



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JUNE 16, 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, Ian Griffiths, Susan Ley, and David Siegel

C. Approval of the Agenda.

- I. Approval of the agenda for the June 16, 2021, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the May 19, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 20-13) Consideration of a requested extension for porch repair and painting at 637 S Madison
2. (COA 21-06) Consideration with possible action on a design review for a new garage located at 704 S. Jackson Street.
3. (COA 21-11) Consideration and possible action on a design review for foundation work, window repair, and storm window installation located at 843 S Monroe
4. (COA 21-13) Consideration and possible action on a design review for a new sign located at 130 E Walnut 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, July 14, 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=azA0c1hWd3kxakIncGJzRXJQUW5qZz09>

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

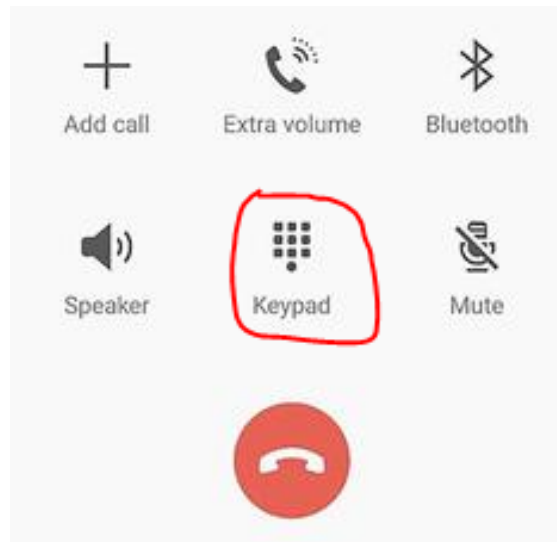
Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxakIncGJzRXJQUW5qZz09>

Additional Information

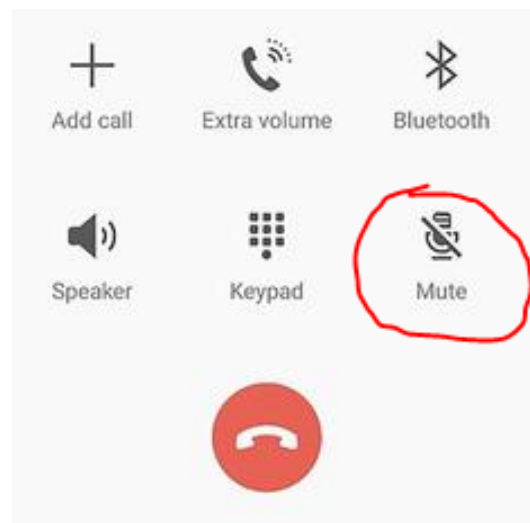
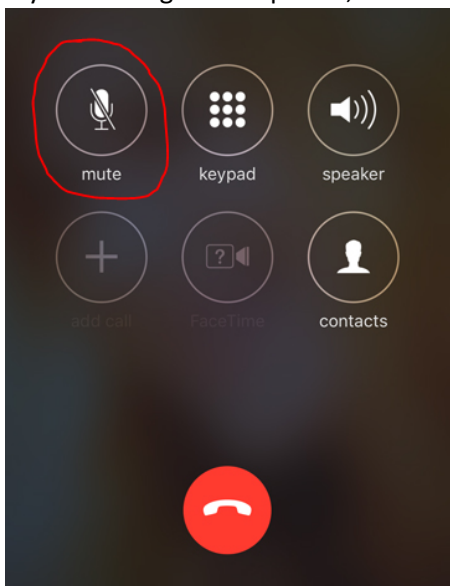
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 16, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(COA 20-13) Consideration of a requested extension for porch repair and painting at 637 S Madison

BACKGROUND

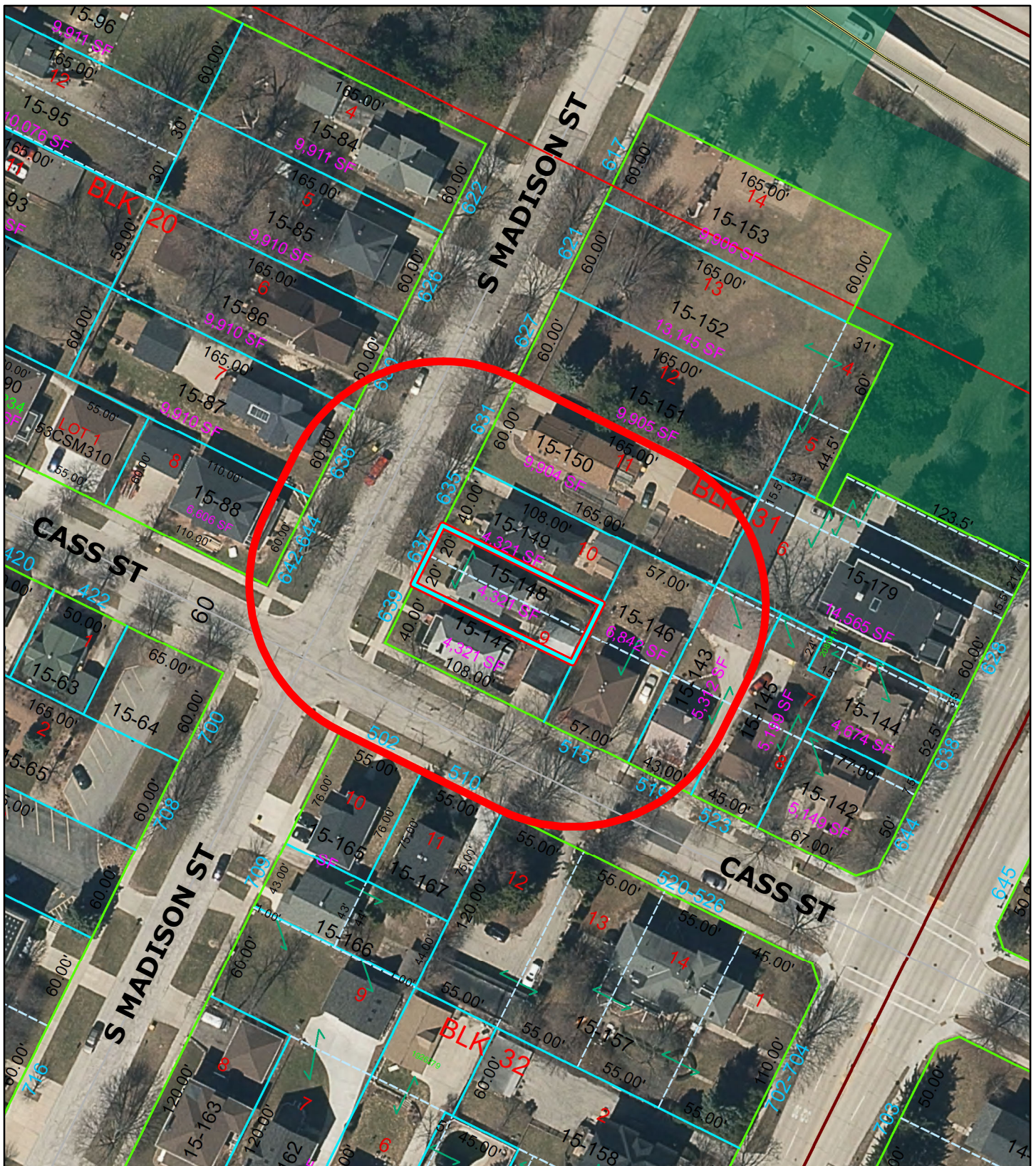
COA 20-13 was originally approved in July of 2020 with a condition requiring painting of the porch (see attached). The owner is requesting an extension to complete the painting. A photo is attached of the current porch.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. COA 20-13 Map
2. Certificate of Appropriateness (COA 20-13), Approval Letter
3. 637 S Madison, Picture, 5.18.21



(COA 20-13) New Front Porch at 637 S Madison Street

0 20 40 80 Feet



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

- Subject Parcel
- 100' Notification Area



City of Green Bay
Department of Community and Economic Development

July 15, 2020

Olga Garza
637 S Madison Street
Green Bay, WI 54301

Sent Via E-Mail (ocnare@gmail.com)

Re: Certificate of Appropriateness, Approval

Dear Applicant:

Please be informed that the City of Green Bay's Landmark Commission has approved the Certificate of Appropriateness (COA) for a new porch located at 637 S. Madison Street, subject to the following condition:

I. All wood portions of the porch must be painted, including the posts, railings, balusters, deck, and steps. The posts can also be concealed in a post covering similar to the porch located at 639 S. Madison.

Please note that this approval expires one year from the date of this COA. If the project as described above has not been started by the above date, a new COA will be required. Any changes to the project should be reported to the Landmark Commission's staff prior to work being done. If substantial changes are proposed, a new COA may be required.

Any permits required for your project as required by the City's Municipal Code can now be applied for. For questions regarding building permits, please contact our Inspection Division at (920) 448-3300.

Sincerely,

Stephanie Hummel, AICP
Planner II

cc: Pete O'Connor, Building Inspection Department
Paul Martell, Building Inspector





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 16, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(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.

This item was originally held to allow for site visits to be completed, and held again to get scaling documents to show the relationship between the home and proposed garage. Those documents are attached.

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.

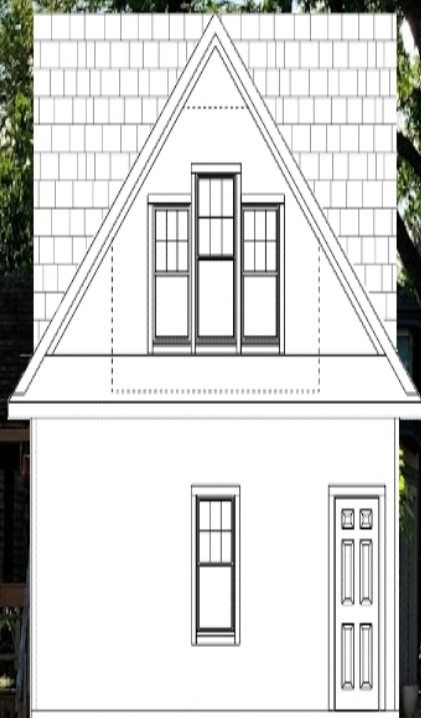
Regarding the proposed replacement garage, the scale and design of the proposed replacement garage are inappropriate for this property. The scale and design of the existing garage provide a clear example of what is historically appropriate for this property. LC staff further notes that re-use of existing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

FISCAL IMPACT

ATTACHMENTS

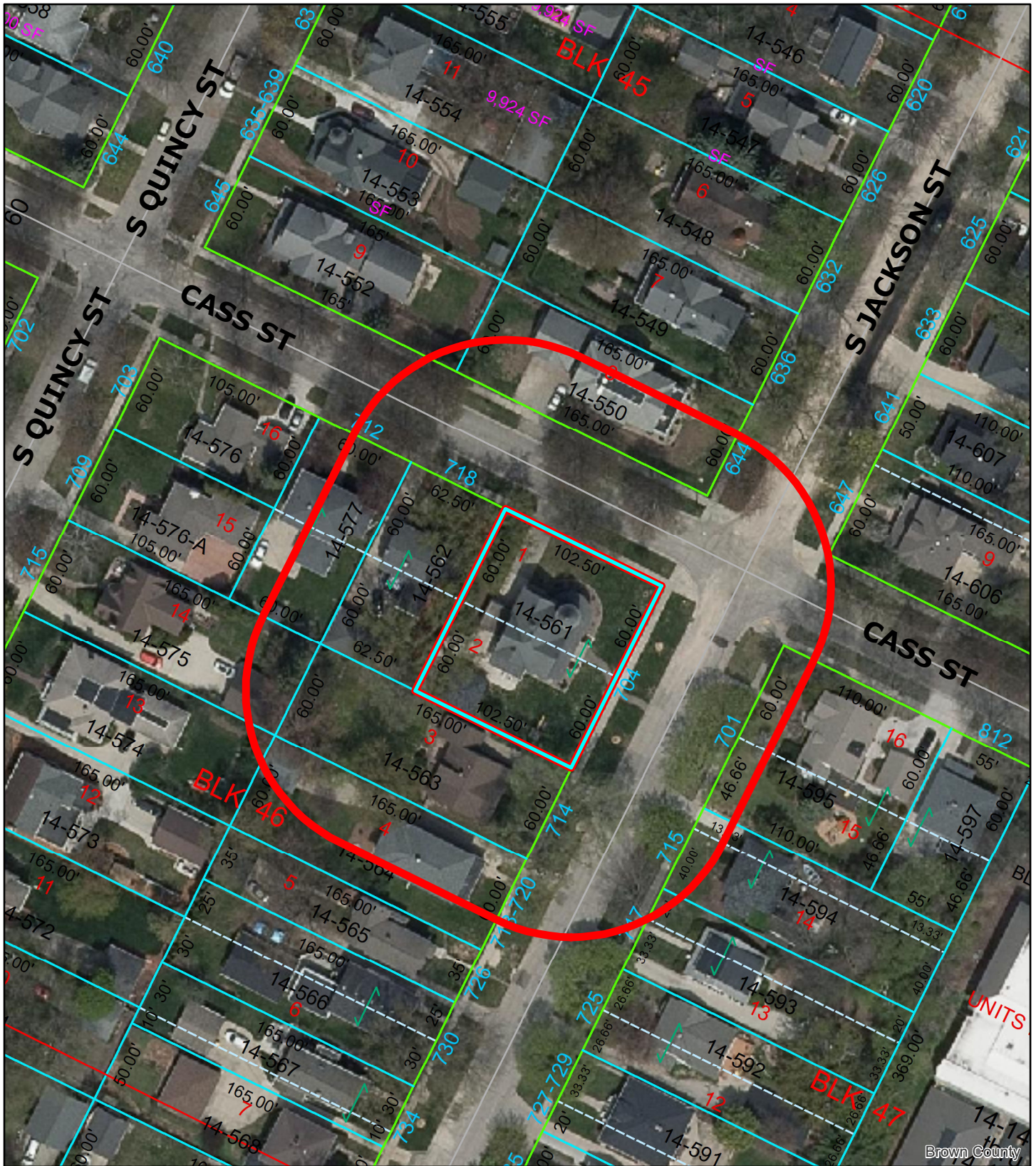
1. COA 21-06, Updates, Original with Height Markers
2. COA 21-06, Updates, Scaling
3. COA 21-06, Updates, Scaling Blended
4. COA 21-06 Map
5. 704 S Jackson (NRHP 040)
6. 704 S Jackson 01 2019
7. COA 21-06, Application and Exhibits
8. 1936 Sanborn Map, 704 S Jackson (note 1 story garage)
9. 1907 Sanborn Map, 704 S Jackson (note 1 story garage)
10. 704 S Jackson Property Detail Sheet







704



Brown County



(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).

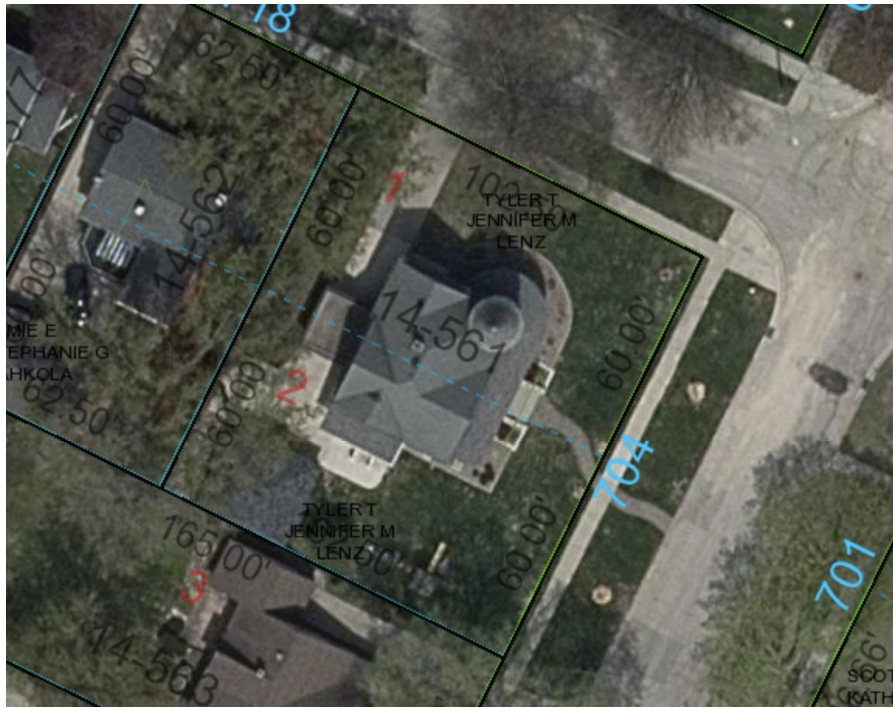
The proposed rebuilt garage design is included in Exhibit D-2.

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)



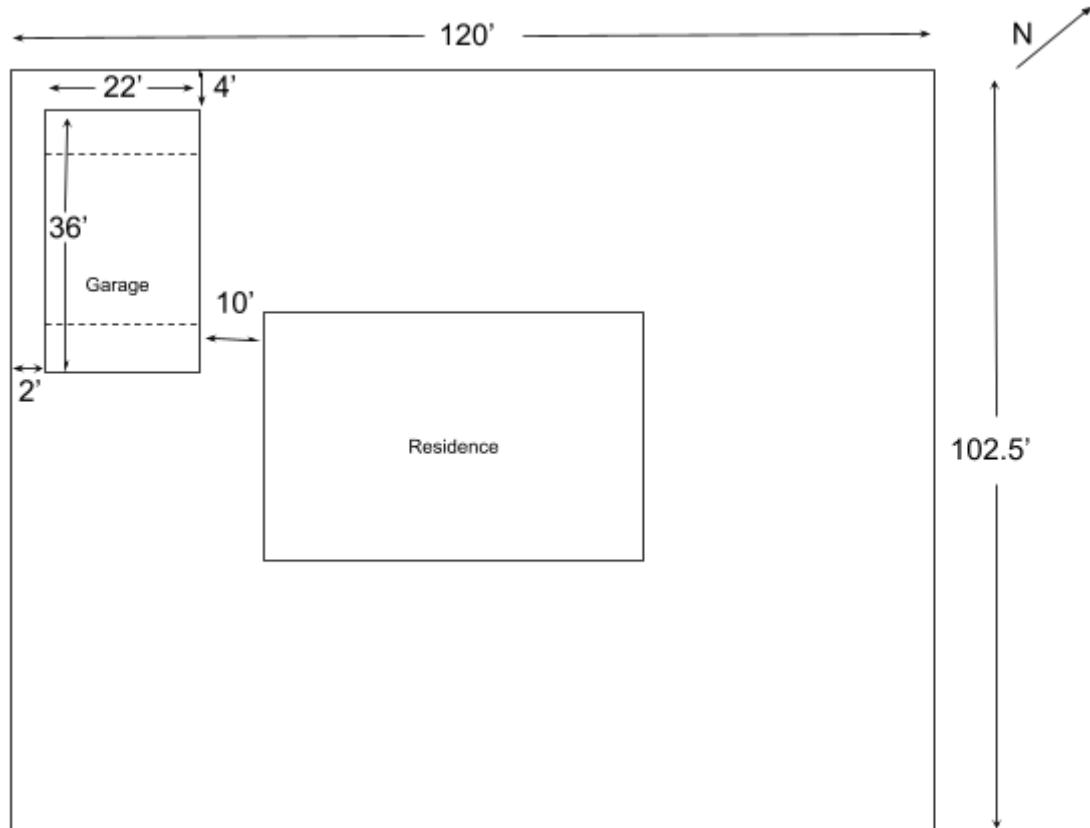
Exhibit C-4

Water Damaged Ceiling



Exhibit D-1

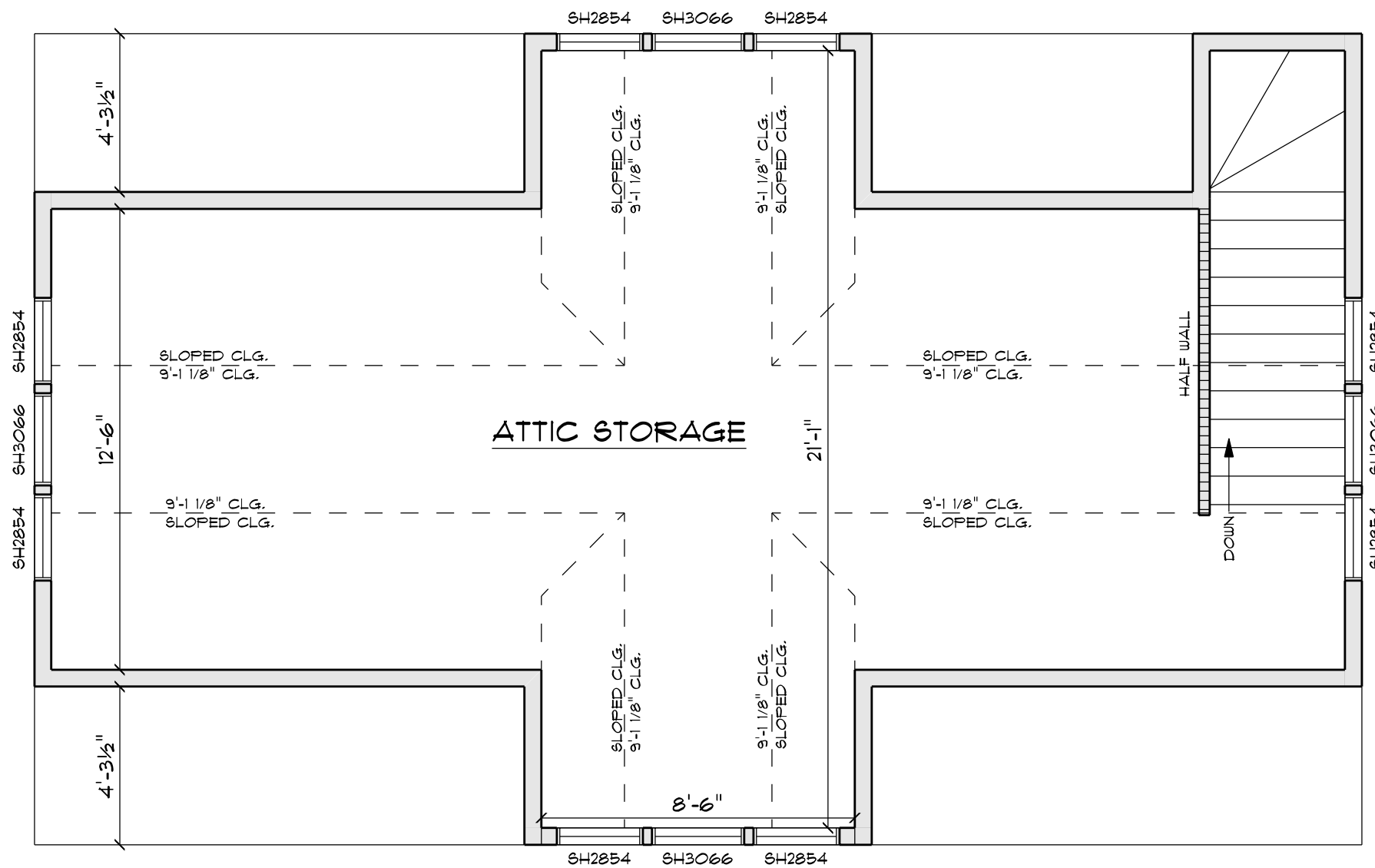
Site Plan



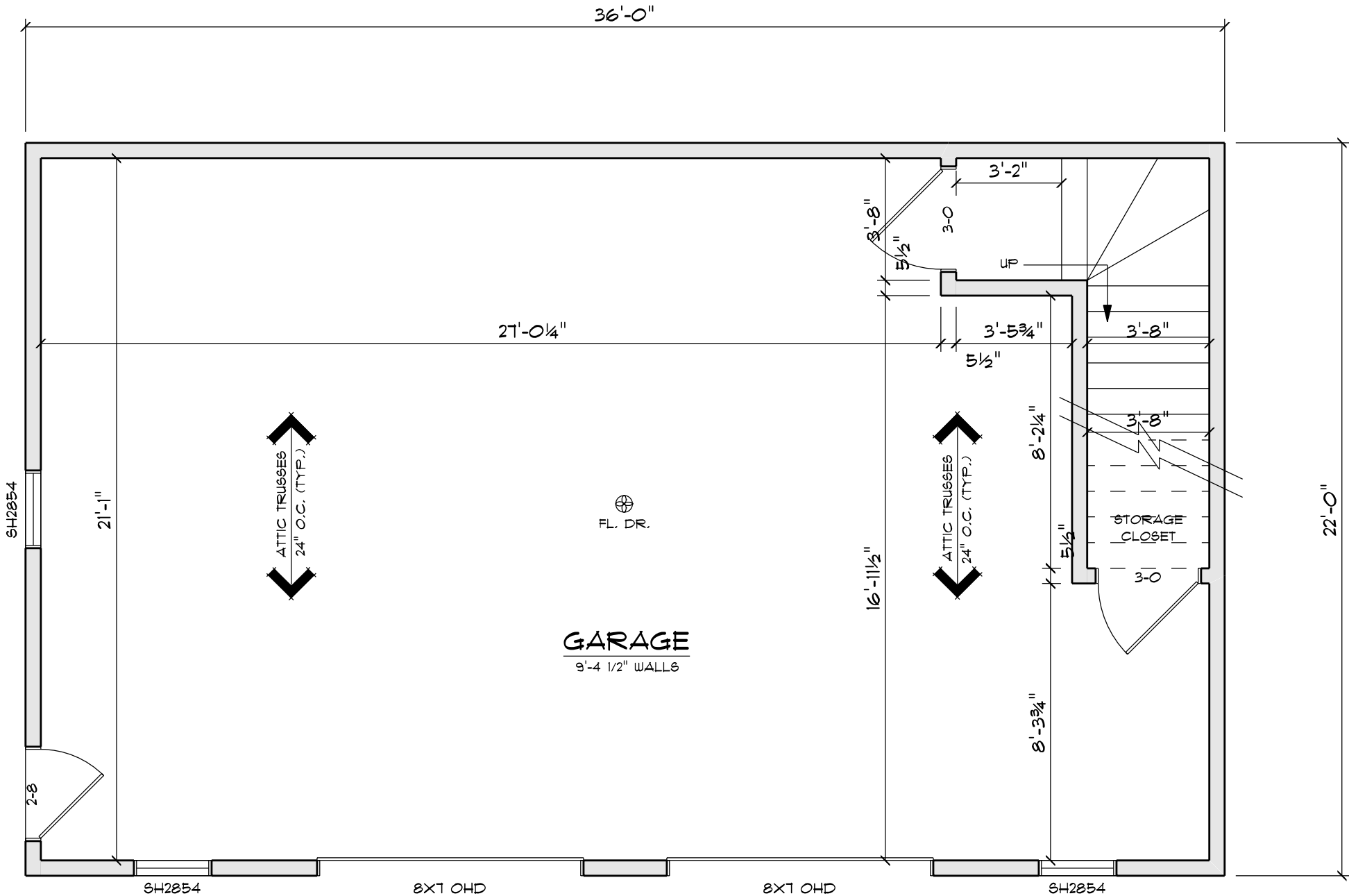
The site plan above shows the location of the rebuilt garage in the southwest corner of the property. The dashed lines represent an approximation of current garage walls.

Exhibit D-2

SQUARE FOOTAGE:	
FIRST FLOOR:	792
BONUS ROOM:	564



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

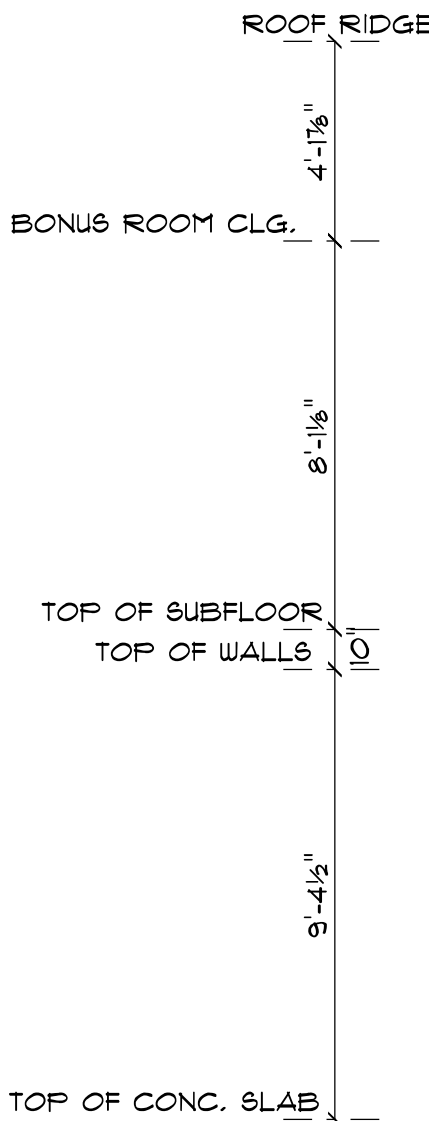


FLOOR PLAN
SCALE: 1/4" = 1'-0"

-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:
P.O. BOX 10001
GREEN BAY, WI 54307-10001
OFFICE:
GREEN BAY, WI 54303
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)436-5084

COMPONENTS:
TERACE
PHONE (920)436-5080
FAX (920)436-5084

Wisconsin
BUILDING SUPPLY

TYLER LENZ

CUSTOM DESIGNED FOR:
JOB NAME: 104 S. JACKSON STREET
DATE: APRIL 9, 2021
REVISIONS:
DRAWN BY: JILL VERHAAGH
PLAN #: 21-128-M
BASED OFF OF
PLAN NUMBER:

Exhibit E

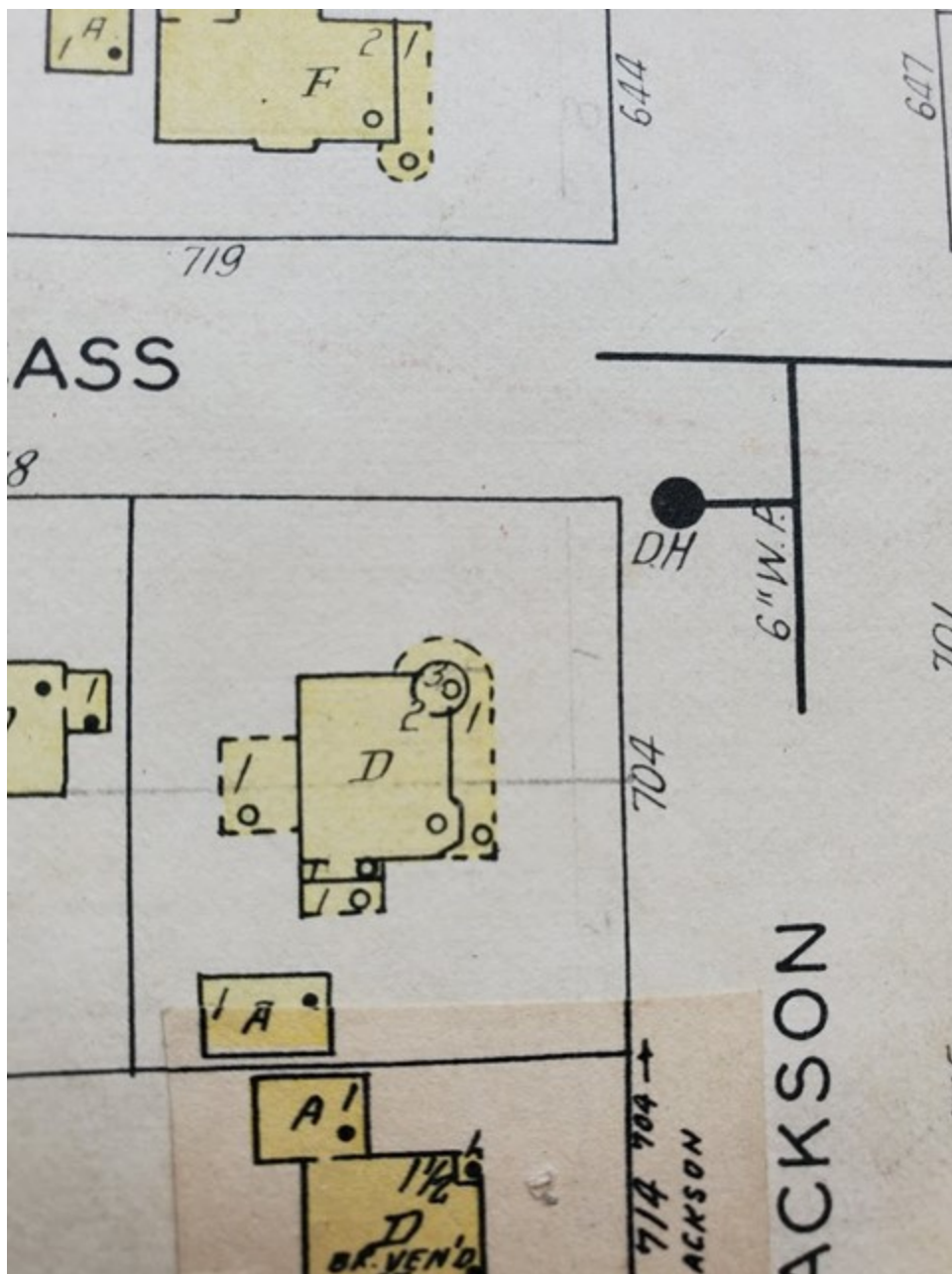
Materials List

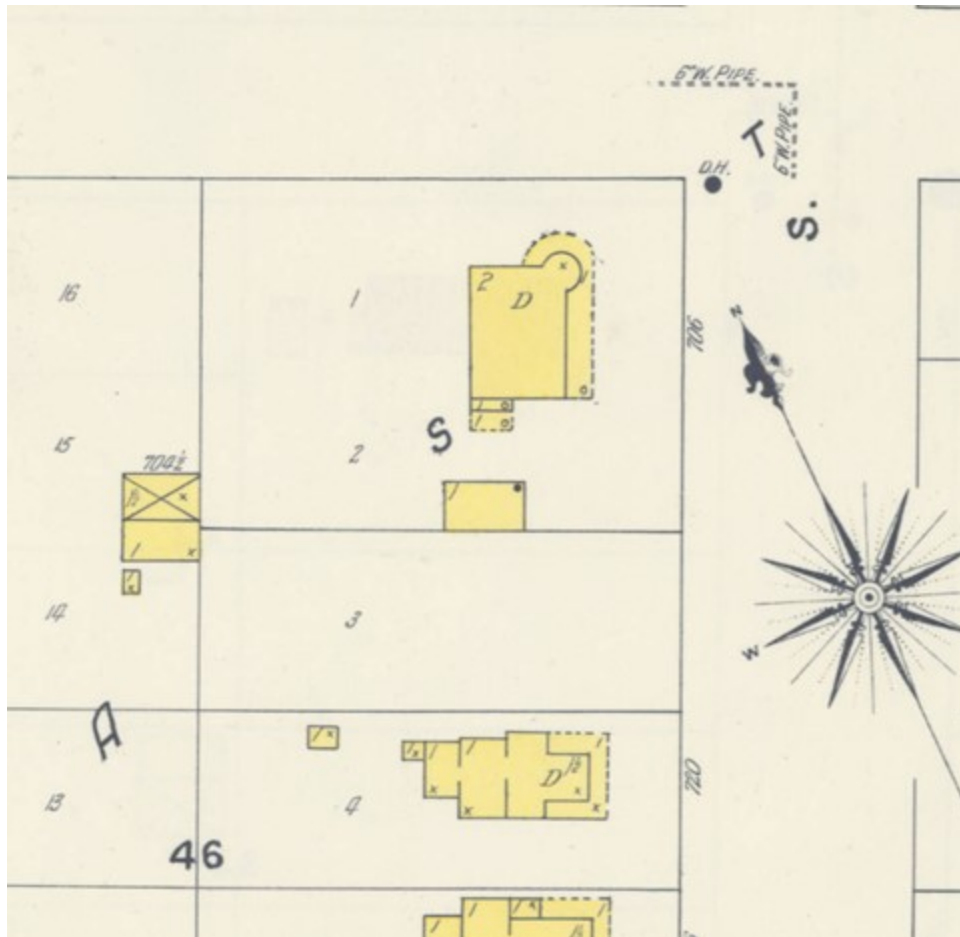
Framing	Framing will require new lumber materials and will be standard 2x6 construction based on modern standards and code.
Siding	Existing cedar siding will be reused on three sides of the rebuilt garage and new cedar siding will be used on the rear. Cedar shakes will be used on gable ends.
Door	Metal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

June 16, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 21-11) Consideration and possible action on a design review for foundation work, window repair, and storm window installation located at 843 S Monroe

BACKGROUND

843 S Monroe is a contributing and “priority” property in the Astor NRHP District, built c. 1856. The COA request is for foundation tuck pointing, new A/C, new wood storm windows, and repair of existing windows.

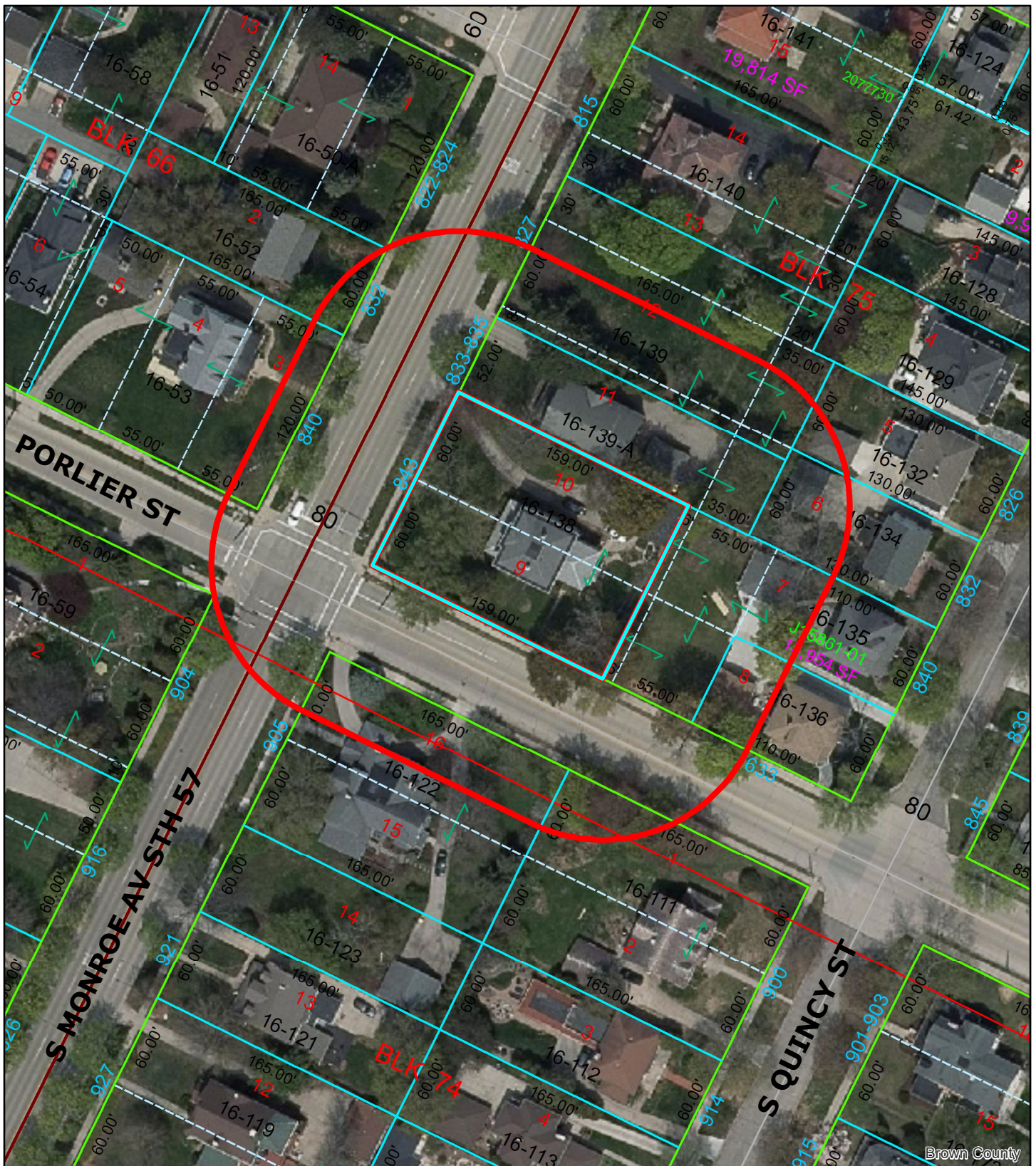
This project is being done in conjunction with the state tax credit program and has been “conditionally approved” by SHPO.

RECOMMENDATION

LC staff recommends approval of the COA on the condition that all SHPO Assigned Project Conditions are satisfied.

FISCAL IMPACT**ATTACHMENTS**

1. COA 21-11 Map
2. 843 S Monroe 01 2019
3. 843 S Monroe 02 2019
4. COA 21-11 Application
5. 843 S Monroe Property Details



(COA 21-11) Foundation and Window Work at 843 S. Monroe Avenue

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, E.R. 09 Jun 2021 X:\Planning\Basemaps\template_8.5x11.mxd

843 S. Monroe Avenue

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: _____

1. Address: 843 South Monroe Green Bay
2. Parcel #: West 1/2 of Lots 7 and 8 and all of Lots 9, 10 of Block 15, Net of Astor
3. Owner of record: Mike Jelinsky Phone: 920-366-9888
- 843 South Monroe Green Bay, WI 54301
(Address) (City) (State) (Zip)
4. Applicant's Name: Mike Jelinsky
- 843 S. Monroe Green Bay, WI 54301
(Address) (City) (State) (Zip)
- 920-366-9888 mjelinsky@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: Family Home
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.)
- Touch point Exterior Foundation
Repair 1st Floor Windows
Install New wooden storm windows
Add AC
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): Approved state Historical Project
WI 200498

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

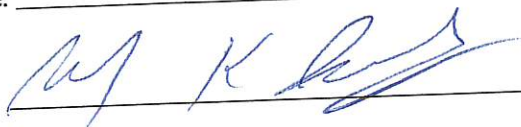
☒ **Approval of COA by Landmarks Commission** (projects not listed below)

☒ **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: _____



WISCONSIN
HISTORICAL
SOCIETY

March 9, 2021

Michael K. Jelinsky
843 South Monroe Avenue
Green Bay, WI 54301

Re: Historic Preservation Certification Application
Project Number WI200498
Reviewed: **Conditionally Approved**

Dear Michael K. Jelinsky,

On 2020-12-07, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 843 South Monroe Avenue in Green Bay. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" **if the conditions on the following page are met**. Enclosed is a copy of the signed Part 2 application.

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: www.wisconsinhistory.org/preserve-your-building

When all work is completed, the project must be closed out in order to claim/retain tax credit.

1. Take photographs showing the whole house from all sides, as well as detailed photos of the specific work that was completed. These photos should be printed in color and of a high resolution.
2. Keep the pink form included with this letter (*Part 3: Request for Certification of Completed Work*). Fill it out with the *actual* costs of the eligible project work, and submit it with the photos of completed work. This Part 3 form, with a signature from our office, will be required by the Wisconsin Department of Revenue to claim the tax credits.

If you have questions about this approval or the conditions, please contact Paul Porter at 608-264-6491 or Paul.Porter@wisconsinhistory.org.

Please take our 3 minute customer service survey. Your feedback is important.
<http://bit.ly/SHPOSurvey>.

Sincerely,


Paul Porter
Tax Credit Reviewer-Eastern District

Collecting, Preserving, and Sharing Stories since 1846
816 State Street Madison, Wisconsin 53706

wisconsinhistory.org



**WISCONSIN
HISTORICAL
ASSIGNED PROJECT CONDITIONS**

Homeowner Copy

PROPERTY NAME: ALMA EARLE HOUSE
PROJECT NUMBER: WI200498
843 South Monroe Avenue
Green Bay

In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.

- 1) The condenser for the mini-split air conditioning cannot be installed in front of the house and must not be visible from the public right of way. Ideally, the distribution piping would be run within the wall cavity; if this is not possible it should be enclosed in either a downspout or conduit (painted to match the exterior wall). To ensure compliance you must submit additional information explaining the proposed locations for the condenser and distribution piping for our review.
- 2) In carrying out pointing work, you must ensure that: 1) removal of the existing mortar does not damage the masonry; 2) the mortar color, appearance, and tooling of joints matches the original exactly; and 3) the new mortar is sufficiently soft to prevent damage to the original masonry. Unless lab testing reveals that the original mortar is unusually hard, the building should be pointed using mortar that is no harder than ASTM, Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. To match the color of the original mortar, the mason may need to use white, rather than gray, Portland cement tinted to match the existing.
- 3) Installation of wooden combination storm windows is approved only if the new windows meet the following specifications. 1) They must match the overall design of the historic windows. Where divisions are required in the storm window, they should line up with major divisions in the historic primary windows, such as the meeting rail of the upper and lower sashes of a double-hung window. 2) They must conform exactly to the sizes and shapes of the original window openings without blocking them down. 3) The dimensions of the wood framing sections should be no wider than the historic windows so that the glass sizes match the historic primary windows.


Paul Porter for Daina Penkiunas, State Historic Preservation Officer

3/9/21
DATE

Address: 843 S Monroe St
Parcel No.: 16-138
WI AHI No.: 46212

Historic Name: Alma Earle House
Michael K. Jelinsky House

Built: 1856 1868 per WI AHI
Historic Use: house
Architectural Style: Italianate
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:

"Built by Samuel Earle, later his widow, Alma, married James Robb in 1864, the home then becoming known as the 'Robb Home.' It is a two-story frame house with a shallow central pavilion and a low hipped roof. A Victorian veranda extends across the front of the house, which also features frieze windows, a side bay, small eave brackets and a double front door decorated with rope-like wood trim. The east (back) wing was built first, constructed of hewn logs, later covered with siding. The west (front) portion possesses 10-1/2 foot ceilings; the house now has a central hall and a stairway with large rooms on each side of the hall.

Mrs. James Robb, mistress of this home, devoted much energy both locally and statewide to the Women's Christian Temperance Union. Green Bay benefited greatly by her work with the Christian church and the charities in this community for over fifty years.

Reference: Property abstract and obituary for Mr. J. Robb.

Owner: Dr. Robert Rose"
- per NRHP nomination

A site-file exists for this property.

- WI AHI

Stewardship:

- Character - Overall form & fenestration. Shallow hipped roof with corbels and frieze band windows below eaves. Italianate style. Clapboard profile siding. Broad frieze. 2/2 windows. Full-width front porch. 1 Polygonal and 1 rectangular bay/oriel on south façade. Brick chimneys. Symmetric front façade with central third projecting slightly from main body of house.
- Features - Many original windows. Wood siding and window & door casings. Corbels in eaves. Porch columns, railings, balusters, corbels, brackets, stair railing/enclosure. Porch 2nd story balustrade (original?). Historic carriage house garage.
- Alterations - Unknown. Roof once had central ballustrade, but may have once had central cupola (?).
- Misc - A priority property per NRHP nomination. Corner lot.



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

June 16, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 21-13) Consideration and possible action on a design review for a new sign located at 130 E Walnut Street

BACKGROUND

130 E. Walnut St is a contributing property in the Downtown Historic District, built 1915. The Bellin building is Green Bay's only remaining Chicago Commercial Style office building and the only building in this district initially constructed between 1911 and 1919. The character-defining glazed terra-cotta façade is directly linked to the integrity of this building.

Preservation Brief 7, "The Preservation of Historic Glazed Architectural Terra-Cotta", written by de Teel Patterson Tiller for the National Park Service, draws attention to the special characteristics of terra-cotta. This document notes the importance of preventing water-related deterioration and lists "alteration damage" (damage done as a result of "the installation of such building additions as signs, screens, marquees or bird proofing") as a significant source of water-related deterioration. Because of this, there is a natural desire to manage and limit the number of holes to be drilled directly into glazed terra-cotta for mounting any current and future signs.

The proposed sign is for a three-piece, backlit, channel letter design, that requires two dozen (24) 1/4" Teflon coated TapCon screws (each requires a 3/16" hole). The proposed sign will replace the previous 'BLACK & TAN' sign which had an unknown number of mounting holes. A new electrical box (galvanized metal?) and associated wiring will be installed and left exposed on the façade.

The above work has been done without a COA and without other necessary city permits. This project now falls under ordinance 13-1507 (b) 7 which states, in part:

- a. *If a COA is not obtained prior to the commencement of work, a fee will be charged as established by the Common Council.*
- b. *When work or demolition has been done upon a designated historic structure, designated historic site, or structure within a designated historic district without a COA, and the LC finds that the work or demolition requires a COA but does not qualify for a COA, that work or demolition constitutes a violation of this ordinance and the LC may require the owner to restore the structure or site to the condition the structure or site was in before the inappropriate work was conducted or modify the work so that it qualifies for a COA. If work or demolition cannot be restored, a fee will be charged as established by the Common Council.*

RECOMMENDATION

As a proposed sign, LC staff recommends that the sign be redesigned to minimize the number of penetrations required in the façade and to hide the exposed electrical box and associated wiring.

As an installed sign (work done without a COA), LC staff notes that damage to the glazed terra-cotta façade has already occurred, and that a replacement sign might result in additional damage to the façade. LC staff

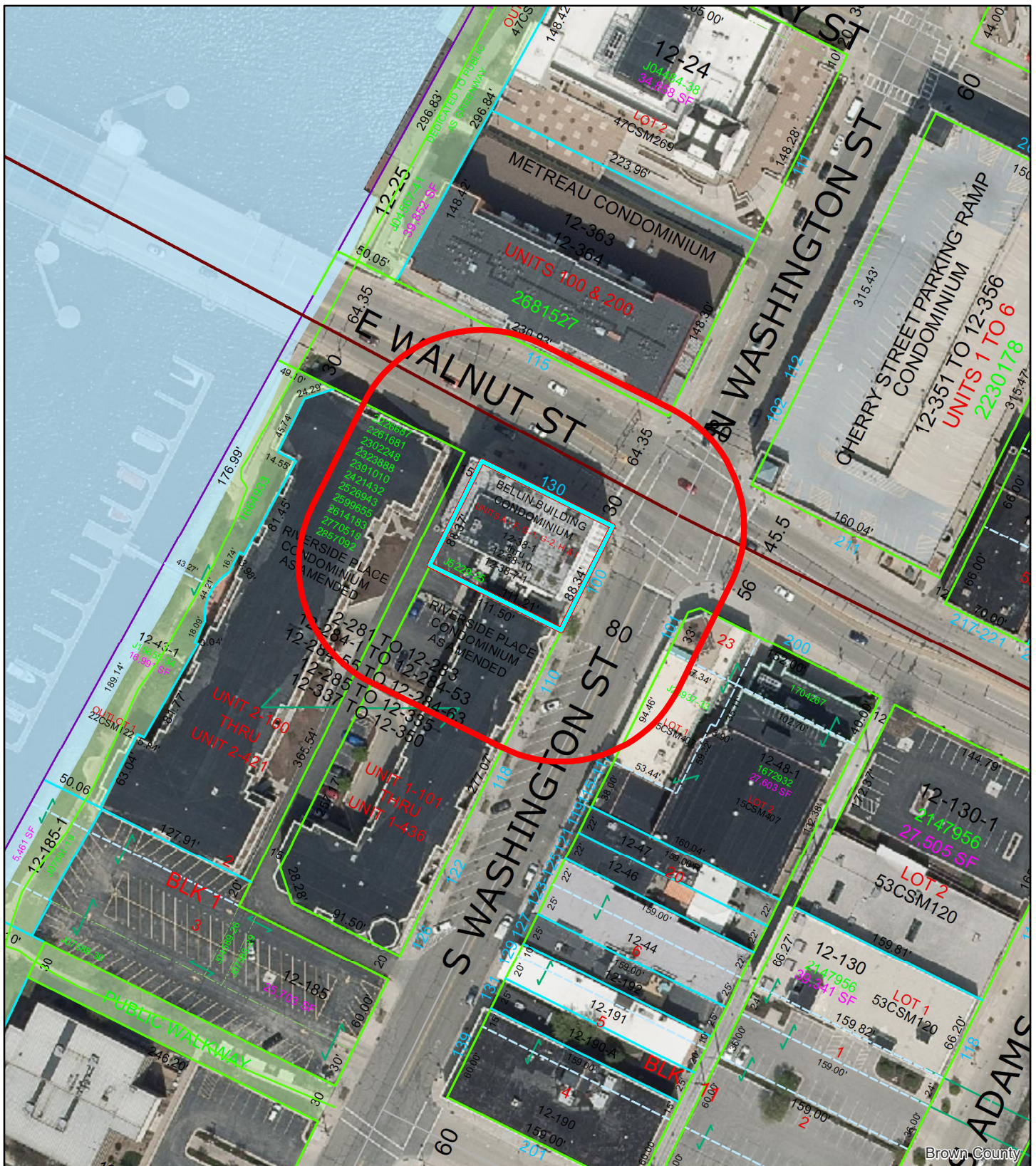
notes that the exposed electrical box and associated exposed wiring is inappropriate and should either be relocated to the building's interior or, if that is not possible, perhaps painted and generally made to be less obtrusive.

It is unclear to LC staff if any/all holes from the previous 'BLACK & TAN' sign have been properly cleaned and sealed to prevent future water damage, but this should have been a requirement for removing and replacing the previous sign.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-13 Map
2. COA 21-13 Spec
3. COA 21-13 Lighting Spec
4. COA 21-13 Pic 1
5. COA 21-13 Pic 2
6. COA 21-13 Pic 3
7. COA 21-13 Pic 4
8. COA 21-13 Pic 5
9. COA 21-13 Pic 6
10. COA 21-13 Pic 7
11. old Black & Tan sign from Google



Brown County



(COA 21-13) New Sign at 130 E Walnut Street

0 25 50 100 Feet



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- 130 E. Walnut Street
- 100-ft. Notification Area

Glander

30 in

Glander

123.2 in

4

3

2

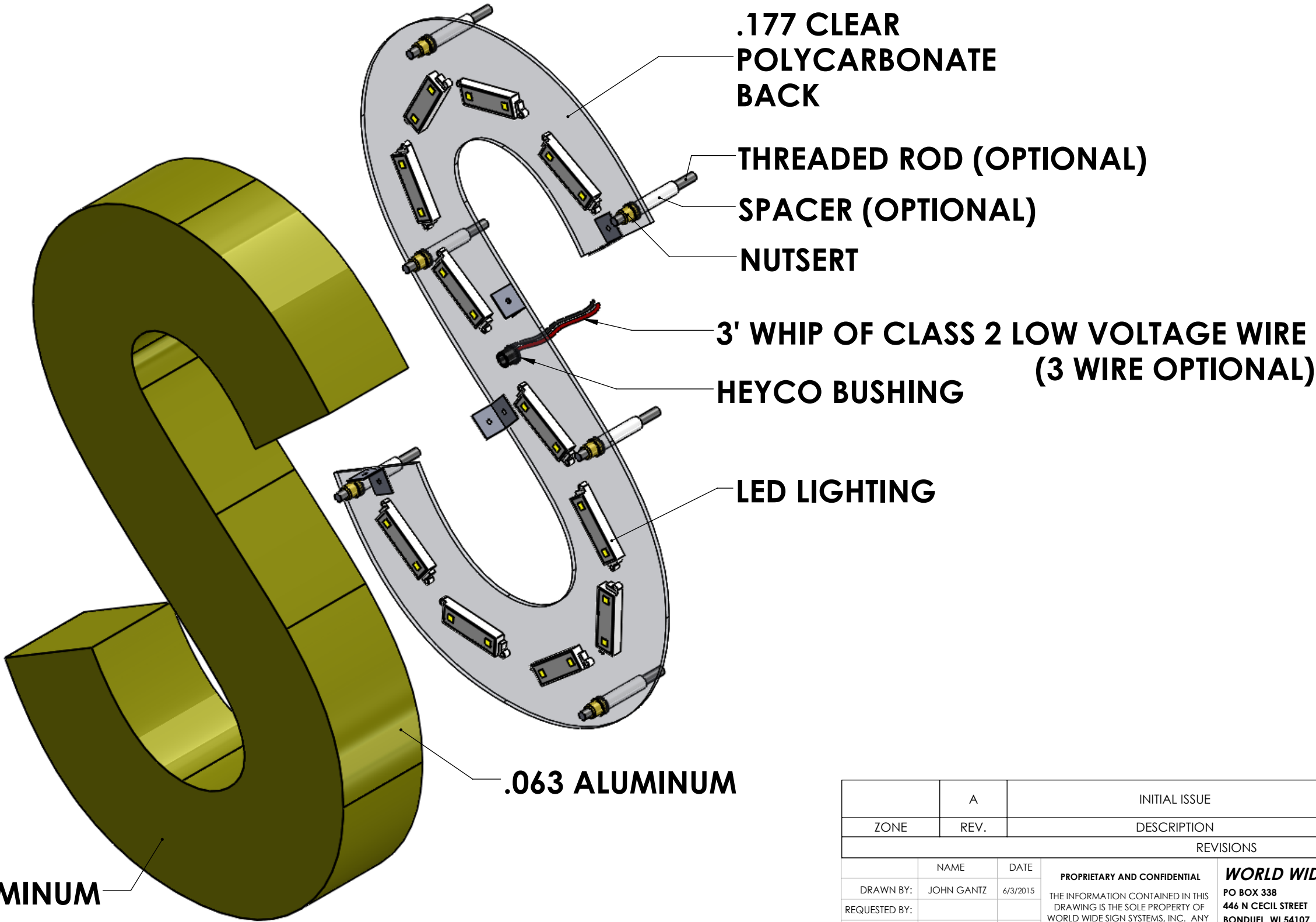
1

B

B

A

A



.125 ALUMINUM

.177 CLEAR
POLYCARBONATE
BACK

THREADED ROD (OPTIONAL)

SPACER (OPTIONAL)

NUTSERT

3' WHIP OF CLASS 2 LOW VOLTAGE WIRE
(3 WIRE OPTIONAL)

HEYCO BUSHING

LED LIGHTING

.063 ALUMINUM

ISOMETRIC EXPLODED VIEW
REVERSE LIT CHANNEL LETTER

SOME ELECTRICAL WIRE NOT SHOWN

	A	INITIAL ISSUE		6/3/2015		
ZONE	REV.	DESCRIPTION		DATE		APPROVED
REVISIONS						
	NAME	DATE	PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WORLD WIDE SIGN SYSTEMS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF WORLD WIDE SIGN SYSTEMS, INC. IS PROHIBITED. UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ±1/8 TWO PLACE DECIMAL ±.030 THREE PLACE DECIMAL ±.010	WORLD WIDE SIGN SYSTEMS, INC. PO BOX 338 446 N CECIL STREET BONDUEL, WI 54107 715-758-2146 TITLE: REVERSE LIT CHANNEL LETTER SIZE DWG. NO. B REVERSE LIT SCALE: 1:3 WEIGHT: SHEET 1 OF 1		
DRAWN BY:	JOHN GANTZ	6/3/2015				
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MATERIAL						
FINISH						
DO NOT SCALE DRAWING						



4

3

2

1





Glander

Glander







BELLIN-BUILDING

Glander

Glander

NO
PARKING
HERE TO
CORNER
→

15
MINUTE
PARKING
7:00AM
TO
7:00PM
Monday-Friday
← 1 block

BLACK&TAN

