



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MAY 19, 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 May 19, 2021, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 21, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 21-06) Consideration with possible action on a design review for a new garage located at 704 S. Jackson Street.
2. (COA 21-09) Consideration with possible action on a design review for partial window replacement at 902 S. Madison Street

F. Informational.

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

4. Date of next meeting: Wednesday, June 16, 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=azA0c1hWd3kxaklncGJzRXJQUW5qZz09>

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)

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Meeting ID: 896 9253 8356

Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklncGJzRXJQUW5qZz09>

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, 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

Present: David Siegel, Paul Martzke, Ron Dehn, Susan Ley, Ian Griffiths (arrived during Item E.I),

Excused: Justin Balsley, Mark Steuer

C. APPROVAL OF THE AGENDA.

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

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

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

D. APPROVAL OF MINUTES.

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

Moved by Ron Dehn, seconded by David Siegel to approve the minutes. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

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.

Moved by David Siegel, seconded by Susan Ley to open the floor for discussion. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

Moved by Ron Dehn, seconded by David Siegel to close the floor for discussion and return to regular order of business. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

Moved by Ron Dehn, seconded by Susan Ley to approve. Motion withdrawn.

Moved by Susan Ley, seconded by Ron Dehn to hold the application into data on all transom windows is received. Motion carried.

Yes- David Siegel, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- Ian Griffiths

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

Moved by Ian Griffiths, seconded by Ron Dehn to open the floor for discussion. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

Moved by Paul Martzke, seconded by Ron Dehn to close the floor for discussion and return to regular order of business. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

Moved by Paul Martzke, seconded by David Siegel to approve COA 20-15, updated design review for a new shed dormer located at 626 S. Jackson Street. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

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.

Moved by Ian Griffiths, seconded by David Siegel to approve COA 21-05, a design review for a new sign located at 139 N. Broadway for Gather on Broadway. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

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

Moved by Ian Griffiths, seconded by Paul Martzke to open the floor for discussion. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

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

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None

Moved by Ron Dehn to approve COA 21-06 as presented. Motion failed due to lack of second.

Moved by David Siegel, seconded by Susan Ley to hold the application until a report from a qualified engineering or inspection official is submitted concerning the condition of the existing garage.

Applicant shall also submit a rendering for the proposed new garage that is more height-appropriate to the scale of the district. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Susan Ley, No- Ron Dehn, Abstain- None

F. INFORMATIONAL.

1. Staff-Level COA Applications.

Stephanie Hummel provided the report on staff-level COAs.

2. Review City Raze/Repair Orders and Demolitions.

No report.

3. Staff Update.

Stephanie Hummel gave the staff update.

4. Date of next meeting: Wednesday, May 19, 2021.

G. ADJOURNMENT.

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

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, No- None, Abstain- None



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

May 19, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(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 January 27, 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.

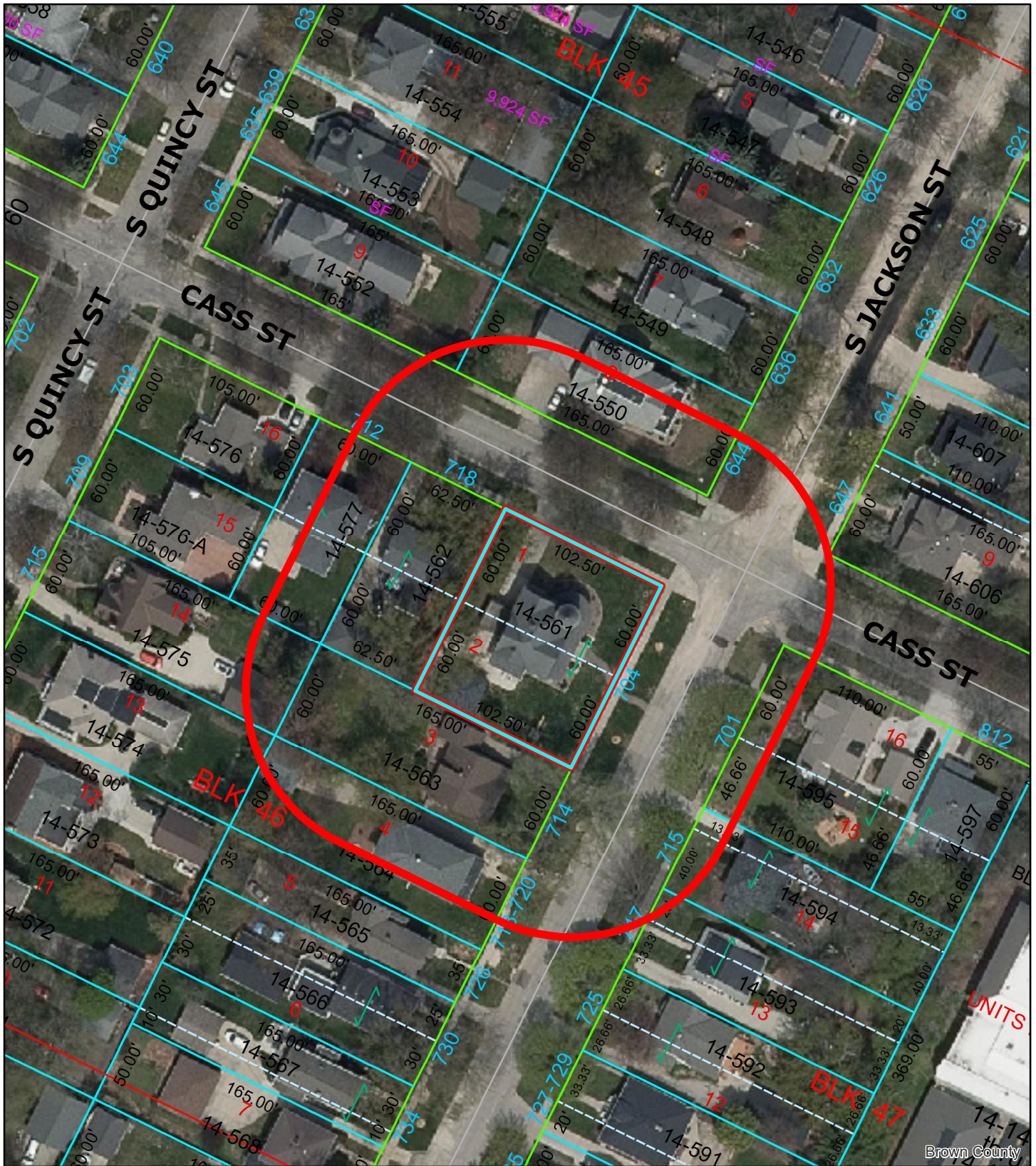
Problems noted with the existing garage do not appear to justify removal/replacement. LC staff has first-hand experience with replacing the concrete foundation and floor of a 2-story, 19th-century carriage house as well as inserting an 18' wide flange steel beam to correct a sagging wall/ceiling/roof. 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



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

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): _____

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).

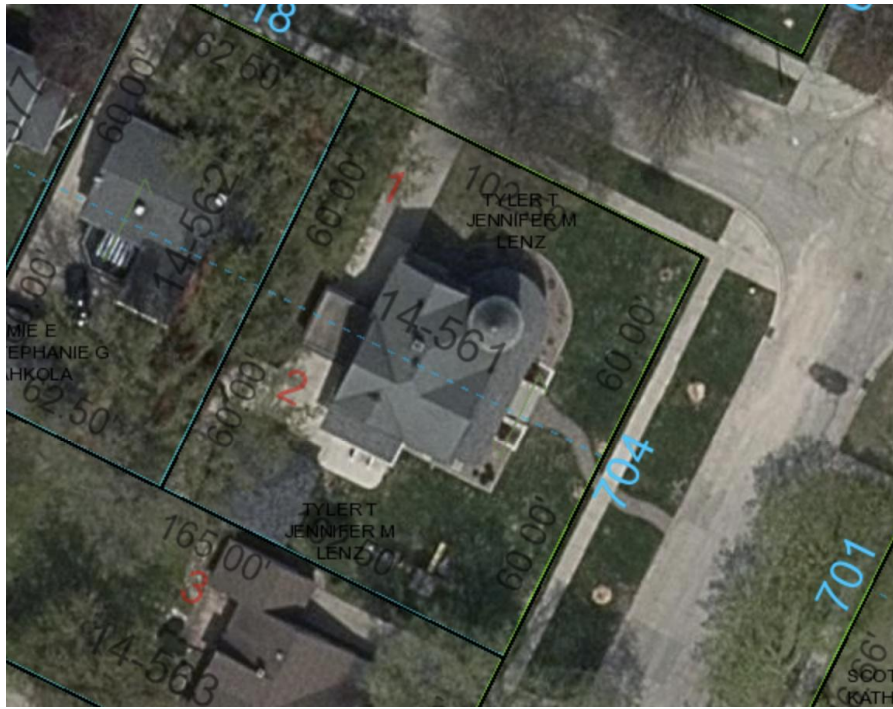
The proposed rebuilt garage design is included in Exhibit D-2.

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)



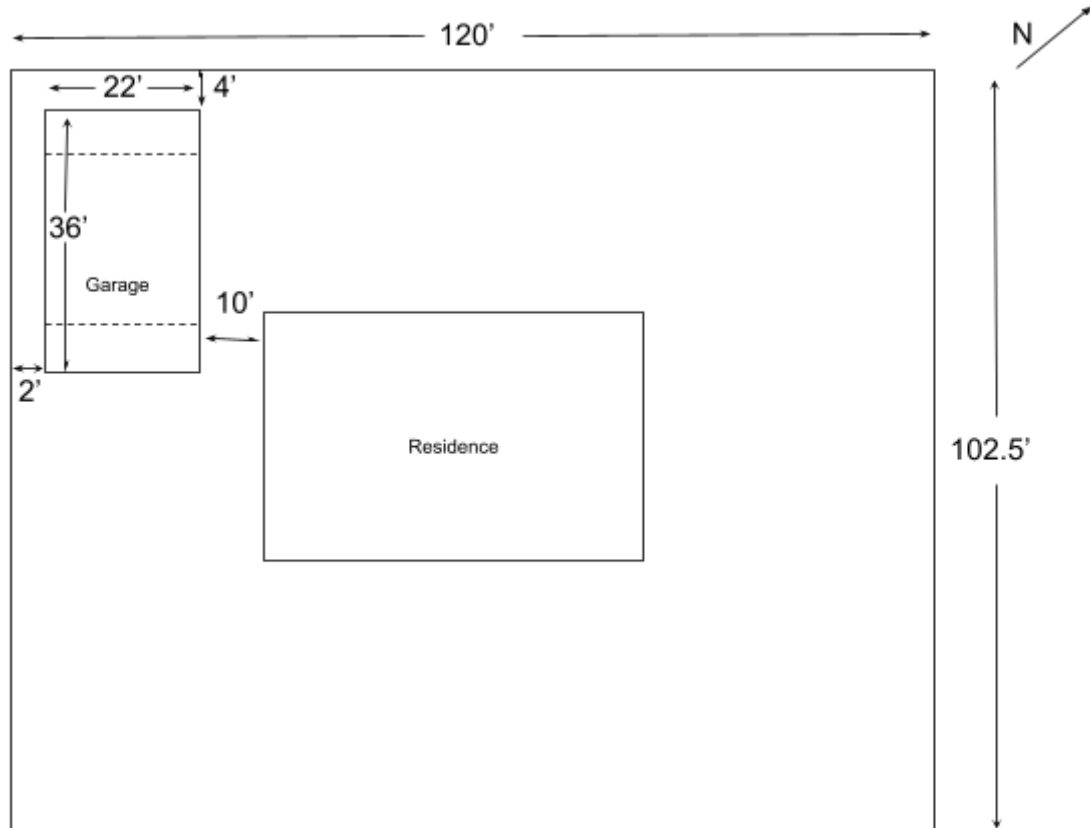
Exhibit C-4

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 E

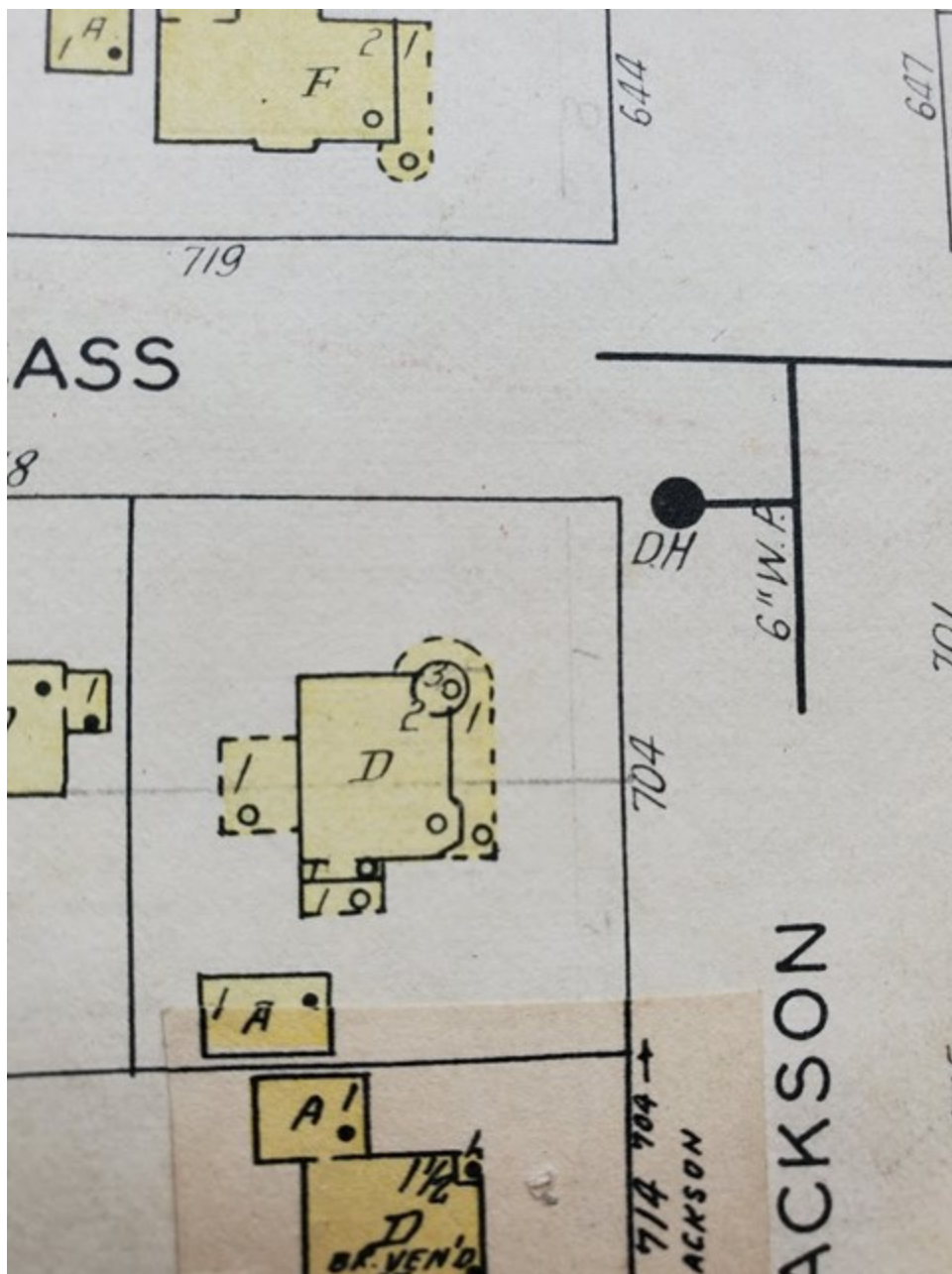
Materials List

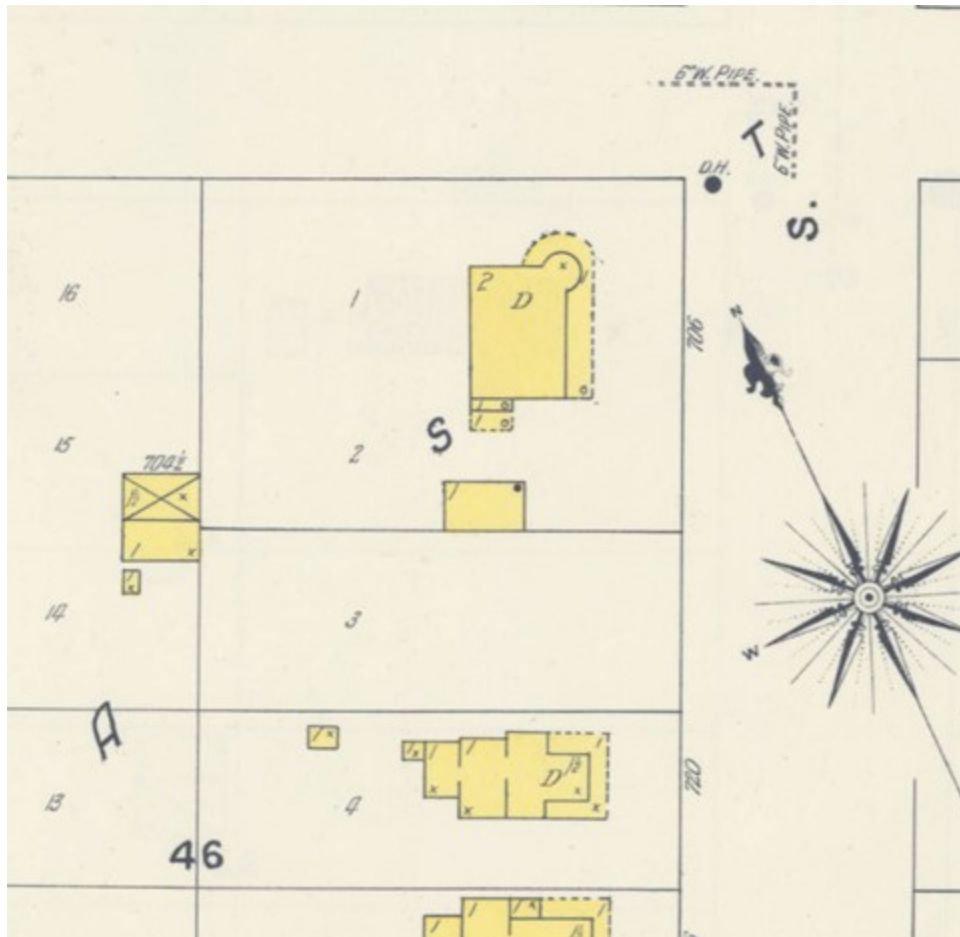
Framing	Framing will require new lumber materials and will be standard 2x6 construction based on modern standards and code.
Siding	Existing cedar siding will be reused on three sides of the rebuilt garage and new cedar siding will be used on the rear. Cedar shakes will be used on gable ends.
Door	Metal 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 Landmarks Commission of the City of Green Bay

MEETING DATE

May 19, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 21-09) Consideration with possible action on a design review for partial window replacement at 902 S. Madison Street

BACKGROUND

902 S Madison is a contributing and “priority” property in the Astor NRHP District, built c. 1900. The COA request is for six new windows on the S. Madison façade and a single casement window on the Porlier façade. Existing windows appear to be historic.

The six windows on the S. Madison façade have fancy, bevel-cut, leaded glass panes in the upper portions. Applicant says that the new windows will maintain these leaded glass portions. It is not entirely clear how this will be done, but the approach seems plausible, possibly by replacing only the bottom sash.

The proposed replacement casement window has an “integrated light technology” grille with muntin bars on the exterior, interior, and between the glass panes. All proposed replacements fit in the existing window openings.

RECOMMENDATION

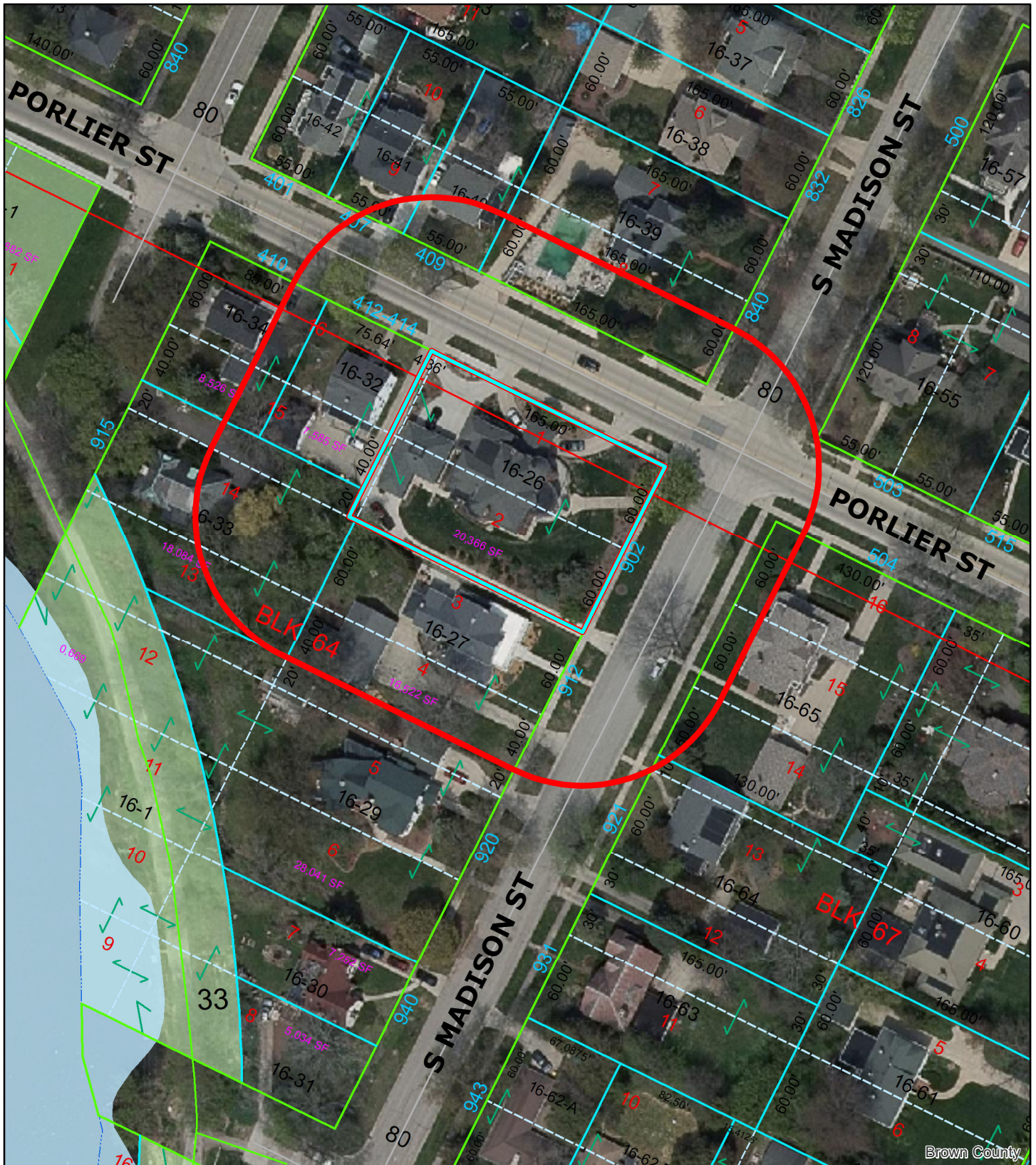
LC staff notes that the preferred approach per the Secretary of the Interior’s Standards for Rehabilitation is to repair rather than replace historic windows. LC staff also notes that the LC has taken a generally positive view of allowing replacement of historic windows with high-quality, modern replacements that match the design and size of the existing windows. The proposed replacement windows appear to be high-quality and appear to match the design and size of the existing windows.

LC staff recommends confirming that the character-defining fancy, bevel-cut, leaded glass panes on the S. Madison façade will remain in place. Furthermore, Wisconsin SHPO notes that replacement windows should be clear, nonreflective, and have a visual light transmittance of 72 or higher. This is not specified on the COA application, but should be stated in any LC approval for this project.

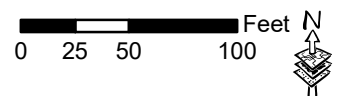
FISCAL IMPACT

ATTACHMENTS

1. COA 21-09 Map
2. COA 21-09, Application and Exhibits
3. COA 21-09, Photos
4. 902 S Madison Property Details



COA 21-09 Partial Window Replacement at 902 S Madison Street



- 902 S Madison Street
- 100-ft. 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. E.R. 12 May 2021 X:\Planning\Basemaps\template_8.5x11.mxd



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: 902 South Madison st Green Bay
2. Parcel #: 16-26
3. Owner of record: Al and Sally Hicks Phone: 920-819-2522
- | | | | |
|-----------------------------|------------------|-----------|--------------|
| <u>902 South Madison st</u> | <u>Green Bay</u> | <u>WI</u> | <u>54303</u> |
| (Address) | (City) | (State) | (Zip) |
4. Applicant's Name: Drury Designs, Inc
- | | | | |
|-----------------------|---------------------|------------------------------------|--------------|
| <u>411 Dousman St</u> | <u>Green Bay</u> | <u>WI</u> | <u>54303</u> |
| (Address) | (City) | (State) | (Zip) |
| <u>920-339-1011</u> | <u>920-619-3244</u> | <u>general@drurydesignsinc.net</u> | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |
5. Present use of Property: residential
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.)
- replace 6 sashes on front of home and add insulated glass
- replace 1 window unit on north side of home
- See attached photos

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: _____

Drury Design Inc. / Pat Drury

Owner Signature: _____

Date Received: _____ Staff: _____

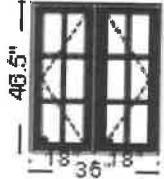


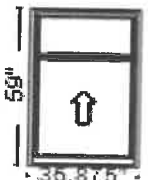
Proposal - Detailed

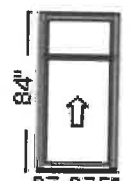
Pella Window and Door Showroom of Green Bay
500 Pilgrim Way
Green Bay, WI 54304
Phone: (920) 435-3791 Fax: (920) 435-0377

Sales Rep Name: Dallman, Brady
Sales Rep Phone: 920-857-5506
Sales Rep E-Mail: bdallman@pellawi.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Drury Designs 411 Dousman St Green Bay, WI 54303-2715 Primary Phone: (920) 339-1011 Mobile Phone: 9206193244 Fax Number: (920) 3399819 E-Mail: general@drurydesignsinc.net Contact Name: Great Plains #: DRURE Customer Number: 1001965620 Customer Account: 1000209344	902 S Madison St 411 Dousman St Lot # Green Bay, WI 54303-2715 County: Owner Name: Owner Phone:	Quote Name: 902 S Madison St Order Number: 408 Quote Number: 13860255 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: BRO Cust Delivery Date: None Quoted Date: 3/26/2021 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
20	Stairs	Pella® Reserve, Traditional, 2-Wide Casement, 36 X 46.5, Iron Ore			\$2,151.04	1	\$2,151.04
 Viewed From Exterior Rough Opening: 36 - 3/4" X 47 - 1/4"		PK # 2085					
		1: Traditional, 1846.5 Left Casement Frame Size: 18 X 46 1/2 General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore Interior Color / Finish: Bright White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Antiek Fold-Away Crank, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Bright White, InView™ Performance Information: U-Factor 0.29, SHGC 0.24, VLT 0.43, CPD PEL-N-11-21752-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20					
		2: Traditional, 1846.5 Right Casement Frame Size: 18 X 46 1/2 General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore Interior Color / Finish: Bright White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Antiek Fold-Away Crank, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Bright White, InView™ Performance Information: U-Factor 0.29, SHGC 0.24, VLT 0.43, CPD PEL-N-11-21752-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Applied By Branch, Pella Recommended Clearance, Perimeter Length = 165".					

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
30	1st Floor Landing						
		PK #					
		2085					
	Viewed From Exterior						
	Rough Opening: 37 - 5/8" X 59 - 3/4"						
	Replacement: Sash Only. Pella® Reserve, Traditional, Single Hung, 36.875 X 59, Iron Ore						
	1: Traditional, Non-Standard Size Single Hung, Custom Split (42)						
	Frame Size: 36 7/8 X 59						
	General Information: Standard, Clad, Pine, 5", 3 11/16"						
	Service: Sash Only, Lower Sash, No Pilot Holes For Sash Lift						
	Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore						
	Interior Color / Finish: Unfinished Interior						
	Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs						
	Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude						
	Hardware Options: No Window Opening Control Device						
	Screen: No Screen						
	Grille: No Grille,						
	Wrapping Information: Perimeter Length = 192", Glazing Pressure = 55.						

Line #	Location:	Attributes		
35	2nd Floor Landing			
	PK # 2085	Replacement: Sash Only. Pella® Reserve, Traditional, Monumental Hung Single Hung, 37.875 X 84, Iron Ore		
Viewed From Exterior			Item Price	Qty
Rough Opening: 38 - 5/8" X 84 - 3/4"			\$557.96	3
				Ext'd Price
				\$1,673.88
1: Traditional, 37.87584 Single Hung, Custom Split (61.75)				
Frame Size: 37 7/8 X 84				
General Information: Standard, Clad, Pine, 5 7/8", 4 9/16"				
Service: Sash Only, Jul 2015 - Current, Lower Sash, No Pilot Holes For Sash Lift				
Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore				
Interior Color / Finish: Unfinished Interior				
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs				
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude				
Hardware Options: Sash Will Tilt, Sash Lock Prep, No Window Opening Control Device				
Grille: No Grille,				
Wrapping Information: Perimeter Length = 244", Glazing Pressure = 60.				

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

BRANCH WARRANTY:

NOTICE OF LIEN RIGHTS

As required by the Wisconsin construction lien law, VerHalen, Inc DBA Pella Windows and Doors of Wisconsin hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to VerHalen, Inc DBA Pella Windows and Doors of Wisconsin, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to the owner's mortgage lender, if any. VerHalen, Inc DBA Pella Windows and Doors of Wisconsin agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

ELECTRONIC SIGNATURE AGREEMENT Customer agrees that its electronic signature of this Arbitration Agreement is the legal equivalent of a manual/handwritten signature on this Arbitration Agreement. By electronically signing this Arbitration Agreement using any device, means or action, Customer consents to the legally binding terms and conditions of this Arbitration Agreement. Customer further agrees that its signature on this Arbitration Agreement (hereafter referred to as Customer's "E-Signature") is as valid as if Customer signed this Arbitration Agreement in writing. Customer also agrees that no certification authority or other third party verification is necessary to validate its E-Signature, and that the lack of such certification or third party verification will in no way affect the enforceability of Customer's E-Signature or any resulting agreement between Customer and Pella of Wisconsin. Customer is also confirming that it is an authorized agent of Customer and has been authorized to enter into this Arbitration Agreement.

CONSENT TO ELECTRONIC DELIVERY By electronically signing this Arbitration Agreement, Customer specifically agrees to receive, obtain, and/or submit any and all documents and information relating to this Arbitration Agreement electronically. These documents and information will be collectively known as "Electronic Communications," and will include, but not be limited to, any and all current and future required notices and/or disclosures, as well as such documents, statements, data, records and other communications regarding the Services and/or Customer's account with Pella of Wisconsin. Customer acknowledges that it will retain Electronic Communications by printing and/or downloading and saving this Arbitration Agreement and any other agreements, Electronic Communications, documents, or records that are signed using Customer's E-Signature. Customer accepts Electronic Communications provided via email as reasonable and proper notice for the purpose of fulfilling any and all rules and regulations, and Customer agrees that such Electronic Communications fully satisfy any requirement that communications be provided to Customer.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Customer: Drury Designs

Project Name: 902 S Madison St

Quote Number: 13860255

in writing or in a form that Customer may keep.

Date: _____

Customer Printed Name: _____

Customer Signature: _____

TERMS & CONDITIONS:

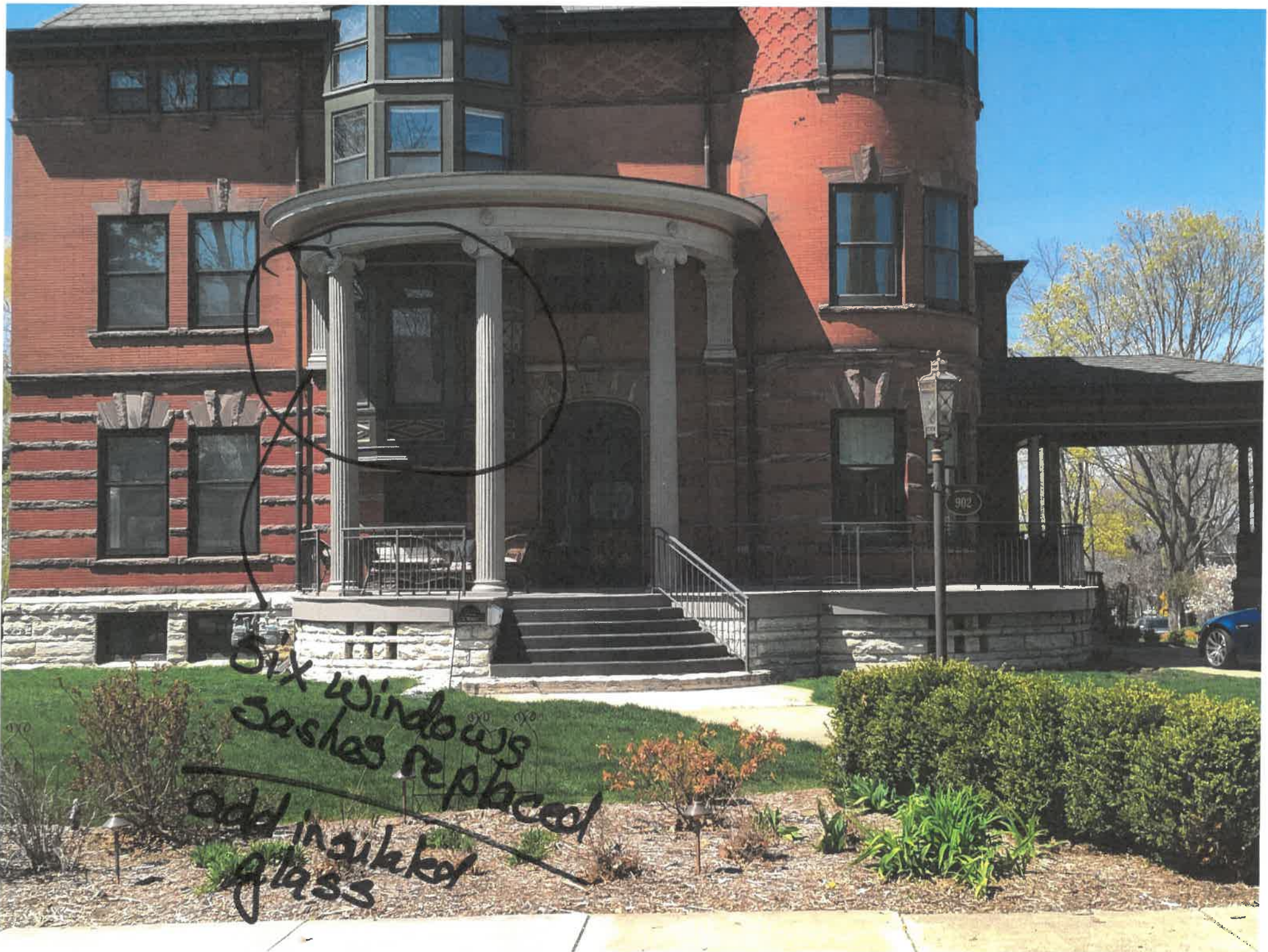
Thank you for the opportunity.

Order Totals	
Taxable Subtotal	\$4,937.02
Sales Tax @ 5.5%	\$271.54
Non-taxable Subtotal	\$0.00
Total	\$5,208.56
Deposit Received	\$0.00
Amount Due	\$5,208.56



replacing
window

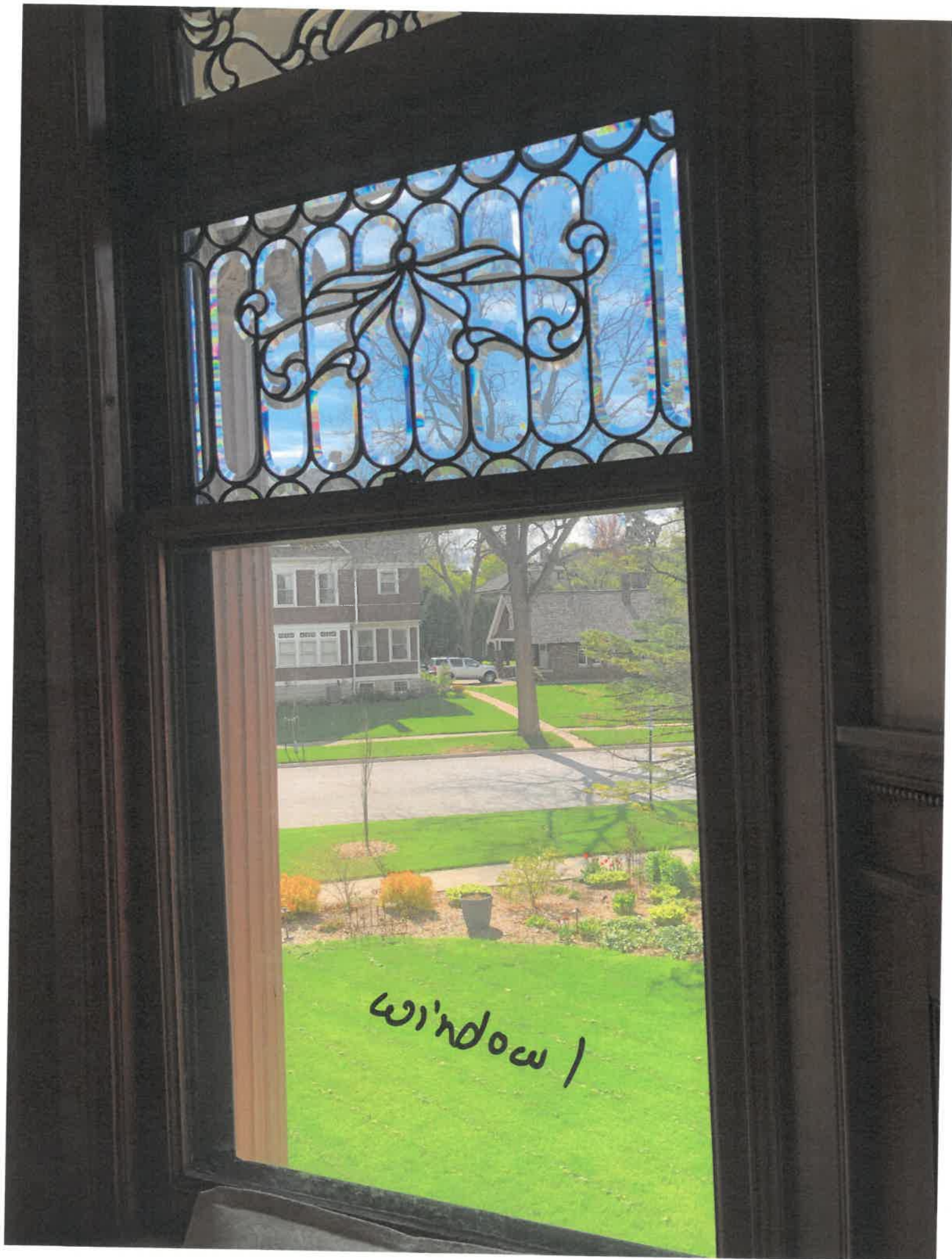




Six windows
sashes replaced
add insulated
glass



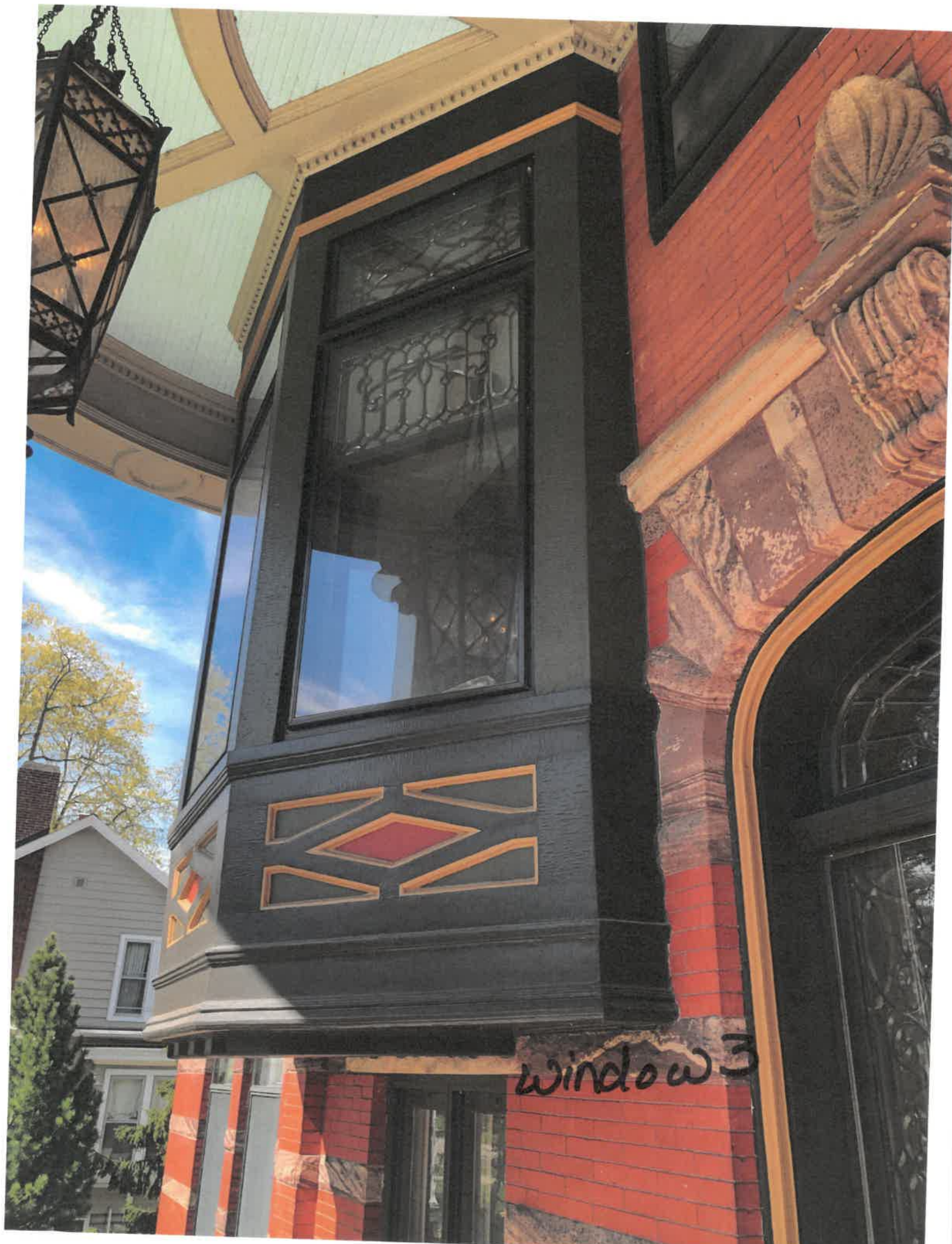
Window 1



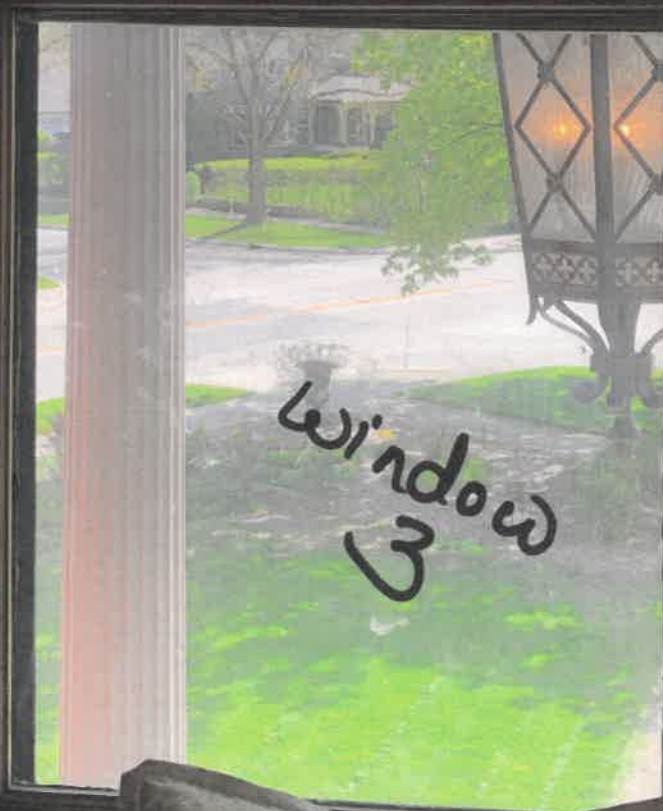




Window



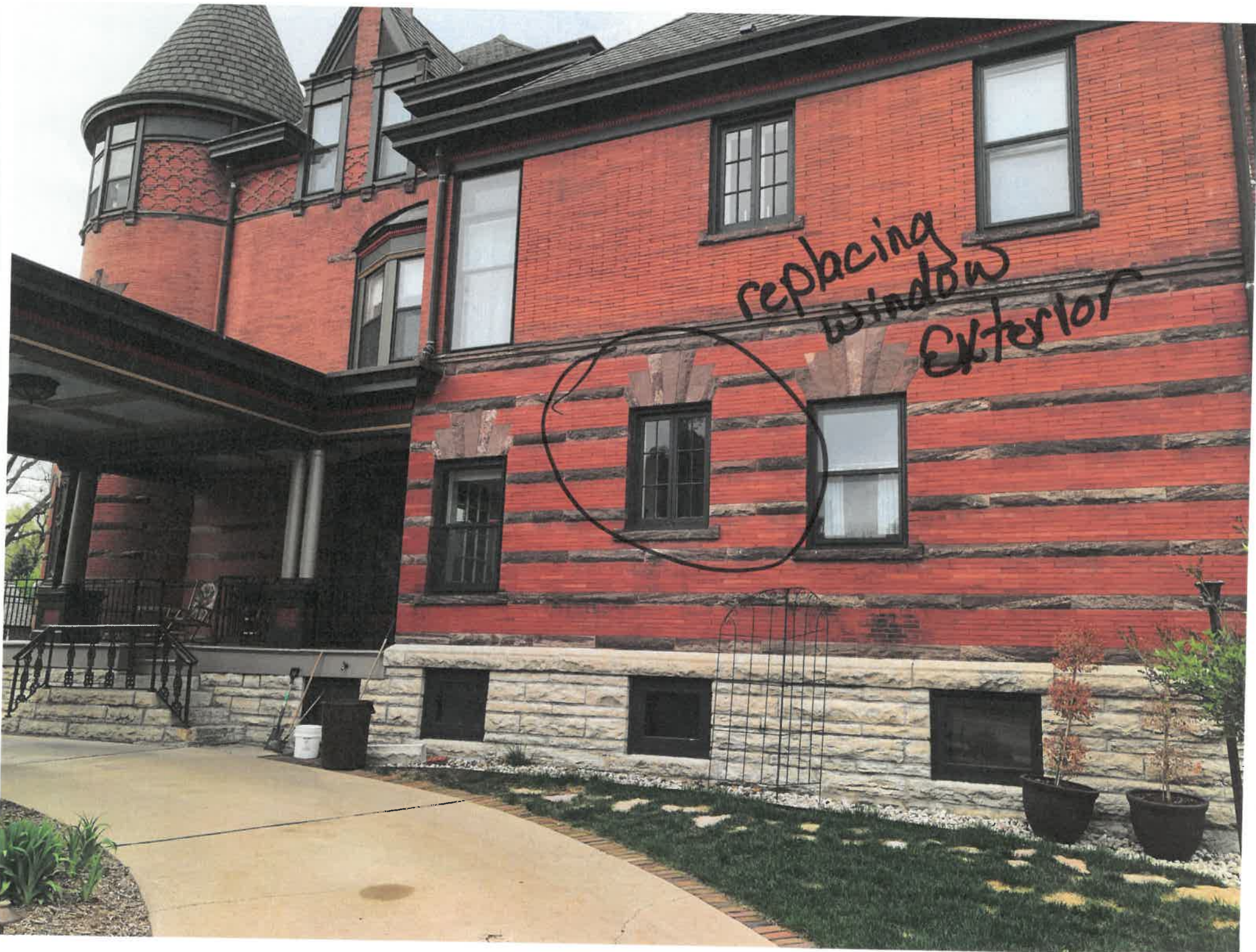
Window 3



Window
3



replacing
window
exterior





interior



Proposal - Detailed

Pella Window and Door Showroom of Green Bay
500 Pilgrim Way
Green Bay, WI 54304
Phone: (920) 435-3791 Fax: (920) 435-0377

Sales Rep Name: Dallman, Brady
Sales Rep Phone: 920-857-5506
Sales Rep E-Mail: bdallman@pellawi.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Drury Designs 411 Dousman St Green Bay, WI 54303-2715 Primary Phone: (920) 339-1011 Mobile Phone: 9206193244 Fax Number: (920) 3399819 E-Mail: general@drurydesignsinc.net Contact Name: Great Plains #: DRURE Customer Number: 1001965620 Customer Account: 1000209344	902 S Madison St 411 Dousman St Lot # Green Bay, WI 54303-2715 County: Owner Name: Owner Phone:	Quote Name: 902 S Madison St Order Number: 408 Quote Number: 13860255 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: BRO Cust Delivery Date: None Quoted Date: 3/26/2021 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
20	Stairs	Pella® Reserve, Traditional, 2-Wide Casement, 36 X 46.5, Iron Ore			\$2,151.04	1	\$2,151.04
		PK # 2085	1: Traditional, 1846.5 Left Casement Frame Size: 18 X 46 1/2 General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore Interior Color / Finish: Bright White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Antiek Fold-Away Crank, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Bright White, InView™ Performance Information: U-Factor 0.29, SHGC 0.24, VLT 0.43, CPD PEL-N-11-21752-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: Traditional, 1846.5 Right Casement Frame Size: 18 X 46 1/2 General Information: Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore Interior Color / Finish: Bright White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Antiek Fold-Away Crank, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Bright White, InView™ Performance Information: U-Factor 0.29, SHGC 0.24, VLT 0.43, CPD PEL-N-11-21752-00002, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (2W3H), Putty Glaze, Ogee Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 3/16", 6 1/2", Standard Four Sided Jamb Extension, Applied By Branch, Pella Recommended Clearance, Perimeter Length = 165".				

Line #	Location:	Attributes				
30	1st Floor Landing					
 Viewed From Exterior Rough Opening: 37 - 5/8" X 59 - 3/4" PK # 2085		Replacement: Sash Only. Pella® Reserve, Traditional, Single Hung, 36.875 X 59, Iron Ore		Item Price	Qty	Ext'd Price
		1: Traditional, Non-Standard Size Single Hung, Custom Split (42) Frame Size: 36 7/8 X 59 General Information: Standard, Clad, Pine, 5", 3 11/16" Service: Sash Only, Lower Sash, No Pilot Holes For Sash Lift Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: No Window Opening Control Device Screen: No Screen Grille: No Grille, Wrapping Information: Perimeter Length = 192", Glazing Pressure = 55.		\$370.70	3	\$1,112.10

Line #	Location:	Attributes			
35	2nd Floor Landing				
	PK #	Replacement: Sash Only. Pella® Reserve, Traditional, Monumental Hung Single Hung, 37.875 X 84, Iron Ore	Item Price	Qty	Ext'd Price
	2085		\$557.96	3	\$1,673.88
Viewed From Exterior					
Rough Opening: 38 - 5/8" X 84 - 3/4"					
		1: Traditional, 37.87584 Single Hung, Custom Split (61.75) Frame Size: 37 7/8 X 84 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16" Service: Sash Only, Jul 2015 - Current, Lower Sash, No Pilot Holes For Sash Lift Exterior Color / Finish: Painted, Standard Enduraclad, Iron Ore Interior Color / Finish: Unfinished Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Sash Will Tilt, Sash Lock Prep, No Window Opening Control Device Grille: No Grille, Wrapping Information: Perimeter Length = 244", Glazing Pressure = 60.			

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Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com/california-rights-policy/).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

BRANCH WARRANTY:

NOTICE OF LIEN RIGHTS

As required by the Wisconsin construction lien law, VerHalen, Inc DBA Pella Windows and Doors of Wisconsin hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to VerHalen, Inc DBA Pella Windows and Doors of Wisconsin, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to the owner's mortgage lender, if any. VerHalen, Inc DBA Pella Windows and Doors of Wisconsin agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

ELECTRONIC SIGNATURE AGREEMENT Customer agrees that its electronic signature on this Arbitration Agreement is the legal equivalent of a manual/handwritten signature on this Arbitration Agreement. By electronically signing this Arbitration Agreement using any device, means or action, Customer consents to the legally binding terms and conditions of this Arbitration Agreement. Customer further agrees that its signature on this Arbitration Agreement (hereafter referred to as Customer's "E-Signature") is as valid as if Customer signed this Arbitration Agreement in writing. Customer also agrees that no certification authority or other third party verification is necessary to validate its E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of Customer's E-Signature or any resulting agreement between Customer and Pella of Wisconsin. Customer is also confirming that it is an authorized agent of Customer and has been authorized to enter into this Arbitration Agreement.

CONSENT TO ELECTRONIC DELIVERY By electronically signing this Arbitration Agreement, Customer specifically agrees to receive, obtain, and/or submit any and all documents and information relating to this Arbitration Agreement electronically. These documents and information will be collectively known as "Electronic Communications," and will include, but not be limited to, any and all current and future required notices and/or disclosures, as well as such documents, statements, data, records and other communications regarding the Services and/or Customer's account with Pella of Wisconsin. Customer acknowledges that it will retain Electronic Communications by printing and/or downloading and saving this Arbitration Agreement and any other agreements, Electronic Communications, documents, or records that are signed using Customer's E-Signature. Customer accepts Electronic Communications provided via email as reasonable and proper notice for the purpose of fulfilling any and all rules and regulations, and Customer agrees that such Electronic Communications fully satisfy any requirement that communications be provided to Customer.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Customer: Drury Designs

Project Name: 902 S Madison St

Quote Number: 13860255

in writing or in a form that Customer may keep.

Date: _____

Customer Printed Name: _____

Customer Signature: _____

TERMS & CONDITIONS:

Thank you for the opportunity.

Order Totals	
Taxable Subtotal	\$4,937.02
Sales Tax @ 5.5%	\$271.54
Non-taxable Subtotal	\$0.00
Total	\$5,208.56
Deposit Received	\$0.00
Amount Due	\$5,208.56

Address: 902 S Madison St
Parcel No.: 16-26
WI AHI No.: 2272

Historic Name: Mitchell Joannes House
Alan Hicks and Sally DeForest Hicks House

Built: 1900
Historic Use: house
Architectural Style: Chateausque Queen Anne - WI AHI
Wall Material: brick
Architect: Henry A. Foeller

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:

"The massiveness and solidity of this 2-1/2 story house make it stand out in the neighborhood. Built of Belgian brick, it reflects the ethnic background of the owner, Mitchell Joannes, one of the most successful Green Bay citizens of Belgian descent. A large hipped roof shelters the house, the major design features of which are a wide frieze under the eaves in a diamond diaper pattern of brick, a large, round, corner turret with a band window under the eaves of its conical roof, a first story with rusticated stone banding, rusticated stone jack arches [sic] with keystones, a multi-story stair bay and a giant Ionic porch and Tuscan porte cochere. It was designed by Henry Foeller of the Astor Neighborhood.

Mitchell Joannes was one of four brothers who founded Joannes brothers, a leading wholesale food brokerage firm in Green Bay from 1872-1950. Not only a successful business man, but an entrepreneur outside of his own field, he was involved in banking, the water works, and the lumber industry. He took time as a civic leader to serve as an alderman, and was a member of the Green Bay Businessmen's Association. His great contribution to Green Bay was his generous gift that made possible the

Green Bay Y.M.C.A., a living memorial to this fine citizen of the Astor Neighborhood.

Owner: Mark Leistickow"

- per NRHP nomination

A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation. CIRCULAR IONIC ORDER PORTICO. CIRCULAR CNR TOWER W/CONICAL ROOF AND JACK ARCH WINDOWS. POLYGONAL TURRET. DIAPER PATTERN BRICKWORK UNDER EAVES. RUSTICATED BRICK BANDING ON FIRST STORY. MITCHELL JOANNES ONE OF FOUR BROS WHO FOUNDED JOANNES BROS FOOD BROKERS.

Mitchell Joannes House (902 S. Madison Ave.), whose owner co-founded the largest wholesale grocery north of Milwaukee. Designed by Henry Foeller and built in 1901, this delightfully eclectic house has Belgian brick walls rising two and one-half stories to a steeply pitched hipped roof. A diamond-pattern brick frieze under the eaves adds texture, and so do the rusticated flat arches and keystones above the windows. The focal point of the complex massing is a colossal Ionic portico with overhanging cornice--or is it the three-story turret that anchors the northeast corner?

Bibliographic References: Green Bay Press Gazette 5/21/1997. Martin, Deborah B. A Souvenir of Green Bay, Wisconsin. 1903, C.O. Stiles: Iron Mountain, MI. Buildings of Wisconsin manuscript.

- WI AHI

Stewardship:

Character - Overall form & fenestration. Hipped roof. Belgian brick walls. Slate-like roof. See "notes" above. Chateausque style.

Features - Most elements appear to be original (except as noted). All should be considered as features.

Alterations - Porch & step metal railing. Some replacement windows (?). One chimney is unusually plain.

Misc - Corner lot. A priority building per NRHP nomination.

COA 18-12, porch repair approval (but NO sandblasting)

COA 21-09, window replacement