



# **AGENDA OF THE LANDMARKS COMMISSION**

**MONDAY, NOVEMBER 11, 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 November 11, 2019, meeting of the Landmarks Commission.

**C. Approval of Minutes.**

1. Approval of the minutes from the October 7, 2019, meeting of the Landmarks Commission.

**D. Regular Business.**

1. (COA 19-47) Consideration with possible action on a design review for replacement doors and windows located at 1033 S. Quincy Street.
2. (COA 19-50) Consideration with possible action on a design review for a roof dormer located at 912 S. Madison Street.

**E. Informational.**

1. Staff-Level COA Applications
2. Review City Raze/Repair Orders and Demolitions
3. Staff Update
4. Date of next meeting: Monday, December 9, 2019

**F. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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, OCTOBER 7, 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: Paul Martzke, Justin Balsley, Ron Dehn, Ian Griffiths, Susan Ley, Veronica Corpus-Dax,  
Excused: David Siegel

## **B. APPROVAL OF THE AGENDA.**

I. Approval of the agenda for the October 7, 2019, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by Ron Dehn to approve the agenda. Motion carried.

Yes- 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 September 9, 2019, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ron Dehn to approve the minutes. Motion carried.

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

## **D. REGULAR BUSINESS.**

1. (COA 19-38) Consideration with possible action on a design review for a new awning located at 205 Doty Street.

Moved by Ron Dehn, seconded by Ald. Veronica Corpus-Dax to approve COA 19-38. Motion carried.

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

2. (COA 19-42) Consideration with possible action on a design review for a new sign at 131 N. Broadway.

Moved by Ron Dehn, seconded by Susan Ley to approve COA 19-42. Motion carried.

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

3. (COA 19-44) Consideration with possible action on a design review for window replacement and other projects located at 1006 S. Van Buren Street.

Moved by Ron Dehn, seconded by Paul Martzke to open the floor. Motion carried.

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

Moved by Ron Dehn, seconded by Ian Griffiths to close the floor. Motion carried.

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

Moved by Ian Griffiths, seconded by Ron Dehn to approve COA 19-44 with the following condition:

1. The replacements of all windows is approved if the applicant provides to staff a detailed cut sheet that shows replacement windows have interior and exterior muntins similar to those present on the existing second-story original windows, and the same number of lites (panes) as the existing windows within each window opening.

Motion carried.

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

## **E. INFORMATIONAL.**

1. Staff-Level COA Applications

2. Review City Raze/Repair Orders and Demolitions

3. Staff Update

4. Date of next meeting: Monday, November 11, 2019

**F. ADJOURNMENT.**

Moved by Ian Griffiths, seconded by Susan Ley to adjourn. Motion carried.

Yes- 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**

November 11, 2019

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # D.I.**

(COA 19-47) Consideration with possible action on a design review for replacement doors and windows located at 1033 S. Quincy Street.

**BACKGROUND**

1033 S. Quincy Street is a contributing property in the Astor NRHP District, built c. 1922. The house is a Dutch Colonial Revival style and features many (mostly?) original windows, wood clapboard siding (with mitered corners), and original window casings (see also attached data sheet).

The request for COA calls for:

1. Replace the front door and sidelights with new Pella door and sidelights.
2. Replace the back door with new Pella door.
3. Replace a pair of 6-over-1 windows on the north side (facing neighboring house) with new Pella Architect Series windows.

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.

LC staff notes that the existing front door appears to be old and likely original to the house. This door has a 9-lite window (3 rows, each with 3 panes) and two vertical-oriented recessed wood panels below this. The proposed replacement door (a Pella "Craftsman Light") appears to have a smaller window opening with a simulated 6-lite window (2 rows, each with 3 simulated panes). The panels on the proposed replacement door are taller than those on the existing door and are of a different (raised) style. A storm door (mostly glass with a metal frame) is currently mounted in front of the existing front door.

LC staff notes that the existing sidelights at the front door appear to be old and likely original to the house. Each sidelight has a 3-lite window (3 rows, each with 1 pane) aligned vertically with the door's window. A single vertical-oriented wood panel is below the sidelight window. The Sidelight at left has a mail slot. The proposed replacement sidelights call for windows to extend down to near the base of the door (5 rows, each with 1 simulated pane). The proposed replacement sidelights call for no panel details, but rather are mostly glass.

LC staff notes that the existing back door appears to be old and likely original to the house. This door

matches that on the front of the house in window area and panel details. Unlike the front door, this back door has a single pane of glass filling the entirety of the window opening. This door is not visible from a public right-of-way. Like the proposed replacement front door, the proposed replacement back door has a different window opening size and different panel lengths and styles.

LC staff notes that the pair of 6-over-1 windows appear to be old and likely original to the house. These windows do not appear to be irreparable—rather, they appear to be in remarkably good condition and able to be repaired. These windows may not be visible from a public right-of-way (they face a neighboring house). The proposed replacement windows are Pella Architect series, 6-over-1, with a 7/8” “Integrated Light Technology” simulated grille with ogee moldings on the interior and exterior glass surfaces with a spacer piece present between the glass panes.

## RECOMMENDATION

LC staff recommends denial of the COA application.

With regard to the windows, the proposed replacement windows appear to be a good match for the existing windows, but the information provided does not demonstrate that the windows (or doors, or sidelights) are deteriorated beyond repair. The windows appear to be in good condition and can likely be repaired. The Secretary of the Interior’s Standards for Rehabilitation states that deteriorated features shall be repaired rather than replaced. This is echoed in the Wisconsin Historical Society’s guidance for selecting appropriate replacement windows.

With regard to the doors and sidelights, the proposed replacements are similarly incompatible with Secretary of the Interior’s Standards for Rehabilitation (deteriorated features shall be repaired rather than replaced, and replacements of distinctive features are to match the original in design and, where possible, materials). The Standards go on to prescribe, “identifying, retaining, and preserving entrances and their functional and decorative features that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.” If the existing doors and sidelights are “distinctive features” (LC staff generally considers front doors and sidelights to be “distinctive features” based upon the Secretary’s Standards, noted above), then they should be repaired. If the doors and sidelights are beyond repair, then the proposed replacements should match the existing, historic doors and sidelights in design. The proposed replacement doors and sidelights have different window sizes, different pane counts, and different panel sizes & details. The proposed doors and sidelights are somewhat similar to the style of those currently present, but they fall short of being close enough to be considered a near match to the existing doors and sidelights.

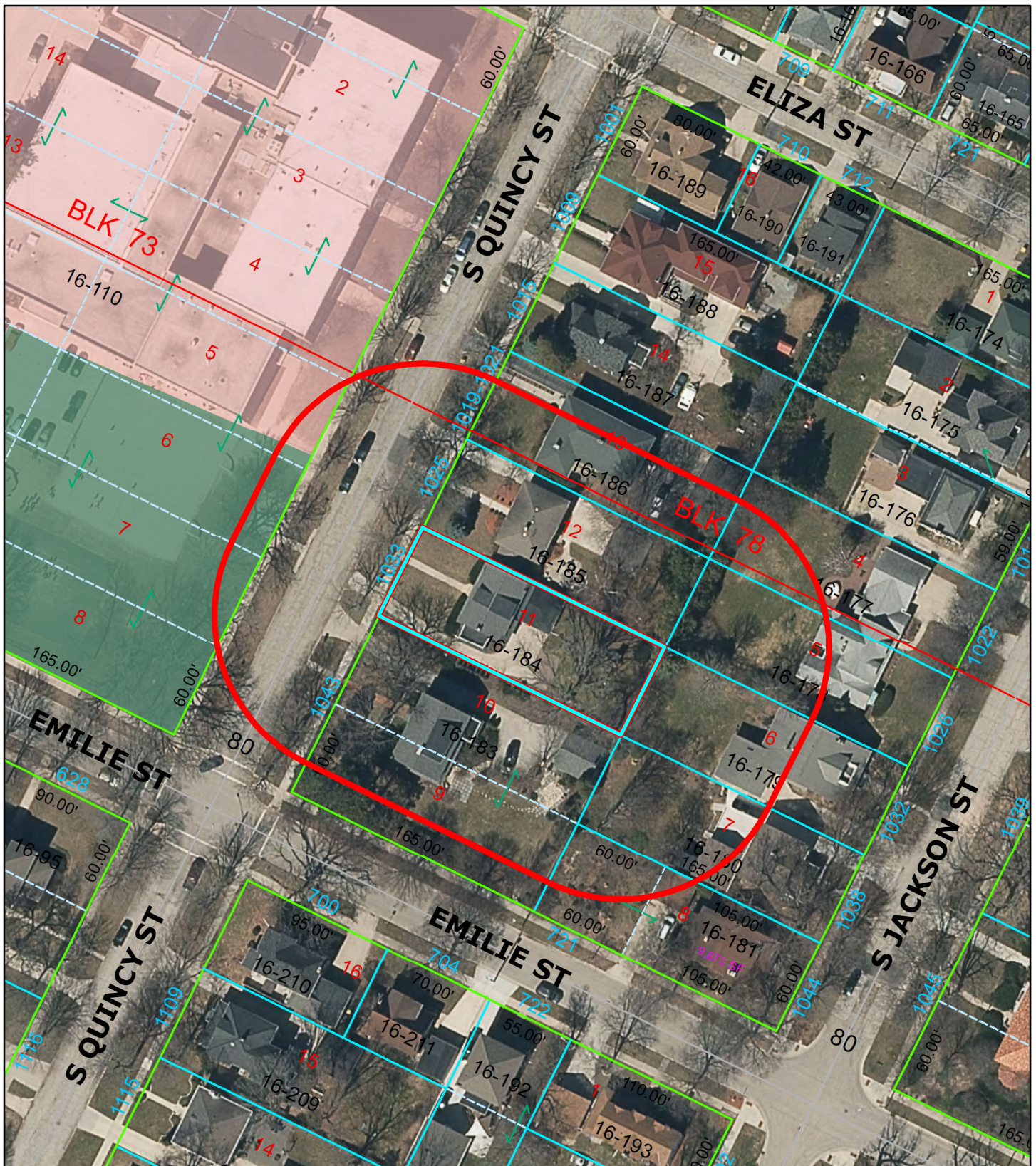
Costs to repair, maintain, and replace (where demonstrated to be necessary) existing historic materials are eligible for Wisconsin’s historic preservation tax credit program (a 25% credit) as well as the city’s Historic Preservation Revolving Loan Fund.

## FISCAL IMPACT

## ATTACHMENTS

1. COA 19-47 Map
2. 1033 S. Quincy Photo
3. 1033 S. Quincy Property Detail Sheet
4. 1033 S. Quincy - Doors
5. 1033 S. Quincy Window
6. COA 19-47 Specs





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 05 Nov 2019 X:\Planning\Basemaps\template\_8.5x11.mxd

## COA 19-47 Window & Door Replacement 1033 S. Quincy Street

0 20 40 80 Feet



- Subject Parcel
- 100' Notification Area



Address: 1033 S Quincy St  
Parcel No.: 16-184  
WI AHI No.: 53419

Historic Name: W.R. Wittenburg House

Built: 1922  
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:

"W.R. Wittenburg was the original owner of this 2 1/2 story frame home.  
One squared ormer [sic] protrudes from the gambrel roof.  
Owner: John Eisch"  
- per NRHP nomination

Stewardship:

Character - Overall form & fenestration. Side gambreled with a wide 2nd story inset dormer and a small, central, 3rd story shed roof dormer. 1 story wing to south. Clapboard profile siding with mitred corners. Brick chimney along south wall. Two 12-pane windows in 3rd story dormer. Paired 9/1 windows in center of 2nd story dormer with 6/1 windows to either side. Wide cornice at top of 1st story that also serves as upper casing of door & windows. Entry door with sidelights. Paired 6/1 windows to either side of entry. Dutch Colonial Revival style.

Features - Many original windows. Original siding (possibly being replaced as of 2015). 1st story cornice. Window casings.

Alterations - Siding (being replaced?). Unknown.

Misc -

COA 18-10 (Oct. 29, 2018) for chain link fence



Existing front door & sidelights



Pella "Craftsman Light" door & sidelights



Existing back door



Pella "1/2 Light" door





## Contract - Detailed

Pella Window and Door Showroom of Brookfield  
13745 W. Capitol Dr.  
Brookfield, WI 53005-2455

Sales Rep Name: McQuillin, Taylor  
Sales Rep Phone: 262-202-0809  
Sales Rep Fax:  
Sales Rep E-Mail: tmcquillin@pellawi.com

| Customer Information                                                                                                                                                                                                                                                                                         | Project/Delivery Address                                                                                                                                            | Order Information                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Seth Moore</b><br>1033 S Quincy St<br><br>GREEN BAY, WI 54301-3209<br><b>Primary Phone:</b> (920) 819-3094<br><b>Mobile Phone:</b><br><b>Fax Number:</b><br><b>E-Mail:</b> curtiscutlass@yahoo.com<br><b>Great Plains #:</b><br><b>Customer Number:</b> 1008596696<br><b>Customer Account:</b> 1004586028 | <b>Moore, Seth, 1033 S Quincy St, Green Bay, WI, US, 54301,</b><br>3209 North County Road J<br><br><b>Lot #</b><br>Reedsville, WI 54230<br><b>County:</b> Manitowoc | <b>Quote Name:</b> Moore, Seth, 1033 S Quincy St, Green<br><br><b>Order Number:</b> 780UFG107<br><b>Quote Number:</b> 11865855<br><b>Order Type:</b> Installed Sales<br><b>Payment Terms:</b> GreenSky and Other Pmt<br><b>Tax Code:</b> EXEMPTCPI<br><b>Quoted Date:</b> 9/21/2019 |

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

|    |         |                                                                |
|----|---------|----------------------------------------------------------------|
| 10 | kitchen | <b>Architect, Double Hung, 901.70 X 1155.70, Vanilla Cream</b> |
|----|---------|----------------------------------------------------------------|



PK #  
2045

1: 35.545.5 Double Hung, Equal

Frame Size: 35 1/2 X 45 1/2

General Information: Standard, Style, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard EnduraClad, Vanilla Cream

Interior Color / Finish: Prefinished White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, Vanilla Cream, Standard, InView™

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-00255-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 0W0H), Ogee, Ogee

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162".

| Item Price | Qty | Ext'd Price |
|------------|-----|-------------|
| \$2,322.46 | 2   | \$4,644.92  |

Frame Size: 901.70 X 1155.70

RIPFT001 - 01 Pocket Fit 0 - 101 UI

Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)



Viewed From Exterior

**Performance Information:** U-Factor 0.19, SHGC 0.05, VLT 0.07, CPD PEL-M-174-02316-00001  
**Wrapping Information:** Nail Fin, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 313"

| Qty | 27 |
|-----|----|
|-----|----|

Page 2 of 15

## RIFFED003 - 03 FFED Single w/2 Sidelights

Qty 1

| Line # | Location:                                                                           | Attributes                                                                                                                                                                |  |  | Item Price | Qty | Ext'd Price |
|--------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------|-----|-------------|
| 20     | back door                                                                           | <b>Pella Brand, Entry Door Inswing, 850.90 X 2076.450, Vanilla Cream, 5 9/16"</b>                                                                                         |  |  | \$4,822.74 | 1   | \$4,822.74  |
|        |  | <b>1: 3280 Entry Door</b>                                                                                                                                                 |  |  |            |     |             |
|        | PK # 2045                                                                           | Frame Size: 33 1/2 X 81 3/4                                                                                                                                               |  |  |            |     |             |
|        |                                                                                     | Unit Type: Left Inswing, Standard Sill, No Fire Rating, No Fire Rating                                                                                                    |  |  |            |     |             |
|        |                                                                                     | Dimension Options: No Cut Down                                                                                                                                            |  |  |            |     |             |
|        |                                                                                     | General Information: 6 7/8", 1 5/16", 5 9/16"                                                                                                                             |  |  |            |     |             |
|        |                                                                                     | Panel Style: 1/2 Light                                                                                                                                                    |  |  |            |     |             |
|        |                                                                                     | Glass: Tempered Low-E Air Filled                                                                                                                                          |  |  |            |     |             |
|        |                                                                                     | Grilles: No Grille                                                                                                                                                        |  |  |            |     |             |
|        | Viewed From Exterior                                                                | Panel Selection: Mahogany, Painted, Brick Red, Stained, Red Mahogany                                                                                                      |  |  |            |     |             |
|        |                                                                                     | Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Enduracore, Vanilla Cream, Wood, Red Mahogany                                                |  |  |            |     |             |
|        |                                                                                     | Hardware Options: Multi Point Bore (includes mechanism), 2 3/8", 2 1/8", No Integrated Sensor, No Handle Set, Aluminum Adjustable, Oil Rubbed Bronze, Mill Finish Sill    |  |  |            |     |             |
|        |                                                                                     | Unit Accessories: No Bang Panel                                                                                                                                           |  |  |            |     |             |
|        |                                                                                     | Performance Information: U-Factor 0.22, SHGC 0.09, VLT 0.15, CPD PEL-M-174-02400-00001, Calculated Positive DP Rating 55, Calculated Negative DP Rating 55, Year Rated 08 |  |  |            |     |             |
|        |                                                                                     | Wrapping Information: Nail Fin, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 231"                 |  |  |            |     |             |

Frame Size: 850.90 X 2076.450

RIFFED001 - 01 FFED Single Entry Door  
02 IT Oak - 02 Oak interior trim finished  
Qty 1  
Qty 20

| Line # | Location:     | Attributes                           |  |  | Item Price | Qty | Ext'd Price |
|--------|---------------|--------------------------------------|--|--|------------|-----|-------------|
| 25     | None Assigned | <b>RPPOT1601 - 01 National Offer</b> |  |  | (\$372.59) | 1   | (\$372.59)  |



Report to the  
Landmarks Commission  
of the City of Green Bay

## MEETING DATE

November 11, 2019

## PREPARED BY

Jason Flatt, Staff

## AGENDA ITEM # D.2.

(COA 19-50) Consideration with possible action on a design review for a roof dormer located at 912 S. Madison Street.

## BACKGROUND

912 S. Madison is a contributing property in the Astor NRHP District, built c. 1895. Although contributing, the house has a relatively low degree of exterior integrity due to replacement siding and replacement windows. The house has had the appearance of a rambling vernacular style (specifically areas that appear to be additions) since sometime before 1907 per Sanborn maps.

This project is described as the replacement of the roof (new “pristine pewter” color asphalt shingles—staff level approval ok) and the addition of a shed roof dormer at the rear corner of the house. The proposed dormer will not be significantly visible from any public right-of-way and will be situated in an area of the house that has already undergone significant alterations (adjacent 2nd story addition and an enclosed side porch).

Per the Secretary of the Interior’s Standards:

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

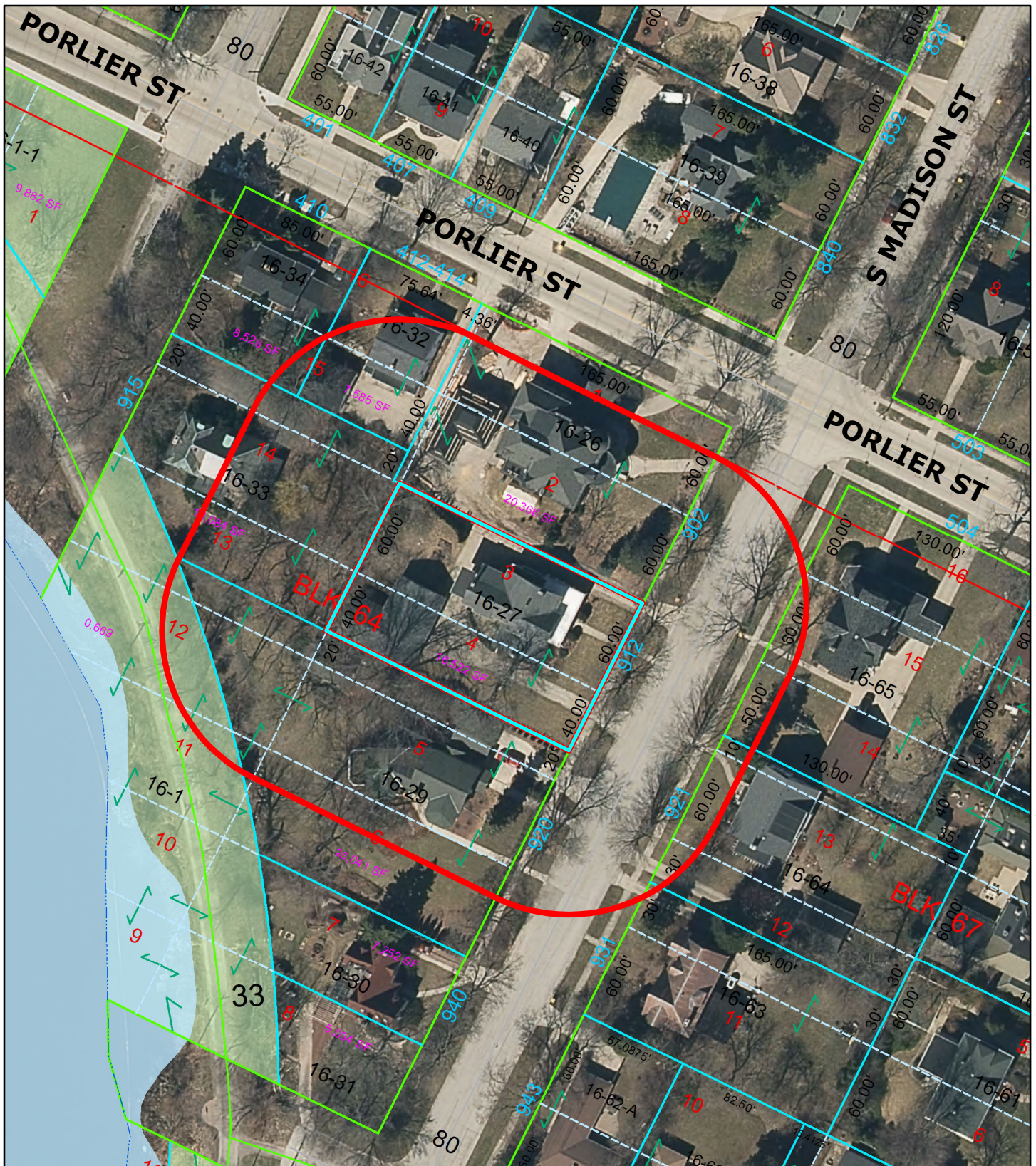
LC staff recommends approval of the proposed roof shingles and the proposed dormer addition. The proposed addition does no damage to distinctive, historic features of the house and will, like the other existing additions to the house, be differentiated from the historic form of the house while also being compatible with the massing, size, scale, and architectural features of the house. The historic character of the house is largely unaffected by the proposed dormer addition.

## FISCAL IMPACT

## ATTACHMENTS

1. COA 19-50 Map
2. 912 S. Madison Photo
3. 912 S. Madison Property Detail Sheet

4. COA 19-50 Applicant Rendering
5. 1907 Sanbron Map, 912 S. Madison in Center



## COA 19-50 Roof Dormer Installation 912 S. Madison Street

0 20 40 80 Feet



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 05 Nov 2019 X:\Planning\Basemaps\template\_8.5x11.mxd

- Subject Parcel
- 100' Notification Area



Address: 912 S Madison St  
Parcel No.: 16-27  
WI AHI No.: 53006

Historic Name: Frank E. Murphy House

Built: 1895 c. 1895  
Historic Use: house  
Architectural Style: vernacular  
Wall Material: aluminum/vinyl siding  
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)

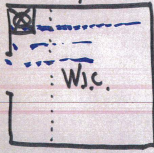
Notes:

"Frank E. Murphy of the Murphy Lumber Company lived in this two story frame house. The aluminum siding was added at a later date.  
Owner: Cahiel Fairchild"  
- per NRHP nomination

Stewardship:

- Character - Overall form & fenestration. Cross gabled form likely built in the Queen Anne style. Wrap-around front porch. Brick chimney. One-story addition to south on stone foundation. Hipped dormer at south façade.
- Features - Bargeboards. Coffered porch ceiling (?).
- Alterations - Replacement siding & windows. Dormer likely an addition. Metal balcony railing above porch. Porch appears to have been rebuilt with concrete floor & brick piers. Tuscan porch columns (newer?) on newer-style bases. Porch columns, balusters, & railings newer (?).
- Misc -  
COA 18-12 (Oct. 29, 2018) porch step repair/replacement

912 MADISON  
920 676-0927  
BAGGETT  
RAVIERA



RAVIERA  
16" O.S.  
2x8  
1/2" SINK  
V.O.S.

AND NEW  
PARK  
H+S

PRISTINE  
PARK  
ROCK TO  
MATCH  
GOALS



shed roof dormer - Google Search

Rehabilitation Standards and Guidelines

Sanborn Fire Insurance Maps | Wisconsin Historical Society

Green Bay 1900 - Maps and Atlases

Green Bay 1907 - Maps and Atlases

rambling - Google Search

content.wisconsinhistory.org/ids/compoundobject/collection/maps/5729/rec/5

Home - Maps and Atlases in Our Collections - Index Sheet

Reference URL

Share

Green Bay 1907

Sheet 37

Previous 39 of 85 Next

View Description

Object Description

Short Title

Green Bay 1907

Full Title

Insurance maps, Green Bay, Brown Co., Wisconsin 1907

Map Creator

Sanborn Map Company

Date Original

1907

Description

Sanborn Fire Insurance maps are meticulously detailed, large-scale lithographed, color-keyed street maps. Sanborn Maps helped insurance agents in the late 19th and early 20th centuries determine the degree of fire hazard associated with a particular property. Sanborn Fire Insurance maps typically focus on the business districts within communities. Features include street names, street and sidewalk widths, property boundaries, locations of fire hydrants, locations of water and gas mains, and the names of most public buildings, churches and companies. The maps also document the strength of the local fire department and the presence of fire insurance companies.

Thumbnails

Content

Green Bay 1907

Sheet 34

Sheet 35

Sheet 36

Sheet 37

Sheet 38

content.wisconsinhistory.org/ids/compoundobject/collection/maps/5729/rec/58

Type here to search

11:58 AM 11/6/2019



Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

November 11, 2019

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # E.I.**

Staff-Level COA Applications

**BACKGROUND**

- COA 19-45, 816 Shawano, Door
- COA 19-46, 1043 S. Van Buren, Roof & Gutter
- COA 19-48, 739 S. Jackson, Fence
- COA 19-49, 722 S. Monroe, Storm Windows & Door
- COA 19-51, 107 N. Broadway, Sign Face Replacement
- COA 19-52, 123-125 S. Washington, Roof

**RECOMMENDATION**

Receive and Place on File

**FISCAL IMPACT**

**ATTACHMENTS**

None



Report to the  
Landmarks Commission  
of the City of Green Bay

**MEETING DATE**

November 11, 2019

**PREPARED BY**

**AGENDA ITEM # E.2.**

Review City Raze/Repair Orders and Demolitions

**BACKGROUND**

- 1115 Wirtz Avenue

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 1115 Wirtz Avenue Raze or Repair Order

**NOTICE AND ORDER TO RAZE OR REPAIR  
BUILDINGS LOCATED AT  
1115 WIRTZ AVENUE  
GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Joseph M. Serama and  
Mary J. Serama  
1115 Wirtz Avenue  
Green Bay, WI 54304

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 1115 Wirtz Avenue, Green Bay, Brown County, Wisconsin, parcel number 1-56, more particularly described as follows:

Lot 14, Block "A", according to the recorded Plat of Warren & Cady's Subdivision of Lot 41 of Tank's Subdivision of Private Claim Nos 2-9, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin.

and determined that the buildings on such premises are 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 buildings be repaired to make the building safe and sanitary by reasonable repairs as follows:

**SINGLE FAMILY RESIDENCE:**

1. Provide structural calculations from an engineer on the stability of the foundation and obtain a building permit to repair the foundation to a code compliant condition;
2. Provide structural calculations from an engineer on the stability of the roof structure and obtain a building permit to repair the roof to a code compliant condition;
3. Repair, replace, remove, any and all damaged and deteriorated walls, floors, ceilings, and interior doors. Permits may be required depending on scope of work;

4. Repair/replace windows and exterior doors so that they are weather-tight and in good working condition;
5. All plumbing components shall be installed and functioning to a code compliant condition and all work shall be done by licensed contractors;
6. All heating components shall be installed and functioning to a code compliant condition and capable of adequately heating all habitable rooms, bathrooms, and toilet rooms contained therein or intended for use by the occupants thereof to a temperature of at least 70 degrees F, measured 3' above the floor level, when the outside temperature is at or about -15 degrees F. All work shall be done by licensed contractors;
7. Clean and sanitize the entire interior of house;
8. Install smoke and carbon monoxide detectors as required;
9. Replace/repair all deteriorated/rotted/missing siding, trim, soffit/fascia;
10. Remove peeling paint and re-coat all affected areas or cover in a pre-finished material manufactured for exterior use;
11. Bring driveway surface into good maintenance and repair;

DETACHED GARAGE:

1. Repair and replace damaged/deteriorated roof structure and covering. Permit required;
2. Replace all deteriorated/rotted/missing siding boards, trim, weather-stripping;
3. Repair and replace any windows/service door/overhead doors that are in disrepair;
4. Remove peeling paint and re-coat all affected areas of structure or cover in a pre-finished material manufactured for exterior use (siding);
5. Repair/replace deteriorated garage slab;

or said buildings 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 the buildings 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 buildings 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 structures, 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 1st day of November, 2019.

/s/Donna Rosenthal  
Donna Rosenthal  
Housing Inspector

STATE OF WISCONSIN     )  
                                          )ss  
COUNTY OF BROWN     )

Personally came before me this 1st day of November, 2019, the above named, Donna Rosenthal, 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