



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 20, 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 October 20, 2021, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the September 15, 2021, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 21-24) Consideration with possible action on a design review for a building addition located at 400 S. Washington Street.
2. (COA 21-27) Consideration with possible action on a design review for replacement windows located at 644 S. Quincy Street.

F. Informational.

- I. Public Meeting regarding Phases 2, 3, and 4 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, November 17, 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=azA0clhWd3kxaklnGjzRXjQUW5qZz09>

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=azA0clhWd3kxaklnGjzRXjQUW5qZz09>

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

October 20, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 21-24) Consideration with possible action on a design review for a building addition located at 400 S. Washington Street.

BACKGROUND

400 S. Washington Street, the former Milwaukee Road Passenger Depot (built 1898), was individually listed on the NRHP in 1996 under Criterion A (transportation) and Criterion C (architecture – “Flemish Renaissance Revival”). Since that time, some alterations have been made to the rear (track platform side, to the west, facing the Fox River) of the building, including the addition of a small brick vestibule (date unknown) as well as the addition of two small gabled dormers with walk-out balconies in the roofline (likely between 2008 and 2010, per historic aerial imagery).

The COA application calls for three major changes:

1. Enlarging the rear (west) vestibule addition, including changing one historic window opening into a doorway
2. Changing one historic window opening in the north gable end into a doorway
3. Landscaping, not subject to LC review/approval

Item #1 (vestibule, west side) - LC staff notes the following Secretary of the Interior’s Standards for Rehabilitation.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additionally, LC staff notes that the rear (west) side of the building is visible from the Fox River Trail, the Fox River, and the “shipyard” redevelopment site on the near west side. This side of the building has been previously altered with the addition of the extant vestibule and the addition of the two dormers and balconies.

Item #2 (new door, north side) - LC staff notes the following Secretary of the Interior’s Standards for Rehabilitation.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

LC staff notes that historic doors on the east side, facing S. Washington Street, have been converted to

windows, but could be reverted to functioning doorways.

LC staff reached out to Paul Porter, Tax Credit Reviewer Eastern District at the State Historic Preservation Office (Architect Mark Buechel's replacement), for input. Per Paul's e-mail of 9/21/2021, "The vestibule addition refers to Standards 9 and 10 about additions, and the design of the side entrance door has the characteristics of a conjectural feature that is referred to in Standard #3."

LC staff notes that the COA applicant has cited "safety" as a motivation in making the proposed changes; however, LC staff is not aware of any safety requirement (building code, etc.) that would necessitate the proposed changes, and the applicant, when asked, similarly could cite no such requirements.

RECOMMENDATION

Item #1 (vestibule enlargement, west side) -

LC staff notes that the proposed vestibule enlargement/addition is differentiated from the historic material and generally compatible with the historic integrity of the property and its environment (GOOD). LC staff is unsure that the proposed changes can be removed at some point in the future without some impairment to the historic fabric of the building, specifically, converting one historic window opening to a door (QUESTIONABLE, at best). LC staff notes that other changes made to the rear of the building (dormers and existing vestibule) may have had a larger negative impact to the historic integrity of the building than the current proposed vestibule, and that the rear of the building, while visible from public right-of-ways, does not impact the most common public views of the building from S. Washington Street. LC staff is inclined to recommend approval of Item #1, the proposed vestibule enlargement/addition, but encourages discussion and consideration about mitigating any permanent impacts of this change should a future owner wish to undo this work (specifically, returning the window opening to a window, not a vestibule door).

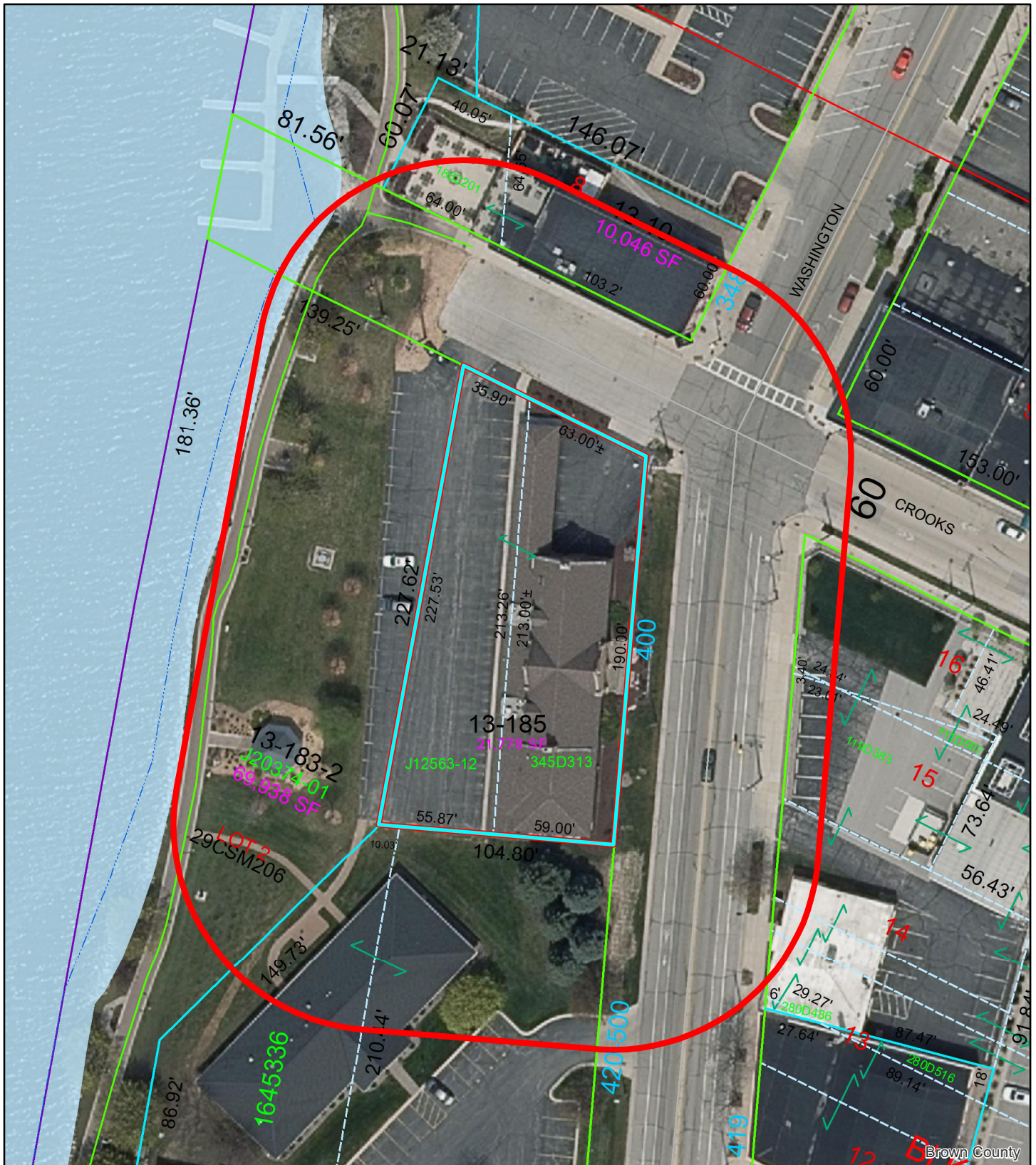
Item # 2 (convert window to exit door, north side) -

LC staff notes that the proposed exit/egress door in the north façade would alter the building's historic fenestration, converting a historic window opening into a doorway. The north side of the building is currently unaltered from its historic appearance. This proposed change will have the effect of creating a false sense of historical development and is a conjectural feature that would have a tangible negative impact to the historic integrity of the building. Unlike the proposed vestibule enlargement on the rear of the building, this side of the building is prominently visible from view points along S. Washington Street. Per the Secretary of the Interior's Standards (Standard #3), such changes "shall not be undertaken." LC staff notes that the historic doorways on the east side could be returned to service as doorways if "safety" is a concern. LC staff also notes that nearly all windows, in all buildings, can be opened in an emergency (...but not all windows can be easily closed, once opened). LC staff recommends denial of Item #2.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-24 Map
2. COA 21-24 Full Pics and Exhibits
3. COA 21-24 Exhibits
4. COA 21-24 Existing Floor Plans
5. COA 21-24 Pic 1
6. COA 21-24 Pic 2
7. COA 21-24 Pic 3
8. COA 21-24 Pic 4
9. COA 21-24 Property Detail Sheet



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. 13 Oct 2021 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 21-24) Building Addition at 400 S Washington Street

0 15 30 60 Feet



- 400 S Washington Street
- 100-ft. Notification Area

C. M. & St. P. R. R. Depot, Green Bay, Wis.

BUILT
1898



1996



1996



1996



1996



2019



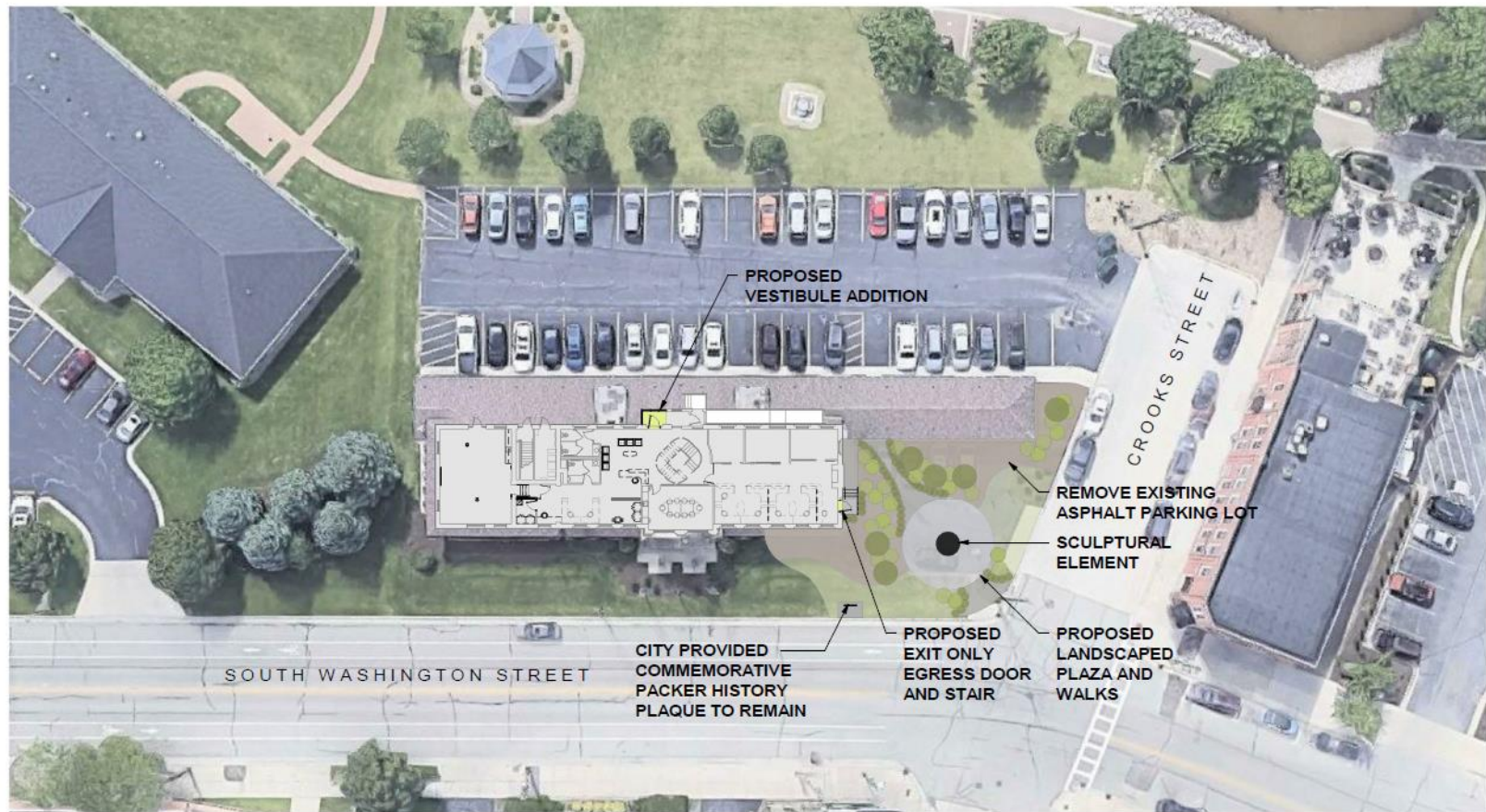
C. M. & St. P. R. R. Depot, Green Bay, Wis.



2019

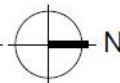


PROPOSED CHANGES

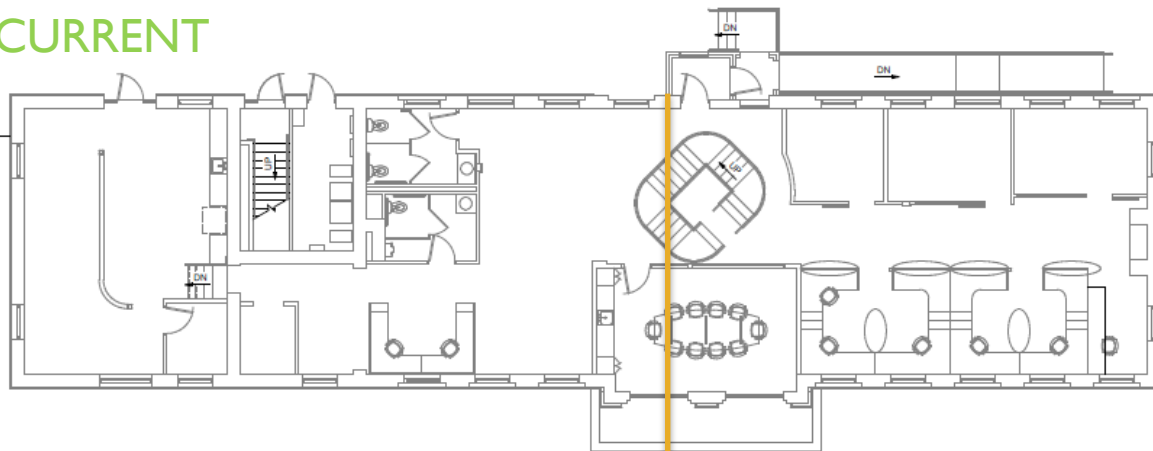


SITE PLAN

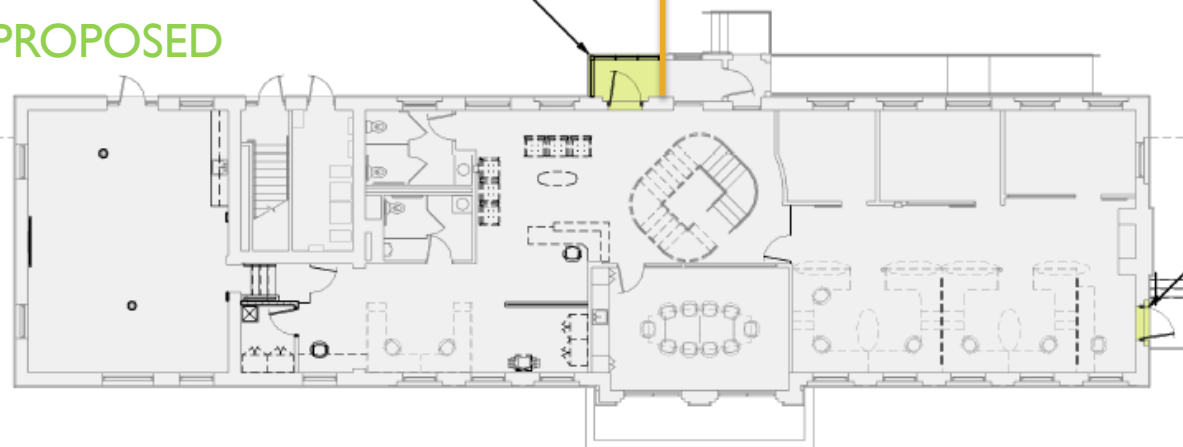
SCALE: 1/32" = 1'-0"



CURRENT



PROPOSED



PROPOSED LANDSCAPED PLAZA:

The final exterior design consideration in the improved site landscape. Somerville is proposing a landscaped plaza at the northeast corner of the building. This space will improve the existing conditions by activating this otherwise dormant corner.

PROPOSED



PROPOSED VESTIBULE ADDITION



CURRENT



PROPOSED

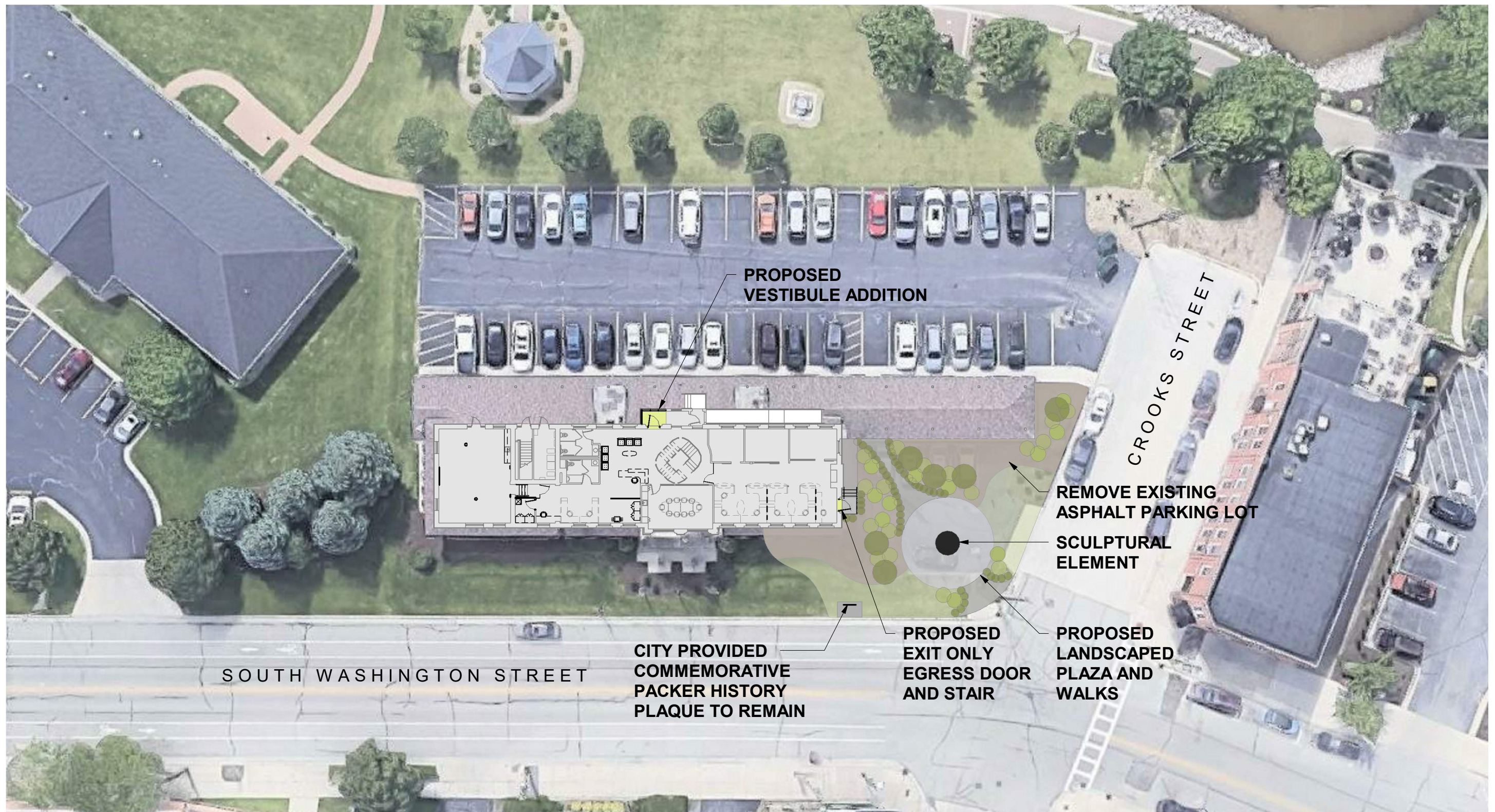


DOOR AND FRAME MATERIALS
TO MATCH THE DELICATE
AESTHETIC OF THE ORIGINAL
WOOD WINDOWS

PROPOSED EXIT ONLY EGRESS DOOR AND STAIR

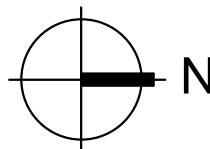


CURRENT



SITE PLAN

SCALE: 1/32" = 1'-0"



GREATER GREEN BAY COMMUNITY FOUNDATION COA APPLICATION

7592 | 9/8/2021

© 2020 Somerville, Inc.



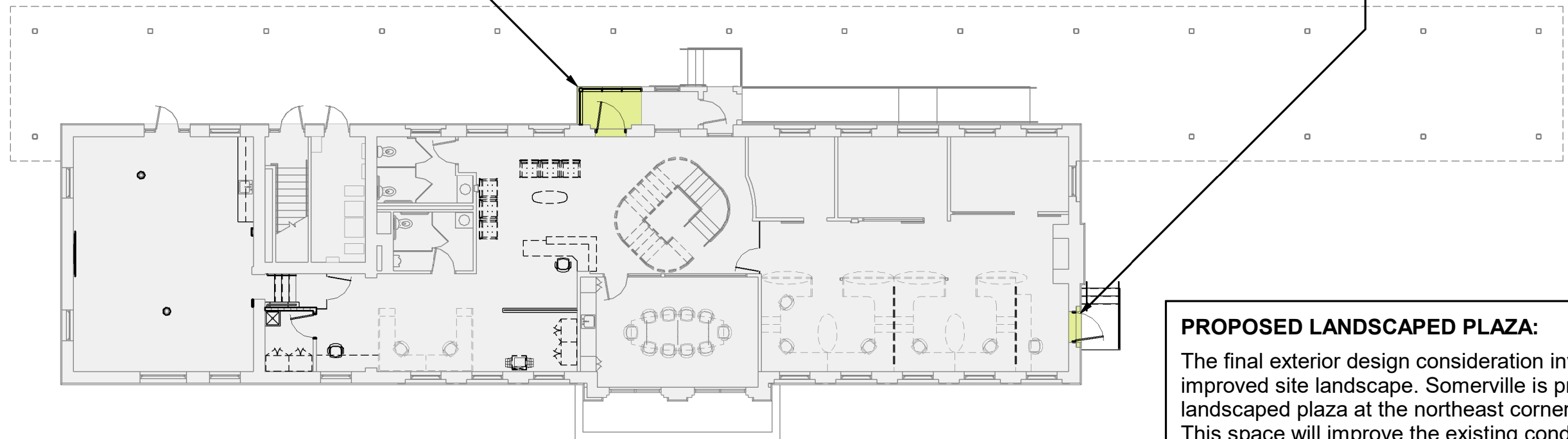
design matters.

PROPOSED VESTIBULE ADDITION:

The first modification to the building exterior involves expanding the existing vestibule south to provide improved accessibility into the building. Currently, the existing vestibule does not meet the required maneuvering clearances for an accessible entrance. At doors in a series, a separation is required that is at least 48" plus the width of the door swinging into the space. This allows users to clear one door before opening the next. Our proposed change will appropriately increase the distance between doors, improving accessibility and providing unobstructed space for maneuvering through the vestibule doors.

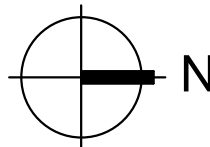
PROPOSED EXIT ONLY EGRESS DOOR AND STAIR:

The second modification to the building exterior involves replacing an exterior north facing window with an emergency exit only egress door. The motivation behind this proposed change is driven entirely by the life safety within the building. Our client, the *Greater Green Bay Community Foundation*, will be opening its doors to the general public, and with that comes the existence of the unknown. Unknown visitors pose the potential for a life threatening disturbance or situation of distress, where it may be necessary for staff members to exit the building safely. Currently, in the event of an emergency evacuation, the majority of the staff would be forced to exit through the main entrance door, where a potential threat or fire could realistically be present. In representing our client, Somerville feels it would be irresponsible to proceed with the existing exiting scenario, without addressing the obvious life safety concern within the existing building.



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



PROPOSED LANDSCAPED PLAZA:

The final exterior design consideration involves an improved site landscape. Somerville is proposing a new landscaped plaza at the northeast corner of the property. This space will improve the existing conditions of the site by activating this otherwise dormant corner, while providing the community with a sense of place. There will be a sculpture at the center of the plaza that celebrates the spirit of giving and the history of our service industry that has formed the backbone of this great community.



PROPOSED VESTIBULE ADDITION





PROPOSED EXIT ONLY EGRESS DOOR AND STAIR

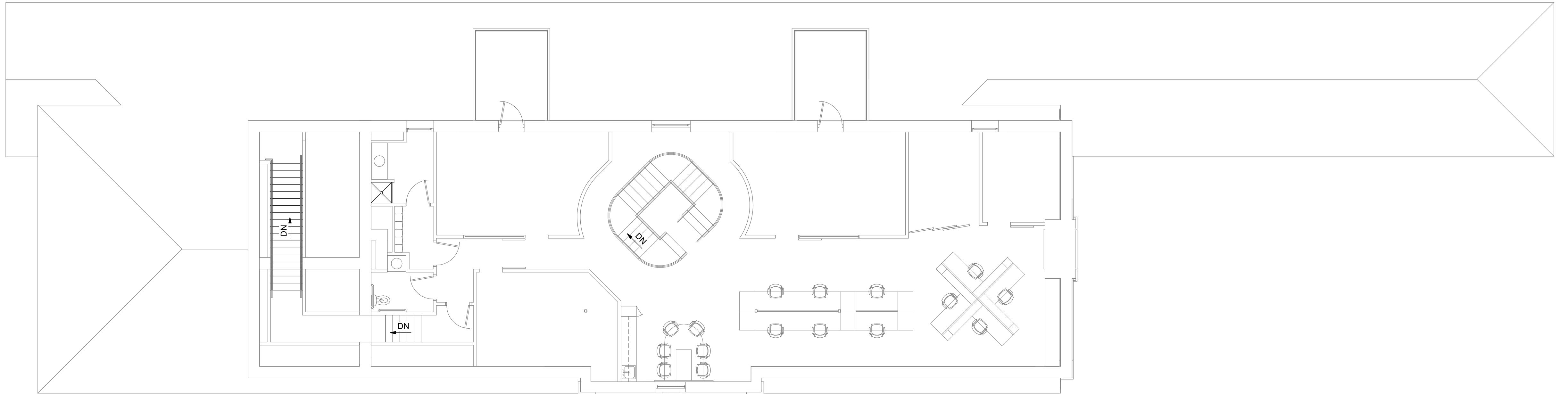


		OPTION LOW	AVERAGE	OPTION HIGH
ESTIMATED COST ANALYSIS				
Addition and Interior Remodeling				
• Expand vestibule south to provide the required clearances and accessibility into the building. <i>(Pending Landmarks Commission Approval)</i>		\$30,000	\$33,750	\$37,500
• Provide an exit only emergency egress door with stairs on the exterior north wall of the building. <i>(Pending Landmarks Commission Approval)</i>		\$22,500	\$25,250	\$28,000
• Provide ADA power door operator at existing vestibule entrance door.		\$5,000	\$6,250	\$7,500
• Remodel and provide updated finishes in the community room and new stair passage.		\$120,000	\$125,000	\$130,000
• Design option for a ramp to the community room in lieu of the stairs.		\$15,000	\$17,500	\$20,000
• Community room furniture, fixtures and equipment (FFE) provided by owner.		TBD	TBD	TBD
• Provide full-height frameless partition with lockable door into the stair passage.		\$4,800	\$5,275	\$5,750
• Remodel existing supplies room into relocated janitor closet with a flush wood door and mop sink.		\$8,200	\$9,225	\$10,250
• Provide 42" partial height stud wall partition with translucent glass panels above.		\$3,500	\$4,000	\$4,500
• Provide full-height frameless partition with lockable door into the open office space.		\$5,550	\$6,200	\$6,850
• Expand toilet room wall north into the waiting room to improve clearances within the space.		\$20,000	\$25,000	\$30,000
• Provide borrowed lite with translucent glass in workout room.		\$2,250	\$2,625	\$3,000
• General repairs from facility condition assessment.		\$100,000	\$115,000	\$130,000
• General furniture, fixtures and equipment (FFE) provided by owner.		TBD	TBD	TBD
• New landscaped plaza at northeast corner of property. <i>(Pending Landmarks Commission Approval)</i>		\$125,000	\$150,000	\$175,000
• Sculpture located at northeast corner of property.		\$35,000	\$42,500	\$50,000
	TOTAL	\$496,800	\$567,575	\$638,350

ESTIMATED COST ANALYSIS

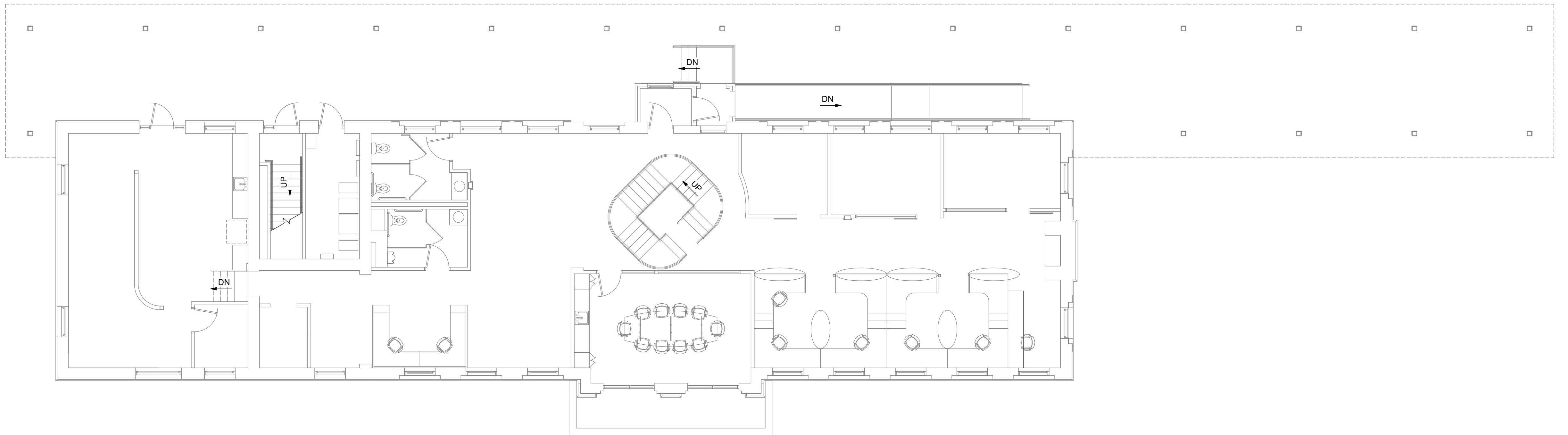
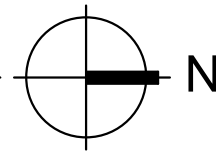
REVIEWED BY LANDMARKS COMMISSION





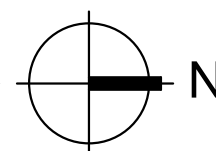
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"





EXIT







Address: 400 S Washington St
Parcel No.: 13-185
WI AHI No.: 2241

Historic Name: Milwaukee Road Passenger Depot
Green Bay Area Chamber of Commerce

Built: 1898
Historic Use: depot
Architectural Style: Flemish Renaissance Revival
Wall Material: brick
Architect: Charles S. Frost
Charles H. Rioch
National Register: 8/16/1996
State Register: 12/1/1995
Other:

NRHP nomination link:

<http://focus.nps.gov/nrhp/GetAsset?assetID=fc6917a2-12ba-4c32-b87b-d3bc452c5632>
(individual property nomination)

Notes:



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

October 20, 2021

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 21-27) Consideration with possible action on a design review for replacement windows located at 644 S. Quincy Street.

BACKGROUND

644 S. Quincy Street is a contributing property in the Astor NRHP District, built c. 1892. This house sits on a corner lot, facing S. Quincy Street to the east, with the south side visible from Cass Street. This house retains few exterior historic features—it has replacement siding, and the existing storm windows create the appearance of modern replacement windows at most locations.

The COA proposes replacing twenty windows with new vinyl windows. The windows to be replaced are described as five on the second floor (four in bedrooms, one in a bathroom) and fifteen on the first floor (eight in the living room, five in the office rooms, and two in the rear entry area). Replacement windows are to be the same size and same color as those currently present. Existing modern storm windows are to be removed.

LC staff notes that the existing storm windows create the appearance of modern windows in nearly all locations on this house. Prior to receipt of this COA application, LC staff believed nearly all existing windows here to be relatively modern replacements; however, this is not actually the case.

LC staff note that the windows to be replaced may be historic. LC Staff notes the following Secretary of the Interior's Standards for Rehabilitation.

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.

LC staff further note that the manufacturer cut sheet information provided indicates a "Visible Light VT Rating" of 0.6 for the replacement windows. The Wisconsin Historical Society / SHPO requires a visual light transmittance of 72 or higher (a VT rating of 0.72). Reference:

<https://www.wisconsinhistory.org/Records/Article/CS4308>

RECOMMENDATION

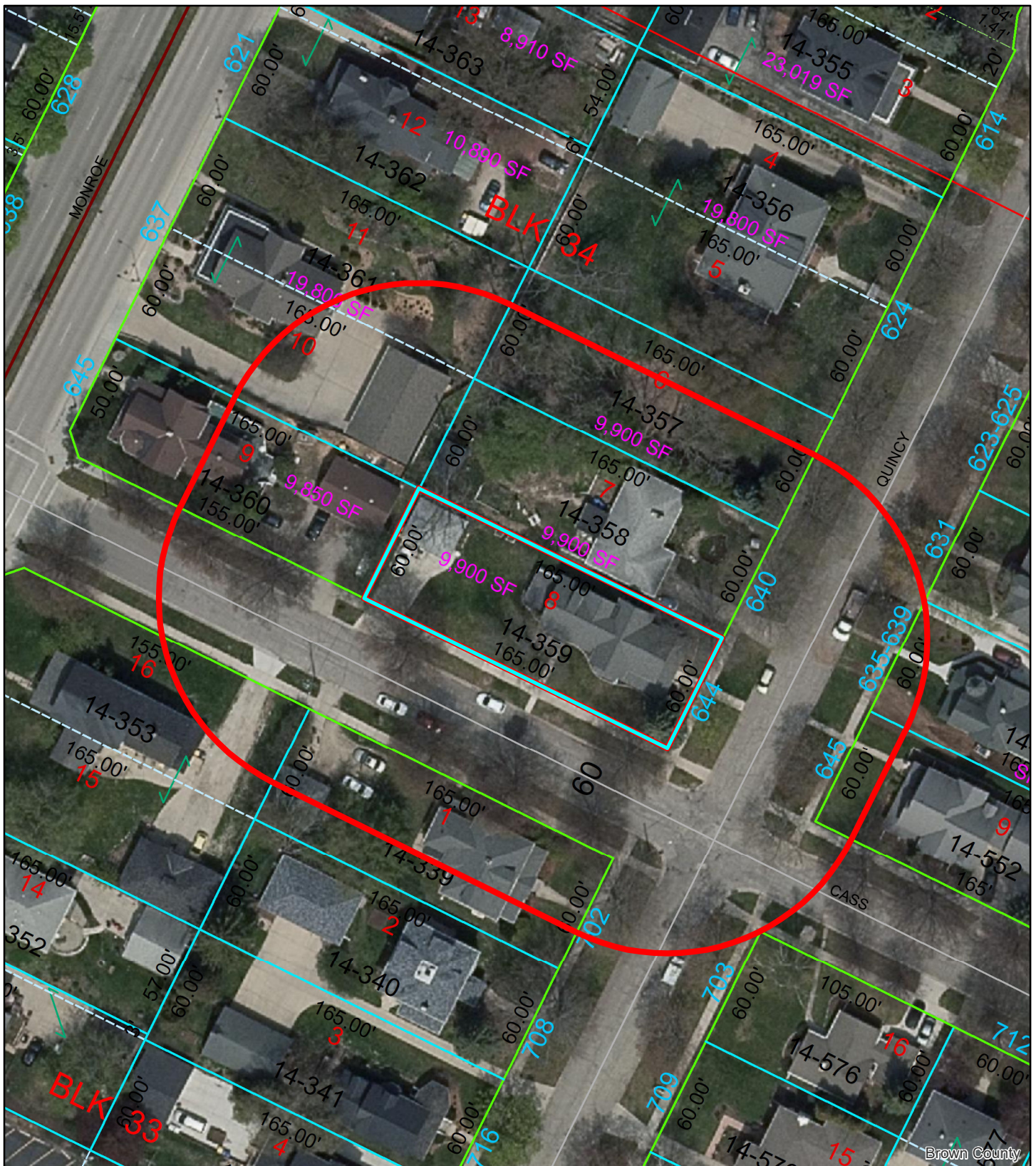
Replacing historic windows will have a negative impact to the historic integrity of this house. However, the existing replacement siding, while applied in a historically sensitive arrangement, has significantly compromised the historic integrity of this house. Furthermore, an observer from a public right-of-way will see no perceptible difference if the existing windows are replaced due to the existing storm windows. Replacing these windows with new windows will have no perceptible impact on the integrity of the district.

Based on Wisconsin SHPO requirements, the proposed replacement windows are inappropriate due to their visual light transmittance of 60 versus the SHPO requirement of 72 or higher. This is a state-specific requirement and may not be typical elsewhere in the country. LC staff recommends that replacement windows with a VT rating of 0.72 or higher be specified.

FISCAL IMPACT

ATTACHMENTS

1. COA 21-27 Map
2. 644 S Quincy 01 2019
3. 644 S Quincy 02 2019
4. COA 21-27 Window Specs
5. COA 21-27 Photos
6. COA 21-27 Property Detail Sheet



(COA 21-27) Window Replacement at 644 S Quincy Street

0 15 30 60 Feet



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- 644 S Quincy Street
- 100-ft. Notification Area





Line Number	Item Summary	Was Price	Now Price	Quantity	Total
200-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 24 x 69 , White / White	\$346.34	\$346.34	1	\$0.00
		\$346.34	\$346.34		\$0.00

Begin Line 200 Description

— Line 200-1 —

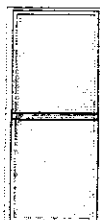
70 Series Buck Pro Double-Hung-8601
Overall Rough Opening = 24 1/4" x 69 3/4"
Overall Unit = 24" x 69"
Installation Zip Code = 54311
U.S. ENERGY STAR® Climate Zone = Northern
ENERGY STAR Required = Yes
Frame Width = 24
Frame Height = 69
Venting / Handling = AA
Exterior Color = White
Interior Finish Color = White
Performance Rating = PG30

Glass Construction Type = Dual Pane
Glass Option = Low-E PS Argon
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
None
Number of Sash Locks = Single
Lock Type = Standard
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass

Foam = Foam Around Frame
Vinyl Sill Angle = Sill Angle
Head Expander = Yes
Room Location =
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.44
U.S. ENERGY STAR Certified = Yes
SKU = 1000026797
Vendor Name = S/O SILVER LINE BLDG PRD
Vendor Number = 60660514
Customer Service = (888) 504-0005
Catalog Version Date = 06/09/2021

End Line 200 Description

American
Craftsman
by Ply Gem



Frame Width = 30 1/2
Frame Height = 66

Catalog Version: 07

Line Number	Item Summary	Was Price	Now Price	Quantity	Total
300-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 30.5 x 66 , White / White	\$346.34	\$346.34	1	\$0.00
		\$346.34	\$346.34		\$0.00

Begin Line 300 Description

— Line 300-1 —

70 Series Buck Pro Double-Hung-8601
Overall Rough Opening = 30 3/4" x 66 3/4"
Overall Unit = 30 1/2" x 66"
Installation Zip Code = 54311
U.S. ENERGY STAR® Climate Zone = Northern
ENERGY STAR Required = Yes
Frame Width = 30 1/2
Frame Height = 66
Venting / Handling = AA
Exterior Color = White
Interior Finish Color = White
Performance Rating = PG30

Glass Construction Type = Dual Pane
Glass Option = Low-E PS Argon
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
None
Number of Sash Locks = Double
Lock Type = Standard
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass

Foam = Foam Around Frame
Vinyl Sill Angle = Sill Angle
Head Expander = Yes
Room Location =
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.44
U.S. ENERGY STAR Certified = Yes
SKU = 1000026797
Vendor Name = S/O SILVER LINE BLDG PRD
Vendor Number = 60660514
Customer Service = (888) 504-0005
Catalog Version Date = 06/09/2021

End Line 300 Description

The Home Depot Special Order Quote

Customer Agreement #: H4915-125337

Printed Date: 7/23/2021

Customer: MICHELLE THOMPSON

Address: 1900 JACKSON ST
TWO RIVERS, WI 54241

Phone 1: 920-901-8435

Phone 2: 920-901-8433

Email: TRENDSETTERS2121@GM
AIL.COM

Store: 4915

Associate: GABRIEL

Address: 2595 EATON RD
GREEN BAY, WI 54311

Phone: 920-465-8237

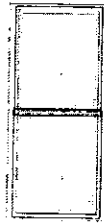
Pre-Savings Total: \$1,039.02

Total Savings: (\$0.00)

Pre-Tax Price: \$1,039.02

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

American
Craftsman
by Ply Gem Windows



Frame Width = 32

Frame Height = 69

Line Number	Item Summary	Unit Price	Now Price	Quantity	Full Price	Discount
100-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 32 x 69 , White / White	\$346.34	\$346.34	1	\$0.00	\$346.34

Begin Line 100 Description

— Line 100-1 —

70 Series Buck Pro Double-Hung-8601
Overall Rough Opening = 32 1/4" x 69 3/4"
Overall Unit = 32" x 69"
Installation Zip Code = 54311
J.S. ENERGY STAR® Climate Zone = Northern
ENERGY STAR Required = Yes
Frame Width = 32
Frame Height = 69
Sighting / Handing = AA
Exterior Color = White
Interior Finish Color = White
Performance Rating = PG30

Glass Construction Type = Dual Pane
Glass Option = Low-E PS Argon
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
None
Number of Sash Locks = Double
Lock Type = Standard
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass

Foam = Foam Around Frame
Vinyl Sill Angle = Sill Angle
Head Expander = Yes
Room Location =
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.44
U.S. ENERGY STAR Certified = Yes
SKU = 1000026797
Vendor Name = S/O SILVER LINE BLDG PRD
Vendor Number = 60660514
Customer Service = (888) 504-0005
Catalog Version Date = 06/09/2021

End Line 100 Description

American
Craftsman
by Ply Gem Windows



Frame Width = 24

Frame Height = 69

Description & Documents

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!



Shipping Dimensions: 66.50 H x 28.25 W x 3.75 D
Shipping Weight: 44.3125 lbs

Click here to see more products from **JELD-WEN**

Features

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Top and bottom sash tilt for easy cleaning - no need for a ladder to clean the window
- Built without a nailing flange to allow easy installation using your original window frame that can often be installed without disturbing siding or interior trim
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Accidental glass breakage coverage included for all of life's unexpected events
- Full Screen Included

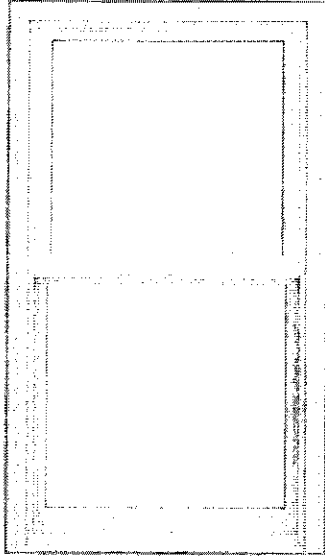
Specifications

Product Type	Double Hung Windows	Collection	Best Series
Rough Opening Dimensions	28-1/4" W x 66" H	Frame Width	27-3/4 inches
Frame Height	65-1/2 inches	Frame Depth	3-1/4 inches
Frame Material	Vinyl	Interior Color	White
Exterior Color	White	Hardware Finish	White
Lock Type	Cam-Lock and Block and Tackle	Glazing Type	Double Pane
Grid Pattern	No Grid Pattern	Special Features	Tilt Latch, Screen, Low-E
Mounting Method	Without Nailing Flange (Replacement)	U-Value	0.3
Energy Star Zones	Northern	Visible Light VT Rating	0.6
Solar Heat Gain Coefficient	0.49	Air Leakage (AL) Rating	0.3 CFM
Manufacturer Warranty	Lifetime Limited, Accidental Glass Breakage Warranty, Skilled Labor Coverage - 2 years year	Meets IRC for Egress	No
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

JELD-WEN® Best Series 28-1/4"W x 66"H White Vinyl Double Hung Window without Nailing Flange

Model Number: JW1792-00286 | Menards® SKU: 4040318



EVERYDAY LOW PRICE

\$204.99

11% MAIL-IN REBATE Good Through 9/25/21

\$22.55

FINAL PRICE

\$182⁴⁴ each

You Save \$22.55 with Mail-In Rebate

Rough Opening: 28-1/4"W X 66"H

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

**Not sure what to buy?
Check out our Buying Guides!**

[VIEW NOW](#)



Pick Up At Store

5 In-Stock at **GREEN BAY EAST**
[Check Another Store for Availability](#)



Delivery

Available

No Rebates. Change Location.

Description & Documents

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!

Shipping Dimensions: 46.50 H x 32.25 W x 3.75 D

Shipping Weight: 35.25 lbs

Click here to see more products from [JELD-WEN](#)

Features

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Top and bottom sash tilt for easy cleaning - no need for a ladder to clean the window
- Built without a nailing flange to allow easy installation using your original window frame that can often be installed without disturbing siding or interior trim
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Accidental glass breakage coverage included for all of life's unexpected events
- Full Screen Included

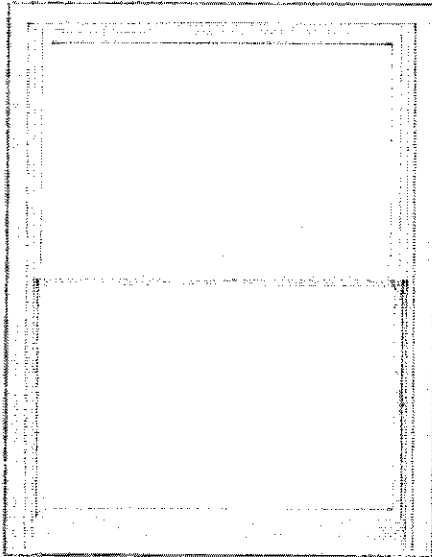
Specifications

Product Type	Double Hung Windows	Collection	Best Series
Rough Opening Dimensions	32-1/4" W x 46" H	Frame Width	31-3/4 inches
Frame Height	45-1/2 inches	Frame Depth	3-1/4 inches
Frame Material	Vinyl	Interior Color	White
Exterior Color	White	Hardware Finish	White
Lock Type	Cam-Lock and Block and Tackle	Glazing Type	Double Pane
Grid Pattern	No Grid Pattern	Special Features	Tilt Latch, Screen, Low-E
Mounting Method	Without Nailing Flange (Replacement)	U-Value	0.3
Energy Star Zones	Northern	Visible Light VT Rating	0.6
Solar Heat Gain Coefficient	0.49	Air Leakage (AL) Rating	0.3 CFM
Manufacturer Warranty	Lifetime Limited, Accidental Glass Breakage Warranty, Skilled Labor Coverage - 2 years year	Meets IRC for Egress	No
Return Policy	Regular Return (View Return Policy)		

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JELD-WEN® Best Series 32-1/4"W x 46"H White Vinyl Double Hung Window without Nailing Flange

Model Number: JW1792-00262 | Menards® SKU: 4040328



EVERYDAY LOW PRICE

\$179.99

11% MAIL-IN REBATE Good Through 9/25/21

\$19.80

FINAL PRICE

\$160¹⁹ each

You Save \$19.80 with Mail-In Rebate

Rough Opening: 32-1/4"W X 46"H

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Not sure what to buy?
Check out our Buying Guides!

[VIEW NOW](#)



Pick Up At Store

7 In-Stock at **GREEN BAY EAST**
[Check Another Store for Availability](#)



Delivery

Available

No Rebates. Change Location.











Address: 644 S Quincy St
Parcel No.: 14-359
WI AHI No.: 53315

Historic Name:

Built: 1892
Historic Use: house
Architectural Style: vernacular
Wall Material:
Architect:

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

NRHP nomination link:

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

Notes:

"This two story frame home has a steeply pitched roof. The siding was added at a later date.
Owner: Harvey Klika"
- per NRHP nomination

Stewardship:

Character - Overall form & fenestration. Cross gable form with full-width front porch. Porch is L-shaped, wrapping around the south side of the front wing. Clapboard profile siding (with decorative shingles & other textures). Queen Anne style. 1-story rectangular bay, south façade.

Features - Porch columns. Barge boards. Possibly porch railing & balusters.

Alterations - Replacement windows & siding. Some original windows (diamond/square under porch, south façade). Most historic features either covered or removed.

Misc - A corner lot. Porch rail height appropriate.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 20, 2021

PREPARED BY

AGENDA ITEM # F.I

Public Meeting regarding Phases 2, 3, and 4 of Intensive Survey Project

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None