type	Standard Torsion
R-Value	Not Rated		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

Address:	1011	S Van Buren	St	1009	now	
Parcel No.:	16-308					
WI AHI No.:	53504					
Historic Name:						
Built:	1910	c. 1924/25 per City Directories				
Historic Use:	house	(absent 1923 & before, present 1925)				
Architectural Style:	vernacular					
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:						
	"Several additions have altered the façade of this two story frame house.					
	Owner: John H. De Wan, 1001 South Van Buren, Green Bay, WI 54301"					
	- per NRHP nomination					
Stewardship:						
	Character -	Overall form & fenestration. Front portion of house is a cross gable form.				
		A main front gable has a shorter front-gabled wing projecting towards the				
		street and a gabled wing projecting to the south. This front portion is				
		roughly 1-1/2 stories in height. A 2-story rear, side-gabled portion of the				
		house is somewhat visible from the street. Clapboard profile siding with				
		corner boards. Rafter tails with plain brackets in the gabled ends.				
		Craftsman style.				
	Features -	Wood siding. Rafter tails & brackets. Decorative supports on front				
		wing. Many original windows.				
		(continued below)				
	Alterations -	1936 Sanborn map shows this property as it currently exists, with the rear				
		portion used as apartments and the front portion for the property owner.				
		(hence 1007-1011 house number). The form suggests that this was a				
		Craftsman style bungalow to which a 2-story addition was placed at the				
		rear. The front porch has been enclosed (front wing), with a large picture				
		window at front. Rear addition style matches that of the front, suggesting				
		it was constructed on-site (rather than moved here & joined to house).				
		Entry railing & column are old replacements. Additions are now				
		historic (built pre-1936).				
	Misc -					



1007-1011 S Van Buren

(see photos of other examples, below)

EXAMPLES OF SIMILAR STYLE (note porches & steps)





MAKES ITS OWNERS PROUD



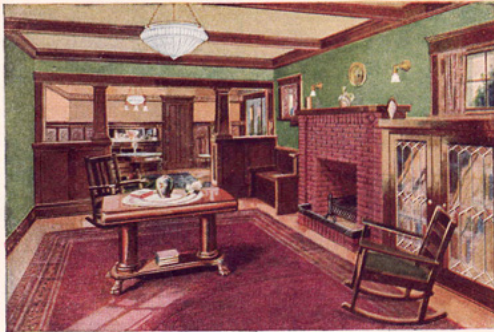
The ARGYLE

No. 17018 "Already Cut" and Fitted.

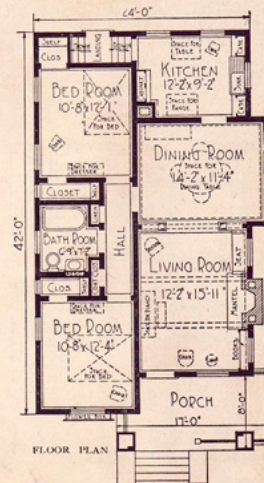
Honor Bill

\$2,349⁰⁰

See Description
of "Honor
Bill" Houses
on Page 7.



THE ARGYLE Modern Home is a bungalow whose exterior appearance suggests extra fine interior arrangement and furnishings. The front elevation, as you glance at it, bespeaks richness and comfort on the inside. A glance at the illustrations of the living room and dining room proves this conclusively. Note the bookcase colonnade, the beamed ceiling, the massive brick mantel with the built-in bookcase on the side. Note also the extra depth of the living room and dining room, nearly 30 feet long. "A \$6,500.00 house," you might say, and you would not be very far wrong, if it were built in the ordinary way. Yet by our modern merchandising methods we are able to furnish the materials so that you can build it for a great deal less.



Read Complete Description on the Opposite Page.

EXAMPLES OF ALTERATIONS



(tastefully enclosed porch & side deck)



(a historic example, but different form – porch extending off of an enclosed wing)



York

26 ft. x 34 ft.
over all
5 Rooms and
Bath

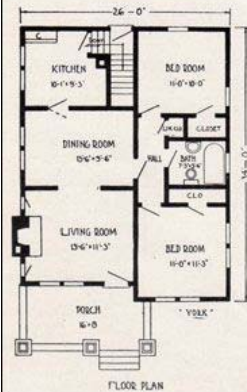
Here is a type of bungalow rightfully popular in the suburban districts of America's big cities. Its general appearance is quite substantial, yet broken roof lines, the careful placing and design of windows, the selection of porch pillars and outside trim give a pleasing balance and harmony one never tires of. Inside this home you are at once attracted by the warm hospitality of the living room. Two windows at front and side each let in all the sunlight you want. You may have your prized open fireplace; and there's a case-ment window at the side, underneath which your bookcase may go. Just beyond you catch a glimpse of the dining room. Through a door to the right, but out of sight, are the two bedrooms—one with four windows! There are large closets, a linen closet, and the usual bath. The kitchen is furnished with our celebrated cabinet; a door leads to a grade entrance and to the cellar.

There's a wonderful porch—wide and deep, with room for many a lounging chair, a veranda-swing, or any comfort you may elect.

Owners of the York are most enthusiastic about its individuality, its livable-ness, its economy both in first and in up-keep cost.

SPECIFICATIONS

Ceiling height first floor approximately 9 ft.
Girders 6 in. x 8 in.
First floor joists 2 in. x 8 in.
Ceiling joists 2 in. x 4 in. Rafters 2 in. x 6 in.
Front door—our "Coneux" of solid Chestnut, 3 ft. x 6 ft. 8 in. and 1 3/4 in. thick, glazed with clear glass.
Prices on oak floors and trim for living room and dining room, maple flooring in kitchen, quoted on application.
Our kitchen cupboard No. 2, medicine cabinet and linen closet included in the selling price.



Amityville, L. I., N. Y.
Sept. 27, 1921.

Dear Sirs:—

So far everything is working out very nicely. There was a party from Roslyn, L. I., called a few days ago to look over materials, etc. He went away satisfied with what he had seen. Send them all over as I am well pleased with my purchase and am satisfied for others to know it.

Yours truly,
A. K.

(Purchased Lancaster)

Caledonia, N. Y.
Sept. 1, 1921.

Gentlemen:—

Everything going fine, roof sheathing about on, and back porch nearly up. Everyone praises that lumber, and marvel at the rapid way the house is going up.

W. F. Z.

(Purchased Rosemont)

(historic, but different form)

COMPARABLE EXAMPLES IN ASTOR



814 Lawe (enclosed porch)



817 S Jackson (enclosed porch)



1044 S Jackson (different form)



827 S Jefferson (altered)



1114 S Monroe (enclosed porch)



1136 S Monroe (different form – note historic side deck)



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.2.

(COA 19-29) Consideration with possible action on a design review for window and door replacements located at 241 N. Broadway.

BACKGROUND

241 N. Broadway is a contributing property in the Broadway-Dousman NRHP District, built in 1913. The district contained 12 contributing buildings when designated in 1999 – today there are 11.

The request for COA calls for replacing non-historic storefront windows and doors with new windows and doors. The building owner has been working with Mark Buechel, a Senior Architect with the Wisconsin Historical Society, to select windows and doors that will not further compromise the historic integrity of the building or the district.

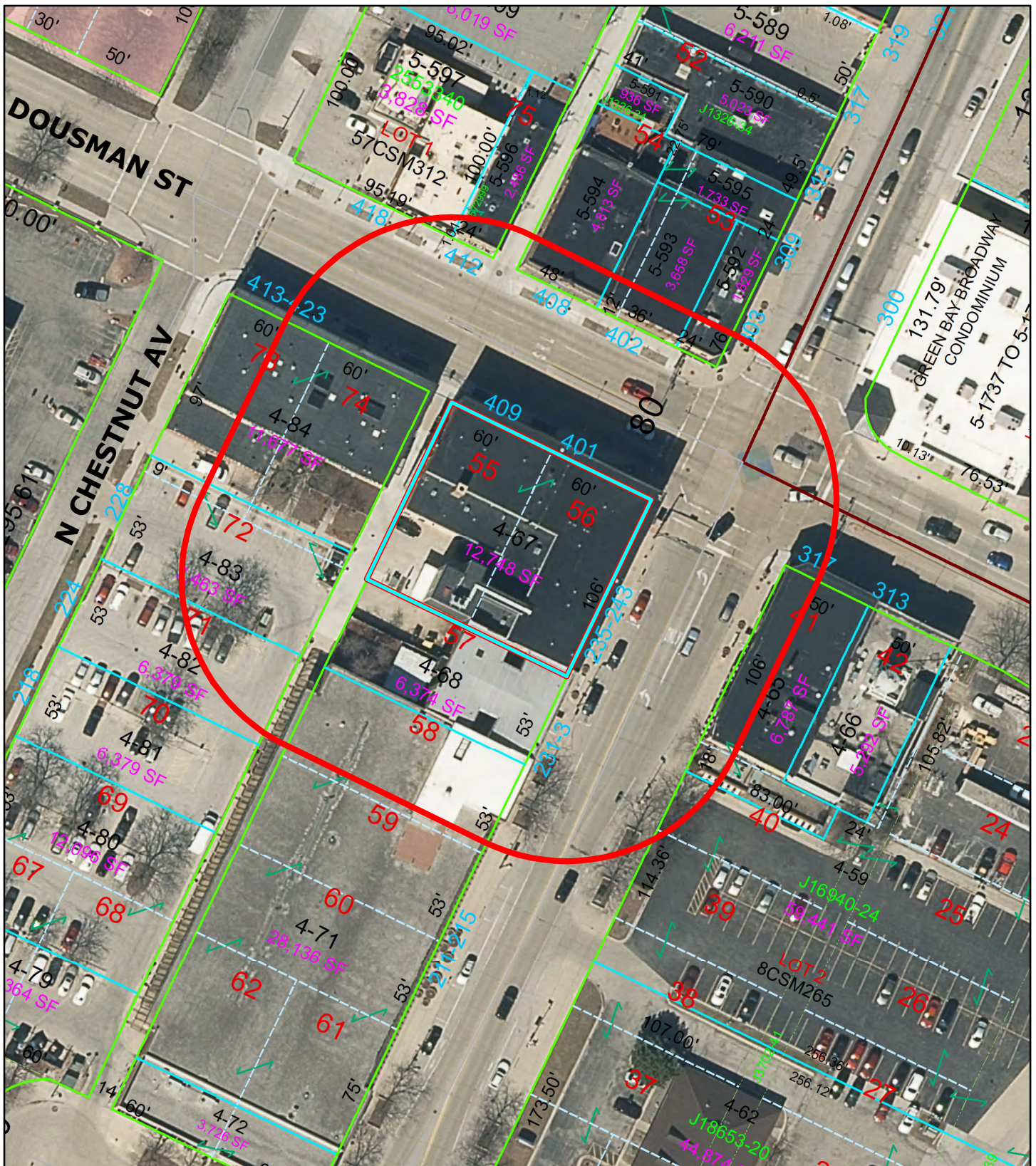
RECOMMENDATION

LC staff recommends approval of the proposed replacement windows and doors as reviewed and approved by the State Historical Society's architect.

FISCAL IMPACT

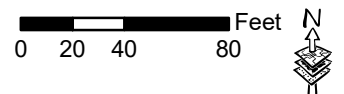
ATTACHMENTS

1. COA 19-29 Map
2. COA 19-29 Street View
3. COA 19-29 Rodac's Platten Place Window Replacement Proposal
4. PlattenPlBldg1 Elev
5. PlattenPlaceBldg2Elev
6. PlattenPlace Bldg3Elev
7. PlattenPlaceBldg5Elev
8. PlattenPlaceBldg6Elev
9. PlattenPlaceBldg6BackElev
10. PlattenPlaceBldg6BackElev I



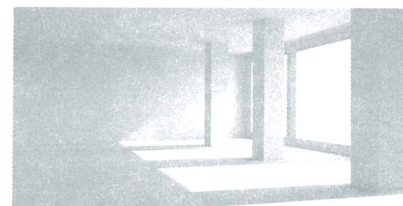
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 06 Aug 2019 X:\Planning\Basemaps\template_8.5x11.mxd

COA 19-29, Window & Door Replacement 240 N Broadway



- Subject Parcel
- 100' Notification Area





July 17, 2019

PROPOSAL FOR:

Platten Place
241 N. Broadway
Green Bay, WI. 54303

We are pleased to submit our Proposal on the following project in accordance with your specifications and to supply all labor and material to complete the following. All work described in this proposal is in reference to **Building Walk Through Meeting**.

THIS PROPOSAL IS FOR:

New Store Front Windows and Doors along 200 blk
Broadway/400 blk Dousman St

JOB LOCATION:

Green Bay, WI

1.0 GENERAL INFORMATION:

A. CONSTRUCTION MANAGEMENT (RODAC Development & Construction \$7,708.00)

Supervision: We will assign a Supervisor to this project that is responsible for the supervision of all contracted field construction in progress. The Supervisor's responsibilities will include the scheduling and direct supervision of contracted field construction forces, interfacing as required with Building Inspection Officials, and ensuring compliance of work in place with drawings and specifications.

Safety: It is RODAC, LLC position and philosophy to place a high priority on a safe job site. Therefore, we have made the necessary commitment in training, education, knowledge and equipment to be able to comply with OSHA requirements during the construction phase of this project.

B. PLANS AND PERMITS

Local building permit is included. (City of Green Bay \$500.00)

****State fees and state approved plans are NOT included in this proposal at this time****

Upon completion of the project, the Contractor will provide the Owner with a set of as built drawings, a list of subcontractors used on the project, manufacturer's warranties, operation and maintenance manuals for the major pieces of equipment, and instruction manuals where appropriate for building systems.

We will prepare a weekly job report for the project which will include photographs and a schedule for the project. This schedule will indicate the dates for tentative dates of starting, completion of the various stages of construction, and will be updated on a regular basis to reflect the actual progress of the work.

C. PROJECT SUPERINTENDENT (RODAC Development & Construction \$3,855.00)

D. TEMPORARY SERVICES (CLEANING Thario/RODAC \$500.00) (DUMPSTERS & PORTABLES Fox Shore Disposal \$420.00)

Owner will provide electrical power during construction.

Waste and construction debris clean-up is included for RODAC's portion of the work. A dumpster will be located on site during construction.

Upon completion, the building will be turned over in a "clean" condition

A. SIDE WALK CLOSER (RODAC \$250.00)

Cost to pull permit for sidewalk closing at project area through the city of Green Bay during window removal and installation.

6.0 WOOD AND PLASTICS:

A. CARPENTRY (Rodac \$12,475.00)

- Provide materials and labor to build a temp wall inside of the existing glass window openings at each building. To allow for the removal and reinstall of new glass and glazing window. Remove temp walls at the completion of window install.
- Provide materials and labor to repair or rework window header materials as needed for each opening.
- Provide materials and labor to repair door jambs at front and rear of building as needed for new door installation.
- Provide materials and labor for rework of existing window and door openings for installation of new windows.
- Provide materials and labor for interior and exterior touchups as needed after new window and doors are installed.

8.0 DOORS AND WINDOWS:

A. EXTERIOR DOORS, FRAMES, AND WINDOWS (Green Bay Glass Center \$81,343.00)

- Building 1 Storefront Re-work
 - We propose to replace existing storefront including: Removal and disposal of existing plate glass and entrance, Installation of Tubelite T14000 series framing, dark bronze anodized, 1" low-e glass, entrance to match existing swing and includes, narrow style door, 3'4 x 7'0 inswing, standard deadlocking hardware (thumb turn on interior, construction keyed cylinder on exterior), 10" bottom rail, standard ADA 5" threshold, 1" diameter push bar and 10" offset pull handle, 1 ½ pairs of BB NRP Hinges, standard thermally broken sill flashing, subcontract for lift rental, and perimeter sealants at our work. Please see attached elevational drawing(s) for reference.
- Building 2 Storefront Re-work
 - We propose to replace existing storefront including: Removal and disposal of existing plate glass and entrance, Installation of Tubelite T14000 series framing, dark bronze anodized, 1" low-e glass, entrance to match existing swing and includes, narrow style door, 3'4 x 7'0 inswing, standard deadlocking hardware (thumb turn on interior, construction keyed cylinder on exterior), 10" bottom rail, standard ADA 5" threshold, 1" diameter push bar and 10" offset pull handle, 1 ½

pairs of BB NRP Hinges, standard thermally broken sill flashing, subcontract for lift rental, and perimeter sealants at our work. Please see attached elevational drawing(s) for reference.

- Building 3 Storefront Re-work

- We propose to replace existing storefront including: Removal and disposal of existing plate glass and entrance, Installation of Tubelite T14000 series framing, dark bronze anodized, 1" low-e glass, entrance to match existing swing and includes, narrow style door, 3'4 x 7'0 inswing, standard deadlocking hardware (thumb turn on interior, construction keyed cylinder on exterior), 10" bottom rail, standard ADA 5" threshold, 1" diameter push bar and 10" offset pull handle, 1 ½ pairs of BB NRP Hinges, standard thermally broken sill flashing, subcontract for lift rental, and perimeter sealants at our work. Please see attached elevational drawing(s) for reference.

- Building 5 Storefront Re-work

- We propose to replace existing storefront including: Removal and disposal of existing plate glass and entrance, Installation of Tubelite T14000 series framing, dark bronze anodized, 1" low-e glass, entrance to match existing swing and includes, narrow style door, 3'4 x 7'0 inswing, standard deadlocking hardware (thumb turn on interior, construction keyed cylinder on exterior), 10" bottom rail, standard ADA 5" threshold, 1" diameter push bar and 10" offset pull handle, 1 ½ pairs of BB NRP Hinges, standard thermally broken sill flashing, subcontract for lift rental, and perimeter sealants at our work. Please see attached elevational drawing(s) for reference.

- Building 6 Storefront Re-work

- We propose to replace existing storefront including: Removal and disposal of existing plate glass and entrances, Installation of Tubelite T14000 series framing, dark bronze anodized, 1" low-e glass, entrance to match existing swing and includes, three (3) narrow style door, 3'4 x 7'0 inswing, standard deadlocking hardware (thumb turn on interior, construction keyed cylinder on exterior), 10" bottom rail, standard ADA 5" threshold, 1" diameter push bar and 10" offset pull handle, 1 ½ pairs of BB NRP Hinges, standard thermally broken sill flashing, subcontract for lift rental, and perimeter sealants at our work. Please see attached elevational drawing(s) for reference.

- Option: If a lever latch is required on entrance in lieu of standard deadlocking hardware please add \$155.00 to this price at each building.

OTHER SERVICES:

A. GENERAL

Competent supervision throughout project to include on-site foreman, superintendent's supervision, and in-house expeditor service.

Assume the role of General Contractor and the responsibilities thereof.

Workmanship to be completed in a professional manner according to standard industry practices.

B. INSURANCE

General Liabilities

Workman's Compensation.

We will furnish a Certificate of Insurance upon request.

It is owner's responsibility to have Fire & Casualty insurance prior to occupancy.

C. WARRANTIES

We will repair, replace or correct defects as per Industry Standards as shall become necessary by reason of faulty workmanship or building materials which appear within a period of one year from occupancy or completion whichever comes first. This applies to our work and that done by our subcontractors. Longer warranties on any equipment will be as per manufacturer's product literature and not contractor's responsibility. Payments in full must have been received by RODAC, LLC for any warranty to be in effect.

D. PAYMENT SCHEDULE

- Down payment upon acceptance
- Progress invoices will be submitted once a month.

***** TOTAL AS LISTED \$107,051.00 *****

This Proposal is private and confidential between you and RODAC, LLC. It should be shared only with those who are in a confidential relationship with you or your company. This Proposal also may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE

Owner:

Design Builder: RODAC, LLC

By: _____

By:  _____

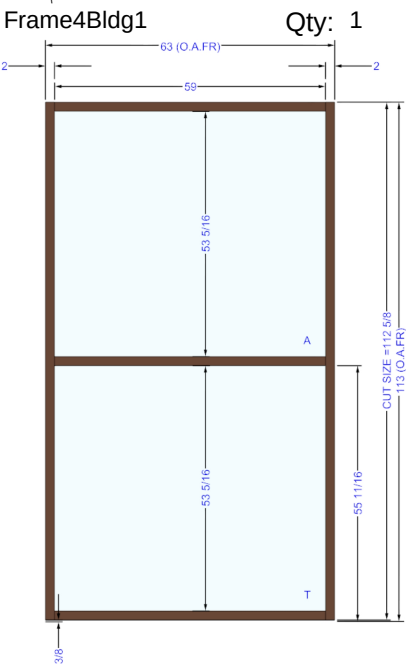
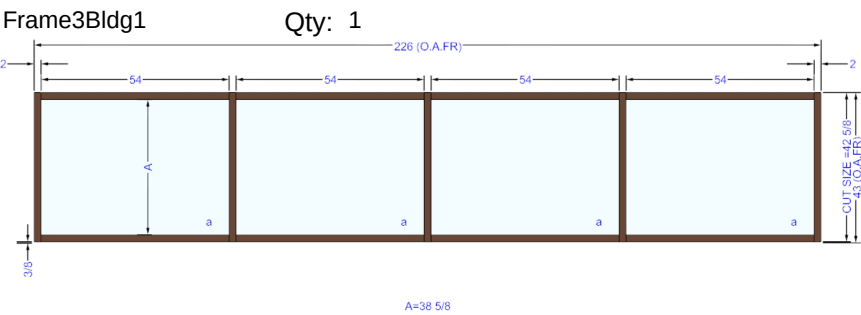
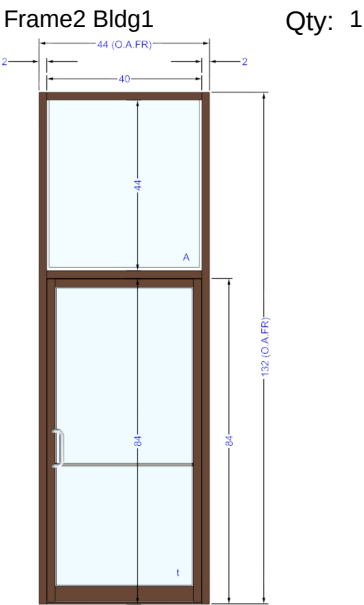
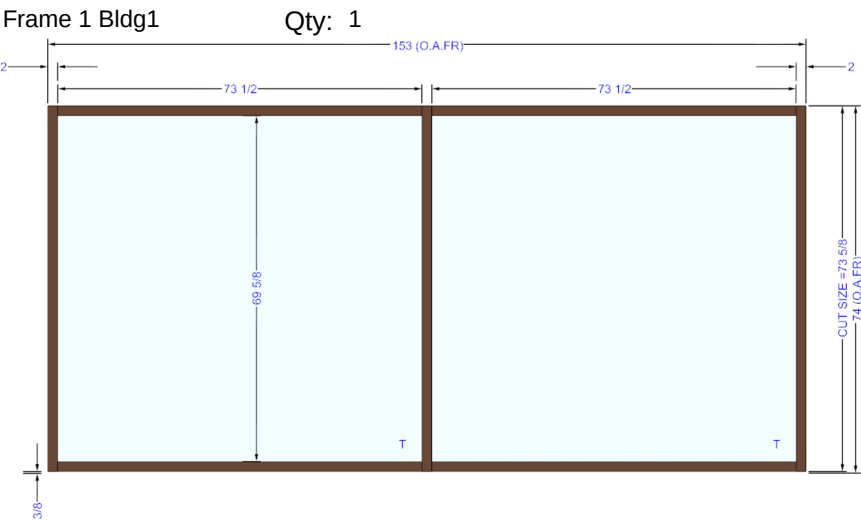
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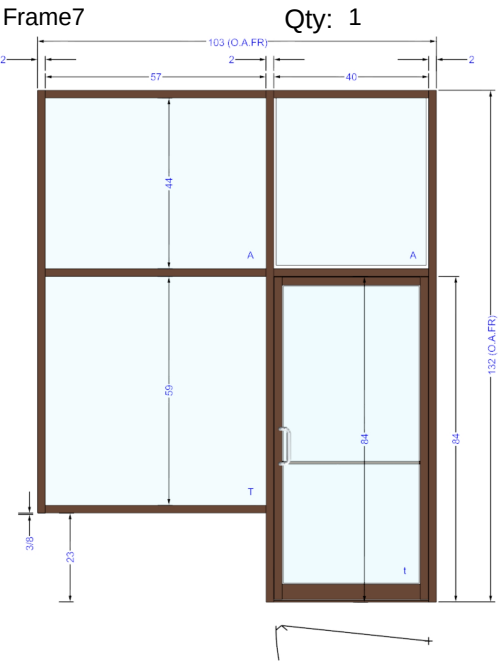
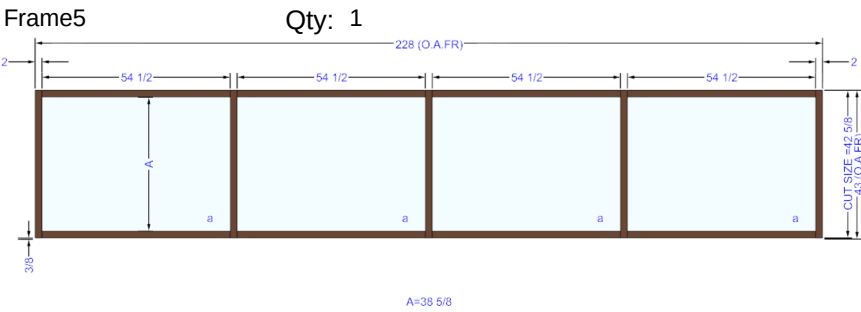
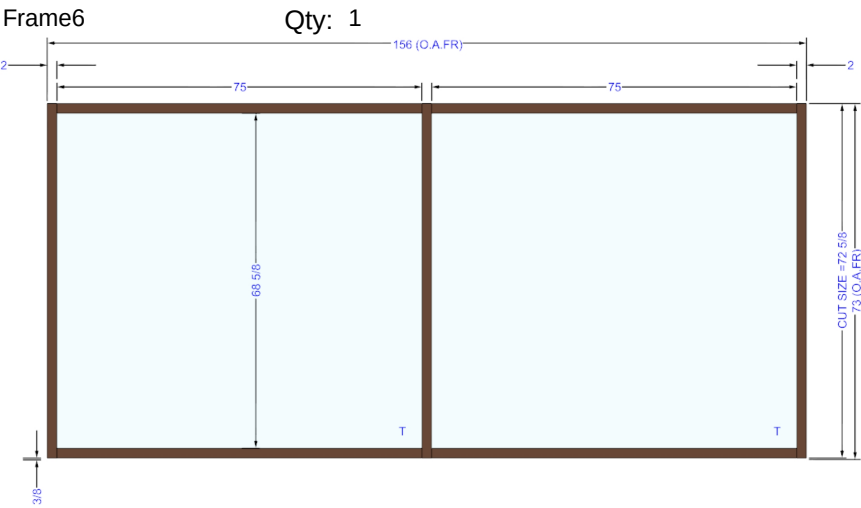
Title: Vice President _____

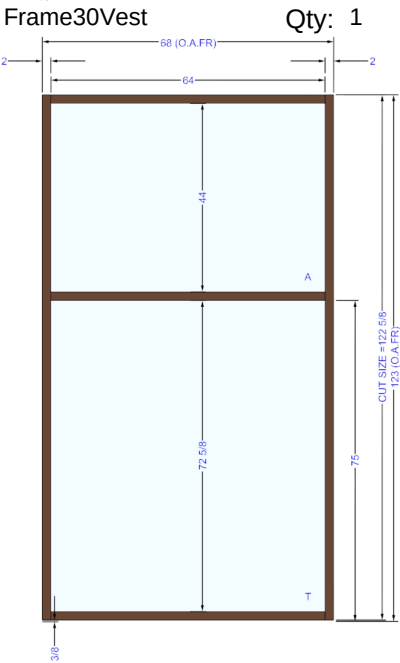
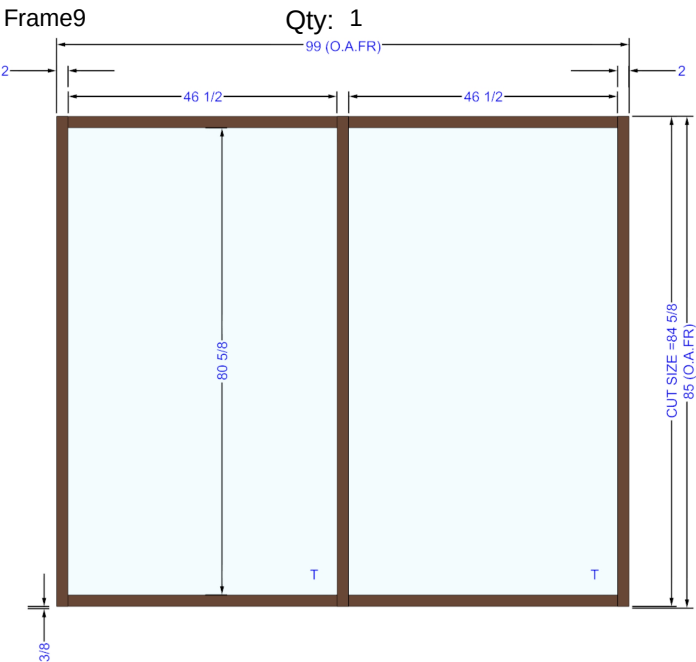
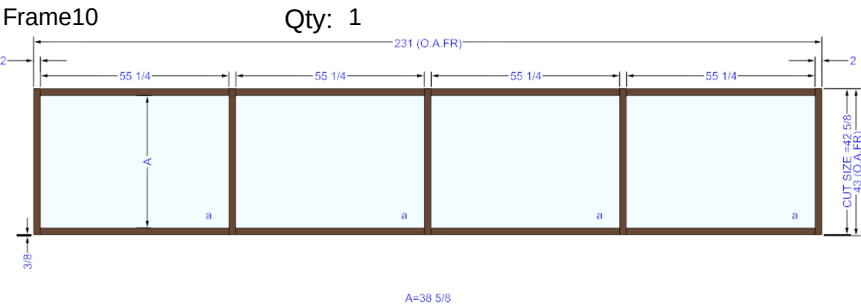
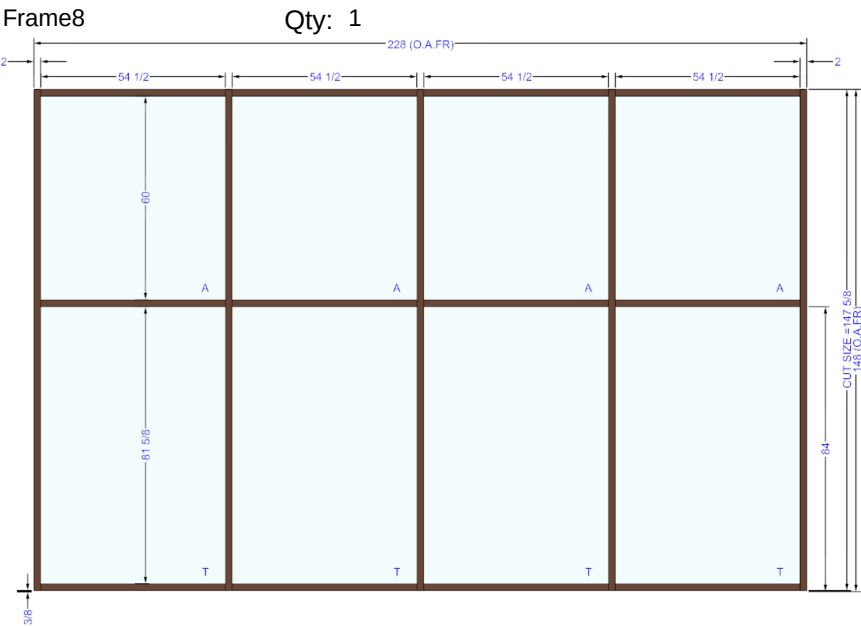
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Date: 7/17/2019 _____

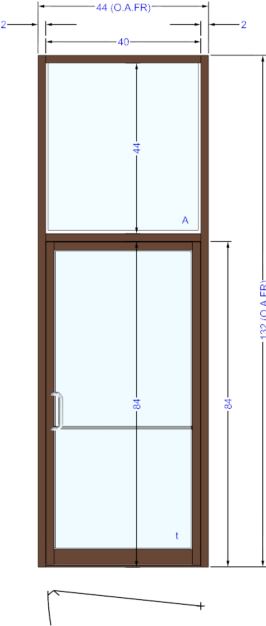
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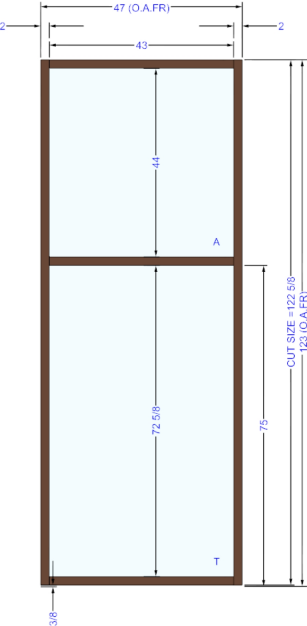




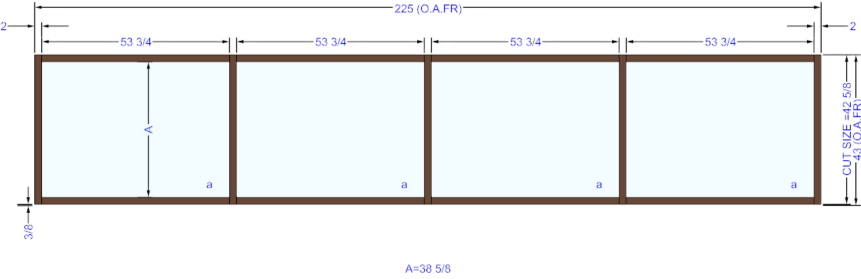
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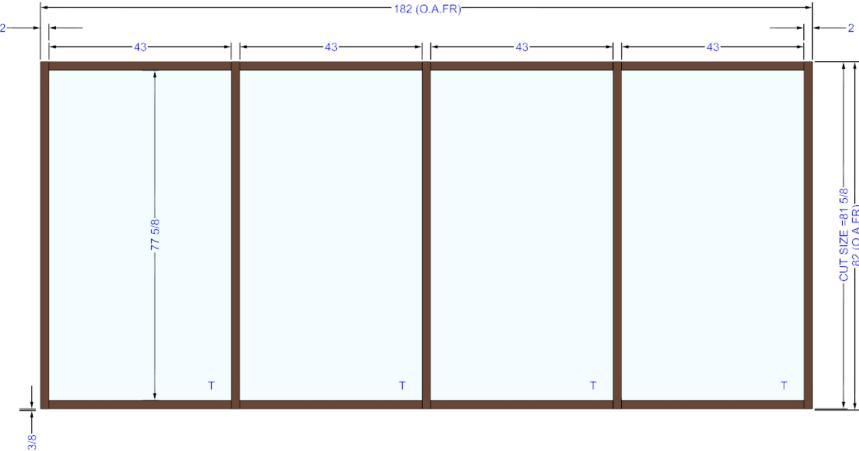
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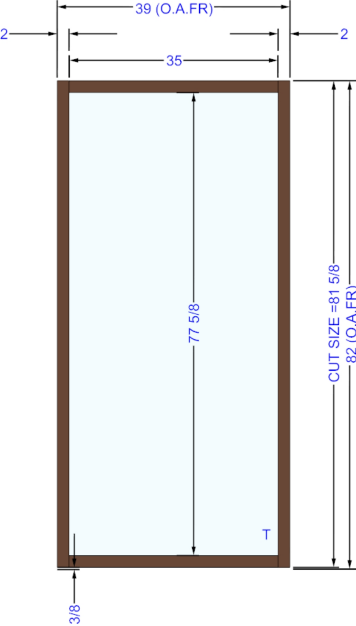
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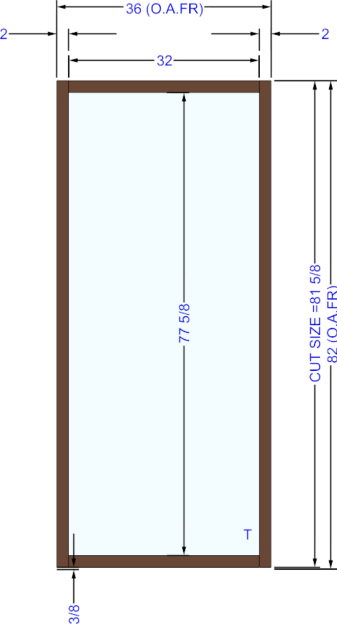
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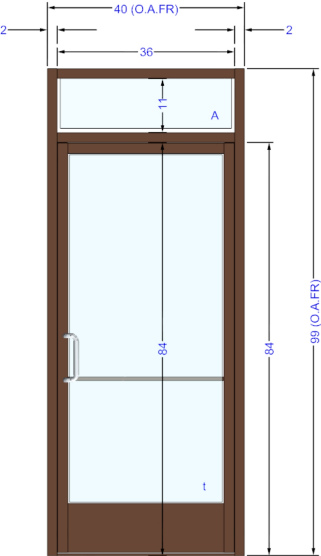
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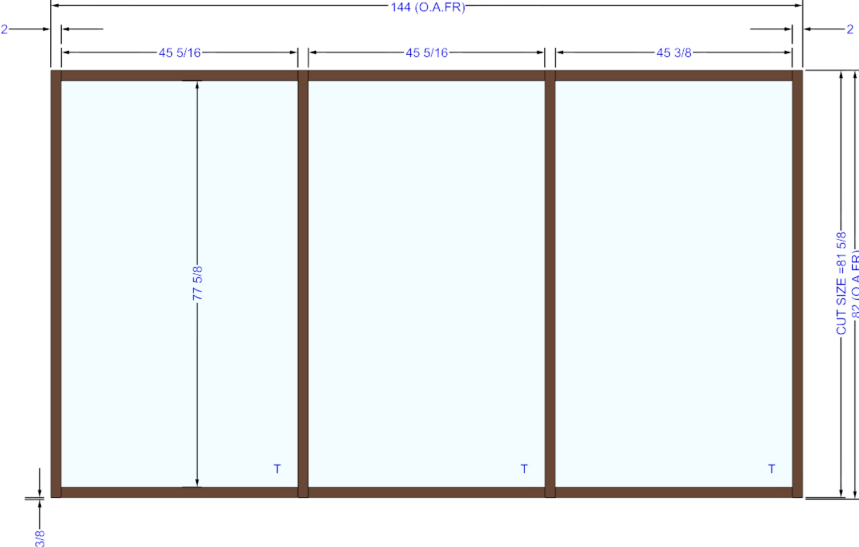
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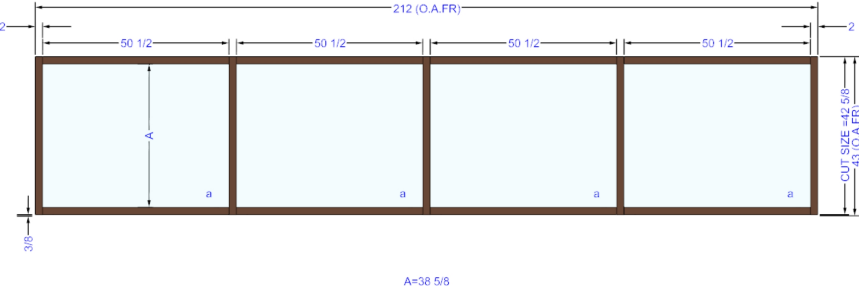
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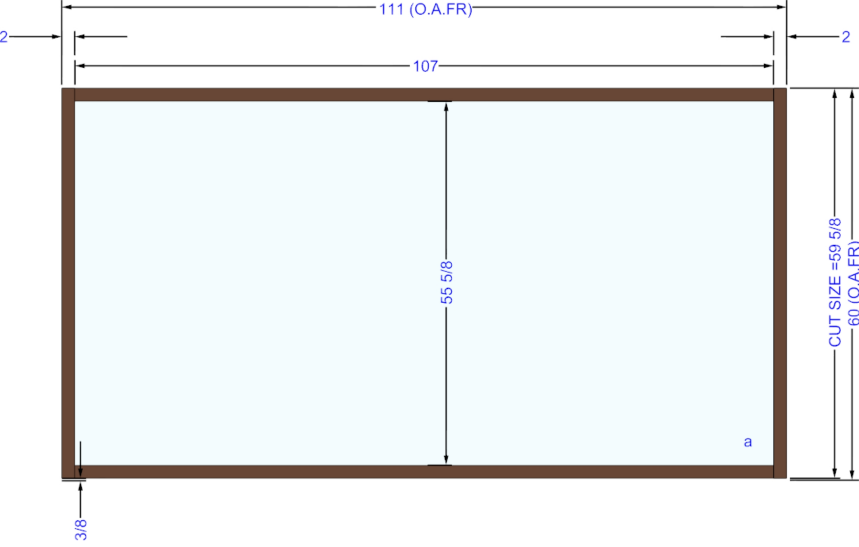
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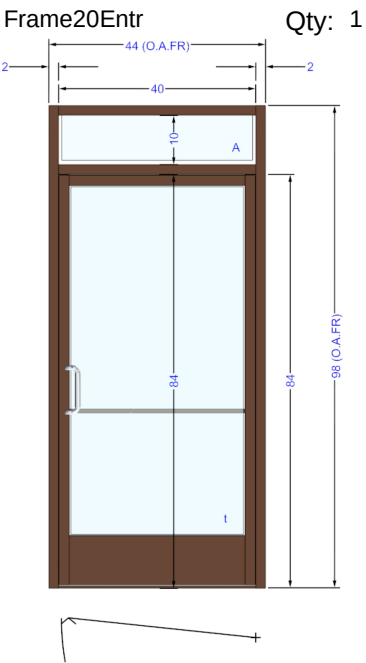
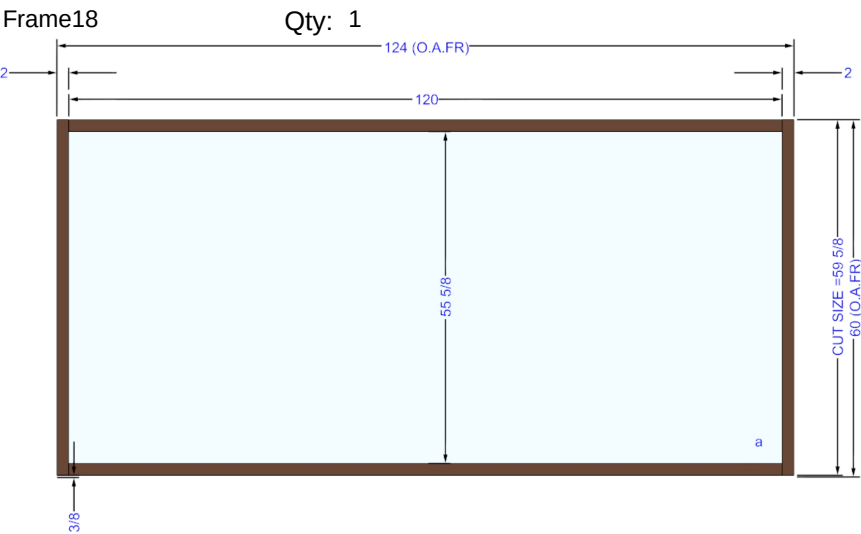
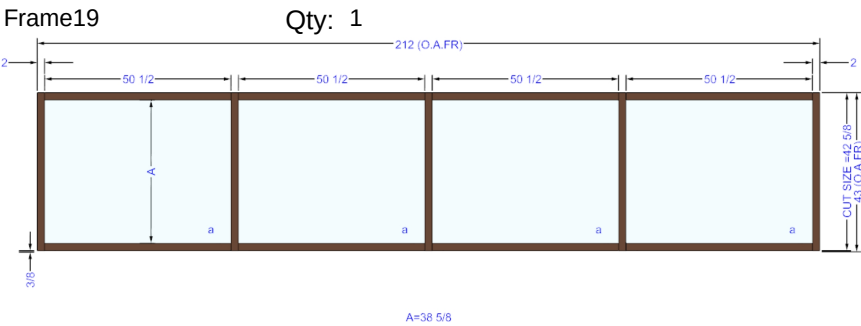
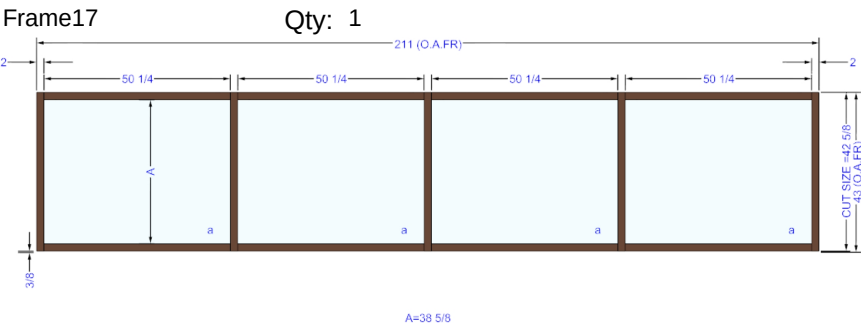


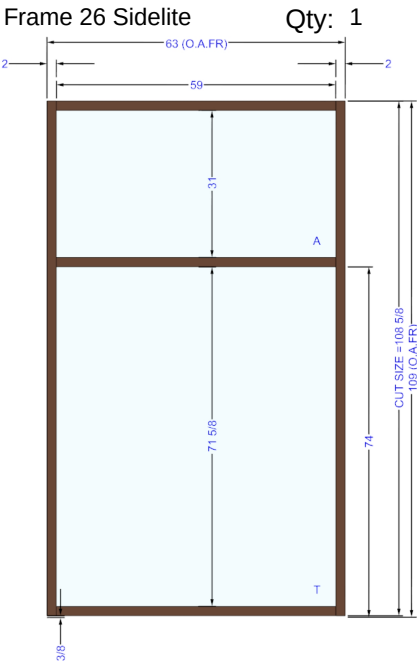
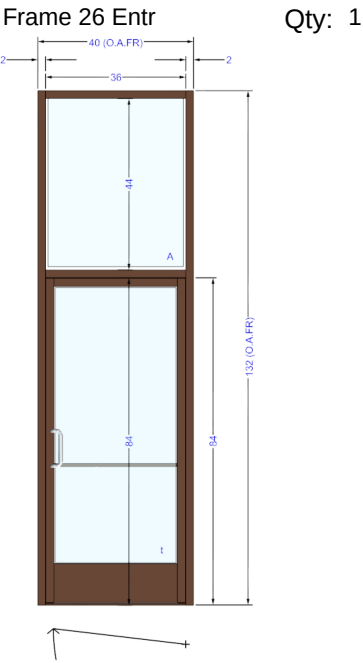
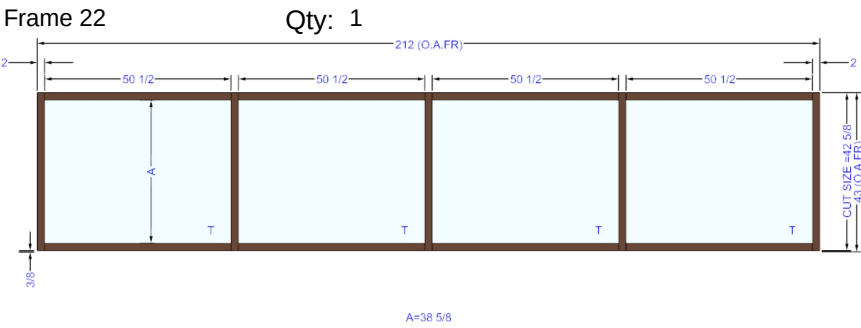
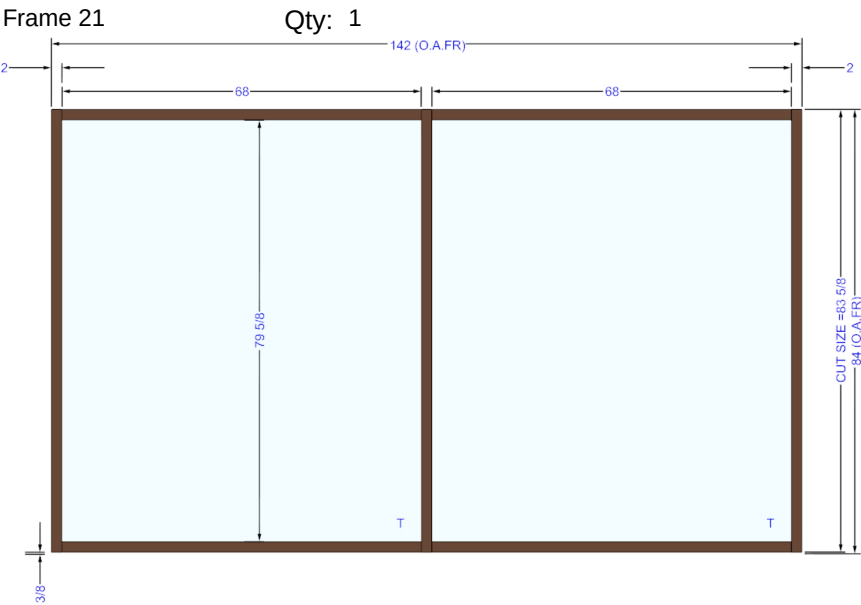
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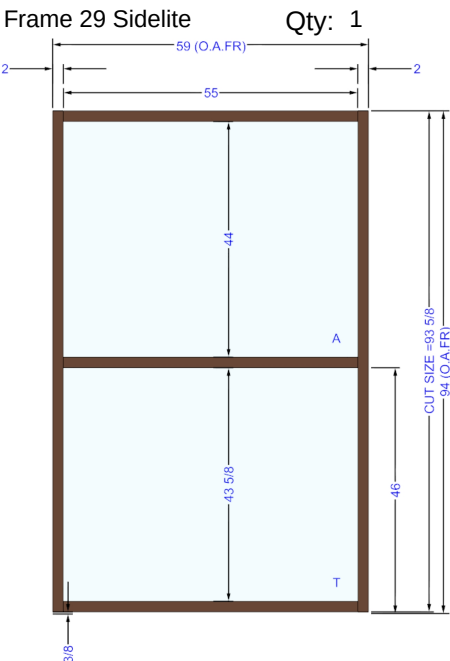
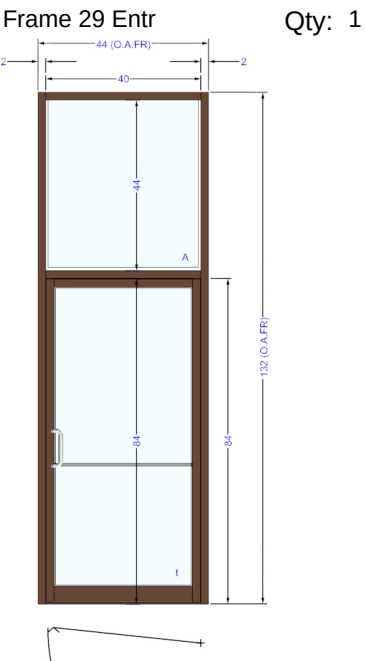
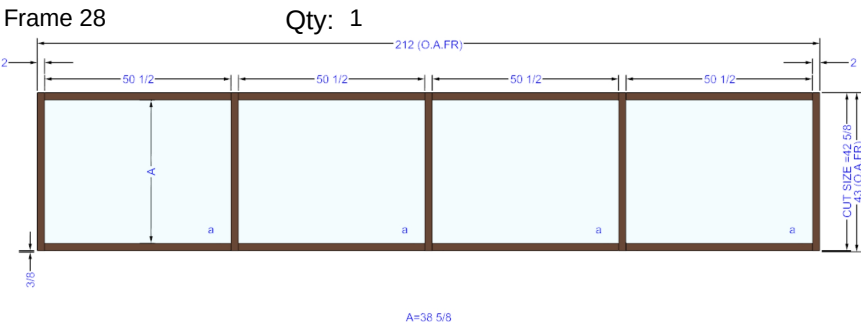
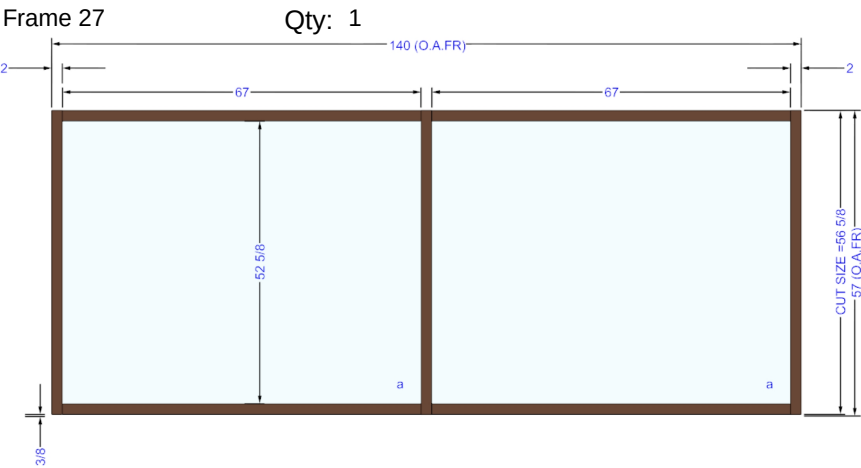


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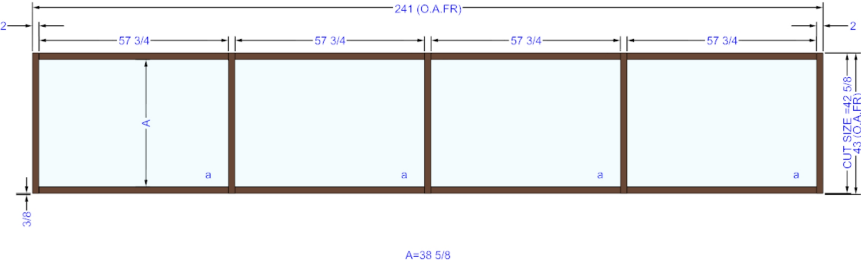




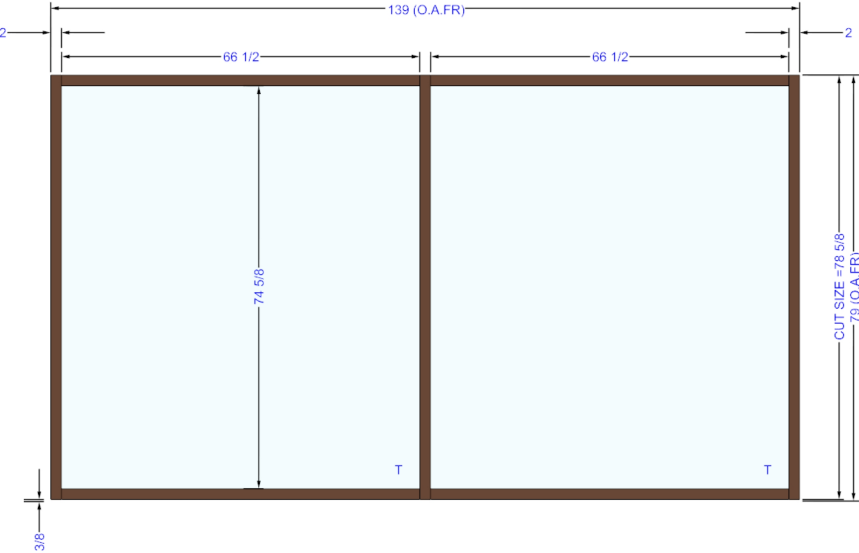




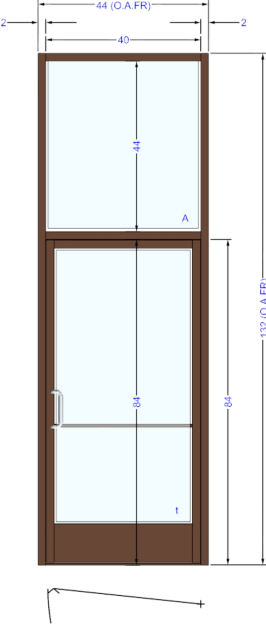
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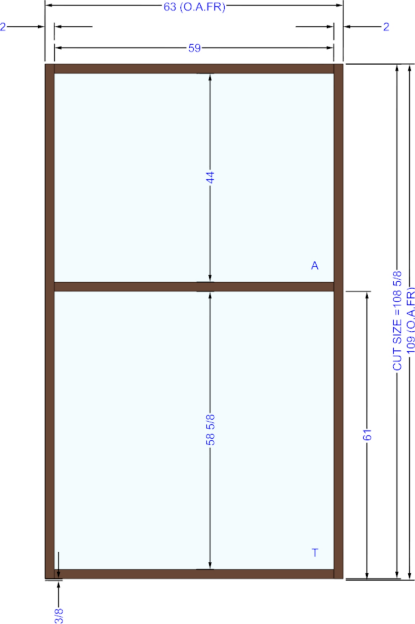
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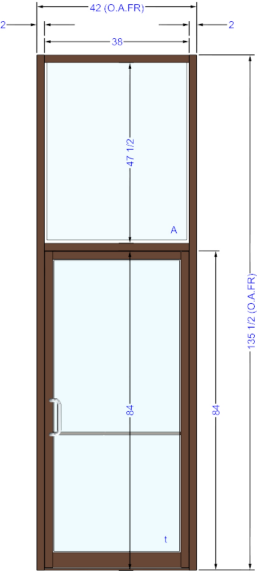
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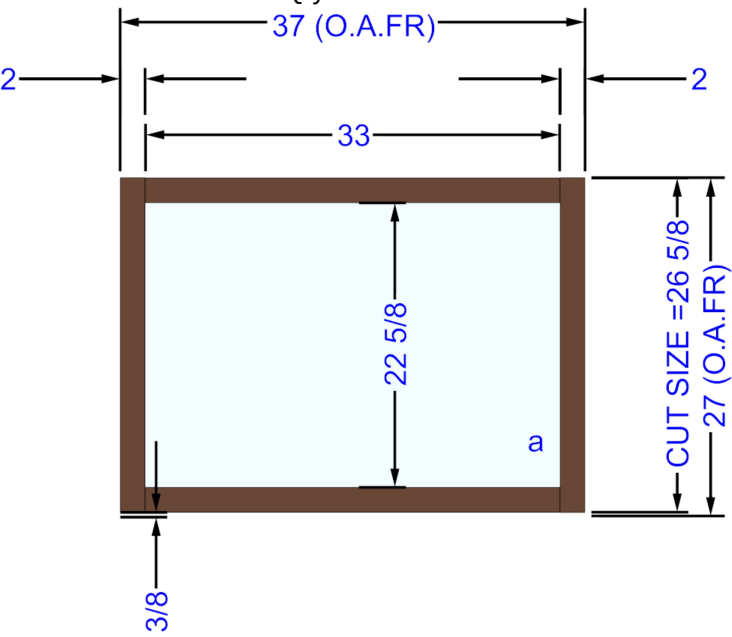
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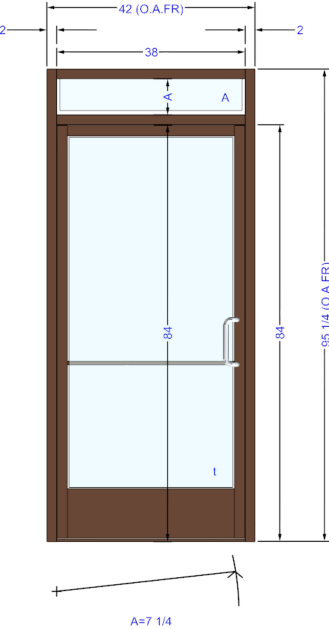
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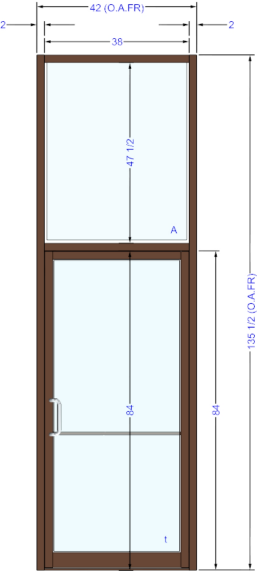
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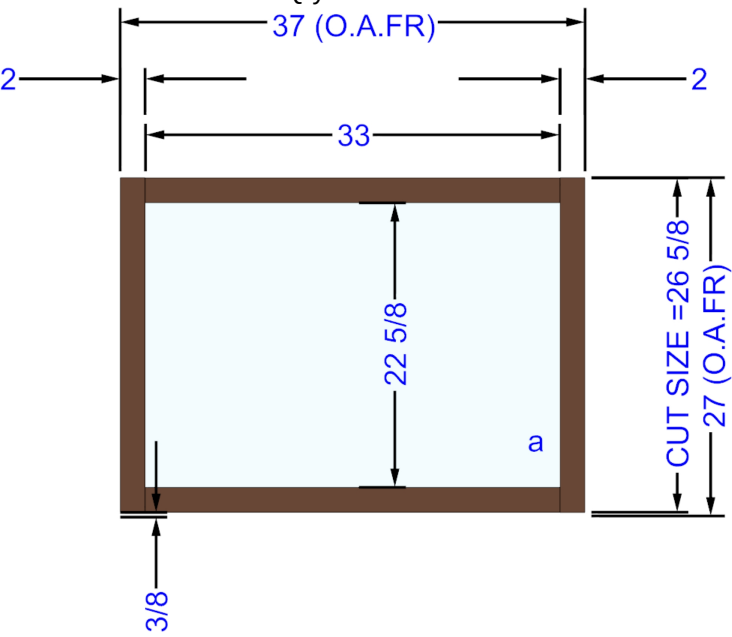
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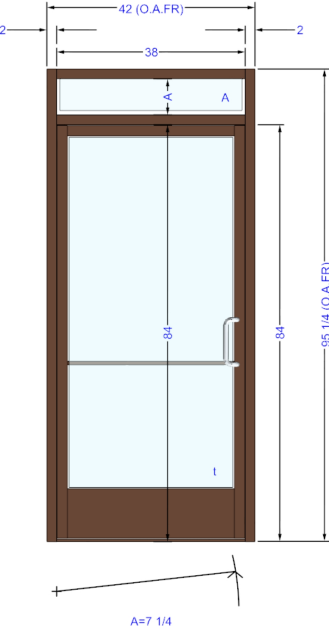
BackEntrances Qty: 2



Windows Qty: 2



BackEntr Qty: 1





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.3.

(COA 19-30) Consideration with possible action on a design review for a new sign located at 304 N. Adams Street.

BACKGROUND

304 N. Adams, the Hotel Northland, is both individually listed on the National Register and is a contributing property in the Downtown Historic District.

Property owner proposes to install a 5'-8" x 22', v-shape, neon sign above the Pine Street entrance canopy. This sign is based on a late 1940s sign that had been mounted atop a 1940s-era canopy along N. Adams Street.

Per Mark Buechel, Wisconsin Historical Society's Senior Preservation Architect, the National Park Service (NPS) has reviewed and approved this proposed sign. The NPS must review and approve all changes to buildings that have received federal preservation tax credits for a period of 60 months following the completion of building rehabilitation. Installation of the proposed sign will not jeopardize the building's National Register designation or the tax credits received to date.

Although the NPS has approved the proposed sign, the Landmark Commission retains the authority to approve or deny a COA. Potential concerns include the following:

- The two canopies (one above the entrance on Pine Street, the other above the entrance on N. Adams Street) are reproductions of those present when the building was completed in 1924;
- The proposed sign is a reproduction of a 1940s-era sign that never co-existed with the 1920s-era canopies (new 1940s-era canopies replaced the 1920s-era canopies when the original neon sign was installed);
- The 1940s-era neon sign was mounted above the N. Adams Street entrance, not the Pine Street entrance as now proposed;
- Secretary of the Interior's Standards for Restoration prohibit combining features that never existed together historically, but the Hotel Northland was a Rehabilitation project, not a Restoration project.

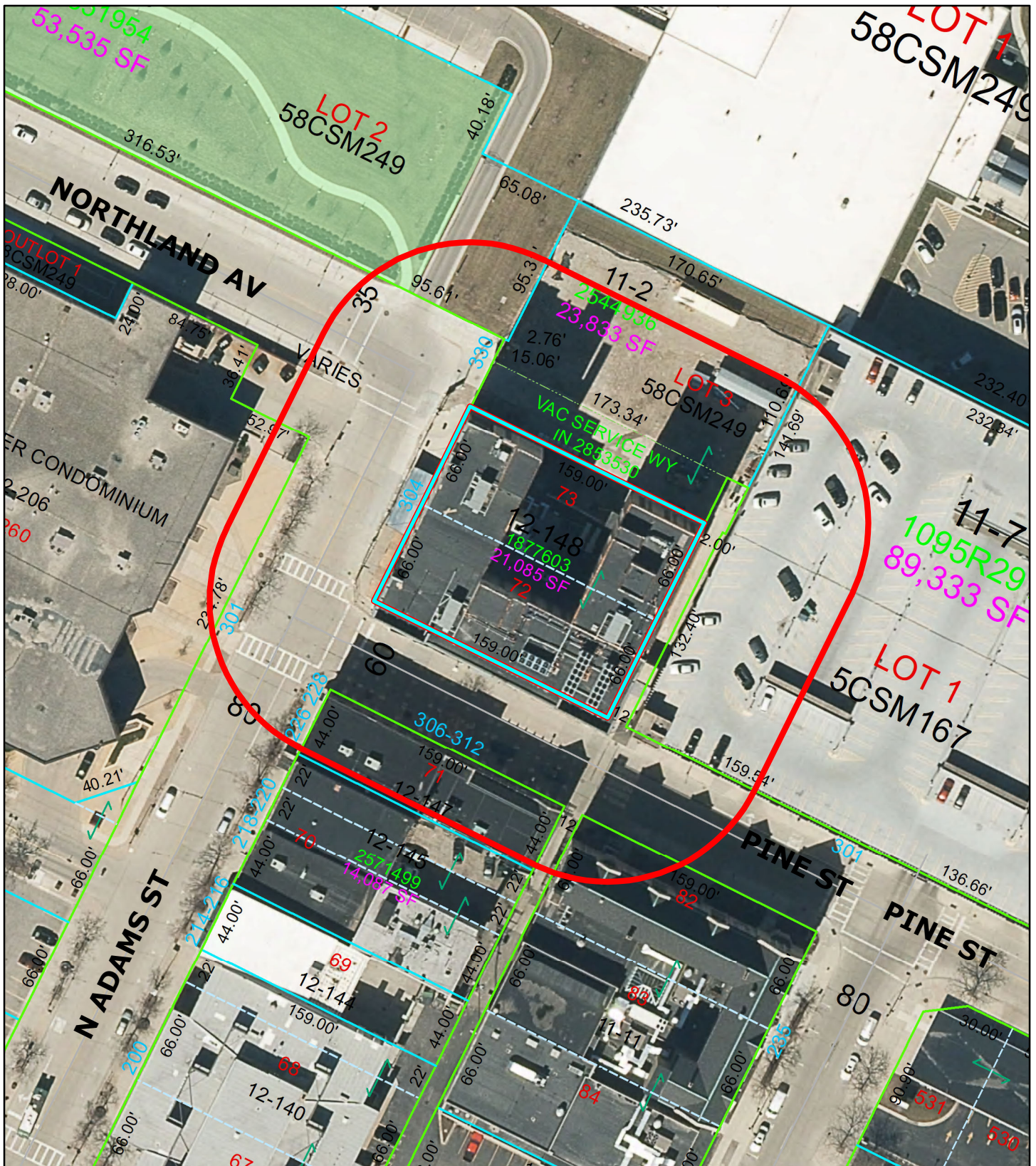
RECOMMENDATION

Recommend approval of the COA application for the installation of the proposed sign based on the prior approval of the NPS and their determination that the sign will not impact the National Register eligibility of the building.

FISCAL IMPACT

ATTACHMENTS

1. COA 19-30, Map
2. COA 19-30, Sign Exhibit



COA 19-30, New Sign 304 N Adams Street

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 06 Aug 2019 X:\Planning\Basemaps\template_8.5x11.mxd

0 20 40 80 Feet



 Subject Parcel

 100' Notification Area





V-SHAPED CANOPY SIGN

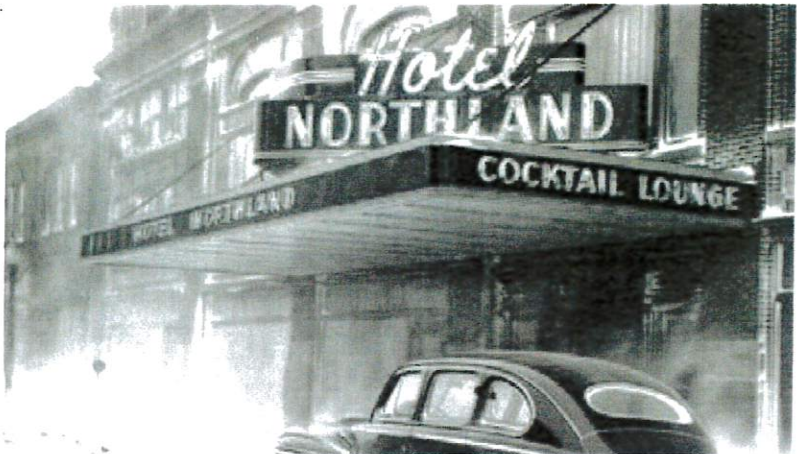
Job Number : 242080

Production Approval	Date
Mark _____	_____
or	
Terry _____	_____
James _____	_____
Production _____	_____

IC V-SHAPED CANOPY ID CABINET - NEON ILLUMINATION (QTY. 1)



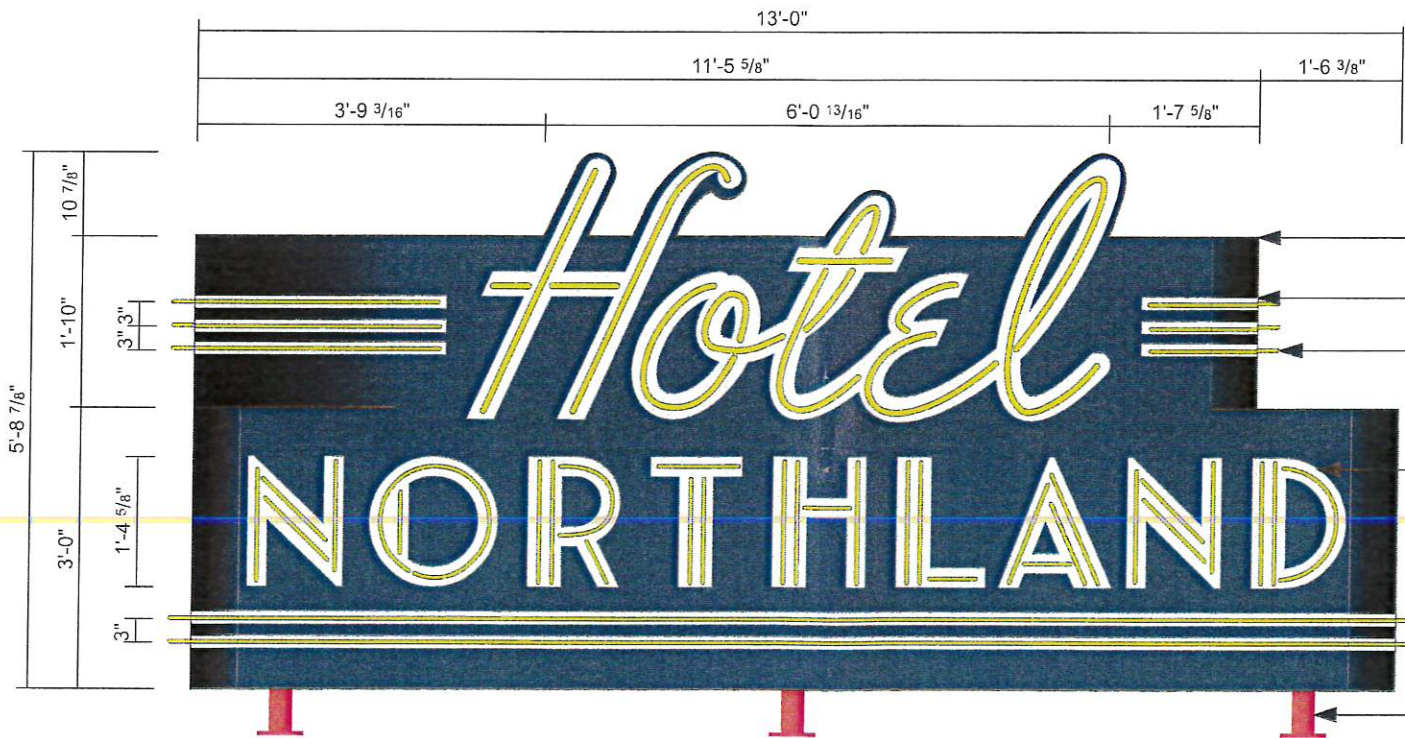
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 CONCEPT IMAGE
SCALE: N.T.S.



3 NIGHT ILLUMINATION
SCALE: N.T.S.



4 FACE VIEW (@ 45°)
SCALE: 1/2" = 1'-0"

- SPECIFICATIONS**
- FABRICATED ALUM. CABINET P-1, P-2
 - PAINTED ACCENT STRIPES & OUTLINES P-2
 - EXPOSED 15MM GREEN GLASS GOLD NEON
 - HEIGHT ABOVE CANOPY & ATTACHMENT METHOD TBD

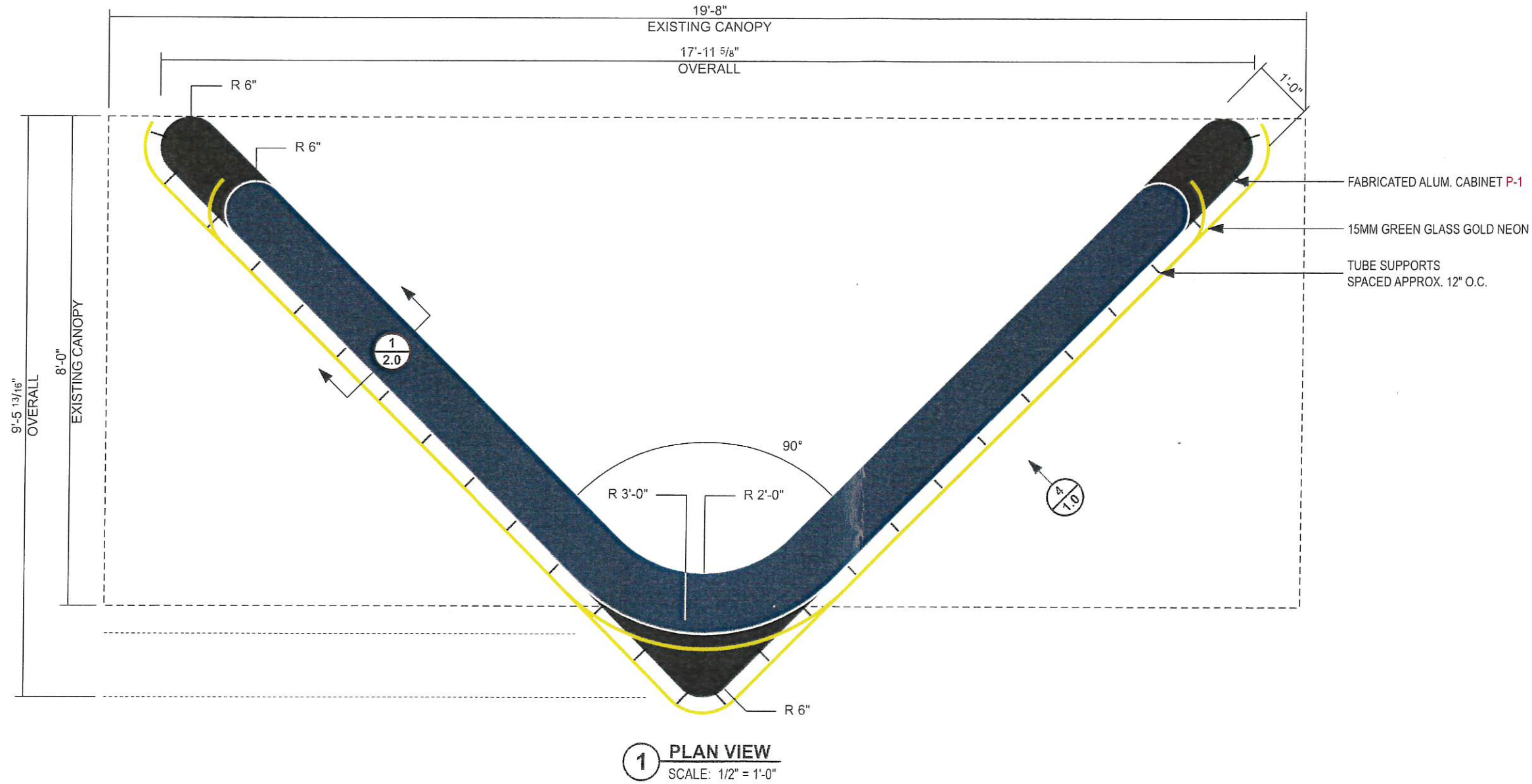
- COLORS / FINISHES**
- P-1 MP TO MATCH PMS 281C (DEEP COBALT BLUE)
 - P-2 MP TO MATCH PMS 7499C (IVORY)

- "V-SHAPED" FABRICATED ALUM. CABINET P-1 w/ RADIUS ENDS
- 1 1/2" PAINTED ACCENT STRIPES P-2
- 15MM GREEN GLASS GOLD NEON (TYP.)
- 1 1/2" PAINTED OUTLINE P-2
- 3"x3"x1/4" STEEL TUBE OUTRIGGERS CONNECTION TO EXISTING STRUCTURE TBD

JOB #: 242080-IC-R0				CLIENT APPROVAL		HOTEL NORTHLAND		SHEET NUMBER	
DATE: 04.08.19				DATE		302 N. ADAMS ST		1.0	
DESIGNER: M. WOOD				LANDLORD APPROVAL		GREEN BAY, WI 54301			
SALES REP: N. LISON				OC		DESIGN INTENT			
PROJECT: J. PRITZL									

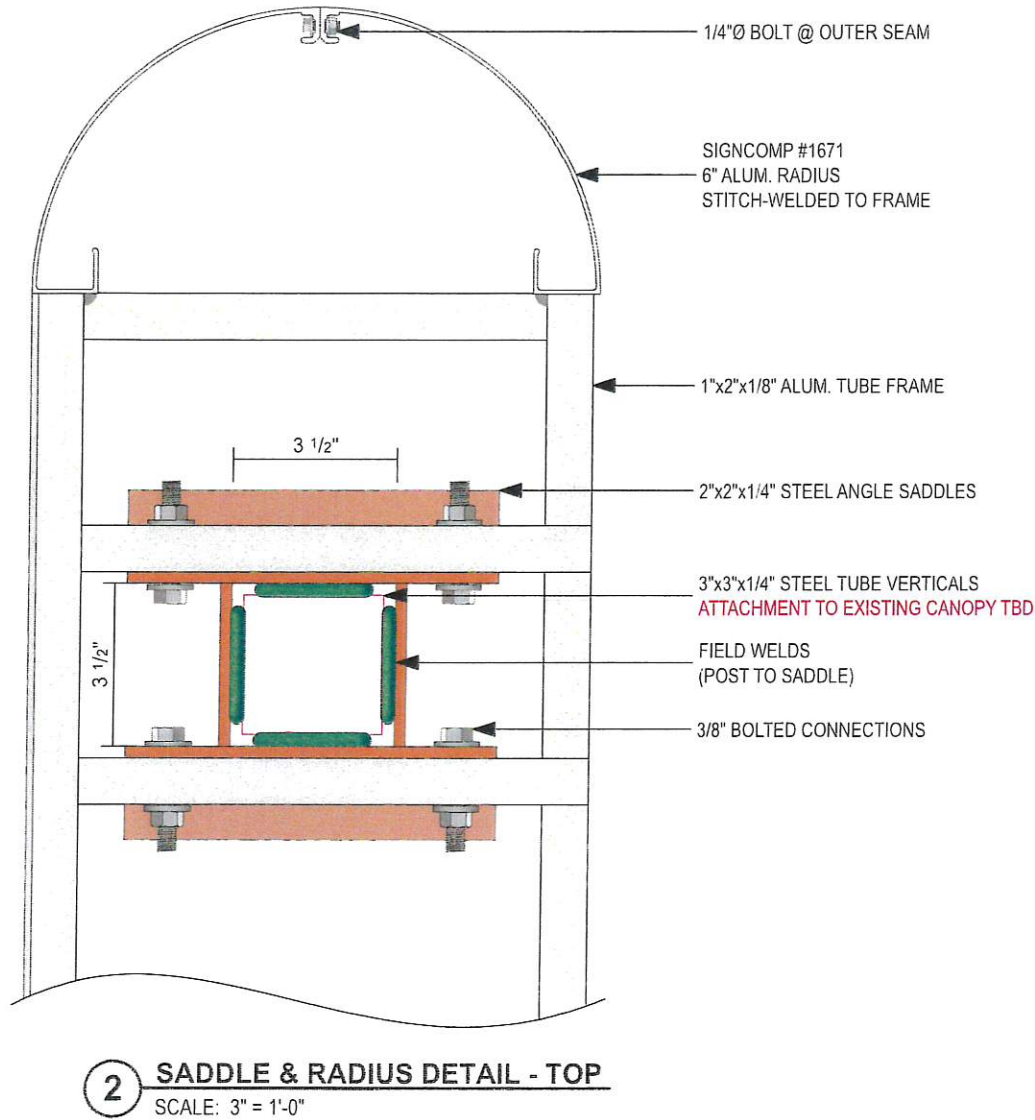
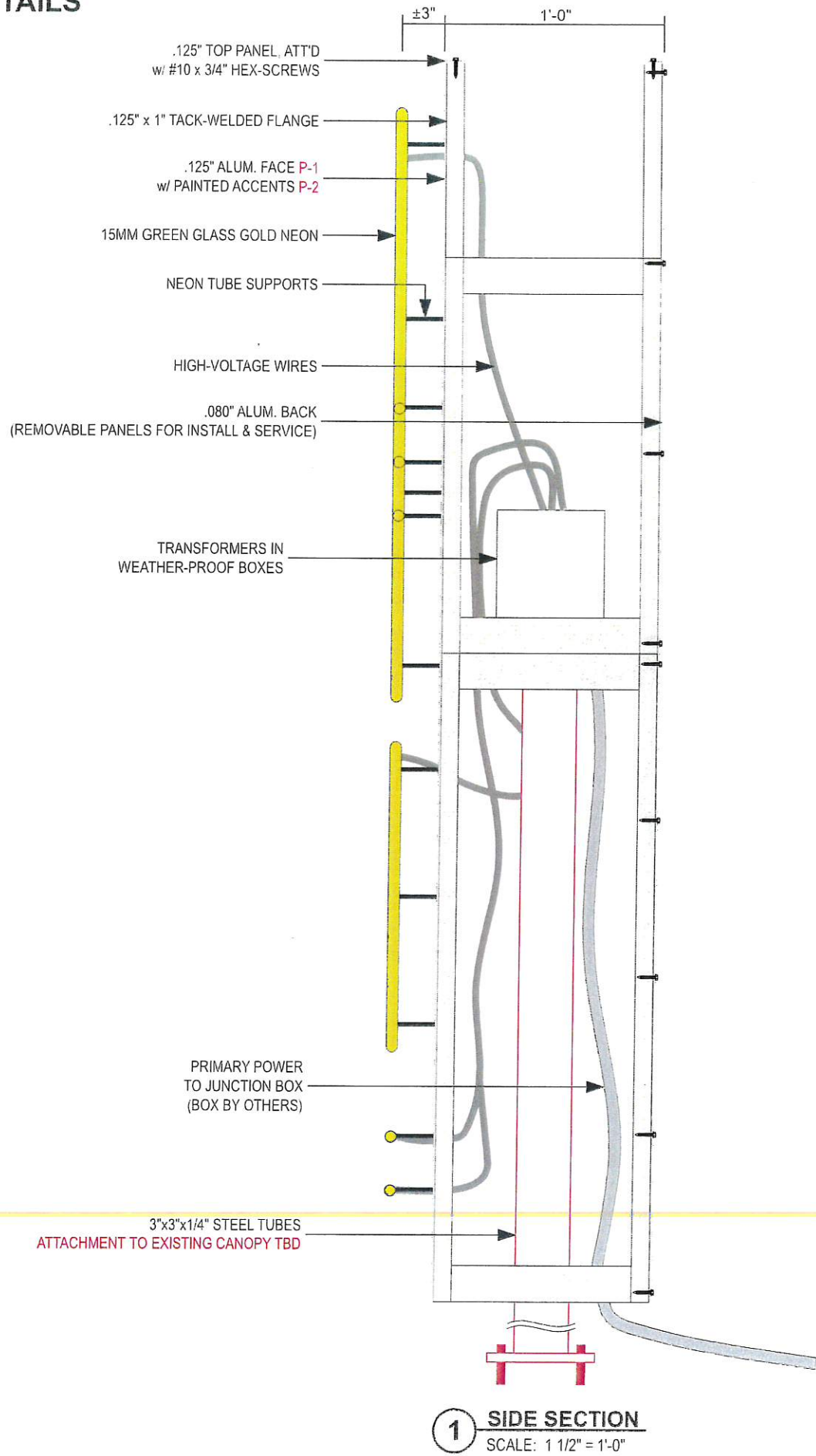
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design on the subject elements of the drawing without the express written permission of JONES SIGN, is forbidden by law and carries a civil penalty of up to 25% of the purchase price of the drawing. JONES SIGN will endeavor to detect match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated by client's conception of project and are not to be understood as being exact size or exact scale.

IC V-SHAPED CANOPY ID CABINET



JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM										JOB #: 242080-IC-R0				DATE: 04.08.19				DESIGNER: M. WOOD				SALES REP: N. LISON				PROJ MGR: J. PRITZL			
										REV.		DATE		BY		DESCRIPTION		CLIENT APPROVAL		DATE		HOTEL NORTHLAND 302 N. ADAMS ST GREEN BAY, WI 54301		DESIGNER: P. A. E. DESIGN INTENT					
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Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2019

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # D.4.

(COA 19-31) Consideration with possible action on a design review for siding, soffit, and window replacement at 1008 S. Webster Avenue.

BACKGROUND

1008 S. Webster Avenue is a contributing property in the Astor NRHP District, built c. 1910. The house exhibits a mix of Prairie form and Colonial Revival style. The house features many original windows, wood clapboard siding (with mitered corners at the porch), original soffits, and original window casings (see also attached data sheet).

The request for COA calls for:

1. Replace all wood siding and soffits with vinyl on the house and garage
2. Replace 30 windows and wrap the window casings

LC staff notes that the Secretary of the Interior's Standards for Rehabilitation states:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. 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.

RECOMMENDATION

LC staff recommends denial of the COA application.

All work proposed is incompatible with the Secretary of the Interior's Standards for Rehabilitation which states that deteriorated features shall be repaired rather than replaced, and replacement material is to match the original in materials. This is echoed in the Wisconsin Historical Society's guidance for selecting appropriate exterior materials and appropriate replacement windows. The information provided does not demonstrate that the entirety of the historic siding, soffits, and/or 30 windows are deteriorated beyond repair, but rather appear to demonstrate a lack of normal maintenance.

The wholesale replacement or siding and windows is typically sufficient to render an individual property ineligible for National Register listing and may cause a contributing property within a historic district to become non-contributing. Replacement siding and replacement windows also detract from the historic integrity of the Astor district which, in turn, will contribute to the possible future removal of Astor's NRHP district designation.

Costs to repair, maintain, and replace (where demonstrated to be necessary) existing historic materials are eligible for Wisconsin's historic preservation tax credit program (a 25% credit) as well as the city's Historic Preservation Revolving Loan Fund.

FISCAL IMPACT

ATTACHMENTS

1. COA 19-31 Map
2. 1008 S Webster
3. 1008 S Webster Property Sheet
4. COA 19-31 Project Descp
5. COA 19-31 Photos A
6. COA 19-31 Photos B
7. COA 19-31 Photos C
8. Selecting an Appropriate Replacement Window for Your Historic Building _ Wisconsin Historical Society
9. Selecting Appropriate Exterior Materials for Your Historic Building _ Wisconsin Historical Society

100' Notification Area



Address: 1008 S Webster St
Parcel No.: 16-299
WI AHI No.: 53566

Historic Name:

Built: 1910 c. 1910
Historic Use: house
Architectural Style: vernacular
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:

"A protruding central entrance with two rounded columns is featured in this two story frame house.
Owner: Elizabeth DeFrance"
- per NRHP nomination

Stewardship:

- Character - Overall form & fenestration. Hipped roof with overhanging eaves. Molded cornice abuts top window casing of 2nd story windows. Symmetric front façade with 1-story wing to south. 2nd story has center 1/1 window with paired 1/1 windows to either side. 1st story entry vestibule bump-out, with a band of three 1/1 windows to either side under a cornice board similar to that in the 2nd story. Small entry porch with two Tuscan columns and a 2nd story balustrade above. Clapboard profile siding with corner boards (mitred corners at entry vestibule). A mix of Prairie form and Colonial Revival style. Brick chimney, right of center.
- Features - Many original windows (?). Clapboard siding (possible replacement). Porch columns. Cornice boards. Original soffits & window casings.
- Alterations - 2nd story porch balustrade covered/altered. K-style gutters.
- Misc -

Project: Domestic Siding Upgrade for 1008 S Webster Ave

Description and Existing Condition: Replacement of current rotting wood siding with vinyl siding to restore the look of this historic 1920s home.

- Pictures A: There is substantial damage due to rotting wood on several sides of the house as these images show, the entire home will need to be resided.
- Pictures B: I have one wall that needs to be completely repaired due to rot. We have made some temporary patches where boards just fell off, but there are still more holes to repair. This same wall also has damage to the inside which will be repaired at the same time.
- Pictures C: rotten soffits in need of repair

Proposed Work and Vendors:

- Ken Falish Construction, (920) 639-0948
 - Siding to maintain the historic look of the house, using 6" smart trim band board and CertainTeed Restoration Classic (selected for its reputation for historic styles and high quality) double 4" vinyl siding on entire home. The entire home will also receive new aluminum soffit and fascia. The garage will be included to match the house.
 - Cost for the siding is estimated at \$34,962.
- Window World, (920) 321-0415
 - Wrapping the windows and putting in Series 4000 DH All-Welded windows. There will be 30 windows replaced.
 - Cost of the windows is estimated at \$13,700.

These proposed updates would improve the architectural features of the home by restoring its original quality and beauty. Wood has been considered for the project but is not a feasible option as the repair costs are estimated at three times this cost, requiring repairs to be staged over several years and allowing additional damage to occur to my home. Therefore, Ken and I have worked to find the best solution so the home will have the same appearance with vinyl instead of the currently failing wood. Ken wanted me to let you know that if you have questions, he is more than willing to talk with you and that you should feel free to contact him if needed.

The pictures are labeled and included.









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GENERAL INFORMATION

Selecting an Appropriate Replacement Window for Your Historic Building

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If an original window in your historic house or building has deteriorated beyond repair (or is simply missing), you will need to replace it with a window that closely matches the original windows. You should consult a contractor, such as a carpenter or painter who is experienced with historic houses, to determine if your window is deteriorated beyond repair.

When you are working with a window manufacturer to design a replacement window for your historic house or building, you should make certain your replacement window matches these three characteristics of your original windows:

- Design
- Dimensions



In this example, notice the replacement windows do not fit the masonry opening of

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Have Questions?

- Material (when possible)

Replacement Window Checklist

The checklist below describes various design considerations for a replacement window. You might find it useful to bring this list with you when you meet with a window manufacturer.

- **Window unit placement.** The location of the window within the wall plane affects the overall appearance of your historic house. If you still have an original window in place, look at the window unit placement in relation to the wall plane.
- **Window frame size and shape.** Your replacement window should be the same size and shape as the original window. Even a slight modification to either the size or shape of the window can greatly impact the overall appearance of your historic house or building. For a wood window, you should also match the original casing, which includes the brick mold, blind stop and sill. Steel windows were nearly always installed while the building's walls were being constructed, so they have very little of their outer frame exposed. Your replacement steel window will need some added dimension, but this added dimension must be minimal.
- **Glass size and divisions.** Historic windows were constructed with single panes of glass held together with wood pieces and glazing compound. These wood pieces formed a grid called a muntin. Modern window units have two panes of glass. The appearance of your original window (several small pieces of glass held together with muntins) can be reproduced as simulated divided lights. The reproduction should have an exterior grid, spacer bars between the glass and an interior grid. If the dimensions and profile of the exterior grid are the same as the historic muntin, and the interior and exterior grids are permanently affixed tight to the glass, your replacement window will approximate the original appearance of your historic house or building.
- **Sash elements.** The sash elements of a wood window include the rails, stiles, and muntins. The sash elements of a steel window include the operator frame and muntins. Make certain to use the same sash depth, or thickness, as your original window. The depth of the sash in a double-hung window affects the depth of the offset (the separation between the two panes of glass) at the meeting rail of a hung window, and this depth is perceived through the shadow that it creates. Because a muntin is small, even a slight change in the dimensions of a muntin will also have a noticeable effect on the overall character of a window. The visual effect of a muntin is also affected by its shape.

the original window. Instead the new window was reduced in size dramatically changing the historic appearance of this commercial building. Source: Bob Yapp



A replacement window should match the original in design, dimension and, where possible, materials. Here is an excellent example of a replacement window. Source: Bob Yapp

Contact Jen Davel by phone at 608-264-6490 or by email:

jen.davel@wisconsinhistory.org

affected by its shape.

- **Materials and finish.** It is theoretically possible to match all the significant characteristics of a historic window with a substitute material. However, the finish, profiles, dimensions and details of a window will all be affected by the switch to a substitute material. For example, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window. Secondary window elements that do not match the finish or color of the window can also diminish the strength of the match. Some examples of secondary window elements include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.
- **Glass characteristics.** A replacement window can have insulated glass as long as it does not compromise other important aspects of the window match. The glass must be clear and nonreflective with a visual light transmittance of 72 or higher.

Replacing a Window Where No Historic Window Remains

A replacement window for a missing or non-historic window must be compatible with the historic appearance and character of your house or building. If all of your original windows are missing, you should start the process of designing a replacement window by looking for historic photographs. Even one historic photo of your house or building could offer many clues about your original windows.

If you are unable to find a helpful historic photograph, you should follow a few general guidelines to design your replacement window:

- The appearance of the replacement window must be consistent with the general characteristics of a historic window of the type and period of the house or building.
- The replacement window must always fill the original window opening.
- The appropriate type of window, such as industrial steel or wood double-hung, can usually be determined from the period and historic function of the building, and from the proportions of the window openings.

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GENERAL INFORMATION

Selecting Appropriate Exterior Materials for Your Historic Building

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If the exterior materials on your historic house or building are damaged, you will be faced with two choices: repair or replacement of the damaged element. In keeping with historic preservation best practices, you should choose to repair an element whenever possible. If repair is not possible, your next best option is "in-kind" replacement. In-kind replacement means that you replace the original element with a product of a similar shape, texture, size, material and appearance. Some repair and replacement options for common exterior elements are discussed below.

Wood Siding and Trim

The original wood materials on your house or building can last for a long time if you regularly maintain them (prime and paint) and repair them when necessary. The best preservation practice for wood elements is always to keep your original wood features and repair your wood trim elements and wood siding when necessary.

If you must replace some original wood elements, you will find that most of the exterior wood materials on your house or building are still available today. These materials may be available as either as salvaged or new wood. It is never a good practice to replace original wood elements with plastic trim, decking or

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Have Questions?

or new wood. It is never a good practice to replace original wood elements with plastic trim, decking or siding for these three reasons:

- These substitute materials can negatively alter the historic appearance of your house or building.
- These products are environmentally unsound because they are made with oil and/or polyvinyl chloride (PVC).
- These products are unsustainable because they break down when exposed to ultraviolet (UV) light.

Contact Jen Davel by
phone at 608-264-6490 or
by email:

jen.davel@wisconsinhistory.org

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Replacement Siding

Two common replacement materials for original wood siding are cement board and vinyl. These two products do not make good replacement siding for several reasons:

- **Cement board siding.** Cement board siding is similar in appearance to wood siding and may be appropriate in some circumstances as a siding material on a new outbuilding, such as a garage. However, it is not a good substitute for original wood siding due to its surface texture. Cement board siding often has an embossed wood grain to simulate a rough-sawn look that does not match the smooth appearance of original wood siding. It is possible to find cement board siding with a smooth surface, but it will never look quite the same as the original wood. Because wood siding has different thicknesses, the depth of cement board siding is different than original wood siding and produces a different shadow, which makes the cement board siding look artificially uniform.
- **Vinyl siding.** One of the most common types of replacement siding today is PVC, or vinyl. There are many reasons why vinyl is not a good replacement siding:
 1. The maximum lifespan of vinyl is 15 to 20 years before it becomes brittle from exposure to UV light.
 2. Vinyl siding will fade in time and no longer match the color of your original siding.
 3. When vinyl burns, it releases a poisonous gas that can harm or kill people, amplifying the risks of a house fire.
 4. Vinyl siding is always installed on backer board. This insulation board must be installed over the original siding to create a flat surface for the vinyl siding. This extra layer over the original siding can trap moisture from rain as well as water vapor that is generated in the interior of the structure. This trapped moisture can damage the bottom one-third of the original wood siding, creating an environment that is more vulnerable to termites, carpenter ants and mold.

Porches

Your original wood porch may contain several components, including the flooring, columns and decorative trim work.

- **Flooring.** Your original porch floors are most likely smooth surfaced 3-1/4-inch-wide x 3/4-inch-thick tongue and grooved (T&G) fir or pine wood that is primed and painted. Modern plastic- and resin-based T&G floors have an embossed wood grain and cannot be painted. Because of these characteristics, none of these products would be considered an in-kind replacement for your

characteristics, none of these products would be considered an in-kind replacement for your original wood porch flooring. Many other alternative porch flooring products are not T&G, so they are installed with a butt joint. Any replacement porch flooring you choose should be T&G like your original flooring.

- **Columns.** If you must replace original porch columns, you will find that structural, exterior-grade wood columns are still available and cost-competitive with their synthetic counterparts. They are also available in a wider selection of styles to match your original wood columns. Synthetic plastic, aluminum, fiberglass and resin-based columns are available in a variety of styles. Among the synthetic options, fiberglass columns hold paint the best and look the most like wood columns. Be sure the fiberglass columns you use mimic the style of your original columns.
- **Decorative elements.** Your best approach with your decorative porch elements is to repair them. If one of your porch elements is deteriorated beyond repair, you should be able to have a replica made based on the original design. You should only add a decorative element that is an exact reproduction of your original element. Although plastic, aluminum and fiberglass elements like brackets, corbels and gingerbread are available for porches and eaves, none of these generic elements will replicate your original wood elements. If you add these decorative elements to your porch or eave, you will create a false sense of history.

Original Exterior Stucco

Your original stucco can last for several centuries if you maintain and repair it. Repair is always the best option. If a large section or the entire stucco coating on the outside of your house or building has failed, you should replace it with three coats of real stucco in the same manner the original stucco was installed. Stucco is a cement-based coating that is still readily available in Wisconsin. Masons are still able to perform this work at a competitive cost with synthetic stucco application.

Neither of the two primary substitute products for original stucco will match your original stucco. In addition, their installation cost per square foot is similar to real stucco. These products are cement board panels and synthetic stucco.

- **Cement board panels.** Cement board panels are manufactured with cement and other binders to create large panels that range from 3 x 5 feet to 4 x 8 feet. Cement board panels must be nailed or screwed onto the wall, which creates multiple breaches in the panel surface where water can penetrate. Because cement boards are panels, it is impossible to press them together on a large wall without revealing the seams between the panels. You might find it difficult to recreate the texture of your original stucco with cement board panels, because only a few texture options are available.
- **Synthetic stucco.** Synthetic stucco is known as an exterior insulation finishing system or EIFS. EIFS is essentially a foam insulation board attached to the wall and coated with one coat of a synthetic product to replicate the look of stucco. The foam board is attached to the wall with a fiberglass mesh embedded onto the insulation board. Water penetration behind the foam-based insulation board has been an issue with this product since its introduction. Because EIFS is vulnerable to moisture damage and cannot match the heavier textures common with many traditional stucco finishes, EIFS is not a good substitute to replace your traditional stucco.

Masonry Exteriors

Your original brick or stone exterior can last for several centuries if you maintain and repair it. You should only replace bricks and stones that have been structurally compromised. If your original masonry has a major failure, the most appropriate treatment would be to disassemble and reassemble the original masonry material.

If you need to replace any of your bricks or stones, you should choose replacement bricks or stones that match your originals. Replacement bricks should match the original in size, color, texture and strength. The replacement mortar is equally important. Have your original mortar tested so the new mortar matches its color, texture, composition and strength. If your replacement mortar is stronger than the original bricks, it could cause severe damage to the adjacent bricks. Replacement stones should match in color, size, shape and texture to the original stones. Stone is still being quarried and is readily available.

A variety of synthetic bricks and stones are available on the market today. Large panels of plastic siding with brick embossed onto the surface are available, but these synthetic reproductions will not match your historic house or building.

CONTACT US

A promotional banner for "Summer at the Sites". On the left, the text "SUMMER at the SITES" is displayed in a blue and white stylized font. In the center, a photograph shows two people, an older woman and a younger girl, both wearing green leafy headbands and smiling. The woman is wearing a dark blue t-shirt with an American flag graphic, and the girl is wearing a dark blue sleeveless top with white stars. On the right, a dark blue background contains white text that reads: "Members receive FREE admission to all 12 historic sites and museums across the state! BECOME A MEMBER TODAY »".

SUMMER
at the **SITES**

Members receive FREE admission
to all 12 historic sites and
museums across the state!
BECOME A MEMBER TODAY »

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Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.I.

Staff-Level COA Applications

BACKGROUND

- COA 19-25, 1120 S. Quincy Street, Driveway
- COA 19-26, 128 N. Broadway, Painted Mural
- COA 19-27, 838 S. Jackson Street, Porch
- COA 19-32, 840 S Madison Street, Fence

RECOMMENDATION

Receive and Place on File

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2.

Review City Raze/Repair Orders and Demolitions

BACKGROUND

- 907 Wilson
- 715 Winford

RECOMMENDATION

Receive and Place on File

FISCAL IMPACT

ATTACHMENTS

1. 907 Wilson, Raze or Repair Order
2. 907 Wilson
3. 715 Winford Avenue, Raze or Repair Order
4. 715 Winford 1
5. 715 Winford 2

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

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

Shirley A. Albee and
Randolph Albee Revocable Trust
333 Harvard Street
Green Bay, WI 54303

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 907 Wilson Avenue, Green Bay, Brown County, Wisconsin, parcel number 18-330, more particularly described as follows:

Lot 4, Block 14, Van Dycke Co's Addition, in the City of Green Bay, West 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. Hire a professional to provide structural analysis calculations on strength of basement walls;
2. Hire a roofing contractor to assess the roof damage/leaks and make necessary repairs;
3. Replace all windows and doors;
4. All plumbing, electrical and heating components shall be in code compliant working order-permits and licensed contractors required;
5. Repair/replace any/all damaged deteriorated walls, floors, ceilings;
6. Install smoke/CO detectors;
6. Replace the garage service door with exterior rated door;

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 25th day of July 2019.

s/Brenda Seidl
Brenda Seidl
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 25th day
of July, 2019, the above named, Brenda Seidl,
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
715 WINFORD AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Kathleen M. Simonet
715 Winford Avenue
Green Bay, WI 54303

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 715 Winford Avenue, Green Bay, Brown County, Wisconsin, parcel number 18-377, more particularly described as follows:

Lot 7, Block 17, Plat of Van Dycke Co's Addition, in the City of Green Bay, West 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/replace any/all damaged/deteriorated walls, floors & ceilings;
2. All flooring shall be replaced to include subfloor;
3. The entire home shall be decluttered, cleaned, sanitized & repainted;
4. Repair/replace the leaky roof covering;
5. Install smoke/CO detectors;
6. Repair/replace damaged/deteriorated windows/doors;
7. All plumbing, heating & electrical components shall be installed to a code compliant condition. Any/all repairs/replacement work shall be done by licensed contractors;

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 5th day of August 2019.

s/Brenda Seidl
Brenda Seidl
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 5th day
of August, 2019, the above named, Brenda Seidl,
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



