



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JULY 14, 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, David Siegel, and Rebecca Derenne

C. Approval of the Agenda.

- I. Approval of the agenda for the July 14, 2021, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the June 16, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. Election of Officers
2. (COA 21-15) Consideration with possible action on a design review for new windows located at 1130 S. Monroe Avenue

F. Informational.

- I. Public Meeting regarding Phase I of Intensive Survey Project
2. Staff-Level COA Applications.
3. Review City Raze/Repair Orders and Demolitions.

4. Staff Update.
5. Date of next meeting: Wednesday, August 18, 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 10-01-20

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGjzRXjQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+1 646 876 9923,,89692538356# US (New York)

+1 301 715 8592,,89692538356# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 9253 8356

Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGjzRXjQUW5qZz09>

Additional Information

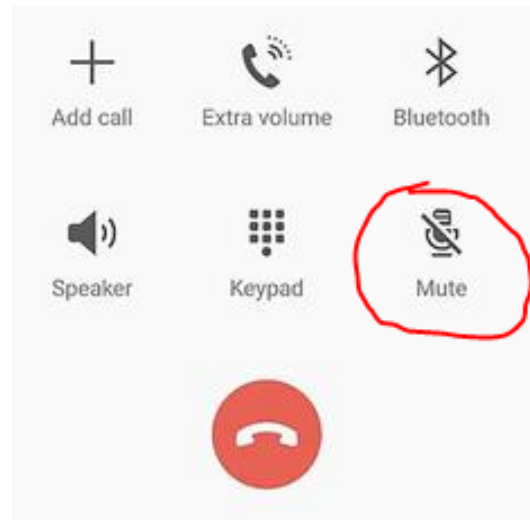
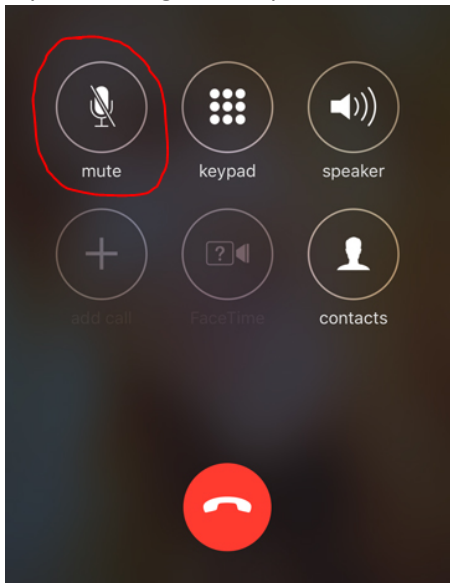
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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

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

July 14, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 21-15) Consideration with possible action on a design review for new windows located at 1130 S. Monroe Avenue

BACKGROUND

1130 S. Monroe is a contributing property in the Astor NRHP Historic District. The building currently maintains a good (perhaps high) degree of historic integrity.

The current COA application is to remove and replace two areas of windows at the west (rear) corner of the building. Additionally, the surrounding textured stucco exterior will be replaced with either cedar impressions or vertical siding. The northwest (rear) facing window opening will remain the same size. The southwest (side, at rear corner) facing window opening will remain the same width, but will be half the height.

Details for the proposed replacement windows and siding (or cedar impressions) were provided July 8. These details call for an Anderson “simulated divided light” window and Certainteed vinyl siding. “Simulated divided light” includes interior & exterior grilles, but nothing between the glass panes. “Full divided light” includes interior, exterior, and between pane grilles.

LC staff notes that these proposed changes are largely imperceptible from any public right-of-way.

LC Staff notes the following Secretary of the Interior’s Standards for Rehabilitation.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

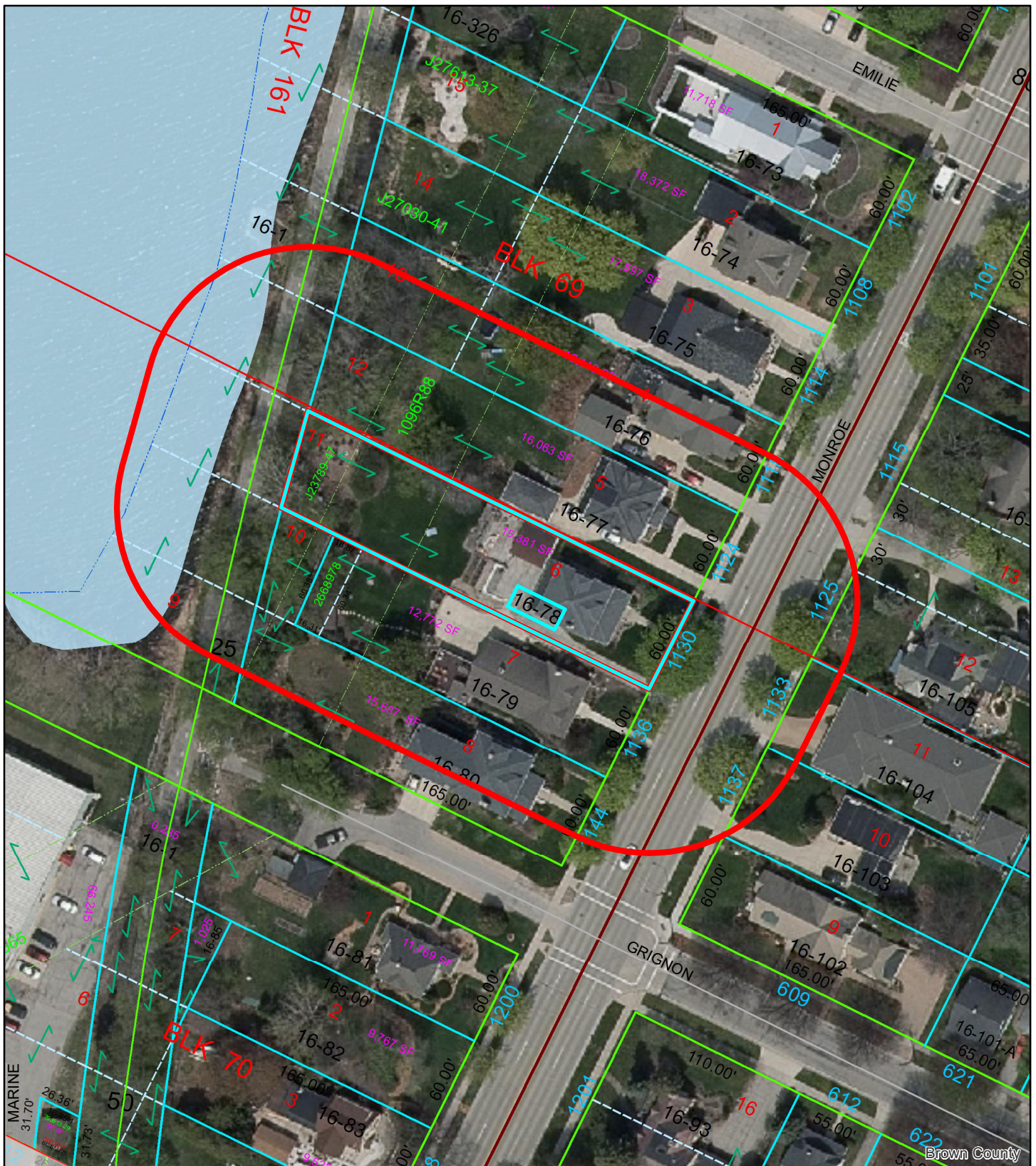
RECOMMENDATION

LC staff recommends approval of the proposed changes subject to LC review & approval of details for the proposed window replacements and review of details for the proposed vertical siding or cedar impressions. LC staff notes that the proposed “simulated divided light” windows are inappropriate for historic properties—LC staff recommends substituting “full divided light” windows. LC staff notes that the proposed changes are not readily seen from a public right-of-way and, although significant due to altered fenestration and altered exterior finishes, do not result in significant changes to the overall historic character of the property.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-15 Map
2. 1130 S Monroe 2019
3. COA 21-15 Exhibit_Page_1
4. COA 21-15 Exhibit_Page_2
5. COA 21-15 Widnow and Sliding Exhibit
6. Property Detail Sheet, 1130 S Monroe



(COA 21-15) Partial Window Replacement at 1130 S Monroe Ave

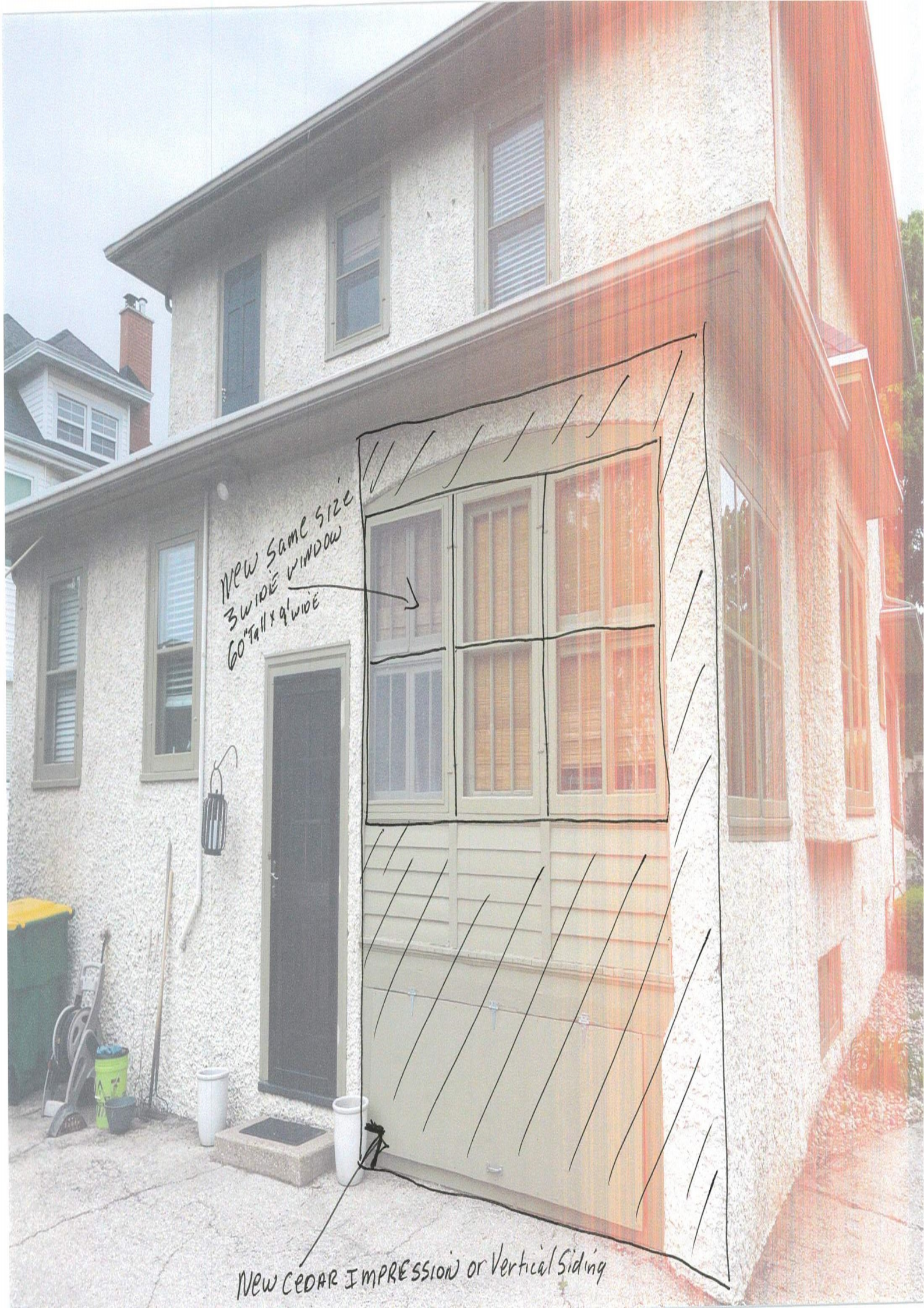
0 20 40 80 Feet



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. 08 Jul 2021 X:\Planning\Basemaps\template_8.5x11.mxd

- 1130 S Monroe Avenue
- 100-ft. Notification Area





NEW SAME SIZE
3' WIDE WINDOW
6'0" TALL x 9' WIDE

NEW CEDAR IMPRESSION or Vertical Siding



New transom window
24" x 60" W - same width
1/2 Height

Cedar Impressions or vertical siding

Board & Batten vertical siding recreates the historic charm and rustic cedar look of a centuries-old siding style originally applied to log-built homes, barns and other early American structures.

THE TRADITIONAL LOOK OF ALTERNATING WIDENARROW CEDAR BOARDS



On Cover
Siding: Board & Batten Single 7" in forest
Trim: Vinyl Carpentry & Restoration Millwork
Roof: Landmark in sunrise cedar

FEATURES

With Board & Batten, CertainTeed has recreated a siding favored by early settlers to protect and beautify homes and outbuildings. Alternating wide and narrow vertical panels combine in a simple, yet beautiful, design well suited to distinctive architectural styles.



Siding: Board & Batten Single 7" in light maple.

Three great styles to choose from

	Single 7"	Single 8"	Single 12"
Length options	★★★★	★★★★★	★★★★
Panel width	★★★★	★★★★★	★★★★★
Flat Face	★★★★	★★★★★	★★★★★
Crisp design edges	★★★★	★★★★★	★★★★★
Thickness	★★★★★	★★★★★	★★★★★
Color Options	★★★★★	★★★★★	★★★★★
Texture/finish	★★★★★	★★★★★	★★★★★
Works with standard vinyl accessories	★★★★★	★★★★★	★★★★
Withstand hurricane force winds	★★★★★	★★★★★	★★★★★
Lifetime limited warranty	★★★★★	★★★★★	★★★★★
Virtually maintenance free	★★★★★	★★★★★	★★★★★
Mix and Match with horizontal vinyl panels	★★★★★	★★★★★	★★★★★

Star Rating Scale: 1=poor | 2=acceptable | 3=good | 4=great | 5=outstanding



PermaCOLOR™ system assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.

	57" Board & Batten	58" Board & Batten	CedarBoards™ Single 12" Board & Batten
Brownstone *	●		
Melrose *	●		
Autumn Red *	●		●
Mountain Cedar *	●		
Slate *	●		
Espresso *	●		
Sable Brown *	●		
Hearthstone *	●		
Spruce *	●		
Forest *	●		
Midnight Blue *	●		
Pacific Blue *	●		
Flagstone *	●		
Charcoal Gray *	●		
Castle Stone	●		
Granite Gray	●	●	●
Sterling Gray	●	●	●
Cypress	●	●	●
Herringbone	●	●	
Sandstone Beige		●	
Desert Tan		●	
Natural Clay	●	●	●
Savannah Wicker	●	●	●
Light Maple		●	
Colonial White	●	●	●

* DELUXE COLORS

NOTE: Colors throughout this brochure are simulated. Consult product samples before making final selection.



Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home".
Start now at certainteed.com/colortools

Single 7"

Super-Premium .052" Thickness

Board & Batten panels have a thickness of .052" for the ultimate in strength and durability.

Deluxe Color Offering

Unique, darker shades are made with highly durable capstock to ensure long-term weatherability.

Flat Face
5-1/2" Board

Single 8"

Premium .048" Thickness

Board & Batten panels have a thickness of .048" for strength and durability.

Sharp Batten Edge

The straight-edged design of the batten creates a finely crafted, real-wood look.

Extra Wide Flat Face, 6-1/2" Board

CertainTeed's 6-1/2" board span and 2" batten is the industry's widest and tallest batten for a straight, even face with a flat surface for a true cedar board appearance.

Rough Cedar Finish

CertainTeed was the first to utilize a direct transfer system from real cedar boards creating a natural woodgrain texture.

Extra Wide Flat Face, 10" Board

CertainTeed's 10" board span and 2" batten is the industry's widest. With a 5/8" panel projection it is designed to have a straight, even face with a flat surface for a true cedar board appearance.

Single 12"

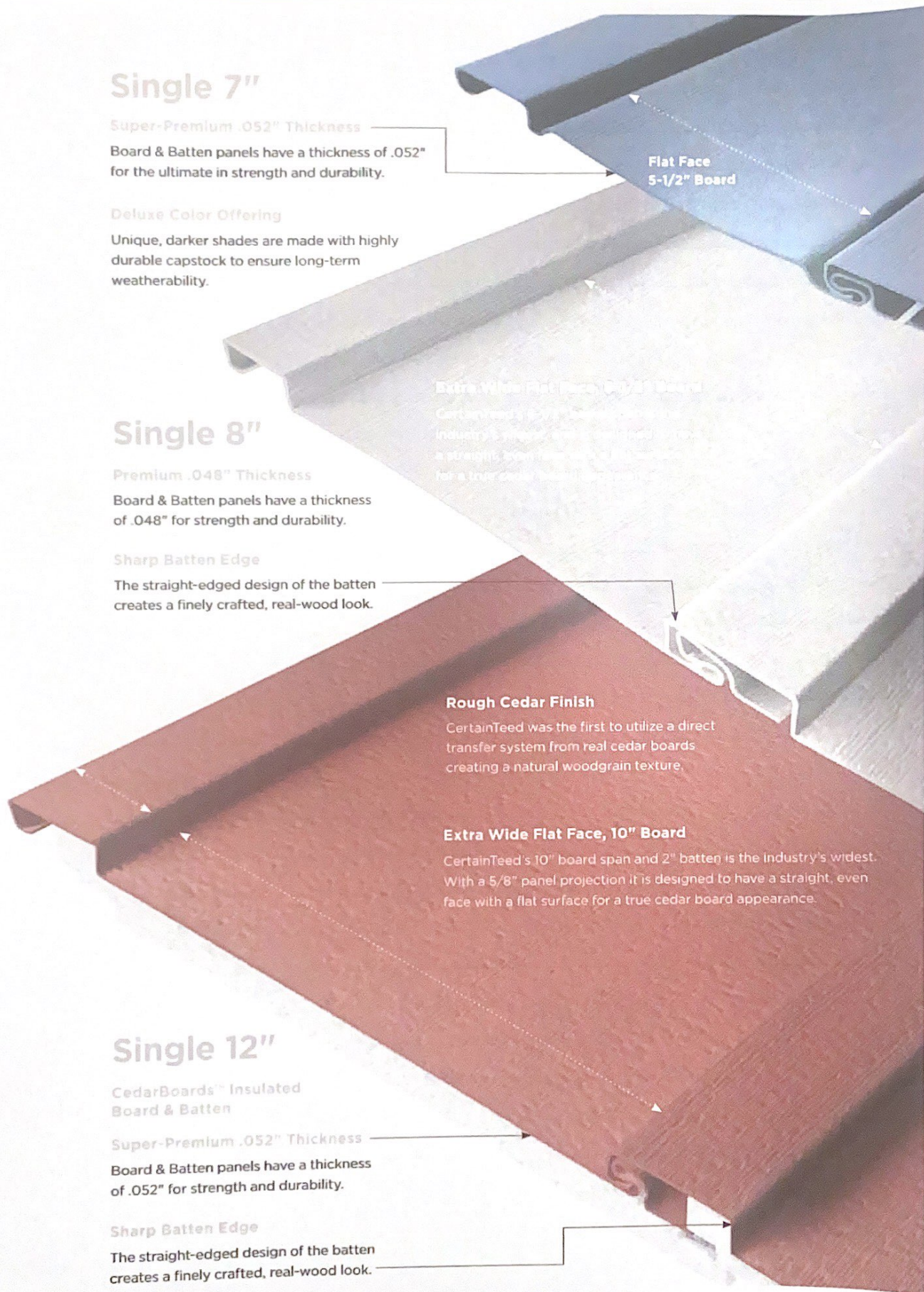
CedarBoards™ Insulated Board & Batten

Super-Premium .052" Thickness

Board & Batten panels have a thickness of .052" for strength and durability.

Sharp Batten Edge

The straight-edged design of the batten creates a finely crafted, real-wood look.



**SOLD BY:**

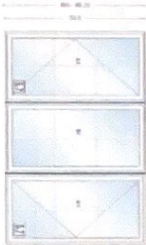
Western Building Products, Inc.
Milwaukee
1301 Glenview Pl
Milwaukee, WI 53213-2551

SOLD TO:

QUOTE DATE
3/25/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
ST. AUBIN - MANEK	ST. AUBIN - MANEK	532126		
ORDER NOTES:				
DELIVERY NOTES:				



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1		None Assigned	\$2,146.65	\$2,146.65

RO Size = 90 1/4" x 60 1/4"

Unit Size = 89 1/2" x 59 1/2"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame,
w/Black Interior Sash/Panel, Unit 1: Left, Unit 2: Stationary, Unit 3: Right, Dual Pane Low-E Standard Argon Fill Simulated Divided
Light (SDL) 2 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, No Folding, 1 Sash Locks Black, Black,
Full Screen, Fiberglass

Insect Screen 1: 100 Series Single Casement-CW, 100CS2650 Full Screen Fiberglass Black
Insect Screen 1: 100 Series Single Casement-CW, 100CS2650 Full Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.27	0.25	A1	21.6875	53.8125	8.11000	
B1	0.27	0.25	C1	21.6875	53.8125	8.11000	
C1	0.27	0.25					

Quote #: 532126

Print Date: 3/25/2021 3:22:20 PM UTC

All Images Viewed from Exterior

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
ST. AUBIN - MANEK	ST. AUBIN - MANEK	532126		

ORDER NOTES:
DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Fixed	None Assigned	\$563.18	\$563.18

Unit Size = 89 1/2" x 29 1/2"

RO Size = 90" x 30"

100REC7626, Unit, 100 Series Picture/Transom-PWTR, 1 3/8" Setback, Black Exterior Frame, w/Black Interior Frame, Fixed, Dual Pane Low-E Standard Argon Fill Simulated Divided Light (SDL) 4 Wide, 1 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, No

Unit # U-Factor SHGC

A1 0.27 0.29

Comments:

Quote #: 532126

Print Date: 3/25/2021 3:22:20 PM UTC

Page 2 of 5

All Images Viewed from Exterior

Address: 1130 S Monroe St
Parcel No.: 16-78
WI AHI No.: 53236

Historic Name:

Built: 1900 c. 1900
Historic Use: house
Architectural Style: vernacular
Wall Material: stucco
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 home is adjacent to and similar to 1124 South Monroe. The structure is covered with grey stucco and has a full porch.

Owner: Daniel E. & Sarah J. Havens"

- per NRHP nomination

Stewardship:

Character - Overall form & fenestration. Hipped roof with wide overhanging eaves and hipped roof dormers on north, east (front), and south facades. 1-story rectangular oriel on south façade. Brick chimney intersects south dormer. Full-width porch with three square pillar supports. Segmental arch porch headers (filled with wood for seasonal enclosure). Entry vestibule bump-out under porch roof. Prairie / American foursquare style. Main roof & dormers have slight flare at bases. Entirely clad in stucco.

Features - Some original windows (incl. diamond-pane types). Wood soffits. Wood window casings. Stucco.

Alterations - unknown. Exterior may or may not have originally been stucco. Stucco at time of NRHP nomination.

Misc - See also 1124 S Monroe.

Misc -

NOTICE AND ORDER TO RAZE
A BUILDING LOCATED AT
1344 DOTY STREET
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Estate of Linda E. Figueroa
C/O Alex Cambridge, Personal Representative
1344 Doty Street
Green Bay, WI 54301

The undersigned, a duly appointed Housing Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1344 Doty Street, Green Bay, Brown County, Wisconsin, parcel number 14-1414, more particularly described as follows:

Lot 6, Block 127, Plat of Astor, in the City of Green Bay, East side of Fox River,
Brown County, Wisconsin,

and determined that the building on such premises is so old, dilapidated, out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in §66.0413(1)(b), Wisconsin Statutes, that said building be repaired to make the building safe and sanitary by reasonable repairs as follows:

1. Stabilize and repair foundation;
2. Straighten exterior and structural walls;

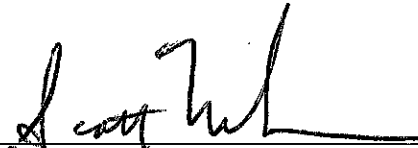
or said building shall be razed and the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to raze building and fill and level any excavation caused thereby and the site restored to a dust-free and erosion-free condition within the thirty (30)

day period prescribed, the City of Green Bay, Brown County, Wisconsin, may cause such building or part thereof to be razed and removed and the site restored to a dust-free and erosion-free condition. The work shall consist of the razing and removing the condemned structure, all out buildings, accessory structures, flatwork, driveway aprons and fill at the specified address, filling all basements, crawl spaces and excavated areas with approved granular material, topsoil and seed. The costs of such razing, removal and restoration of the site to a dust-free and erosion-free condition may be charged in full or in part against the real estate upon which such buildings are located and if that cost is so charged, it is a lien upon such real estate, and may be assessed and collected as a special tax.

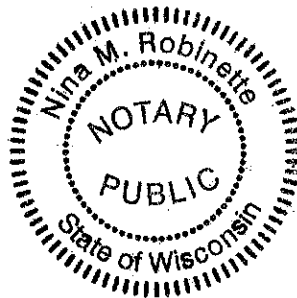
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 1st day of July, 2021



Scott Nelson
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)



Personally came before me this 1st day of July, 2021, the above named, Scott Nelson, to me known to be the person who executed the foregoing instrument and acknowledge the same.



NINA M. ROBINETTE
Notary Public, State of Wisconsin
My Commission Expires: 1/24/2024