



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, APRIL 21, 2021, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom meeting.

B. Roll Call.

- I. Members: Chair Paul Martzke, Vice Chair Ron Dehn, Ald. Mark Steuer, Justin Balsley, Ian Griffiths, Susan Ley, and David Siegel

C. Approval of the Agenda.

- I. Approval of the agenda for the April 21, 2021, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the February 17, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 20-07) Consideration with possible action on a design review for new windows and doors at 235 N. Broadway, Platten Place.
2. (COA 20-15) Consideration with possible action on an updated design review for a new shed dormer located at 626 S. Jackson Street.
3. (COA 21-05) Consideration with possible action on a design review for a new sign located at 139 N. Broadway for Gather on Broadway.
4. (COA 21-06) Consideration with possible action on a design review for a new garage located at 704 S. Jackson Street.

F. Informational.

1. Staff-Level COA Applications.
2. Review City Raze/Repair Orders and Demolitions.
3. Staff Update.
4. Date of next meeting: Wednesday, May 19, 2021.

G. 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.

Virtual Meeting Instructions



Landmarks Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGJzRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 9253 8356

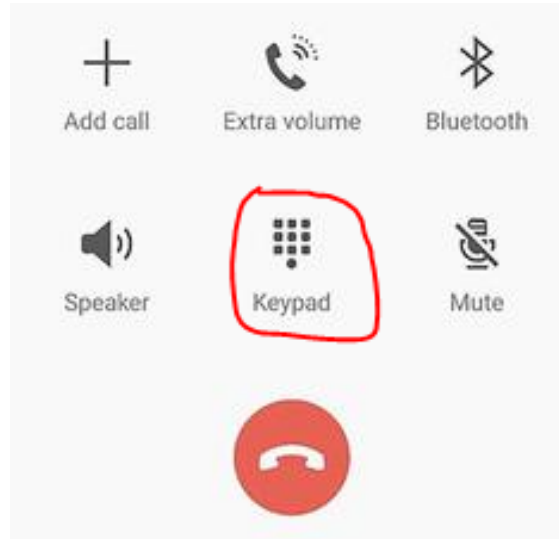
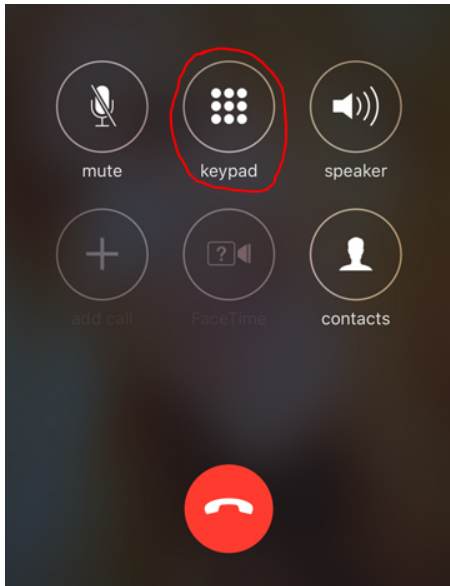
Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGJzRXJQUW5qZz09>

Additional Information

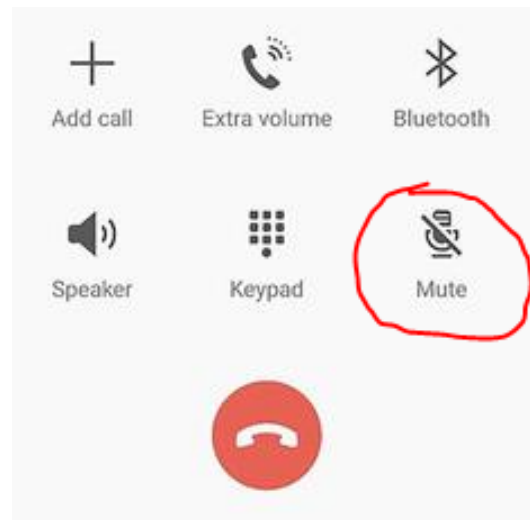
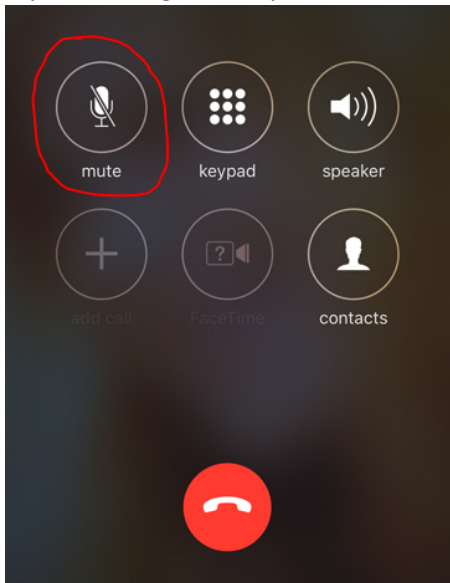
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number above.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE LANDMARKS COMMISSION

WEDNESDAY, FEBRUARY 17, 2021, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

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

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

B. ROLL CALL.

I. Members: Chair Paul Martzke, Vice Chair Ron Dehn, Ald. Mark Steuer, Justin Balsley, Ian Griffiths, Susan Ley, and David Siegel

Present: Justin Balsley, David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Excused: Paul Martzke and Mark Steuer.

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 17, 2021, meeting of the Landmarks Commission.

Moved by Ian Griffiths, seconded by David Siegel to approve the agenda for the February 17, 2021, meeting of the Landmarks Commission.

Motion carried. Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the December 16, 2020, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Ian Griffiths to approve the minutes from December 16, 2020, meeting of the Landmarks Commission.

Motion carried. Yes- David Siegel, Ian Griffiths, Susan Ley, Justin Balsley, No- None, Abstain- Ron Dehn.

E. REGULAR BUSINESS.

1. (COA 20-18) Consideration with possible action on a design review for a sculpture installation at 112 N. Adams Street.

Moved by Ian Griffiths, seconded by Susan Ley to open the floor for discussion. Motion carried.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

Moved by Susan Ley, seconded by Ian Griffiths to close the floor for discussion and return to regular order of business. Motion carried.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

Moved by David Siegel, seconded by Ian Griffiths to approve COA 20-18 with staff conditions, noting that either option presented is approved, the face of the brick shall not be disturbed, and flexibility in the placement in the solar panel may be needed. Motion carried.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

2. (COA 21-02) Consideration with possible action on a design review for replacement windows at 815 S Jefferson Street

Moved by Ian Griffiths, seconded by David Siegel to approve COA 21-02 with staff recommendations, noting that the size of the window openings not be altered. Motion carried.

Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

3. (COA 21-03) Consideration with possible action on a design review for a porch remodel at 1040 S Van Buren Street

Moved by David Siegel, seconded by Susan Ley to open the floor for discussion. Motion carried.
Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

Moved by Ian Griffiths, seconded by Susan Ley to close the floor for discussion and return to regular order of business. Motion carried.
Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

Moved by Ian Griffiths, seconded by Ron Dehn to approve COA 21-03 as presented by the applicant. Motion carried.
Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

F. INFORMATIONAL.

1. Staff-Level COA Applications.

Stephanie Hummel provided information on COA applications.

2. Review City Raze/Repair Orders and Demolitions.

Stephanie Hummel provided information on City raze/repair orders and demolitions.

3. Staff Update.

Stephanie Hummel and Jason Flatt provided a staff update.

4. Date of next meeting: Wednesday, March 17, 2021.

Moved by Ian Griffiths, seconded by Susan Ley to approve the date of the next Landmarks Commission meeting, Wednesday, March 17, 2021. Motion carried.
Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None

G. ADJOURNMENT.

Moved by Ian Griffiths, seconded by Susan Ley to adjourn. Motion carried.
Yes- David Siegel, Ian Griffiths, Ron Dehn, Susan Ley, Justin Balsley, No- None, Abstain- None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 21, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 20-07) Consideration with possible action on a design review for new windows and doors at 235 N. Broadway, Platten Place.

BACKGROUND

210 N. Broadway (Platten Place / Advanced Aquarium building) is a contributing property in the Broadway-Dousman NRHP Historic District. The building underwent significant historic preservation tax-credit rehabilitation work during the last decade. The proposed changes include replacing storefront windows and doors as well as exposing transom window openings that are currently covered. New window frames to be painted aluminum.

An application for a similar COA at this address came before the Landmarks Commission in April 2020. At that time it was unclear if the covered/hidden transom windows contained historic glass and/or glass block still present at some locations, or if these covered/hidden transom windows had non-historic replacement material. Per e-mail from Chad Reichelt of March 17, 2021:

The materials under the panel areas vary as it does on the transoms that are still exposed. The Lucky Dog Rescue transom is currently single pane glass. The transom to the east of the picture on Dousman is what appears to be non historic (modern era) stained glass. There are transoms that are covered by wood panels that do have the square glass in them but they are in complete disrepair and there are others that at this point have no glass and or frames behind the panels but rather just wood wall framing. It is our intention to recreate the look of the leaded glass with muntin bars between the glass in the new insulated glass transom windows.

LC staff requested photographs of each section of transom windows via follow-up e-mail of March 17, 2021. No photographs have been provided. If historic windows and/or glass blocks are present, they should be repaired rather than replaced (Secretary of the Interior's Standards, # 2, 5, & 6).

Elevation Drawings provided show existing historic glass block transoms being replaced along Dousman façade.

Refer to Construction Proposal from CR Structures Group, Inc., for detailed scope of proposed work.

RECOMMENDATION

LC staff is reluctant to offer a recommendation until the existing transom windows have been documented (see work item #4 in the owner's Construction Proposal). Existing historic glass block transom windows known to be present on Dousman façade should be left in place, not removed as per owner's construction drawings. LC staff further notes that new glass block, reproduced in historic styles comparable to what is present here, is still manufactured and available today.

Beyond this, LC staff makes the following recommendations on specific items of the proposed scope of work in the Construction Proposal from CR Structures Group, Inc.

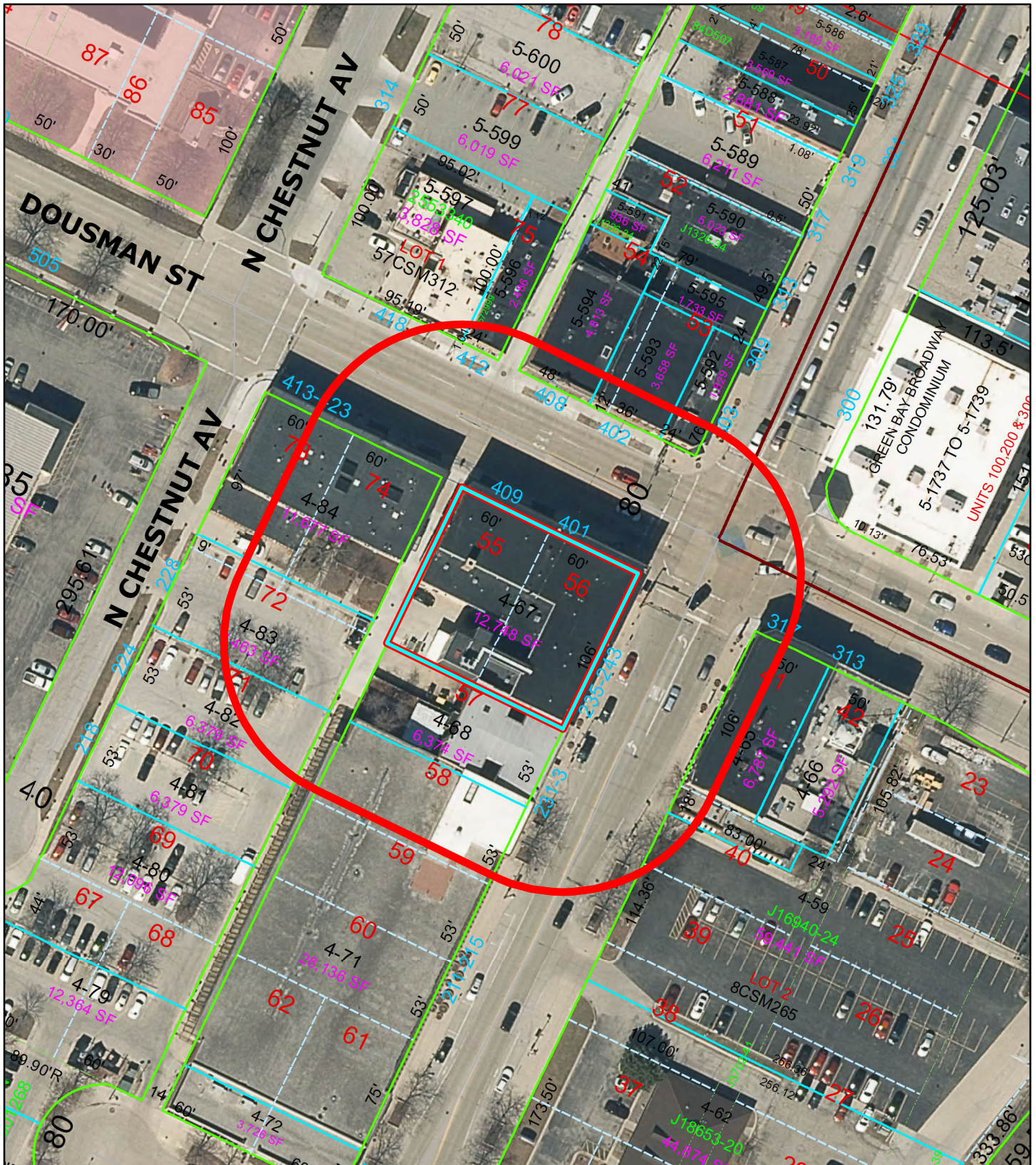
04100 Masonry – mortar strength, profile, & color are not specified. Mortar should match existing mortar in color and profile. Mortar should be of an appropriate hardness and specified. Work to be done in accordance with Preservation Brief 2 – Repointing Mortar Joints in Historic Masonry Buildings.

08400 Entrances & Storefronts – owner proposes that all transom window glass to have muntin bars between the glass. This “between the glass only” is inappropriate (per SHPO). All simulated divided light windows should have muntin bars between the glass as well as on the interior and exterior glass surfaces. LC staff notes that all storefront windows are required to have LTV of 72 or higher per SHPO, and this should be specified in the proposal. LC staff notes that all aluminum window and door frames are to be painted, not anodized, per SHPO requirement, which is appropriately noted in the proposal & worth repeating here.

FISCAL IMPACT

ATTACHMENTS

1. COA 20-07 Map
2. 401-411 Dousman
3. COA 20-07 Updated Building Plans
4. COA 20-07, Updated Exhibits
5. COA 20-07, Update Project Details



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 09 Apr 2020 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 20-07) Window & Door Replacement at 235 N. Broadway

0 20 40 80 Feet

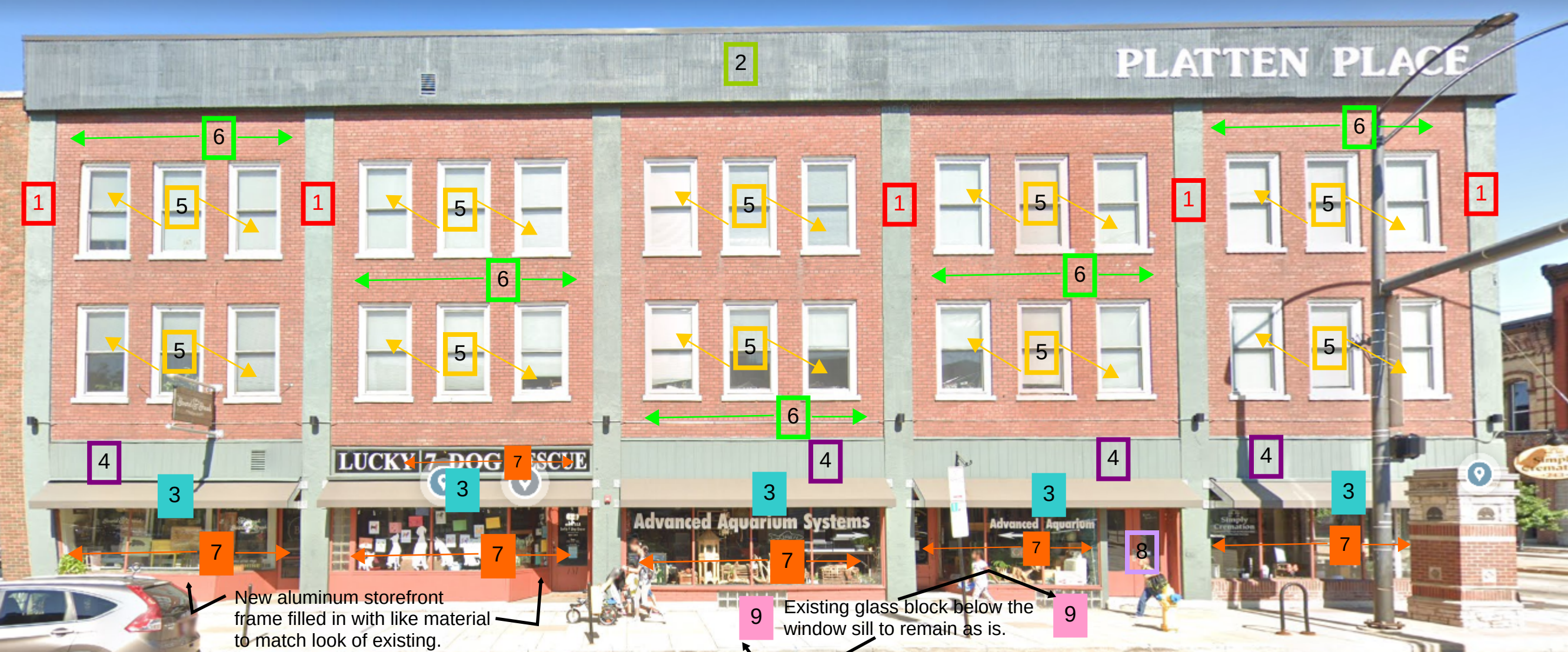


Subject Parcel



100' Notification Area





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LUCKY DOG RESCUE

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Advanced Aquarium Systems

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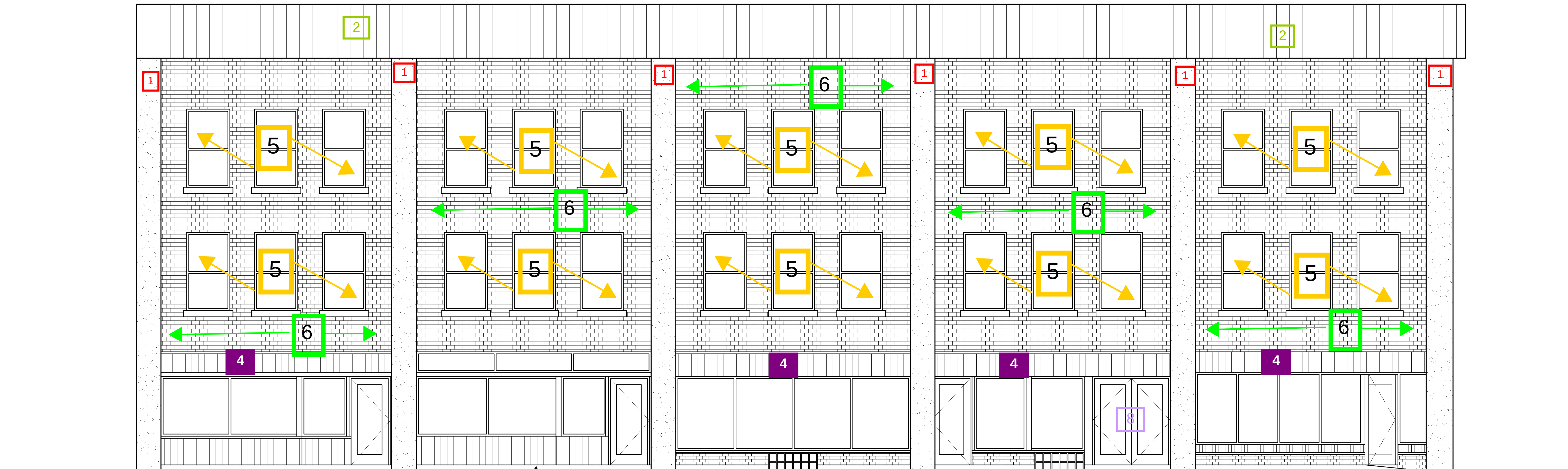
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New aluminum storefront frame filled in with like material to match look of existing.

Existing glass block below the window sill to remain as is.



1 Existing stucco vertical column element to remain as is. No Paint, no repair, excluded from the scope of work of this project.

2 Existing Fascia band to remain as is. No Paint, no repair, excluded from the scope of work of this project.

3 Existing Stainless steel framed canopy with canvas cover to be removed for window replacement and reinstalled after new windows are installed.

4 Existing vertical wood siding to be removed to expose the original transom window opening. New Aluminum frame transom window with Insulated glass to be installed. Glass to have muntin bar between the glass to recreate the historic 5"x5" leaded glass look.

New aluminum storefront frame filled in with like material to match look of existing.

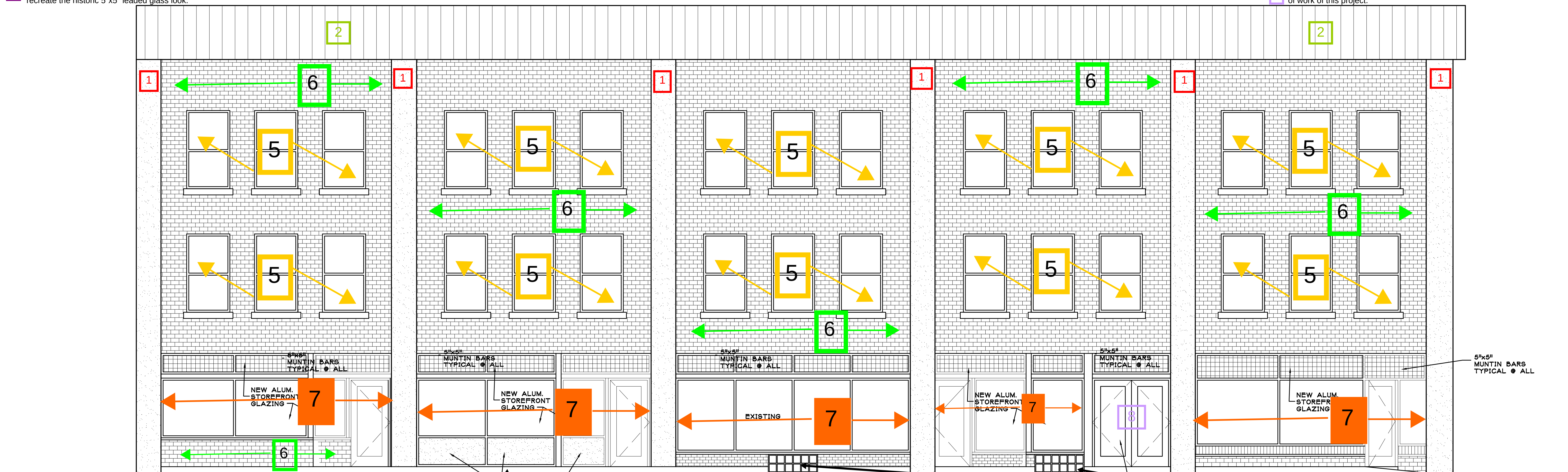
BROADWAY EXISTING ELEVATION
SCALE: 1/4"=1'-0"

5 Existing second and third floor windows to remain as is. No Paint, no repair, excluded from the scope of work of this project.

6 Existing brick facade to remain as is. No Paint, no repair, excluded from the scope of work of this project.

7 Existing wood framed single pane glass windows to be removed. New aluminum frames, thermally broken with insulated glass to be installed within the existing and original window openings. Transoms to have muntin bar between the glass to recreate the historic 5"x5" leaded glass look.

8 Existing door to remain as is. No Paint, no repair, excluded from the scope of work of this project.

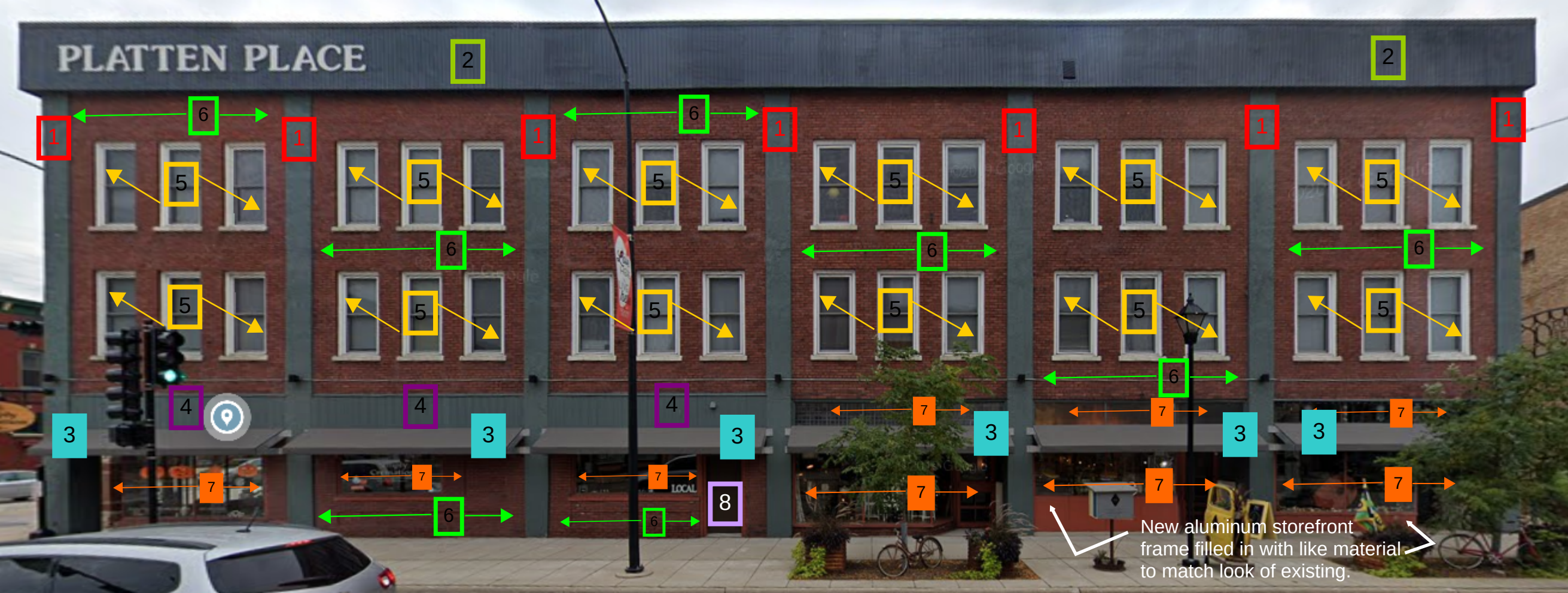


New aluminum storefront frame filled in with like material to match look of existing.

BROADWAY NEW ELEVATION
SCALE: 1/4"=1'-0"

Existing glass block below the window sill to remain as is.

5"x5" MUNTIN BARS TYPICAL • ALL



PLATTEN PLACE

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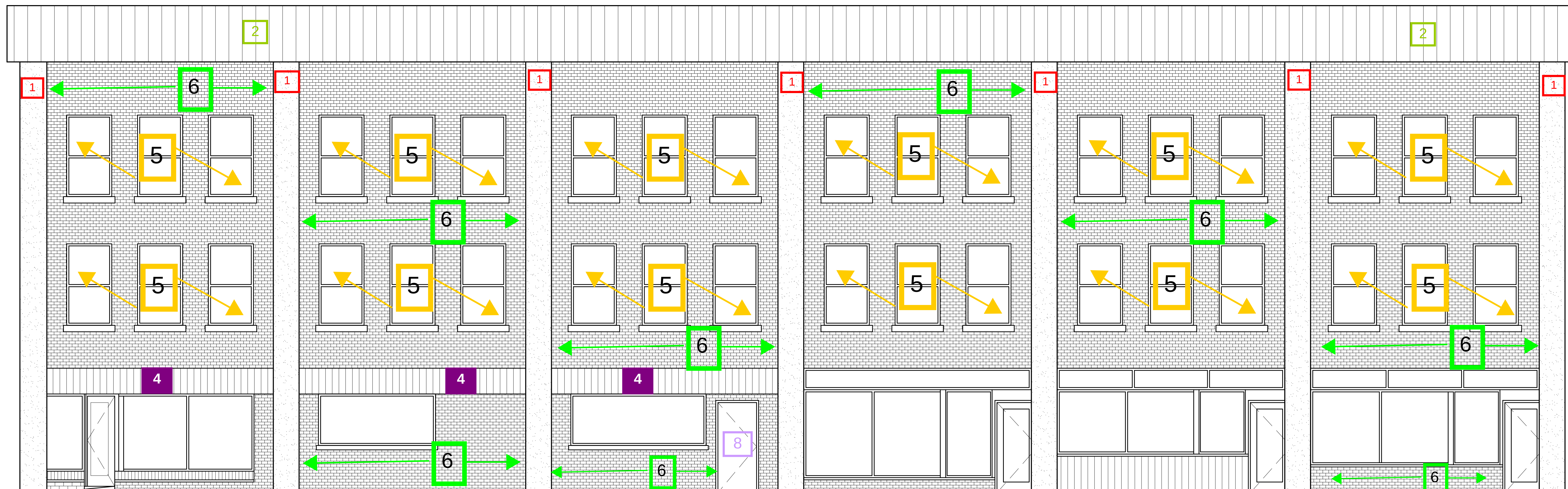
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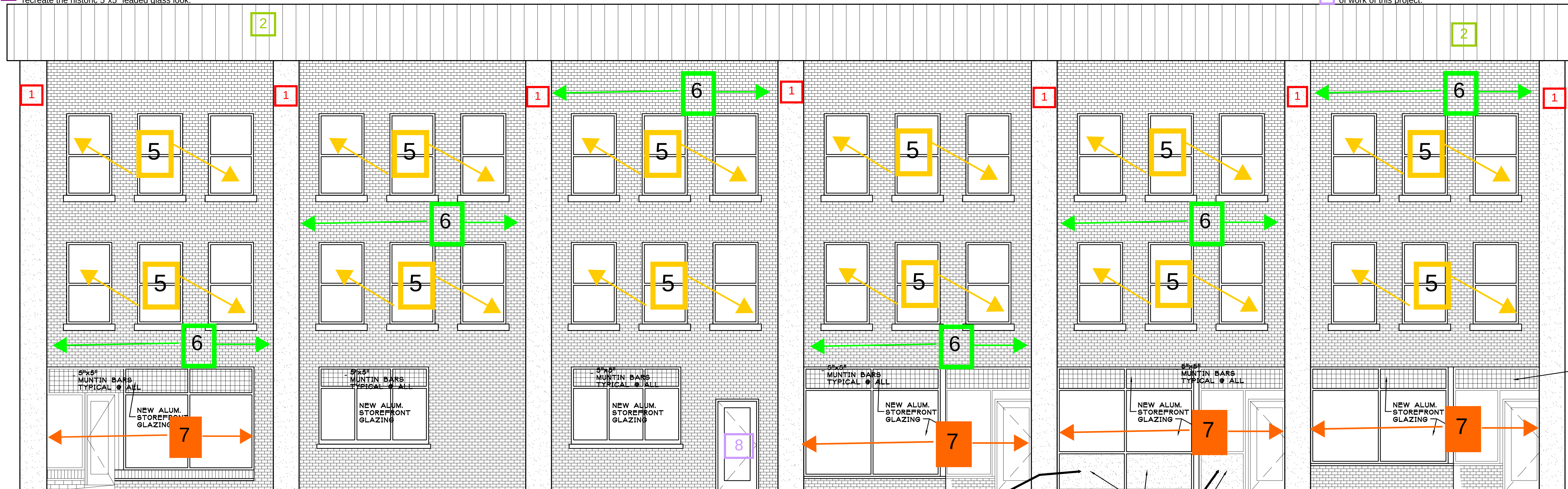
New aluminum storefront frame filled in with like material to match look of existing.



DOUSMAN EXISTING ELEVATION
SCALE: 1/4"=1'-0"

- 1 Existing stucco vertical column element to remain as is. No Paint, no repair, excluded from the scope of work of this project.
- 2 Existing Fascia band to remain as is. No Paint, no repair, excluded from the scope of work of this project.
- 3 Existing Stainless steel framed canopy with canvas cover to be removed for window replacement and reinstalled after new windows are installed.
- 4 Existing vertical wood siding to be removed to expose the original transom window opening. New Aluminum frame transom window with insulated glass to be installed. Glass to have muntin bar between the glass to recreate the historic 5"x5" leaded glass look.

- 5 Existing second and third floor windows to remain as is. No Paint, no repair, excluded from the scope of work of this project.
- 6 Existing brick facade to remain as is. No Paint, no repair, excluded from the scope of work of this project.
- 7 Existing wood framed single pane glass windows to be removed. New aluminum frames, thermally broken with insulated glass to be installed within the existing and original window openings. Transoms to have muntin bar between the glass to recreate the historic 5"x5" leaded glass look.
- 8 Existing door to remain as is. No Paint, no repair, excluded from the scope of work of this project.



DOUSMAN NEW ELEVATION
SCALE: 1/4"=1'-0"

New aluminum storefront frame filled in with like material to match look of existing.

SPANDREL GLASS

5"x5" MUNTIN BARS TYPICAL @ ALL



Construction Proposal

PLATTEN PLACE

CR Structures Group Inc.
327 Randolph Drive
Appleton, Wisconsin 54913
United States
920-733-7305

PLATTEN PLACE

Proposal

05-08-2021

Between the Owner: **Platten Place**
 Skip Heverly

And the Contractor: **CR Structures Group Inc.**
 327 Randolph Street
 Appleton, Wisconsin 54913
 980233

For the Project: **19-913 Platten Place_Storefront Replacement**
 235 North Broadway
 Green Bay, WI

Div. 01 - General Requirements

CR Structures Group Inc. will supervise and manage all contracted field construction in progress. The 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. Workmanship to be completed in a professional and workmanlike manner according to and exceeding industry practices. CR Structures Group Inc. shall assume the role of Design/Build contractor and the responsibilities thereof upon acceptance of proposal and execution of construction contracts.

01000 - Designing and Engineering

by CR Structures Group Inc.

A mutually satisfactory set of working drawings will be prepared under the supervision of licensed professionals qualified to practice in the State of Wisconsin. These drawings will be adequate for defining the work to the various crafts employed by CR Structures Group Inc.

All site information, such as a certified survey plan with legal description and existing building locations, shall be provided to CR Structures Group Inc. prior to the start of state approval drawings.

This proposal is based on information supplied by the Owner. It may become necessary, however, during the approval process by governing code

PLATTEN PLACE

authorities, to alter certain design criteria not clearly defined as applicable to this project. Any cost changes resulting from these alterations will be handled with a change order.

- Architectural and Structural building plans
 - o Elevations
 - o Pictures of Existing
 - o Door and hardware Schedules
 - o Window Schedule

At the conclusion of the project, one (1) set of "Conditionally Approved" drawings will be furnished to the Owner.

01000 - Designing and Engineering

01200 - Permits and Fees

CR Structures Group Inc. will obtain all necessary permits and approvals required by the State of Wisconsin Safety and Building Division and local governing body for the building.

City of Green Bay, Brown County, State of Wisconsin

01200 - Permits and Fees

1300 - Project Management and Coordination

Supervision:

CR Structures Group Inc. will be responsible for notifying all sub-contractors of the work schedule and progress and interfacing as required with local and state building officials.

We will assign a Project Manager and a Site Superintendent to your project. We will also have a Project Coordinator responsible for awarding subcontractor contracts, verifying subcontractor insurance certificates, coordinating material deliveries, approving subcontractor and supplier invoices, creating, and updating the project schedule, working with the project manager to ensure timely project close-out and O&M manual delivery.

01300 - Project Management and Coordination

01350 – Construction Progress Documentation

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- Project manager will create and maintain a Gantt Chart Schedule of the project.
- Review material and product submittals, log, track, and disburse as required.
- Senior Project Manager will manage and review all product material submittals.
- Contract and subcontract management

01350 – Construction Progress Documentation

01500 - Temporary Facilities and Controls

- Any applicable utility fees for gas, electric, telephone, cable, sewer, etc. shall be paid directly by the owner to the utility company. Cost for utility fees are excluded. CR Structures Group Inc. will assist in preparing the applications to apply for utility services which the Owner shall pay direct.
- Temporary electric power pack is included. Owner pays for actual power used and utility hook-up.
- Temporary sanitary facilities are included for CR Structures personnel and our hired subcontractors, vendors, and suppliers during construction.
- Waste and construction debris clean-up are included.
- Construction fencing and security is included, as required.
- A dumpster will be located at site during construction.

01510 - Construction Aids

- Temporary barriers and enclosures materials at the window and door openings.
- Temporary road closures and or parking lane closures and barricades.
- All equipment is included as needed to construct this facility.
- Consumable products required to construct this facility.

01510 – Construction Aids

01800 - Facility Operation/Maintenance

- Provide roll-off construction debris containers.
- Upon completion, the building will be Final Construction Cleaned.
- Power scrubbing of the floor is included.

01800 – Facility Operation/Maintenance

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01850 - Closeout Procedures

- Construction administration by Architect of Record
- As Built Drawings provided upon completion of the project, 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.
- Operation and Maintenance Manuals provided in print and digital copy.
- Project warranty walk throughs provided for 3 years at 6-month intervals.
- Project close-out

01850 – Closeout Procedures

SUBTOTAL 01000 DIVISION 1 - GENERAL REQUIREMENTS

Div. 02 - Site Work

02300 – Earthwork

- No earthwork included in base construction proposal.

02300 – Earthwork

02500 - Utility Services

- **Water Laterals**
 - o N/A
- **Sewer Laterals**
 - o N/A
- **Storm Water**
 - o N/A

02500 - Utility Services

02600 - Drainage & Containment

- Not Required

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02600 - Drainage & Containment

02700 - Bases, Ballasts, Pavements & Appurtenances Asphalt Paving

02700 - Bases, Ballasts, Pavements & Appurtenances

02900 - Landscaping / Irrigation Landscaping

- o N/A

02900 - Landscaping / Irrigation

Note: Soil Bearing Capacity is assumed to be a minimum of 2000 pounds per square foot at all footing bearing depth below grade. If the Soil Bearing Capacity is not adequate at the time of excavation; a change order will be issued to cover any additional costs for further bearing preparation.

SUBTOTAL 02000 DIVISION 2 - SITE CONSTRUCTION

Div. 03 – Concrete

03010 - Concrete Flatwork

03010 - Exterior Flatwork Concrete

See Alternates for Consideration 1.0 for exterior concrete stoops and ADA compliant ramps.

03010 - Exterior Flatwork Concrete

03390 - Concrete Notes

- **Concrete** - Concrete will be transit mixed attaining a minimum compressive strength of 3000 PSI for footings and walls and 3500 PSI for floors in place in (28) days. All exterior concrete will be 4000 PSI in place in (28) days.
- **Curing/Sealer** - all exposed concrete slabs, interior or exterior, will have a combination sealer/curing compound, ASTM C 309 or equivalent applied. Unless other floor sealers are specified.
- **Reinforcing** - all reinforcing shall be determined by the Engineer and placed accordingly.

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- **Finish** - typically, finish work will be completed by a twin troweling machine which helps ensure levelness of the finish.
- **Placement** - a power screed will be used to ease placement of low slump concrete which improves compaction, finish, and strength.
- **Laser Transit** - in most cases, footing, wall, and floor heights will be set with a laser transit which improves accuracy of determining heights for construction.
- Cold weather costs for fuel to heat the building is not included. We assume warm weather conditions based on projected construction timeline.
- Test cylinders of the concrete pours will be taken.
- Provide grouting for column base plates as required.

SUBTOTAL 03000 DIVISION 3 - CONCRETE

Div. 04 - Masonry

04100 - Masonry

Miscellaneous Masonry

- Repair and tuck point masonry around windows that is need of repair.
- Repair entry stoops with thin patch.
- Tooth in brick as required to obtain a finished opening.

04100 - Masonry

SUBTOTAL 04000 DIVISION 4 - MASONRY

Div. 05 – Metals

05400 - Cold-Formed Metal Framing

Structural Steel

- Provide and install HSS 3"x3" x1/4" steel column and lintels as required to support new window openings at 135-degree corners.
- Provide lintels below new transom at alcove entry to support new aluminum framed transom window.

05400 - Cold-Formed Metal Framing

SUBTOTAL 05000 DIVISION 5 - METALS

Div. 06 – Woods and Plastics

06100- Rough Carpentry –

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- Remove and reinstall existing awning canopies.
- Provide labor and equipment to construct temporary window and door openings after demolition.
- Take down and clean up temporary interior and exterior walls.
- Demolition of existing wood windows frames and doors.
- Repair of structural wood members at window rough openings.
- Minor repair of interior bulkheads, windowsills for new windows to be installed in the existing rough openings of the building.
- Misc. backing and blocking as required to install new windows and entry doors.
- Light gauge structural steel framing engineering
- Light gauge structural steel studs.

06110 - Carpentry -

06200 - Finish Carpentry

- Install Door hardware and make minor door adjustments as required.

SUBTOTAL 06000 DIVISION 6 - WOOD & PLASTICS

Div. 07 - Thermal and Moisture

07200 - Thermal Protection

07200 - Thermal Protection

07600 - Flashing & Sheet Metal

Caulking

- Provide caulking and backer bead as recommended by the manufacturer, to seal exterior and interior joints at expansion joints, frames of doors, windows, and other wall openings.

07600 - Flashing & Sheet Metal

SUBTOTAL 07000 DIVISION 7 - THERMAL & MOISTURE CONTROL

PLATTEN PLACE

Div. 08 - Doors and Windows

08100 - Metal Doors & Frames

See Alternates for Consideration 2.0 for exterior Hollow Metal Doors and Frames.

08400 - Entrances & Storefronts

Exterior Storefront Doors and Windows

- Furnish and install new storefront windows and entrances including 2x4 1/2" Tublite T14000 Series Framing.
- Aluminum finish for exterior frames is painted finish, color to be selected from standard painted finish selections.
- All transom window glass to have muntin bars between the glass to simulate historical 5"x 5" leaded glass pains. See Alternate for Consideration 5.0 for exterior applied muntin bars.
- (7) 3'0" x 7'0" high—performance glass doors with insulated, 1' low—E, argon—filled tempered glass where required set in an aluminum frame will be provided. Frames to have double thermal—break. Hinges, hydraulic closet, weather—stripping, door sweep, and threshold are included.
- Exterior aluminum doors to have insulated frames.
- Exterior sidelights and transoms are included.
- Windows include standard sill flashing.
- Entrances to be Tublite narrow style with 10" bottom rail.
- Global HD 4300 series closure with regular arm.
- Ball bearing non removable pin hinges.
- 1" diameter push pull hardware.
- All entrances to be out swinging.
- Adams Rite 4500 series lever latch locking mechanisms to meet egress codes.
- Standard 5-1/4" ADA compliant thresholds.
- Keyed cylinders per owner approved and signed keying schedule.
- Custom aluminum color match break metal at outside and inside returned corners.
- Locksets are heavy—duty commercial lever locks.

08400 - Entrances & Storefronts

SUBTOTAL 08000 DIVISION 8 - DOORS & WINDOWS

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Div. 09 – Finishes

09275 - Gypsum Wallboard/Tape and Finish/Plaster

See Alternates for Consideration 3.0 for Allowances for interior finish work that maybe required to complete the window replacement and tie the interior bulkheads and sills into the new windows.

09600 – Flooring

- No Floor replacement or patching included in this scope of work proposal.

09600 - Flooring

09900 - Paints and Coatings

See Alternates for Consideration 4.0 for Allowances for interior finish work that maybe required to complete the window replacement and tie the interior bulkheads and sills into the new windows.

SUBTOTAL 09000 DIVISION 9 - FINISHES

Div. 10- Specialties

10424 – Exterior Signage

- Exterior signage by others.
- All window signage removed with the old windows is not included in this proposal to be replaced.

10440 – Interior Signage

- N/A

SUBTOTAL 10000 DIVISION 10 – SPECIALTIES

Div. 11 - Equipment

SUBTOTAL 11000 DIVISION 11 - EQUIPMENT

PLATTEN PLACE

Div. 12 - Furnishings

12000 - Furnishings

- By Owner
-

Div. 13 - Special Construction

13120 - Pre-engineered Structures

Div. 14 - Conveying Systems

Div. 15 - Mechanical

15300 - Fire Protection Piping

- No Sprinkler System included in base bid proposal.

15300 - Fire Protection Piping

15100 - Plumbing

- No Plumbing included in base bid proposal.

15400 - Plumbing Fixtures & Equipment

15700 - Heating, Venting and Air Conditioning

- No HVAC included in base bid proposal.

15700 - Heating, Ventilating & Air Conditioning Equipment

SUBTOTAL 15000 DIVISION 15 - MECHANICAL

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Div. 16 - Electrical

16200 - Electrical

- No Electrical included in base bid proposal.

16200 - Electrical

SUBTOTAL 16000 DIVISION 16 - ELECTRICAL

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Terms and Conditions of Construction

Article 1. EXCLUSIONS TO THE PROPOSAL

Article 1.1. **Work and materials included in this Proposal shall only include items as are specifically discussed in this Proposal, and shall not include any other materials, work, or costs, including but not limited to items such as:**

Article 1.1.1. **Any state or local building code requirements due to tenant occupancy use;**

Article 1.1.2. **As-built surveys that may be required by lenders;**

Article 1.1.3. **Any public utility hookups or costs for utilities;**

Article 1.1.4. **Sewer accessibility fees or city impact fees;**

Article 1.1.5. **Any soil bearing verification, costs, or delays due to unsuitable soils, underground obstructions or any unforeseen underground environmental condition;**

Article 1.1.6. **Owner's sign or logo on building (e.g., site and monument signs);**

Article 1.1.7. **Any winter conditions, including but not limited to, heat for heating the building, masonry, Exterior Insulation Finishing System (EIFS), concrete protection;**

Article 1.1.8. **Screening that may be required for any rooftop HVAC units or other equipment;**

Article 1.1.9. **Removal or disposal of any Hazardous Materials;**

Article 1.1.10. **Special structural design features that Factory Mutual (F.M.) or other underwriters may require;**

Article 1.1.11. **Furniture, benches, and all equipment unless otherwise specified;**

PLATTEN PLACE

- Article 1.1.12. Sales tax on the retail sale of any tangible personal property provided under this Proposal;.
- Article 1.1.13. Any mechanical work other than specified;
- Article 1.1.14. Any provision for locating or verifying lot markers;
- Article 1.1.15. Any provision for updating any possible existing building or mechanical conditions which do not meet code;
- Article 1.1.16. Telephone, computer line hookups, fire alarms, or security systems;
- Article 1.1.17. Street or right-of-way repairs if required by a municipality; and
- Article 1.1.18. Cleaning after Owner moves in furniture and equipment.

Article 2. THE PROPOSAL

- Article 2.1. Freight and taxes are included in this Proposal, with the exception of sales tax on the retail sale of any tangible personal property. Also included in the Proposal are costs associated with stake out and set grades based on Owner furnishing a survey of the property, supervision of the Work in accordance with industry standards, and workmanship completed in a professional and workmanlike manner in accordance with industry standards.

Article 3. INSURANCE

- Article 3.1. The Owner shall purchase and maintain, property insurance of the types and limits of liability, containing applicable endorsements, including, but not limited to, Builder's Risk and Contractors All Risk Insurance in the amount of the Contract Sum, plus the value of Change Orders and cost of materials supplied or installed by others, comprising total value for the entire project at the site on a replacement cost basis without optional deductibles. Such insurance shall be maintained, unless otherwise provided in the Contract, agreed in writing by all persons and entities who are beneficiaries of such insurance, until the Contract Sum is paid in full, or until no person or entity other than the Owner has an insurable interest in the property to be covered, whichever is later. This insurance shall include

PLATTEN PLACE

interests of the Owner, the Contractor, Subcontractors, and sub-subcontractors in the project.

Article 3.2. Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, false work, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Contractor's and any architect's services and expenses required as a result of such insured loss. Such insurance shall cover portions of the Work stored off the site and portions of the Work in transit. If the insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

Article 3.3. If the Owner does not intend to purchase such insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then purchase insurance that will protect the interests of the Contractor, Subcontractors, and sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs and damages attributable thereto. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from the act or omission of the Contractor: (1) the Contractor, upon receipt of the notice, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and the Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide the required insurance.

Article 3.4. The Contractor shall purchase and maintain needed Workman's Compensation and Liability insurance coverage as required by law and deemed necessary for his own protection.

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Article 3.5. The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, agents, and employees; (2) any architect or architect's consultants; (3) separate contractors, if any, and any of their contractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Contract or other property insurance applicable to the Work, except such rights as they have to the proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from any architect, architect's consultants, separate contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section shall not prohibit the waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

Article 4. BONDING

Article 4.1. In the event Owner requires a performance bond, Contractor shall furnish at an additional fee.

Article 5. CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTOR

Article 5.1. Owner shall schedule any other operations at the site so the Work of the Contractor may be carried out in continuous operation, and in proper sequence.

Article 6. OCCUPANCY

Article 6.1. Owner agrees not to interfere with the progress of the Work and not to occupy any portion of the project until construction on that portion is complete and accepted by Owner and authorized personnel.

Article 7. WARRANTIES

Article 7.1. Contractor 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 (1) year from occupancy or Substantial Completion, whichever comes first. This applies to our Work and that done by our

PLATTEN PLACE

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 Contractor for any warranty to be in effect. For an abundance of clarity, such warranty does not include (i) preventative maintenance by the Owner, which shall remain the sole responsibility of Owner or (ii) concrete cracking, which is an inherent, unavoidable property of concrete.

Article 8. PAYMENT SCHEDULE

Article 8.1. **SEE Contract Article 4 of the Contract.**

Article 8.2. Invoices are due upon receipt. Any amount not paid on the due date will bear a service charge of eighteen percent (18%) annually upon the unpaid amount until paid. If payment is not received by the within ten (10) days after delivery of payment demand for Work satisfactorily completed, Contract reserves to the right to suspend the Work or terminate the Contract in Contractor's sole discretion and its option.

Article 9. LIEN NOTICE

Article 9.1. AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATION FOR THE CONSTRUCTION ON OWNER'S LAND MAY BE ENTITLED TO LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

PLATTEN PLACE

Qualification of Bid

CR Structures Group, Inc. is a contractor that is focused on providing project designs with solutions to the complexity, time constraints and financial resources of the project. From concept beyond completion our team of professionals will ensure total customer involvement that exceeds your highest expectations.

This Proposal is Private and Confidential between Platten Place, Skip Heverly, Curtis Klish and CR Structures Group Inc. It should be shared only with those who are in a confidential relationship with you or your company.

Acceptance:

IN WITNESS WHEREOF, the parties have executed this Construction Proposal as of the day, month and year first written herein.

Owner:

Skip Heverly DBA: Platten Place

By: _____

Name: _____

Title: _____

Date

Contractor:

CR Structures Group Inc.

By: _____

Name: _____

Title: _____

Date

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ALTERNATES FOR CONSIDERATION:

		Accepted	Initials
1.0	<i>Exterior concrete stoops and ADA compliant ramps. Aprons/Stoops</i> <i>The exterior concrete stoops will be reinforced with 6 x 6 #10 welded wire mesh:</i> <i>(6) 5' x 5' x 5" concrete stoops at all exterior walk door on the south side of the building.</i> <i>Ramp concrete to meet ADA requirements as required for existing grading.</i> <i>4" thick extruded insulation installed under Door Stoop exterior concrete adjacent to building to isolate for frost protection.</i>	ADD: <u>\$9,460.00</u> ☐ YES ☐ NO	
2.0	<i>Furnish and Install Hollow Metal frames and walk doors.</i> <i>3EA- 3'0" X 12' 0" / 16G / Galv. / Transom Hollow Metal Frame</i> <i>2EA- 3080 / 1-3/4" / 18G / Galv. / Flush Hollow Metal Doors</i> <i>1EA- 3080 / 1-3/4" / 18G / Galv. / Half-lite Hollow Metal Door</i> <i>Hardware</i> <i>Hollow Metal frames and doors are bid as Ceco. The hollow metal doors are an 18-gauge Legion Series. The Frames are figured as 16 Gauge SU Series welded unequal rabbit frames.</i> <i>Hardware includes PDQ Grade 1 locks with standard conventional cylinders, PDQ Closers, Stainless Steel McKinney hinges, Reese Weather Stripping and Rockwood flat goods. All hardware is bid in a satin chrome finish.</i> <i>1" Glass</i> <i>Demo & Install</i>	ADD: <u>\$17,500.00</u> ☐ YES ☐ NO	
3.0	<i>Plaster Gypsum Board (Allowance only)</i>	ADD: <u>\$11,000.00</u> ☐ YES ☐ NO	

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- Hang 5/8" gypsum board at all patch and repair locations required to finish up to new windows.
- All plasterboard will be 5/8" board finished with a light skip trowel texture.
- Provide and install divider bar trim, corner trim, and ceiling trim as needed.

4.0 Paint Allowance for interior drywall and finish repairs. (Allowance Only)

- Gypsum Walls/Ceilings:
 - Apply one (1) coat of Latex Primer.
 - Apply two (2) coats of Latex Eggshell Paint.
- Hollow Door Metal Frames (7), Hollow Metal Doors (7):
 - Apply one (1) coat of Rust-Inhibitive Metal Primer (Bare Spots Only).
 - Apply two (2) coats of Alkyd DTM Enamel

ADD: \$4,400.00☐ YES ☐ NO

5.0 Add exterior applied muntin bars to all transom window glass at approx. 5"x 5" spacing.

ADD: \$14,400.00☐ YES ☐ NO



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 21, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 20-15) Consideration with possible action on an updated design review for a new shed dormer located at 626 S. Jackson Street.

BACKGROUND

This item was approved by the Landmarks Commission in July 2020. An update to this item has been proposed. A verbal report will be given at the meeting.

626 S. Jackson Street is a contributing property in the Astor NRHP Historic District. The building currently maintains a good degree of historic integrity. The property owner is proposing to enlarge the second story of the rear wing of the house through the addition of a full-length lean-to shed dormer to the south side of the property.

The Secretary of the Interior's Standards for rehabilitation state:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property."

The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings goes on to note:

"A new addition must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future. There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building."

RECOMMENDATION

LC staff recommends approval of the application for a COA to add a dormer to the rear wing of this house. The proposed design is compatible with the massing, size, scale and design of the historic building, and it is, to some extent, differentiated from the historic building through the appearance of the break in the roofline at the rear gable end. Additionally, the location of this addition on the rear of the building, where it is largely

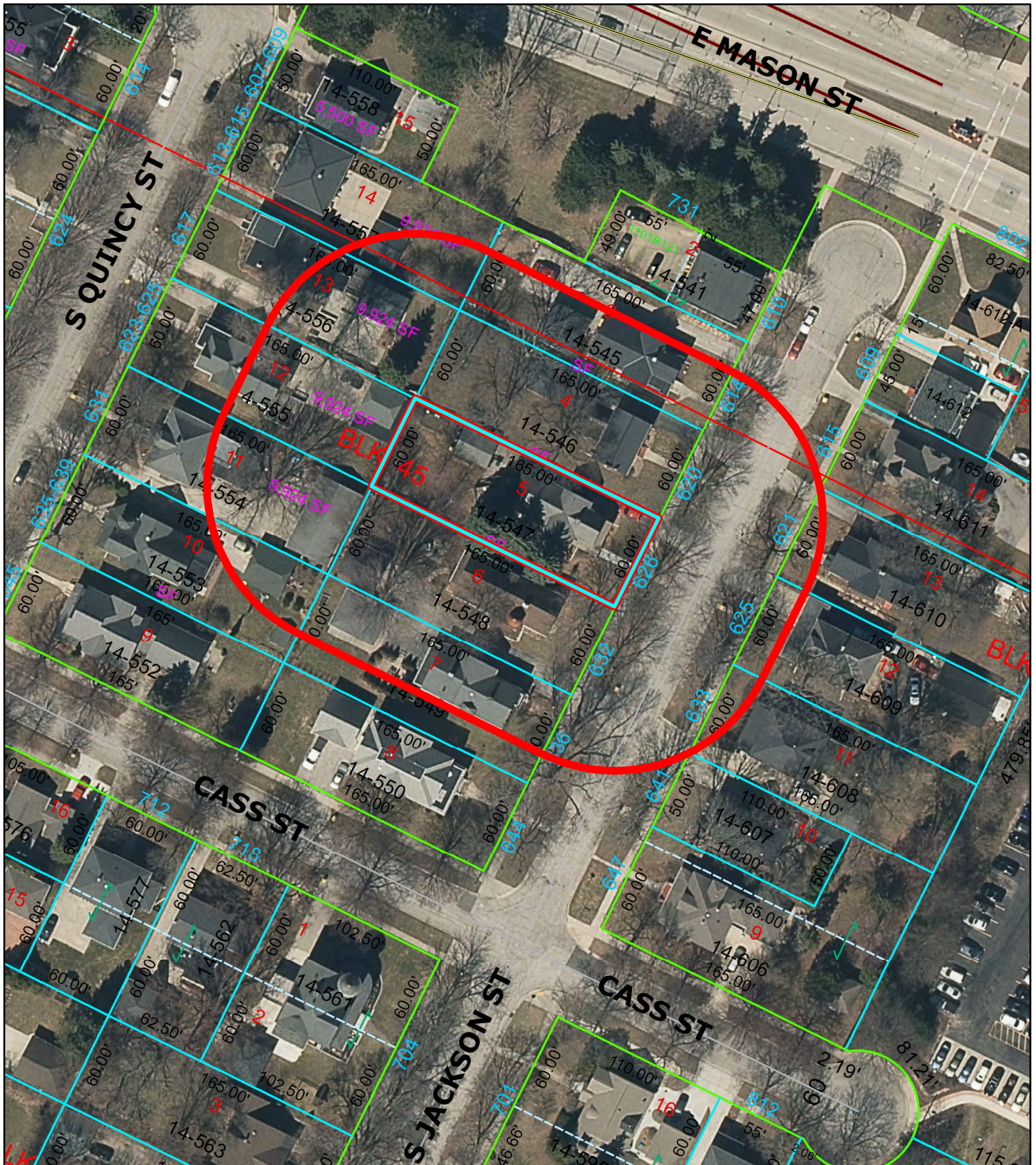
sheltered from public view, is in keeping with the Secretary's Guidelines.

FISCAL IMPACT

ATTACHMENTS

1. 626 S Jackson 2019
2. COA 20-15 Map
3. COA 20-15, Updated Rendering, South
4. COA 20-15, Updated Rendering, West
5. COA 20-15, Updated Rendering, North
6. COA 20-15 Scope of Work (old)
7. COA 20-15 Renderings (old)
8. COA 20-15 Pic 1
9. COA 20-15 Pic 2
10. COA 20-15 Pic 3
11. COA 20-15 Pic 4
12. COA 20-15 Pic 5
13. COA 20-15 Setback Information
14. 626 S Jackson Property Details





(COA 20-15) New Rear Roof Dormer at 626 S. Jackson Street

0 20 40 80 Feet



- Subject Parcel
- 100' Notification Area



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 07 Jul 2020 X:\Planning\Basemaps\template_8.5x11.mxd







PRELIMINARY

SCOPE OF WORK AND SPECIFICATIONS

FOR

Convert Attic to Office

AT

626 S. Jackson St

GREEN BAY, WI 54301

Addition = **Addition**

Delete = *Delete*

REFERENCE DRAWINGS

This project specification includes the following drawings:

1. The drawings as included in all emails.

PROPERTY OWNERS

1. Cheryl and Jonathan Renier-Wigg.
2. Jonathan is the construction primary contact owner.

GENERAL

1. The intent and desire of the project are to convert the existing west-end second-floor attic space into an office space according to this specification and the referenced drawings.
2. All drawing dimensions must be confirmed between the Structural Contractor and the Owners and is the responsibility of the Structural Contractor.
3. The structural contractor is responsible for protecting the property when exposed to the elements.
4. The owners will provide insulation and roofing contractors.

DEMOLITION

1. Remove the South portion of the existing attic roof structure.
2. Site clear all refuse and debris.

RELOCATION

1. Move the existing attic exterior door approximately 5" south to align with the center-line of the door and the new roof-peak location.

2. Utilize South end of West exterior attic wall siding to stagger fit siding on the Northside of the exterior door.

RECYCLING

1. The owners expect the contractor and all sub-contractors to make every effort to recycle any salvage or excess materials. Do not use these materials in the rehabilitation of this structure unless specifically called out:
 - a. siding and trim.
 - b. frame lumber.
 - c. cardboard boxes, crating and packing.
 - d. metal piping and ductwork.
 - e. aluminum cans.
 - f. glass and plastic bottles.

FOUNDATION

1. Design and confirm with the owner the tie-in support for all new construction, including the LVL.

STRUCTURAL/FINISH

1. Construct a new structure according to drawings listed in the reference section.
2. Sister frame the North roof slope with 2x10 #2 SYP or DF grade or better-rated system to carry load and span.
3. Frame South wall with 2x4 #2 Stud-Grade or better-rated system to carry load and span.
4. Frame South slope with 2x10 #2 SYP or DF grade or better-rated system to carry load and span.
5. Design and confirm with owner component headers in all required locations.
6. The structural contractor is responsible for coordinating structural assembly, carpentry, and surface finishes along with associated inspections.
7. The east wall of the constructed room must have structure and finished dry-wall from floor to ceiling.
8. Preliminary design value: LVL 11-1/4"T x 3-1/2"W. Owner will confirm with the structural engineer. Before ordering the LVL, the structural contractor must confirm dimensions with the owner. The final design and inspection of LVL will be the responsibility of the structural contractor.

9. Design and convey to the owner, proper standard structural support at each end of LVL.
10. Windows; Anderson 400 Series Woodwright® Double-Hung Window with storms, by structural contractors. Window style to match South face angled living room existing windows.
11. Windows are all approximately 3' 0"W x 4' 6"T.
12. Center the south 2nd Floor windows over the first-floor combination window set.
13. Center the west windows on the inside between the south interior finish wall and the frame of the exterior door.
14. All Facia and Soffit details must match the aesthetics of the house.
15. Replace the second floor exterior door with a new exterior main door and screen door combination. Discuss details with the owners.
16. Provide a minimum 2-inch air gap for vent access on both sides at the top of the LVL in each rafter bay.
17. The south 43-degree upper roof portion must have a minimum 1' 8" rain surface.
18. South new addition low-slope roof set at 5-degree.

ROOFING

1. Roofing installed by the owner's designated roofing contractor.

INSULATION

1. Insulation installed by the owner's designated insulation contractor.

SIDING AND TRIM

1. Install new salvaged siding and trim boards on the gable end(west elevation) on the north side of the exterior door to match existing.
2. Install cedar composite crown and moldings to match existing wood moldings on roof ends and facias.
3. New siding to be Western Red Cedar Bevel Siding 1/2x6"x8', oil primed all sides, edges, and ends, finger joined is acceptable, installed smooth face showing. Install siding with staggered-seams for best aesthetic appearance. The contractor may paint siding before installation.

GUTTERS AND DOWNSPOUTS

1. Gutters and Downspouts installation will be by the owner's designated contractor.

PLATFORM

1. Coordinate with the roofing contractor on the installation of the west roof platform pad.

PLATFORM RAILINGS

1. Fabricate and install railing according to custom design developed between the contractor and owners. Contractor to start with the AZEK system and modify to accommodate a close match to specification railing details. If other, discuss with owners.
2. Rail, post, and infill to be determined. Prime with manufacturers recommended product and finish coat to match existing house accents. Confirm finish coloring with the owners. Hide the installed location of all fasteners.
3. The structural contractor must coordinate with the roofing contractor for attachment and sealing of railing posts to the west roof structure.

REMAINDER

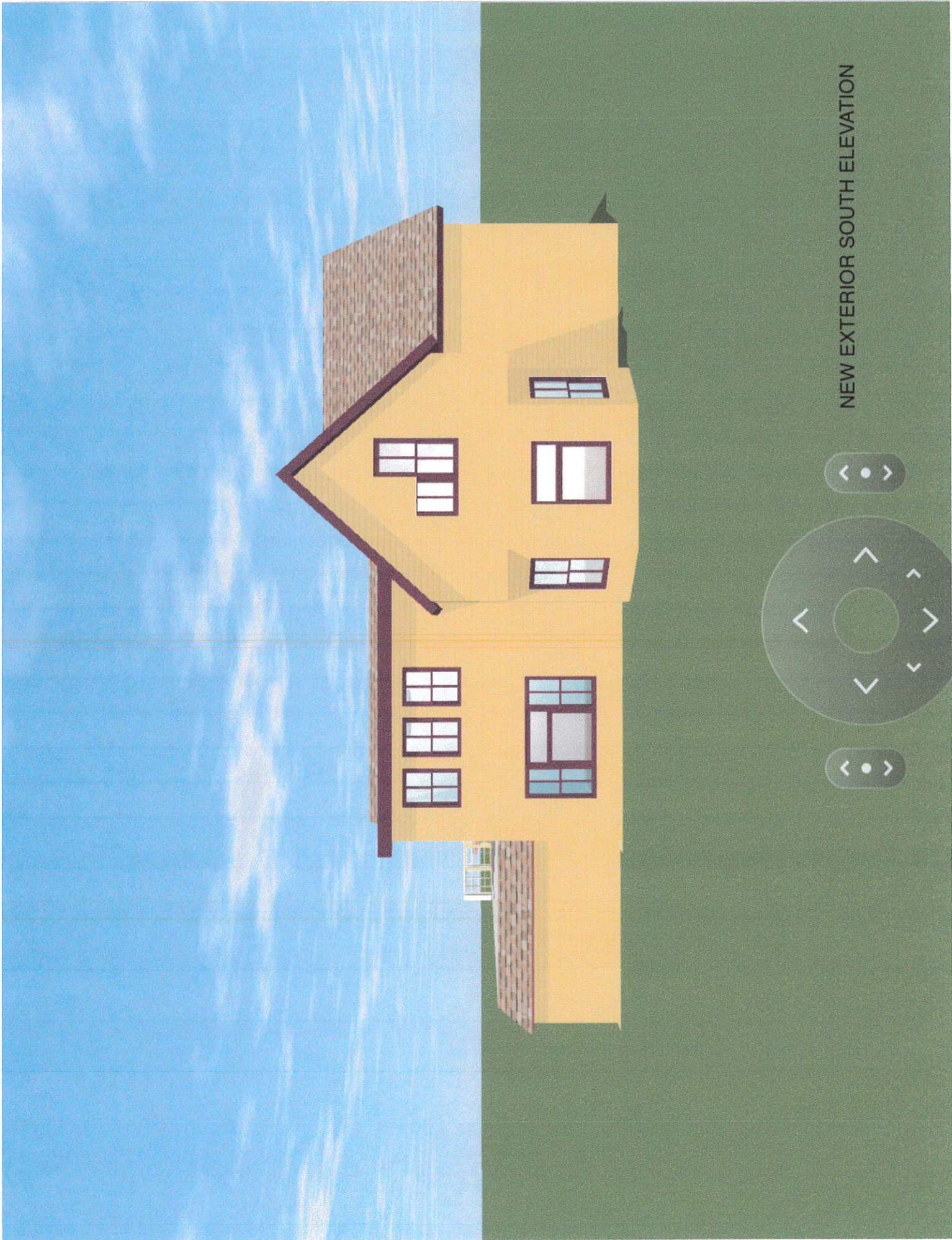
1. Plumbing by owner. Structural contractor to coordinate the schedule.
2. Electrical by owner. Structural contractor to coordinate the schedule.
3. Project coordination by the structural contractor.
4. The structural contractor is responsible for siding, sheet-rock, general carpentry, interior finish, and exterior finish.
5. HVAC by AMA Heating and Cooling. HVAC supplies have already been installed into the floor of the attic. HVAC return is already attached as needed in the basement.

GENERAL

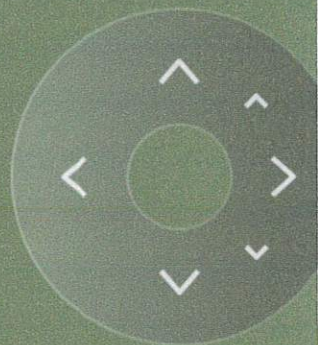
1. The Structural Contractor must manage the presence or not of a dumpster on-site. The Structural Contractor is responsible for verifying all contractors have appropriately disposed of their refuse.
2. Each Contractor or Subcontractor must be responsible for the cost and provision of disposal at the end of each day.
3. The Structural Contractor must provide proof of insurance (certificate) and proof of

building contractor DSPS State Qualified and Certificate.

4. No smoking, or other tobacco forms, or drug use on the property. There is to be no discarding of smoking, or other tobacco, or personal materials on or local to the property.
5. Tarps are to be used to keep debris off bushes, flowers, and other landscaping.

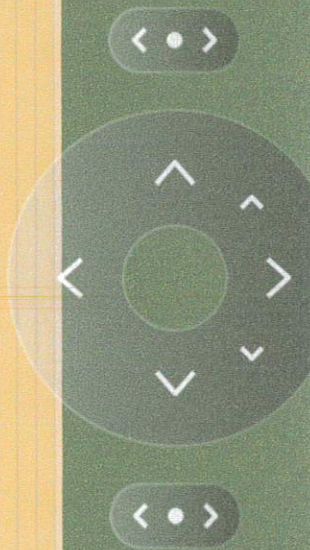


NEW EXTERIOR SOUTH ELEVATION





NEW EXTERIOR WEST ELEVATION



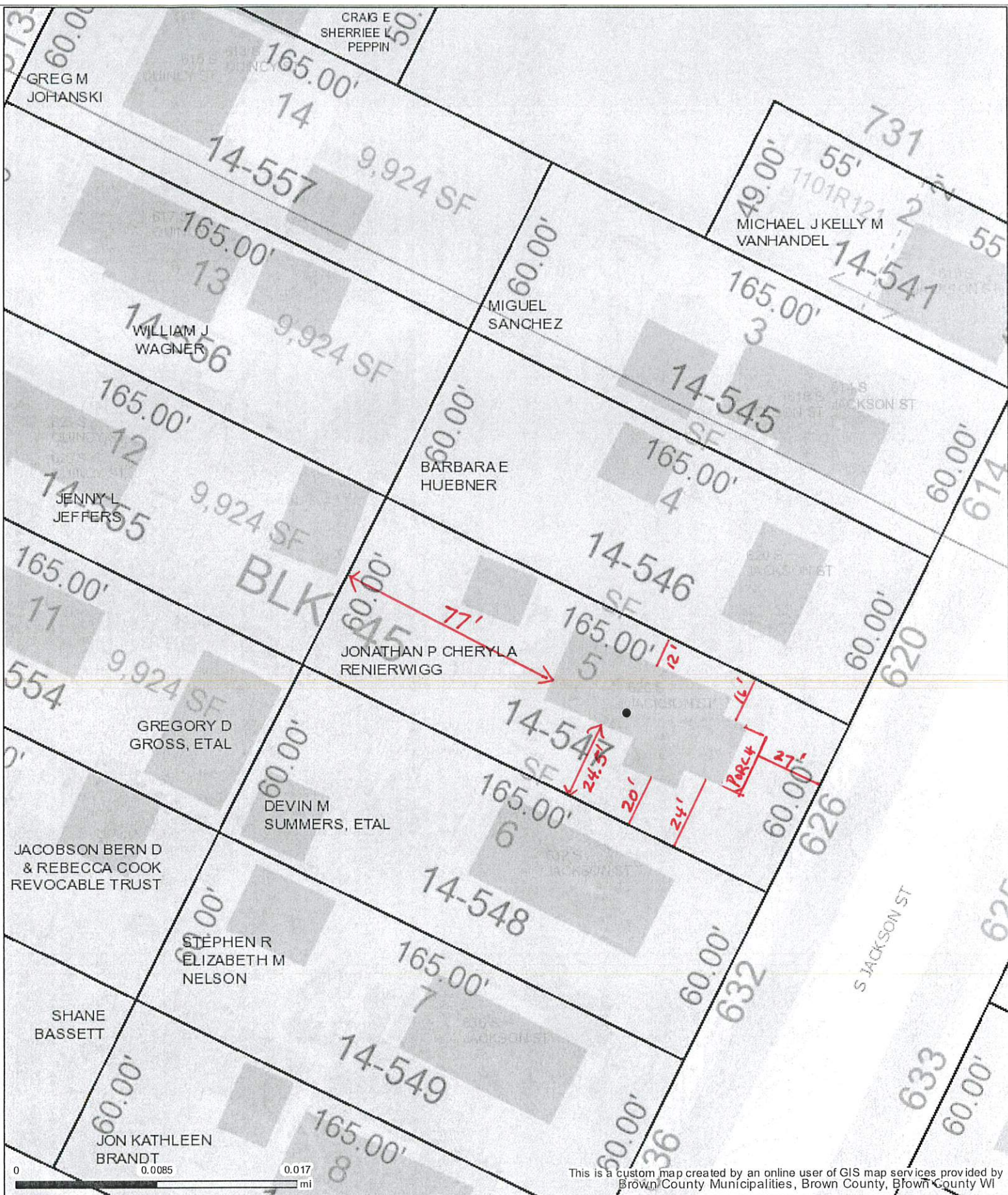












Part of Brown County WI

Map printed on 6/9/2020

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

- ☐ Parcel Boundary
- ☐ Condominium
- ☐ Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

"hooks" indicate parcel ownership crosses a line

SC-190-2 Parcel ID Number
2880257 Document Number
0.814 AC Area of parcel
279.8' Line Distance
3547 Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



(920) 448-6480
maps.gis.co.brown.wi.us

Address: 625 S Jackson St
Parcel No.: 14-547
WI AHI No.: 52063

Historic Name:
Cheryl and Jonathan Renier-Wigg House

Built: 1904
Historic Use: house
Architectural Style: Queen Anne
Wall Material: clapboard
Architect:

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

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

Notes:
"This two story frame Queen Anne house has a steeply pitched roof. Decorative hexagonally shaped woodwork and shingles are found beneath the peak of the roof on the façade.
Owner: Frank Stodola"
- per NRHP nomination

Porch being reconstructed (previously removed)- July-Sept, 2015

Stewardship:
Character - Overall form & fenestration. Cross-gable form. 1/1 windows.
Queen Anne style. Central brick chimney. Siding textures.
Features - Original siding (clapboards, shingles, wavy clapboards). Bargeboards.
Some carved window casings.
Alterations - Replacement windows. Porch is a good reconstruction. Chimney form.
Misc -
COA 18-06 issued for fence



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 21, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 21-05) Consideration with possible action on a design review for a new sign located at 139 N. Broadway for Gather on Broadway.

BACKGROUND

139 N. Broadway is a non-contributing property in the Broadway-Walnut NRHP Historic District, built 1945, and rehabilitated in 2017. As originally designated in 1999, this historic district consisted of 25 buildings (21 contributing, 4 non-contributing). Since that time, 6 buildings have been razed (4 contributing, 2 non-contributing) and 4 buildings have been constructed as in-fill. The neighboring buildings at 143 N. Broadway and 133 N. Broadway are both contributing within the district.

Property owner proposes to install a new, projecting sign near the front door on N. Broadway.

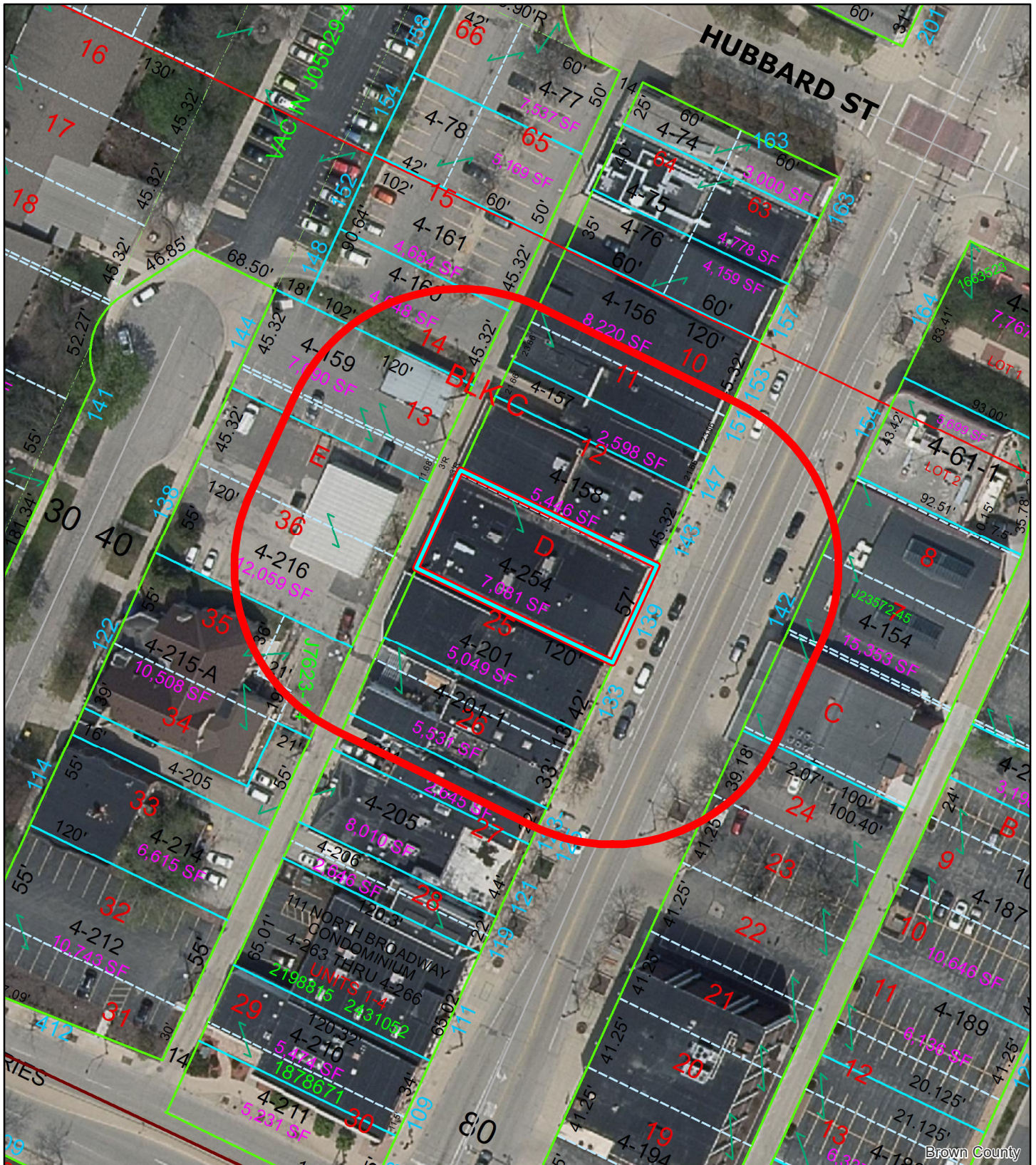
RECOMMENDATION

Recommend approval of the COA application for the installation of the proposed sign, recognizing that this building is non-contributing within the district and that the new sign will have no negative impacts on the contributing buildings within the district.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-05 Map
2. COA 21-05 Application and Exhibits

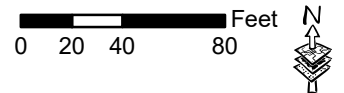


Brown County



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 14 Apr 2021 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 21-05) New Sign 139 N Broadway



 Subject Property, 139 N Broadway

 100 ft. Notification Area



CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

139 N Broadway

1. Address: _____
4-254

2. Parcel #: _____

3. Owner of record: Bascom Holdings LLC (920) 309-3445
139 N Broadway Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Tommy Everman
139 N Broadway Green Bay WI 54301
(Address) (City) (State) (Zip)
920.544.8170 920.323.5623 tommy@gatheronbroadway.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Event Venue

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Remove existing front sign and install new LED lit building and flag sign.

Also install 3 lighting fixtures (sconces) to the front of the building.

Lastly, we will be adding the numbers of the address to the front of the building as well.

7. Attachments:

☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)

☒ Sketches, drawings, building and streetscape elevations, and/or annotated photos

☒ Exterior photos

☒ Specifications (materials) for the project

☐ Phased development plan for the project (if proposed in phases)

☐ Inspection report (required for demolition requests only)

☐ Cost estimates for all the proposed work

☐ Other (please explain): _____

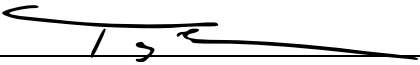
CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

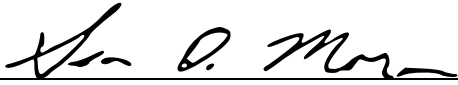
8. The following action is requested:

☒ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- ☐ Installation of fences
- ☐ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☐ Replacement of identical siding
- ☐ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: 

Owner Signature: 

Date Received: _____ Staff: _____



505 LAWRENCE DR. DE PERE, WI 54115
920.336.5900 GREENBAYSIGNS.COM

CLIENT: GATHER ON BROADWAY

LOCATION: 139 N. BROADWAY, GREEN BAY

DRAWN BY: NICOLE P

SALES PERSON: JAM P

DATE: 01/09/2020

DESIGN #: D16286

PAGE: 1

REVISION LOG:

INTL	DATE	DESCRIPTION
NP	01/23/2020	LEAVE W/ CUSTOMER
TP	01/29/2020	COLOR CHANGE
NM	03/24/2021	BACKLIT

BACKLIT LOGO

QUANTITY: 1

LETTERS: BACKLIT CHANNEL LETTERS

LIGHTING: LED AROUND PERIMETER (WHITE)

FACES: .063" ALUMINUM

RETURNS: HDU (1.5")

BACKING: 3/16" WHITE LEXAN

MOUNTING: OFFSET 1.5" OFF WALL

FONT: TTC AVANT GARDE GOTHIC PRO MEDIUM

PHOTO EYE: TBD

INSTRUCTION: CSC TO REMOVE EXISTING SIGNAGE &

LEAVE WITH CUSTOMER, CUSTOMER TO

PATCH. CSC TO PRODUCE & INSTALL

NEW AS SHOWN.

COLORS:

■ P-1 IMP20303 DARK BRONZE METALLIC

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



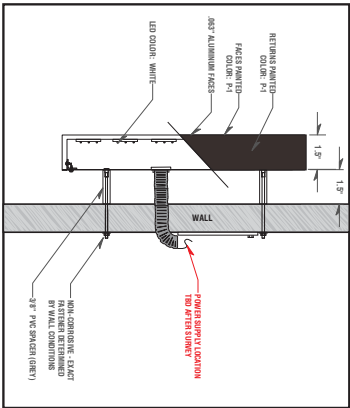
A LOCATION VIEW (AFTER)
1 SCALE: 3/16" = 1"



A EXISTING VIEW
2 N.T.S.

REMOVE EXISTING & LEAVE WITH CUSTOMER.
PATCHING BY CUSTOMER.

A DETAIL VIEWS
4 SCALE: 3/4" = 1"



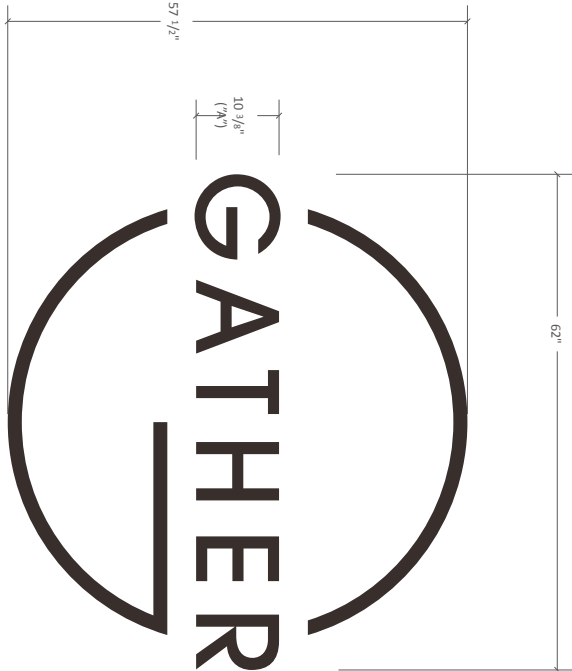
CAB-1: LOC-1
OPTION A



A NIGHT VIEW
3 N.T.S.

**LIT SIGN**

THIS SIGN WILL REQUIRE 120V AC, 15 AMP. THE CUSTOMER IS REQUIRED TO OBTAIN A PERMIT TO RUN POWER TO THE SIGN. THE CUSTOMER MUST HIRE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN. THE CUSTOMER MUST HIRE A LICENSED SIGN CONSULTANT TO INSTALL THE SIGN. THE CUSTOMER MUST HIRE A LICENSED SIGN CONSULTANT TO COORDINATE THE SIGN WITH THE BUILDING REQUIREMENTS FOR YOUR SIGNAGE.



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX.)

This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co., Inc. 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 or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely 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 for clients conception of the project and are not to be understood as being exact size or exact scale.



505 LAWRENCE DR. DE PERE, WI 54115
920.336.6900 GREENBAYSIGNS.COM

CLIENT: GATHER ON BROADWAY

LOCATION: 139 N. BROADWAY, GREEN BAY

DRAWN BY: NICOLE P

SALESPERSON: JIM P

DATE: 01/09/2020

DESIGN #: D16286

PAGE: 2

REVISION LOG:

INTL	DATE	DESCRIPTION
TP	01/29/2020	COLOR CHANGE
NM	03/24/2021	CROCK CABINET

FLAGMOUNT SIGN

QUANTITY: 1

SIZES: 5'x6'

LIGHTING: LED ILLUMINATED (WHITE)

FACES: .125" ALUM ROUTED & BACKED W/ LEXAN

FONT: TTC AVANT GARDE GOTHIC PRO MEDIUM

MOUNTING: FLAGMOUNT WITH 2" SQ ALUM TUBES

NUMBERS: .125" ALUM

MOUNTING: FLUSH TO BRICK WITH STUDS

PHOTO EYE: TBD

INSTRUCTION: PRODUCE & INSTALL AS SHOWN.

- COLORS:
- ☒ P-1 IMP20303 DARK BRONZE METALLIC
 - ☐ C-2 WHITE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

1 LOCATION VIEW (AFTER)
1 SCALE: 3/16" = 1'



1 DETAIL VIEWS
1 SCALE: 3/4" = 1'



LIT SIGN

THIS SIGN WILL REQUIRE THE FOLLOWING TO BE INSTALLED BY THE CUSTOMER:

- CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND PROVIDE THE SIGN CONSULTANT WITH A HOOK UP. TALK TO YOUR SIGN CONSULTANT IF YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL REQUIREMENTS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.



3 NIGHT VIEW
3 N.T.S.

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX.)

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FLG-1: LOC-1
OPTION A



CLIENT: GATHER ON BROADWAY

LOCATION: 139 N. BROADWAY, GREEN BAY

DRAWN BY: NICOLE P

PERSON: JAN P

DATE: 01/09/2020

DESIGN #: D16286

PAGE: 3

CON LOG:	INTL	DATE	DESCRIPTION
----------	------	------	-------------

IP	01/29/2020	COLOR CHANGE
----	------------	--------------

SCONCES

QUANTITY: 3

SIDES: S/F

LIGHTING: LED (WHITER)

INET DESC: FABRICATED ALUM (8")

FACES: .125" ALUM

MOUNTING: FLUSH TO BUILDING

PHOTO EYE: TBD

INSTRUCTION: PRODUCE & INSTALL AS SHOWN

COLORS:

■ P-1 MP20303 DARK BRONZE METALLIC

☐ P-2 WHITE

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

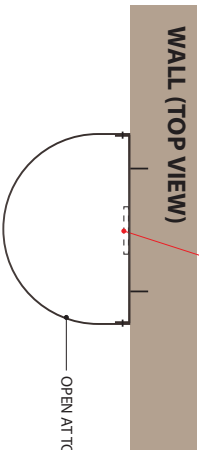
DATE _____



A	EXISTING VIEW
2	N.T.S.

**INSTALL EVEN WITH TOP OF
BRICK ON WINDOWS**

EXACT LED PLACEMENT
AND STYLE TBD



OPEN AT TOP & BOTTOM

DETAIL VIEWS

A
4

SCALE: 1.5" = 1'

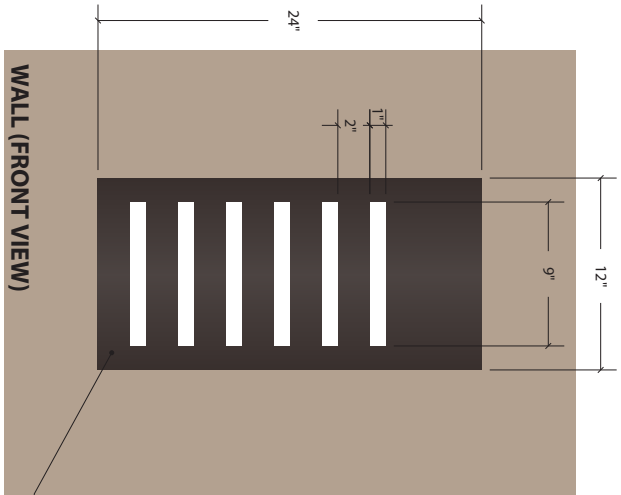
4 SCALE: 1.5" = 1'

QTY: 3



A	NIGHT VIEW
3	N.T.S.

**EXACT LIGHTING MAY VARY
DRAWING FOR REFERENCE ONLY**



WALL (FRONT VIEW)

.125" ALUM PAINTED P-1
ON THE OUTSIDE AND P-2
ON THE INSIDE



WALL (END VIEW)

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

[illegible]

CAB-1: LOC-1

OPTION A



THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP.

CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:

- YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL
- YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 21, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 21-06) Consideration with possible action on a design review for a new garage located at 704 S. Jackson Street.

BACKGROUND

704 S. Jackson, built in 1906 (see GB Press Gazette, May 14, 1906, page 7 and Dec 1, 1906, page 3) for the historically significant local builder and contractor Adolph Green, is a contributing property in the Astor NRHP Historic District. The building currently maintains a high degree of historic integrity.

This COA application is to remove the existing 1-story, 2-car garage and replace it with a significantly larger 2-car garage with attic space. Photographs show that the existing garage has foundation & floor cracks, discrete areas of rot, and structural issues with the ceiling.

Per the 1907 and 1936 Sanborn maps, a garage of matching footprint, height (1-story), and general scale was present at this location, in-line with the porte cochere (present as of 1936 – the 1907 map date and November 1906 move-in date suggest that 1907 map may have errors or omissions related to this property). Owner-supplied photographs show that the current garage is of old/historic construction (all old/historic materials, including beadboard ceiling, beadboard wall paneling, wood windows, foundation, wood siding, wood structural members). Based on this information, it appears that the existing garage is likely the original garage/carriage house, also built in 1906 by Adolph Green (significant builder & resident).

LC staff has had correspondence with the Wisconsin State Historic Preservation Office regarding historic garages in National Register Districts.

- Peggy Veregin, National Register Coordinator at the SHPO, states in her e-mail of February 15, 2021, “if a garage was built concurrently with the house and the house is NR-listed, we/the NRHP would consider the garage contributing.”

- Jason Tish, Certified Local Government & Preservation Education Coordinator at SHPO, states in his e-mail of 27 January 2021, “an outbuilding that repeats the design and materials of a main resource that is a contributing property in a historic district is an integral component of the contributing property - and may even be a character-defining feature, depending on its prominence or the role it plays in the design intent of the property.”

The proposed replacement garage is significantly larger than the historic garage. The proposed replacement has a significantly larger footprint, is effectively a full story taller, and is of a different design as compared to the existing historic garage.

RECOMMENDATION

LC staff recommends denial of the request to raze the existing garage. The existing garage appears likely to be original to the construction of the house. As an original and/or historic outbuilding, the existing garage is

contributing within the district. In the case of 704 S. Jackson, the relationship between the existing garage and the house is important, particularly given the presence of the historic porte cochere. Here, the garage may be considered a character-defining feature of the property, and its removal/replacement would have a significant, negative impact to the historic integrity of the property.

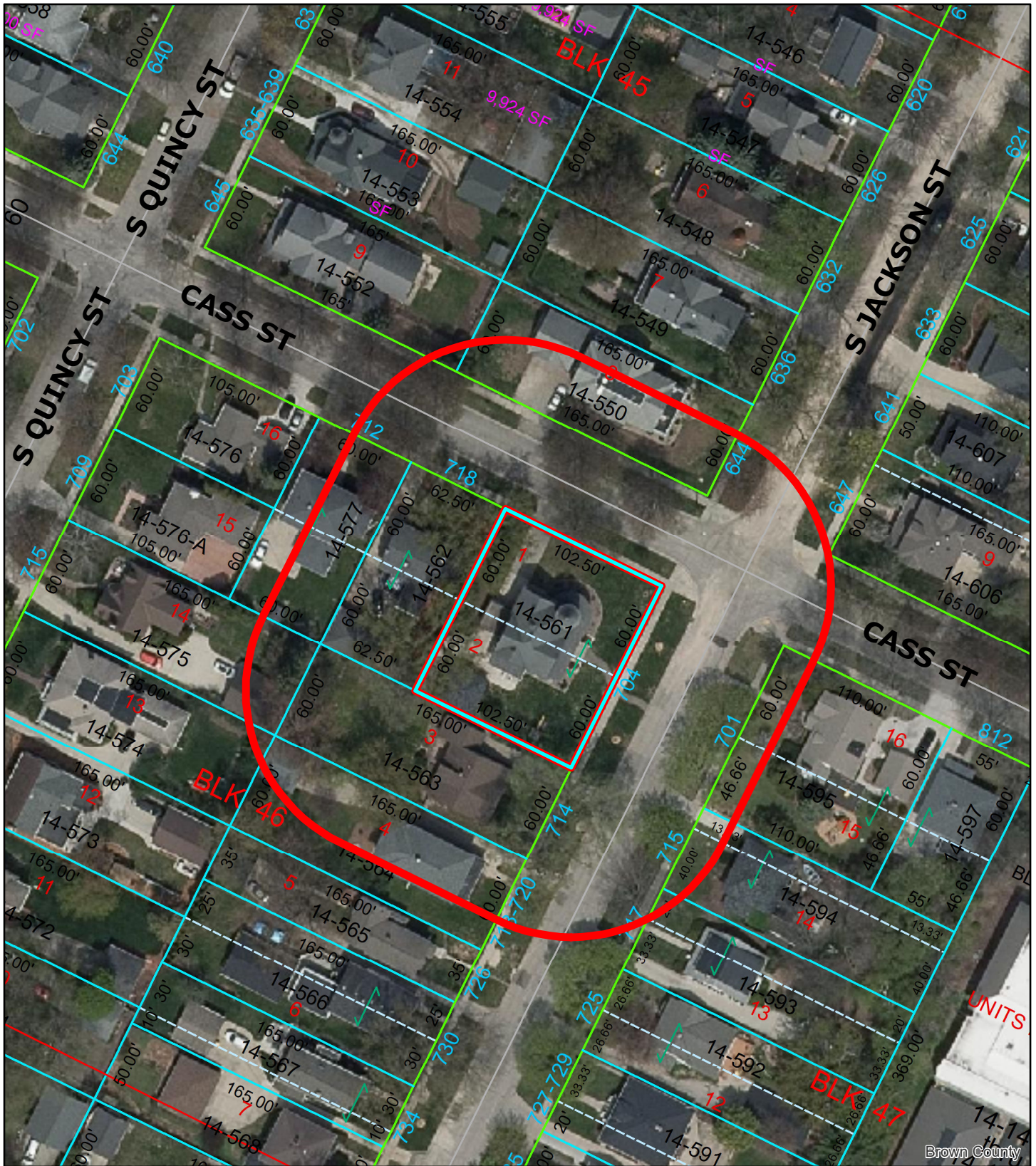
Problems noted with the existing garage do not appear to justify removal/replacement. LC staff has first-hand experience with replacing the concrete foundation and floor of a 2-story, 19th-century carriage house as well as inserting an 18' wide flange steel beam to correct a sagging wall/ceiling/roof. Areas of rot noted can be repaired. The ceiling structure can be repaired. The roof can be repaired or replaced. The anticipated cost of all required repairs is likely less than the cost of removing the current garage and constructing the proposed new garage. Notably, as a "contributing" resource per SHPO (ref. e-mail from Peggy Veregin), all necessary repairs identified herein would be eligible for preservation tax credits (25%) as well as the City's historic preservation revolving loan fund.

Regarding the proposed replacement garage, the scale and design of the proposed replacement garage are inappropriate for this property. The scale and design of the existing garage provide a clear example of what is historically appropriate for this property. LC staff further notes that re-use of existing building materials (cedar siding, beadboard paneling, garage doors), as proposed, conveys no historic value or integrity to a replacement garage.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-06 Map
2. 704 S Jackson (NRHP 040)
3. 704 S Jackson 01 2019
4. COA 21-06, Application and Exhibits
5. 1936 Sanborn Map, 704 S Jackson (note 1 story garage)
6. 1907 Sanborn Map, 704 S Jackson (note 1 story garage)
7. 704 S Jackson Property Detail Sheet



(COA 21-06) New Garage 704 S. Jackson Street

0 20 40 80 Feet



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Subject Property, 704 S. Jackson St.

100 ft. Notification Area



704 S. Jackson Street
Astor Historic District
Green Bay, Wisconsin
View: front & side elevation
#50

FEB 27 1980

Brown County JUN 26 1979





CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

1. Address: 704 S. Jackson Street

2. Parcel #: 14-561

3. Owner of record: Tyler and Jennifer Lenz Phone: 920-217-3733

704 S. Jackson Street Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: (same as above)

(Address) (City) (State) (Zip)

920-475-5816 920-217-3733 tyler.lenz@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Primary Residence

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Please see attached project description.

7. Attachments:



Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)



Sketches, drawings, building and streetscape elevations, and/or annotated photos



Exterior photos



Specifications (materials) for the project



Phased development plan for the project (if proposed in phases)



Inspection report (required for demolition requests only)



Cost estimates for all the proposed work



Other (please explain): Full project description.

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☒ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- ☐ Installation of fences
- ☐ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☐ Replacement of identical siding
- ☐ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____

PROPOSAL FOR REBUILDING GARAGE AT 704 SOUTH JACKSON STREET

SUBMITTED BY: TYLER AND JENNIFER LENZ

Background

Our home at 704 S. Jackson Street (parcel 14-561 - see Exhibit A) was originally constructed in 1902. In its near 120-year life, our home has only seen three distinct families of ownership (Green 1902-1920, Heney 1920-1950, Lallement/Lewicki 1950-2006, [Developer/Foreclosure 2006-2012], Lenz 2012-Present). In the near decade that we have owned this property we have been diligent stewards in the preservation and restoration of its unique history and character. In 2017, we were recognized by the Green Bay Historical Preservation Commission for the work we completed including the restoration of the wrap around porch, the renovation of our side porch in style consistent with the home, and the distinct exterior painting which highlights the character of our home.

While we have spent significant time and resources on restoring the house, one area that has received very little attention is our garage (shown in Exhibit B). This structure was repainted at the same time the house was, but nothing was done to the structure itself. Currently, this garage suffers from several structural deficiencies and is in need of renovation.

Need

The current garage at our home is experiencing structural deterioration and will not last indefinitely. There items below are areas of concern:

Foundation/Slab - The garage is constructed with a concrete curb on three sides. There are several places in this concrete curb that have cracks with significant gaps (see Exhibit C-1). We have noticed that the gaps have become wider in the last 2-3 years. Half of the interior slab of the garage is in poor condition and has significant cracks. In the winter months, cracked portions of the slab push upward and create a tripping hazard (Exhibit C-1).

Walls/Framing - The wall boards and wall framing has portions that show dry rot (Exhibit C-2). This is only noticed in a few areas because 95% of the interior walls are covered by tongue and groove beadboard. There is likely much more dry rot than can be easily seen. Additionally there is a section at the rear of the garage where the wall bows noticeably outward (Exhibit C-2). This bow may be the result of a prior owner striking the rear garage wall with a vehicle and pushing out the wall slightly.

Ceiling - The ceiling of the garage is in extremely poor condition and could be deemed a safety risk. It is constructed of 2x4s that do not span the entire width of the garage, but are instead joined together near the center. Several of these joints are sagging, especially where the

fasteners have rusted and deteriorated (Exhibit C-3). The ceiling is also covered with tongue and groove beadboard and there are portions of the ceiling where the boards are coming loose (due to cracked or damaged tongues), or are bent from the sag of the 2x4s (Exhibit C-3). Thankfully the ceiling is not supporting the roof structure, which is a self-supporting rafter design. However, the ceiling does serve as the mount and support for our two garage doors. If not addressed, the ceiling will deteriorate to a condition where it is unable to support the weight of the garage doors any longer and it would crash down upon our vehicles or worse if the garage was occupied at the time it collapses.

Roof - The roof does have one section that experiences a leak in the right circumstances. This has left a large stain on the ceiling and has damaged a section of the wall and ceiling (Exhibit C-4).

Project Description

Due to the extensive deterioration of our garage, it is in need of a major renovation. A simple repair is not feasible. It would only provide temporary relief and delay a larger inevitable and more expensive project.

The proposed project is to disassemble the current garage in a manner that salvages current materials and rebuild a new structure with a design that complements the historic characteristics of our home. In the rebuilt garage, we would use as much of the salvaged material as possible, including the wood siding and any other materials that are in a condition that can be reused. We have a deep appreciation for the historic nature of our home and the surrounding neighborhood and it is our intention to only add to the character and charm of the Astor neighborhood.

The rebuilding of the garage will require the excavation of the current foundation and slab in order to pour a completely new and structurally sound foundation. We intend to expand the footprint of the garage 6 feet to the west and 6 feet to the east, for a total footprint of 36 feet x 22 feet. This expanded footprint is mindful of the 4-foot required setback on the west edge of our property line, and it maintains the existing 2-foot setback along the south edge and at the rear of the garage (Exhibit D-1). It is not possible to have a larger set back at the rear of the garage for two reasons: 1) the garage would then become too close to our house, and 2) it would become impossible to maneuver a vehicle in or out of the garage without striking the house or the stone pillar supporting the carport. It is already challenging to back out of the existing garage in its current location.

The styling of the rebuilt garage would be consistent with the house. Like the house, it would have four gable ends with a dutch eave extending fully beneath each gable, except in the rear. Windows in the garage would match the crosshatch style in the upper half of the window, exactly as the house has. While the proposed design would have a different size garage door, the rebuilt garage would use the same or similar style as what exists now. It is anticipated that

the existing siding would be reused on the two sides and front of the rebuilt garage, but the rear would likely require new cedar siding of the same style. In the side and front gables cedar shakes will be used and will match the style and color of the house, including the use of sawtooth and curved edges of shakes (see Exhibit A for shake style in gable and on the turret of our home).

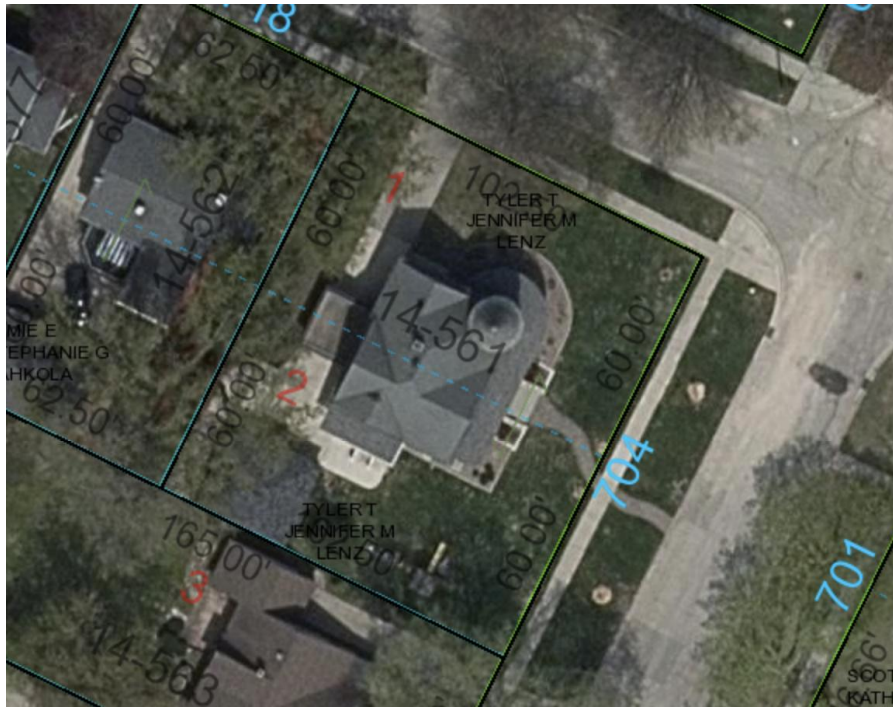
The proposed rebuilt garage design is included in Exhibit D-2.

Conclusion

As was mentioned throughout this proposal, we are proponents and stewards of the historic preservation of our home and the Astor neighborhood. We are proposing the rebuilding of our garage in a manner that embraces and enhances historical character. Our first preference would have been to restore the existing garage, however, the deteriorated condition of the foundation and structure do not allow for this option. We appreciate your thoughtful consideration of this proposal.

Exhibit A

Parcel Map



Picture of House



Exhibit B

Garage Exterior



Exhibit C-1

Garage Foundation Crack (one shown of three existing)



Garage Floor Cracks - (tripping hazard)



Exhibit C-2

Wall Dry Rot



Wall Bow in Rear (Level shown as reference straight-edge)



Exhibit C-3

Sagging Ceiling Above Garage Doors



Ceiling Rafters (shown above ceiling where fasteners are failing)



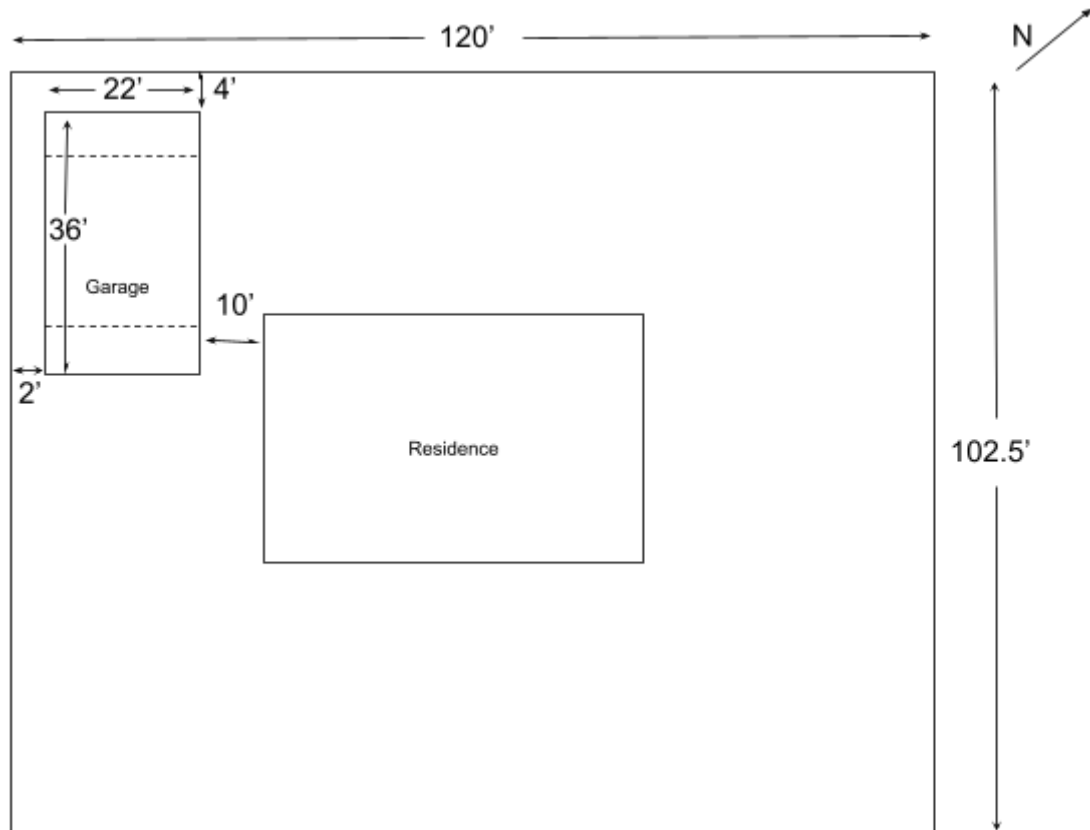
Exhibit C-4

Water Damaged Ceiling



Exhibit D-1

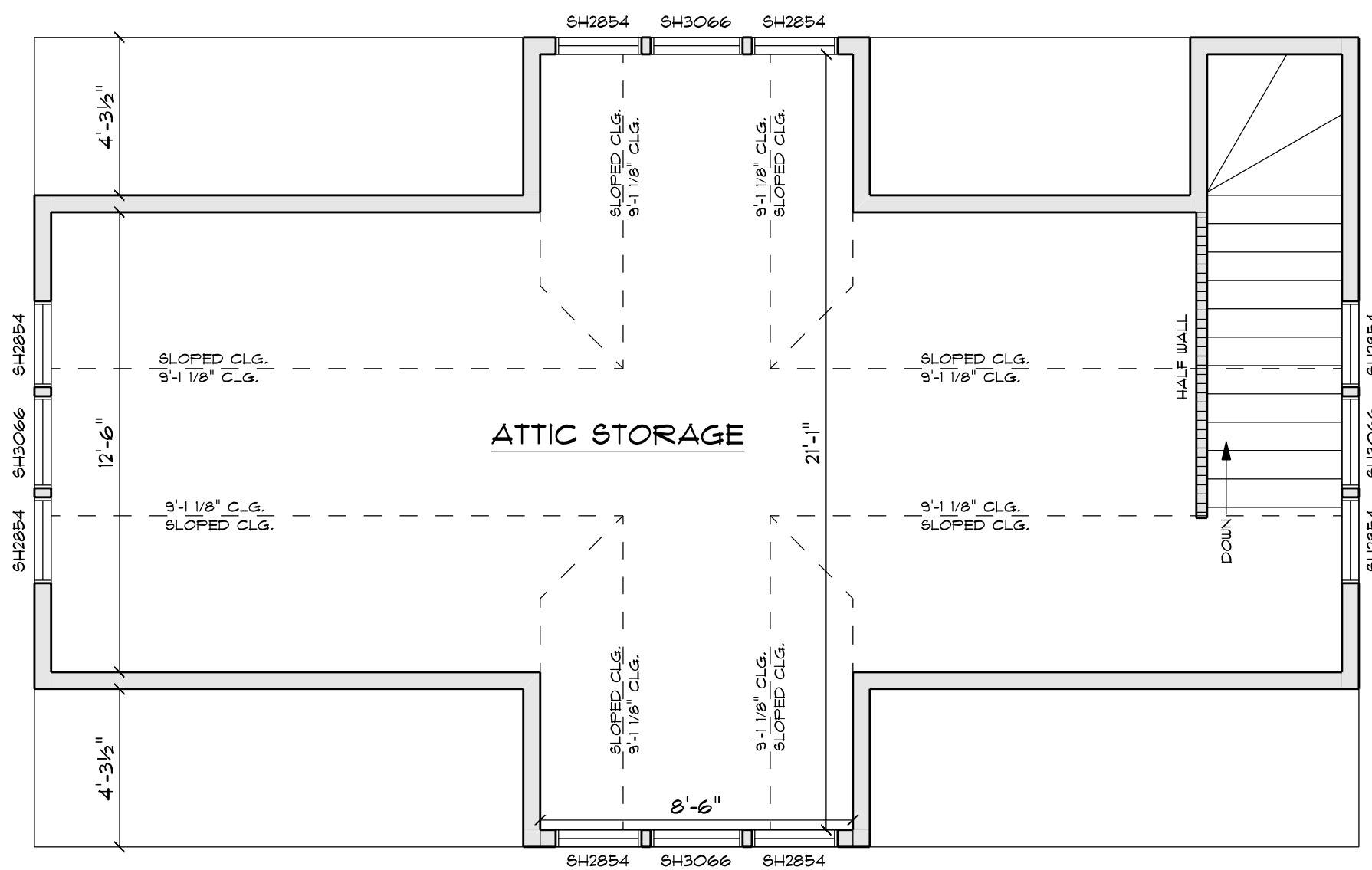
Site Plan



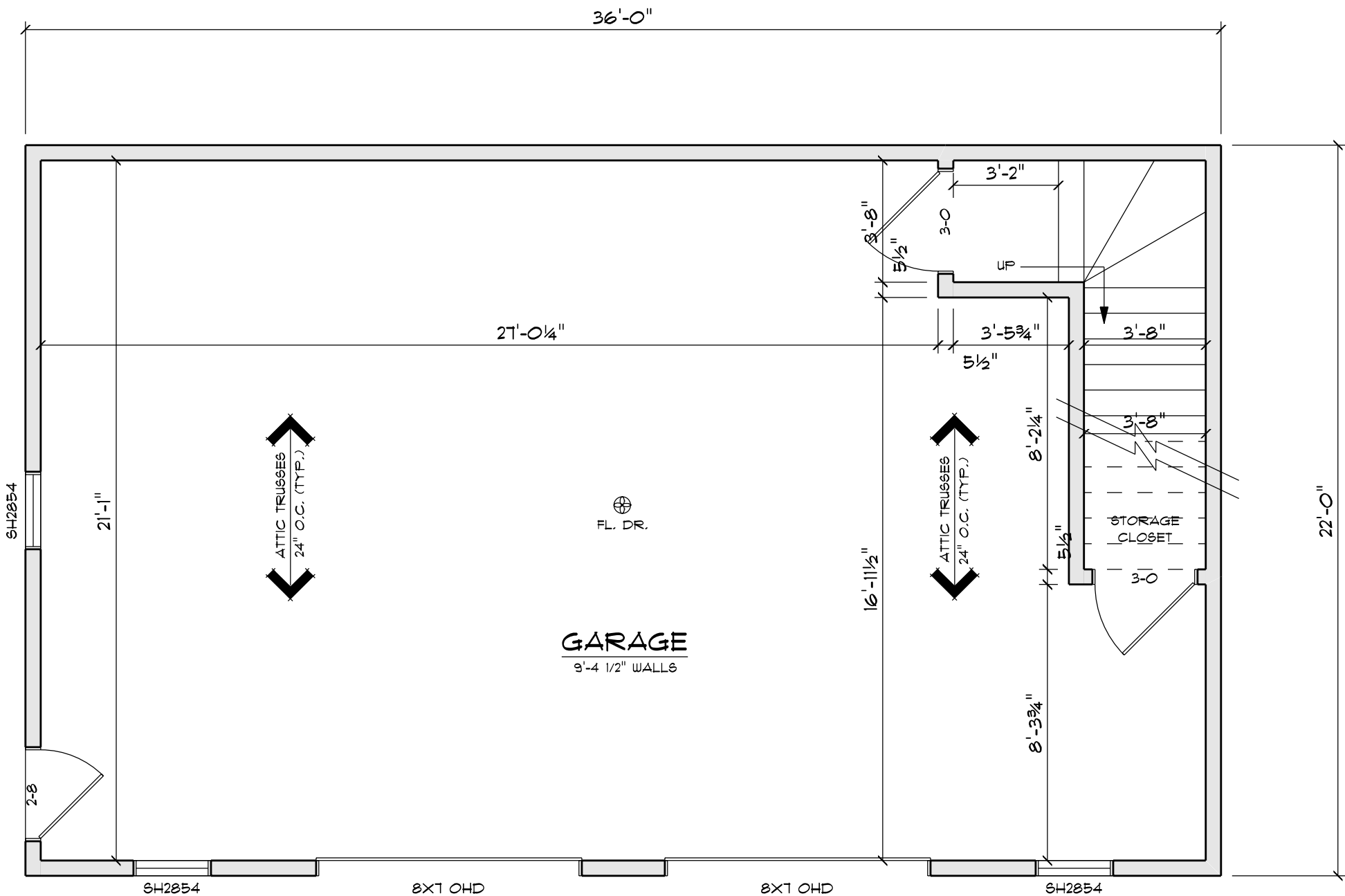
The site plan above shows the location of the rebuilt garage in the southwest corner of the property. The dashed lines represent an approximation of current garage walls.

Exhibit D-2

SQUARE FOOTAGE:	
FIRST FLOOR:	792
BONUS ROOM:	564



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

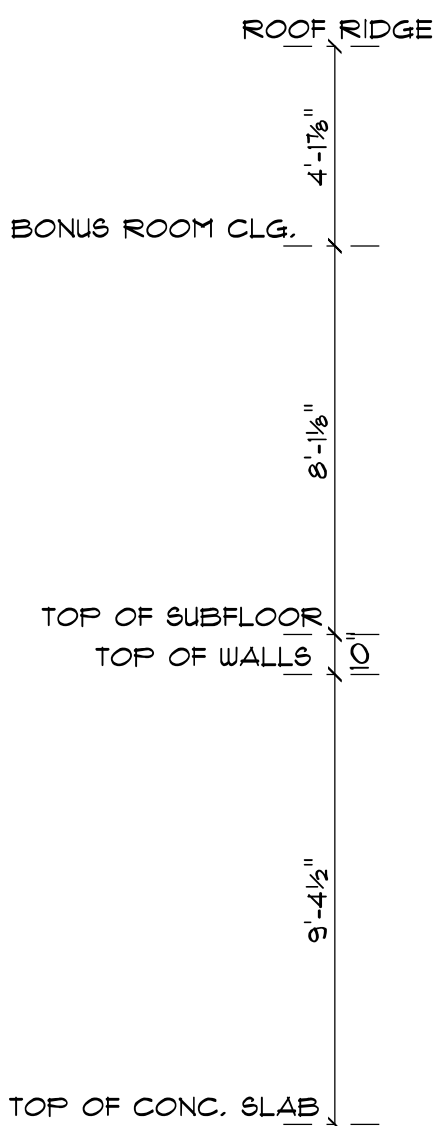


FLOOR PLAN
SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
* IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
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COMPONENTS:
TERACE
GREEN BAY, WI 54303
PHONE (920)436-5080
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WISCONSIN BUILDING SUPPLY

CUSTOM DESIGNED FOR:
JOB NAME: 104 S. JACKSON STREET
DATE: APRIL 9, 2021
DRAWN BY: JILL VERHAAGH
PLAN #: 21-128-M
REVISIONS:
4/6/21

TYLER LENZ

Exhibit E

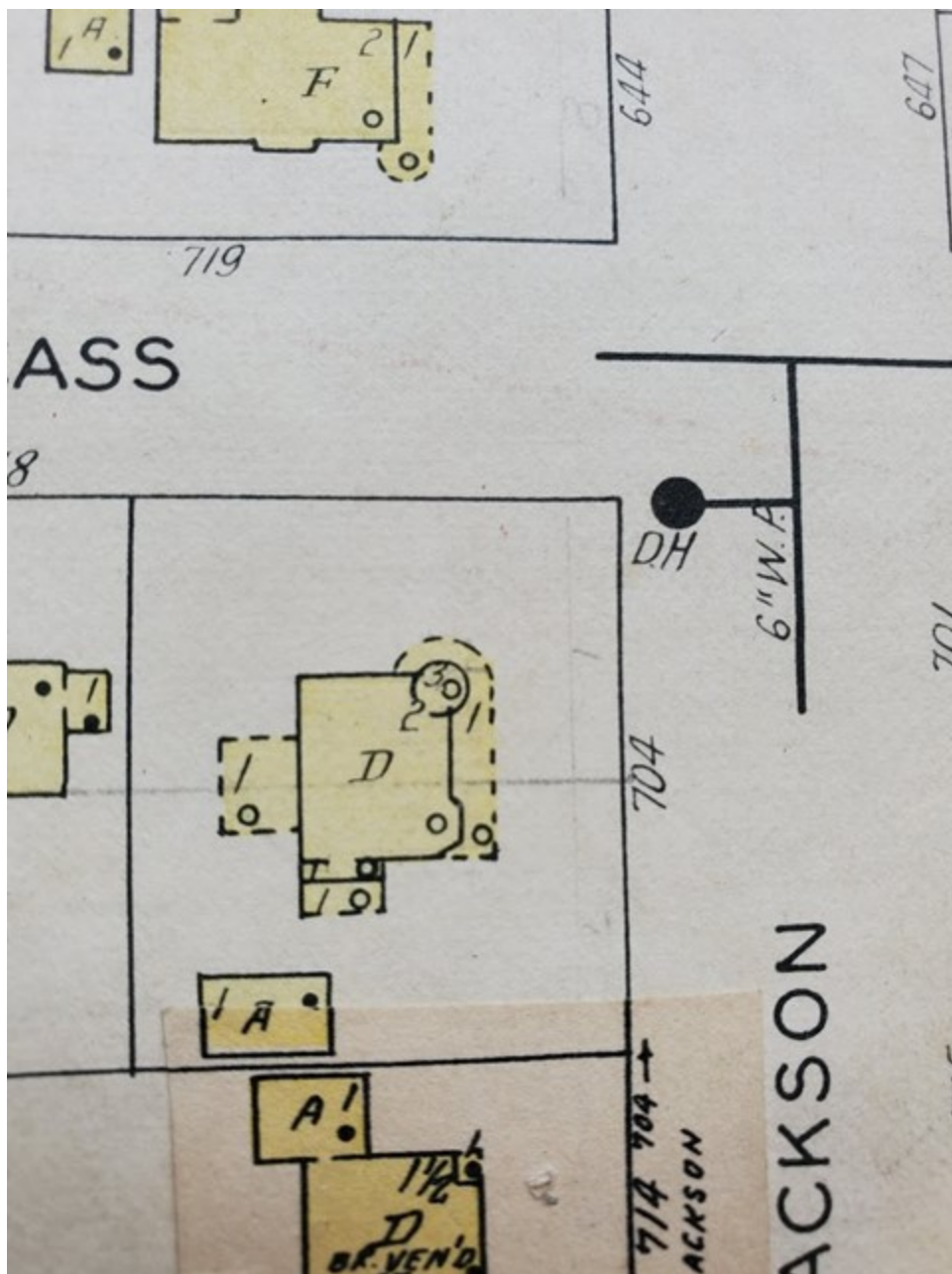
Materials List

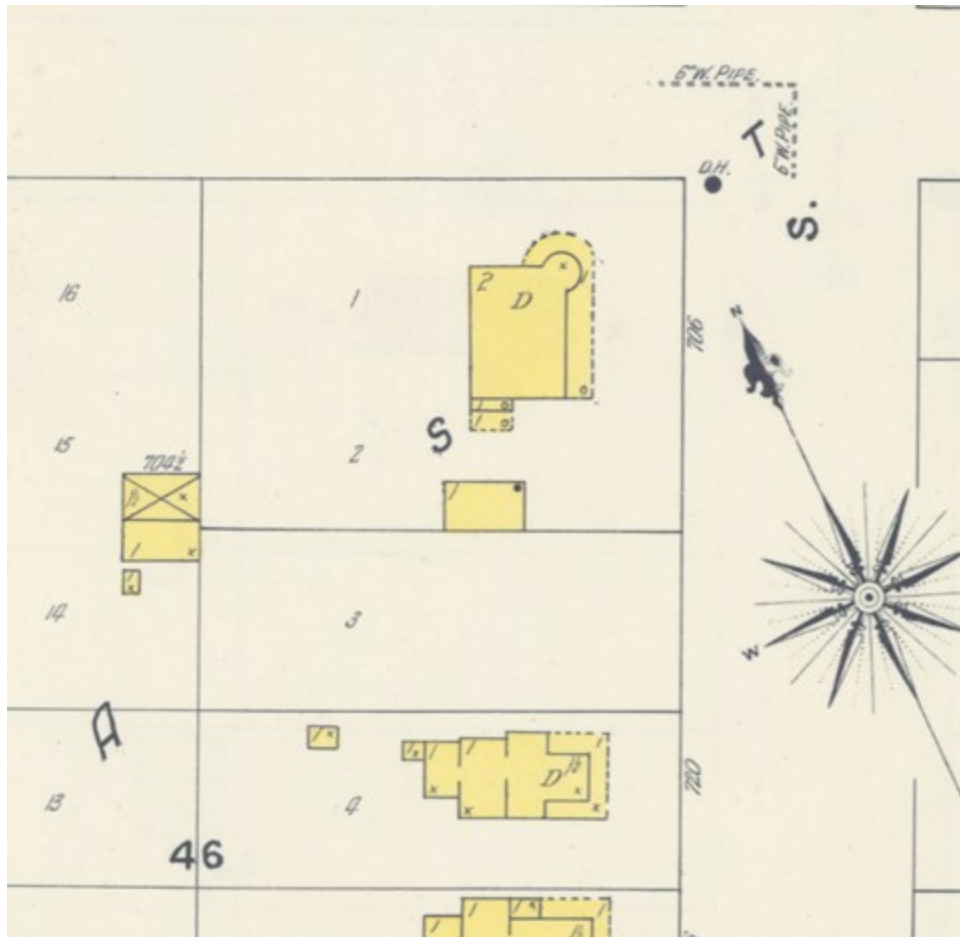
Framing	Framing will require new lumber materials and will be standard 2x6 construction based on modern standards and code.
Siding	Existing cedar siding will be reused on three sides of the rebuilt garage and new cedar siding will be used on the rear. Cedar shakes will be used on gable ends.
Door	Metal exterior door painted to match doors on house.
Windows	Same material (vinyl) and style (double hung with crosshatches on upper pane) as house
Garage door	Reuse the existing garage doors (carriage style)
Roofing	Same style and color of dimensional shingles that were used on porches during renovation of these structures in 2014.
Interior	Reuse the salvaged beadboard from the existing garage and reuse the salvaged 1x6s currently used as sheathing.

Exhibit F

Cost Estimate

Drawings and permitting	\$1,000
Disassembly of current structure	\$2,000
Offsite storage of salvaged materials	\$1,000
Excavation and concrete	\$10,000
Framing and materials	\$40,000
Doors and windows	\$4,000
Garage door and opener	\$0
Siding (reuse salvageable materials)	\$3,000
Exterior painting	\$2,500
Roofing	\$3,500
Electrical (including relocating meter)	\$3,000
Total	\$70,000





Address: 704 S Jackson St
Parcel No.: 14-561
WI AHI No.: 2259

Historic Name:
Tyler and Jennifer Lenz House

Built: 1902 per plaque on house
Historic Use: house
Architectural Style: Queen Anne
Wall Material:
Architect:

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

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

Notes:

"This three story frame house has a rounded turret to the right of the façade. A large porch extends across the façade and curves around the turret to the north end. The porch is supported by six sets of double rounded columns set upon stone pilings. Arched windows and saw-tooth wood shingles are found at the third story.

Owner: Chester Lewicki"
- per NRHP nomination

"Circular wraparound porch w/shingled 3 story turret. Shingles gables with palladian arch windows. Paired columns on porch."

- WI AHI

Stewardship:

Character - Overall form & fenestration. Hipped roof with large gabled dormers and shallow gabled wing over polygonal bay. Palladian windows in gables. Round corner turret with conical roof. Wrap-around porch with small balcony above, adjacent to polygonal bay. Clapboard profile siding with fancy cut shingles in gables and on tower. Queen Anne stylings.

Features - Original clapboard & shingle siding. Some original windows. Columns on balcony & porch. Porch railings, balusters, & stone column pilings. Back porch columns, railings, newels, balusters, & single corbel.

Alterations - Some replaced windows (inappropriate 6/1).

Misc - Corner lot.



Report to the
Historic Preservation Commission
of the City of Green Bay

MEETING DATE

April 21, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 21-07, 1030 S. Monroe, Greenhouse

RECOMMENDATION

No Action Required

FISCAL IMPACT

ATTACHMENTS

None