



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MAY 18, 2022, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

- I. Members: Chair Ron Dehn, Vice Chair Paul Martzke, Ald. Brian Johnson, Ian Griffiths, Susan Ley, David Siegel, and Rebecca Derenne

C. Approval of the Agenda.

- I. Approval of the agenda for the May 18, 2022, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 20, 2022, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 22-04) Consideration with possible action on an updated design review for a lift located at 722 S. Monroe Avenue.
2. (COA 22-11) Consideration with possible action on a design review for a carport removal located at 625 S. Quincy Street.
3. (COA 22-12) Consideration with possible action on a design review for a new sign located at 400 S. Washington Street.
4. (COA 22-14) Consideration with possible action on a design review for a new driveway and retaining wall located at 1130 S. Monroe Avenue.
5. (COA 22-15) Consideration with possible action on a design review for new siding located at 945 S. Jackson Street.

F. Informational.

1. Public Meeting for Report on Phases 2, 3, and 4 of the Intensive Survey Update.
2. Staff-Level COA Applications.
3. Review City Raze/Repair Orders and Demolitions.
4. Staff Update.
5. Date of next meeting: Wednesday, June 15, 2022.

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=azA0c1hWd3kxaklnCjZRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+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

Passcode: 973532

Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZRXJQUW5qZz09>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

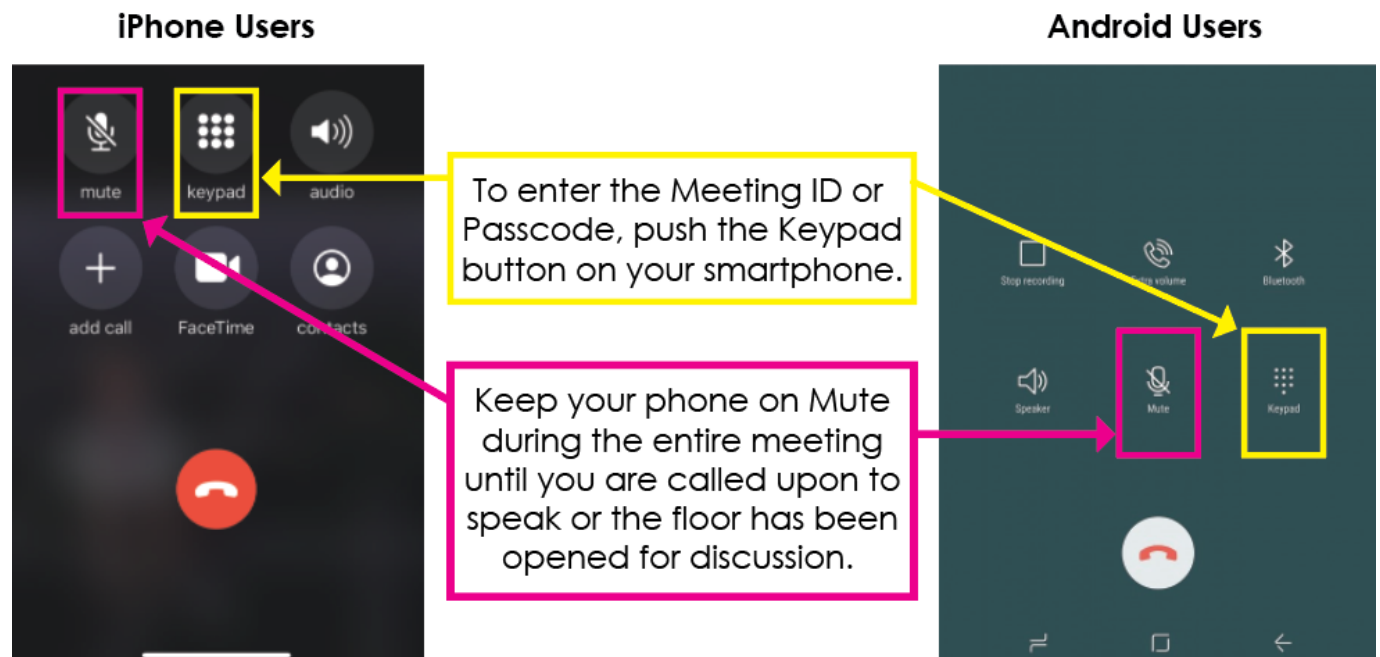
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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





Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

May 18, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-04) Consideration with possible action on an updated design review for a lift located at 722 S. Monroe Avenue.

BACKGROUND

722 S. Monroe Ave is a contributing property in the Astor NRHP District, built c. 1898 (a Henry Foeller design). Per the 1979 NRHP nomination, this property is one of 45 “priority” properties within the Astor District. The house maintains a relatively high degree of integrity, and is situated on a corner lot (S Monroe to the east, and Spring Street to the south).

This COA was reviewed and approved by the Landmarks Commission at their April 2022 meeting, in which approval was granted for an aluminum ramp. The applicant has since updated their request; this COA calls for an accessibility lift to be installed outside, at an as-yet unidentified location.

Preservation Brief #32 – Making Historic Properties Accessible – provides guidance specific to this sort of situation. A copy of this Preservation Brief is available here:

<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

The stated goal of Preservation Brief 32 is to, “...assist historic property owners, design professionals, and administrators in evaluating their historic properties so that the highest level of accessibility can be provided while minimizing changes to historic materials and features.” To this end, Preservation Brief 32 offers the following guidance (among other things):

- “These Standards stress the importance of retaining and protecting the materials and features that convey a property's historical significance. Thus, when new features are incorporated for accessibility, historic materials and features should be retained whenever possible. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident.”
- “Every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility.”
- “Platform lifts can be used when there is inadequate space for a ramp. However, such lifts should be installed in unobtrusive locations and under cover to minimize maintenance if at all possible.”

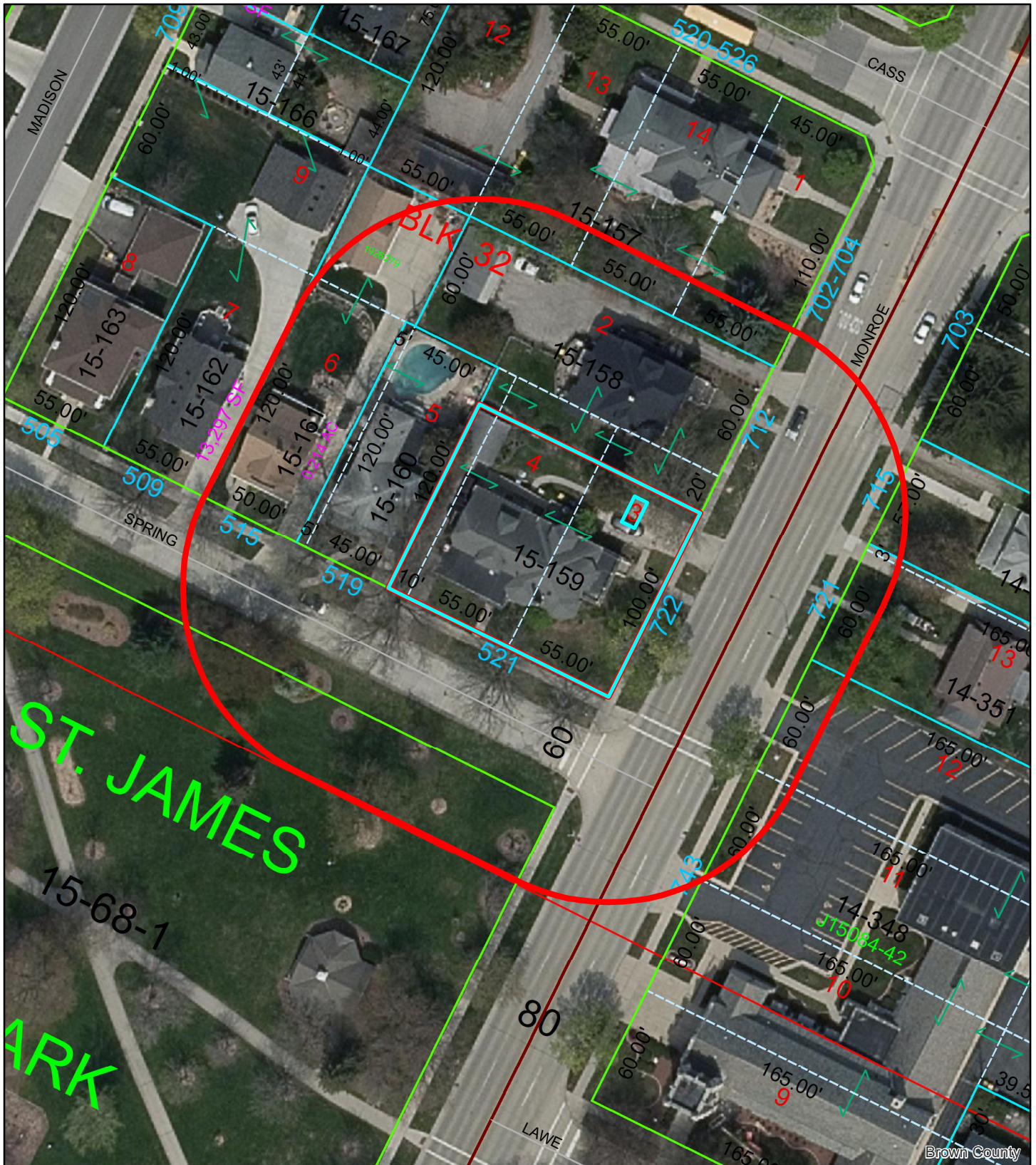
RECOMMENDATION

LC recommends approval of an accessibility lift that best satisfies the guidance of Preservation Brief 32. LC staff further recommends that any historic porch railings/balusters removed as part of this work be carefully removed and stored with the property for possible future rehabilitation and re-use.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-04 Updated Map
2. COA 22-04 Street View 1
3. COA 22-04 Street View 2
4. COA 22-04 Updated Exhibit, Lift
5. 722 S Monroe Property Detail Sheet



(COA 22-04) Lift Installation 702 S Monroe Avenue

0 15 30 60 Feet



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

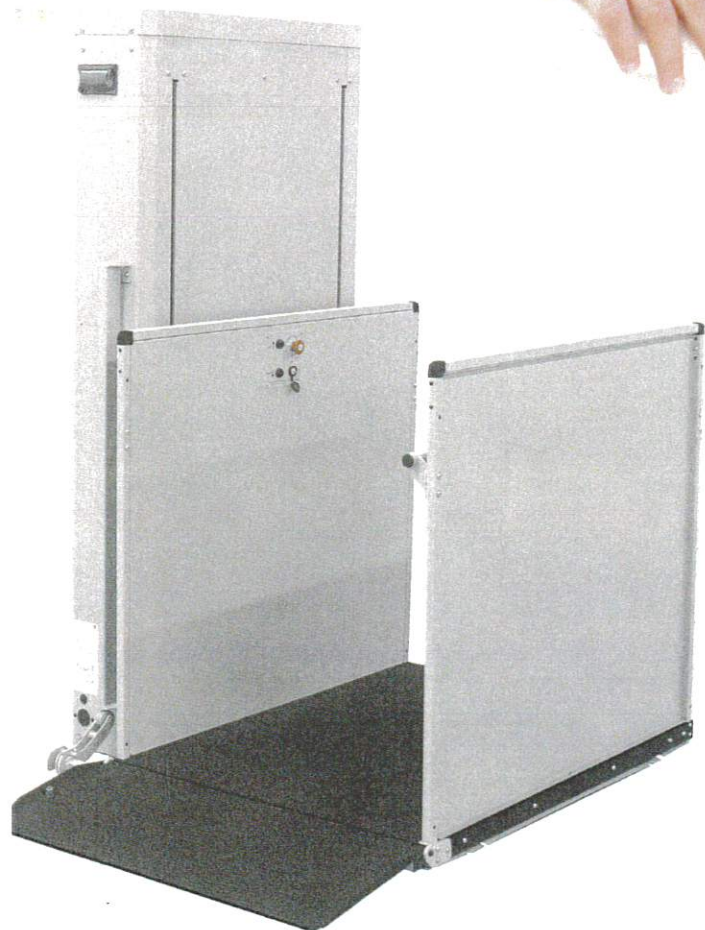






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Wisconsin



800-236-2619

GREEN BAY: 2021 Riverside Drive
MANITOWOC: 1651 S 41st Street
SHEBOYGAN: 1338 N Taylor Dr, Suite A

Built in Wisconsin



Bruno Independent Living Aids, Inc.
1780 Executive Drive, Oconomowoc, WI 53066

www.bruno.com

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EASY-TO-USE — Pressure control rocker switch up/down operation. Automatic self-lowering ramp folds down for smooth roll on/off access; folds up when in use to create a safety barrier.

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SAFE — Unit shuts down when obstruction is touched under platform. Emergency stop switch on platform.

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- Landing call/send station
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Space-efficient Bruno wheelchair lifts can access up to 14 feet.

INDOOR OR OUTDOOR

Weather-resistant controls and specialized coating protect the unit. Combat extreme winters with the optional cold weather package.

HEAVY-DUTY LIFT CAPACITY

Lift capacity of 750 lbs (136 kg).



2-YEAR LIMITED WARRANTY

www.bruno.com

Address: 722 S Monroe St
Parcel No.: 15-159
WI AHI No.: 2279

Historic Name: Frederick August Hollman

Built: 1898 1903 per WI AHI
Historic Use: house
Architectural Style: Queen Anne
Wall Material: clapboard
Architect: Henry Foeller

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

NRHP nomination link:

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

Notes:

"A late version of the Queen Anne Revival designed by Henry Foeller, this house has the multiple roofline, the modified turrets, and the classical detail typical of this period. It is a massive 2-1/2 story frame house with many bays and a classical front porch.

Frederick August Hollman built the house. President of the Businessmen's Association, he was the owner of a large crocking store in Green Bay and a prominent member of an important migration of Germans in the middle of the nineteenth century. Mr. Hollman and his associates were very influential in the growth of Green Bay and Astor as a residential community. His daughter and son-in-law, Mr. and Mrs. Ralph Curtis Smith, long time residents of Astor, typify the citizens who lived in Astor as social, cultural, and business leaders of Green Bay.

Reference: Property Abstract.

Owner: Michael Wichowski"
- per NRHP nomination

CNR POLYGONAL TOWER W/ PAVILION ROOFPROMINENT FRONT BAY/DORMER
WITH SMALL RECTANGULAR WINDOWS BALUSTRADEFRONT PORCH
(CONSTRUCTIONDATES ON NRHP AND INVENTORY CARD CONFLICT)HOLLMAN A
VERY INFLUENTIAL FIGURE IN ASTOR AND GB GROWTH [Date Cnst:98] 10/2000:
The records of Foeller, Schober and Berners indicate that the house was designed
for F. Hollman in 1903. Further records indicate an addition by the firm in 1916.

- WI AHI

Stewardship:

- Character - Overall form & fenestration. See above descriptions. Queen Anne style (late) with free classical influence on porch. Clapboard profile siding with mitred corners. Partial width front porch. Bracketed eaves at attic windows. Wood belt above 1st story windows. Small dentils at frieze (above 2nd story and on porch header). Tall brick chimneys.
- Features - Original wood siding. Dentil moldings. Some original windows, incl. many cut glass types. Porch columns, spindles, & railings. Eave brackets.
- Alterations - Porch step newels. 2nd story porch balustrade & newels removed. Some replacement windows. Appliance chimney. Rear/south addition (possibly the historic 1916 addition mentioned above).
- Misc - A priority property per NRHP nomination. A corner lot.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 18, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 22-11) Consideration with possible action on a design review for a carport removal located at 625 S. Quincy Street.

BACKGROUND

623-625 S. Quincy, built c. 1900, is a contributing property in the Astor NRHP Historic District. The building currently maintains a relatively low degree of historic integrity due to extensive use of replacement materials.

This COA application is to remove an existing 1-story, lean-to carport that is attached to an old two-car garage. Per the 1936 Sanborn map, a 1-story garage was located at the current garage location, but it is unclear if the present garage is the same as that present in 1936 (good chance that it is). It is clear that the lean-to carport addition was not present in 1936, but rather was constructed later.

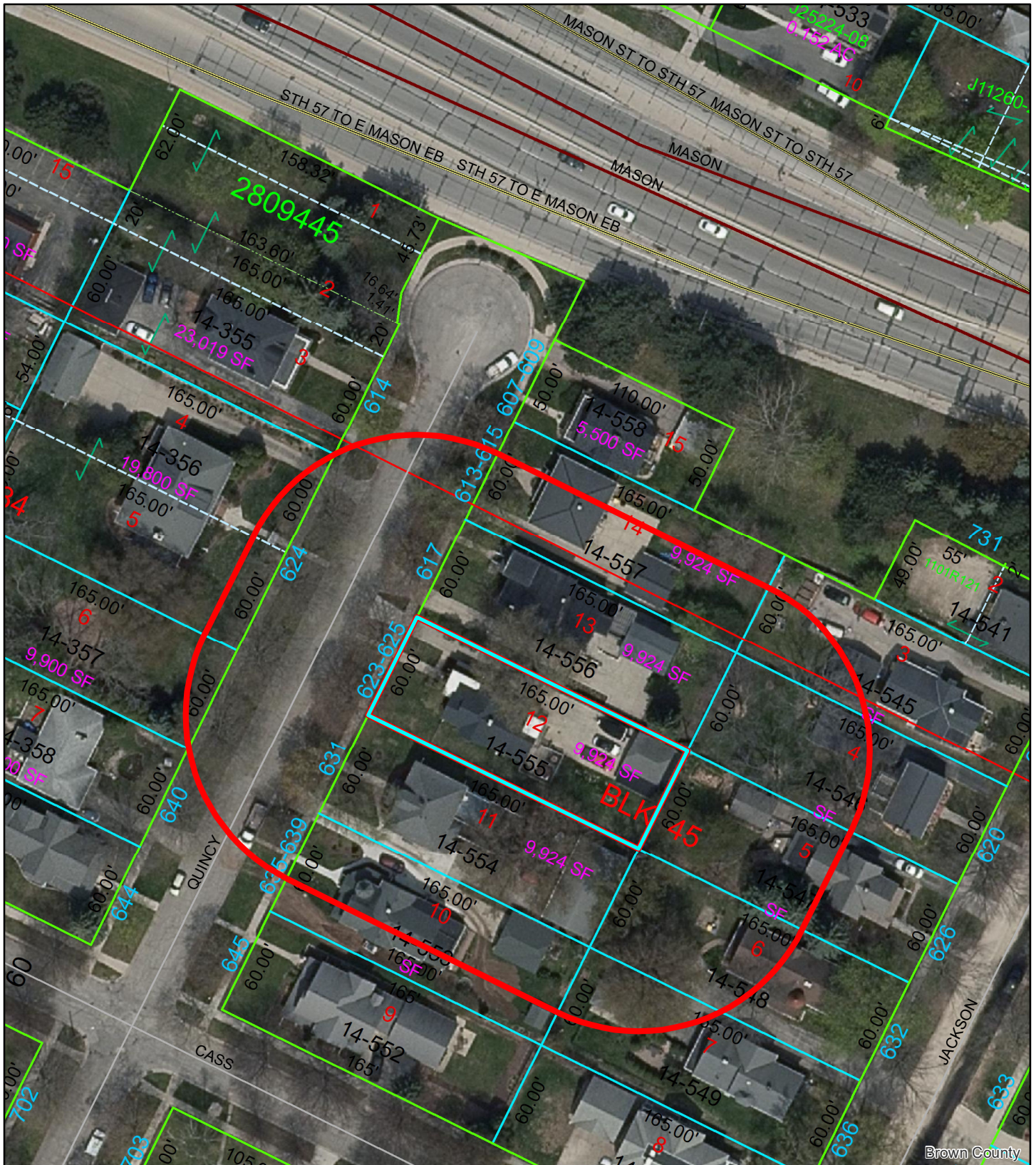
Although the garage is visible from the public right-of-way, this carport is largely not visible due to its location behind the house.

RECOMMENDATION

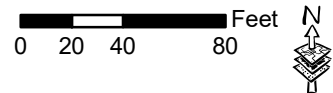
LC staff recommends approval of the request to remove the 1-story, lean-to carport addition on the existing garage. LC staff notes that this carport, while old, is a later addition and is largely hidden from view by the house.

FISCAL IMPACT**ATTACHMENTS**

1. COA 22-11 Map
2. 625 S Quincy 02 2019
3. COA 22-11 Pic 1
4. COA 22-11 Pic 2
5. COA 22-11 Pic 3
6. 625 S Quincy Property Details



(COA 22-11) Carport Removal 625 S Quincy Street



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









Address:	623	S Quincy	St			
Parcel No.:	14-555					
WI AHI No.:	53312					
Historic Name:						
Built:	1900	c. 1900				
Historic Use:						
Architectural Style:						
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:						
	"The siding of this two story frame home was added at a later date. A full porch extends across the façade at both the first and second stories. The upper level is enclosed.					
	Owner: Henry Heironimczak"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Cross gabled form with a hipped corner above porch. Clapboard profile siding with decorative shingles in gables. South wing has windows in chamfered corners. 1/1 windows. Queen Anne style. L-shaped front porch.					
Features -	Corbels on south wing at chamfered corners. Other features appear to have been covered, removed, or replaced.					
Alterations -	Replacement siding & windows. All porch elements (columns, balusters, railing, brackets, running trim, etc) replaced. 2nd story porch enclosure not original per 1907 Sanborn Map. Likely some slightly altered fenestration (window sizes).					
Misc -						



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 18, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 22-12) Consideration with possible action on a design review for a new sign located at 400 S. Washington Street.

BACKGROUND

400 S. Washington, the former Milwaukee Road Passenger Depot (built 1898), was individually listed in 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 & 2010, per historic aerial imagery).

The COA application calls for a new sign to be erected near the corner of S Washington and Crooks St. The proposed sign is 8' wide, 3'-6" tall, and internally illuminated. The sign is to be set in a landscaped area that replaces an existing parking area.

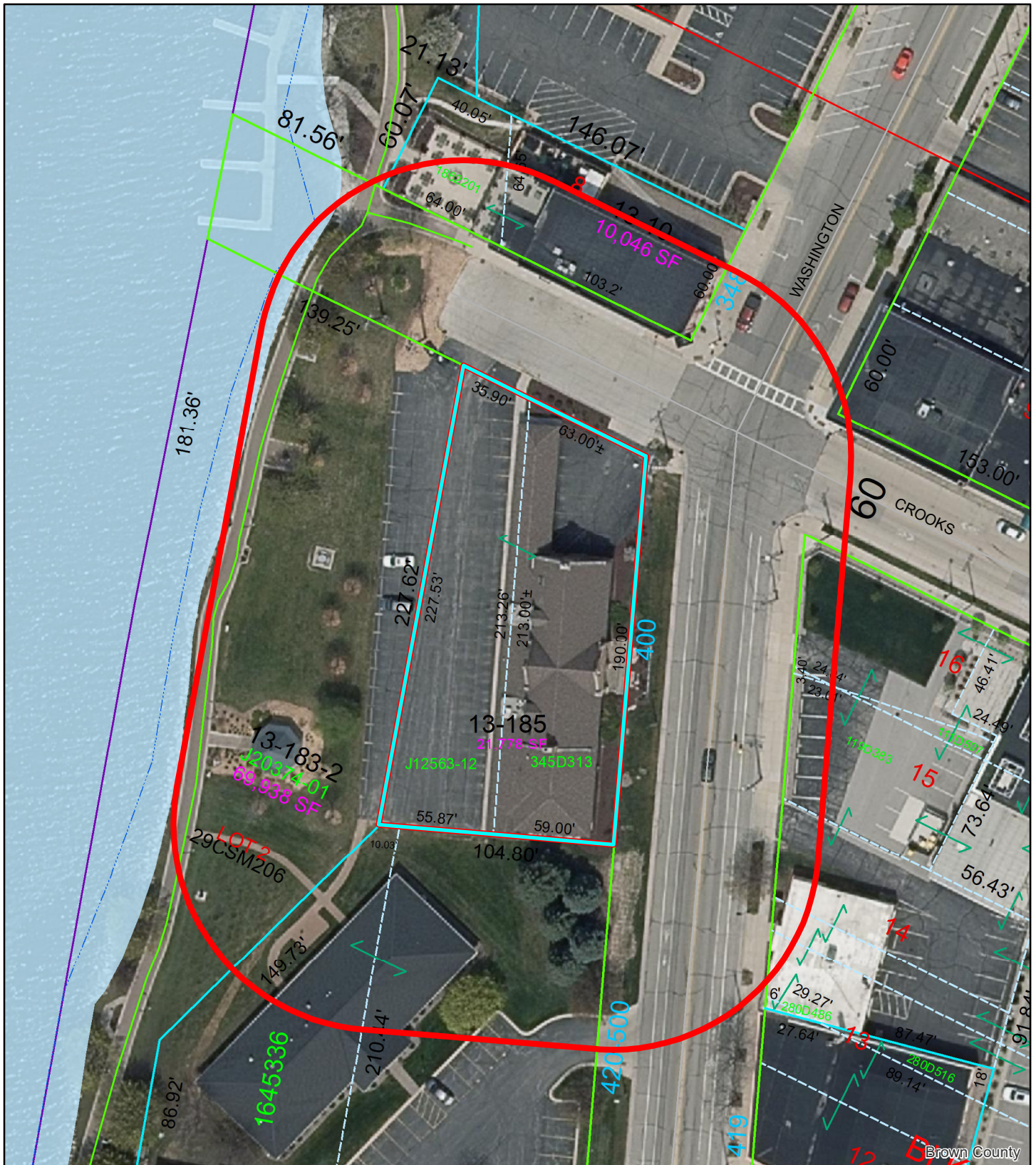
Staff believes this sign is appropriate for the property and will have no impact to the building or the district.

RECOMMENDATION

Approval of the proposed sign installation.

FISCAL IMPACT**ATTACHMENTS**

1. COA 22-12 Map
2. COA 22-12 Street View
3. COA 22-12 Application and Specs
4. 400 S Washington Property Detail Sheet



(COA 22-12) New Sign 400 S Washington Street

0 15 30 60 Feet



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- 400 S Washington Street
- 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: 400 S Washington St Green Bay WI

2. Parcel #: 13-185

3. Owner of record: Greater Green Bay Community Found Phone: 920-432-0800
320 N Broadway St Ste 260 Green Bay WI 54304
(Address) (City) (State) (Zip)

4. Applicant's Name: Brittney Pieper - Elevate97
1085 Parkview Rd Green Bay WI 54304
(Address) (City) (State) (Zip)
920-338-9383 ext 1 7159653516 bpieper@elevate97.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Green Bay Victory Center

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.)

One 8'w x 3'6" internally illuminated monument sign. See attached drawing for specs.

Existing area to be transformed from a parking lot to a beautiful landscape area for the public to enjoy.

7. Attachments:

- ☒ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☒ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☒ Exterior photos
- ☒ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☒ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

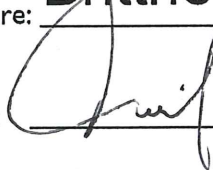
8. The following action is requested:

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

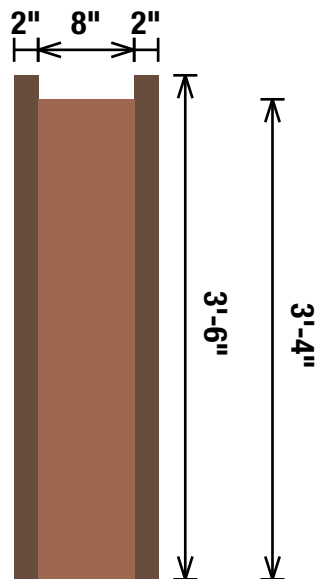
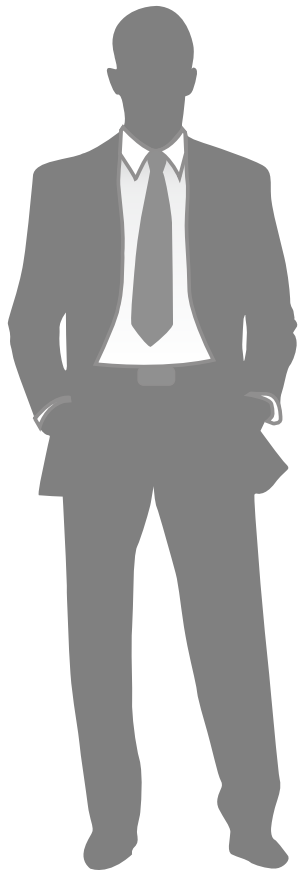
☐ Approval of COA by staff: (Check all that apply)

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

Petitioner Signature: Brittney Pieper

Owner Signature:  , DENNIS BUEHL, PRESIDENT & CEO

Date Received: _____ Staff: _____



PROPOSED DOUBLE FACED, INTERNALLY ILLUMINATED MONUMENT SIGN: 3/4" = 1'

DESCRIPTION:
Manufacture and install (1) double faced, internally illuminated monument sign.
Sign cabinet to be of extruded aluminum construction. Sign faces to be .125" routed aluminum, backed with white polycarbonate. Sign to be internally illuminated with white LEDs.

SQUARE FOOTAGE:
8' X 3.5' = 28 Sq. Ft. Per Side
56Sq Ft. Total

- COLOR SCHEDULE:**
-  Painted MP46253 Copper (Metallic)
 -  Painted MP41314 SP Old Copper



(800) 514-1119 | elevate97.com

DESIGN #: 12223-3 PAGE: 1

CLIENT: GREATER GREEN BAY COMMUNITY FOUNDATION
ADDRESS: GREEN BAY, WI
DATE: MARCH 1ST, 2022
SCALE: 3/4" = 1'
A.C.: TRICIA HERALD
DESIGNER: TK
REVISED BY: TK

DATE: 4/1/22

DESIGN STAGE

☒ CONCEPTUAL ☐ FINAL JOB #:

ITEMS NEEDED PRIOR TO FABRICATION

- ☐ FIELD SURVEY / MEASUREMENTS REQUIRED
- ☐ ELECTRONIC FILE OF LOGO REQUIRED
- ☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE:

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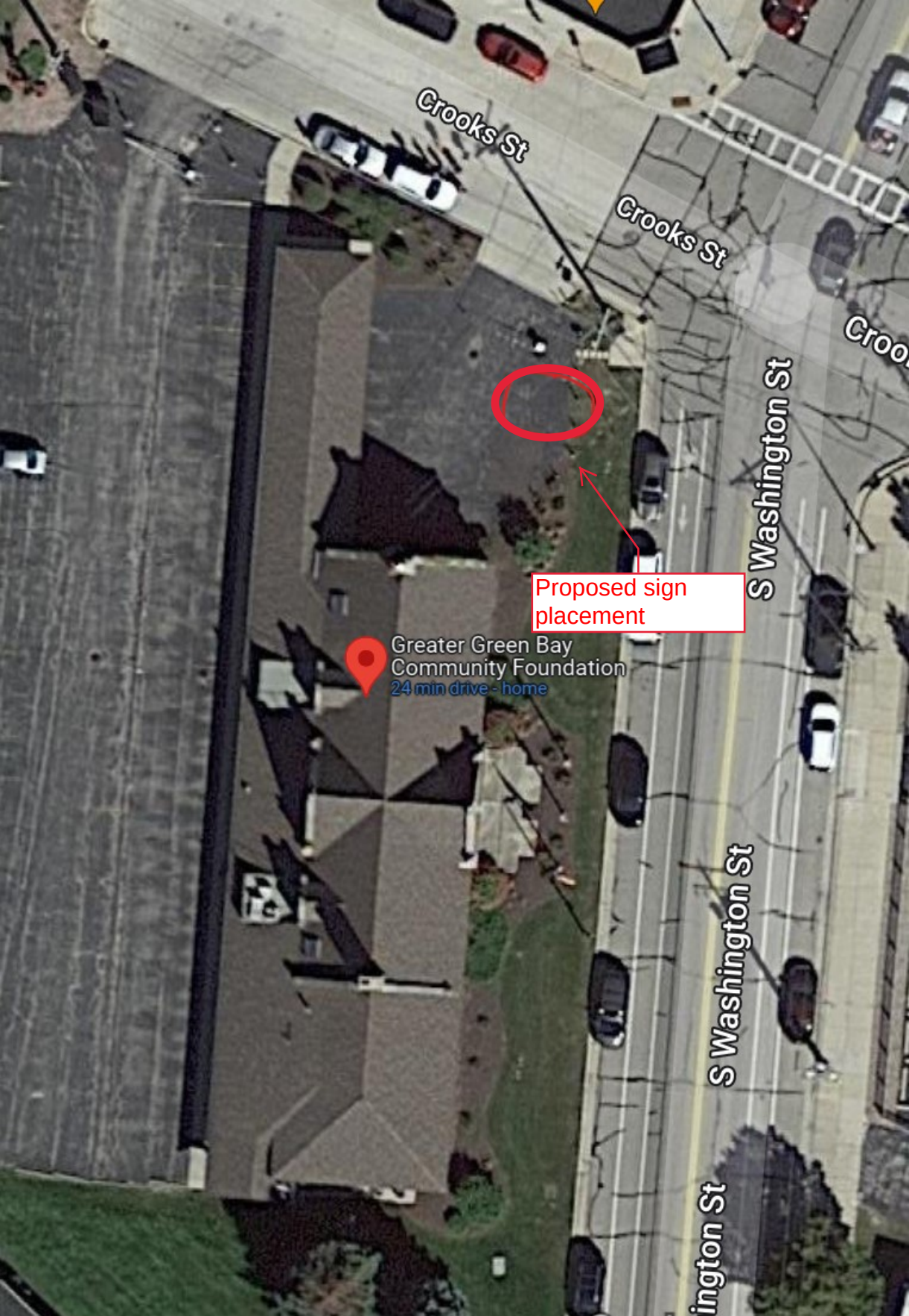
DATE:

Proposed
Conditions

The Greater Green Bay
Community Foundation

Existing Conditions





Crooks St

Crooks St

Crooks St

S Washington St

S Washington St

ington St

Proposed sign
placement

Greater Green Bay
Community Foundation
24 min drive - home

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

May 18, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 22-14) Consideration with possible action on a design review for a new driveway and retaining wall 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. In 2021 this property secured COA 21-15 to alter the windows at the west corner of the house—this work does not appear to have been undertaken.

The current COA application is to widen and expand an existing driveway (shared with 1136 S Monroe, to the southwest). The proposed work appears to have no impact on the houses themselves and a relatively negligible impact on their historic setting.

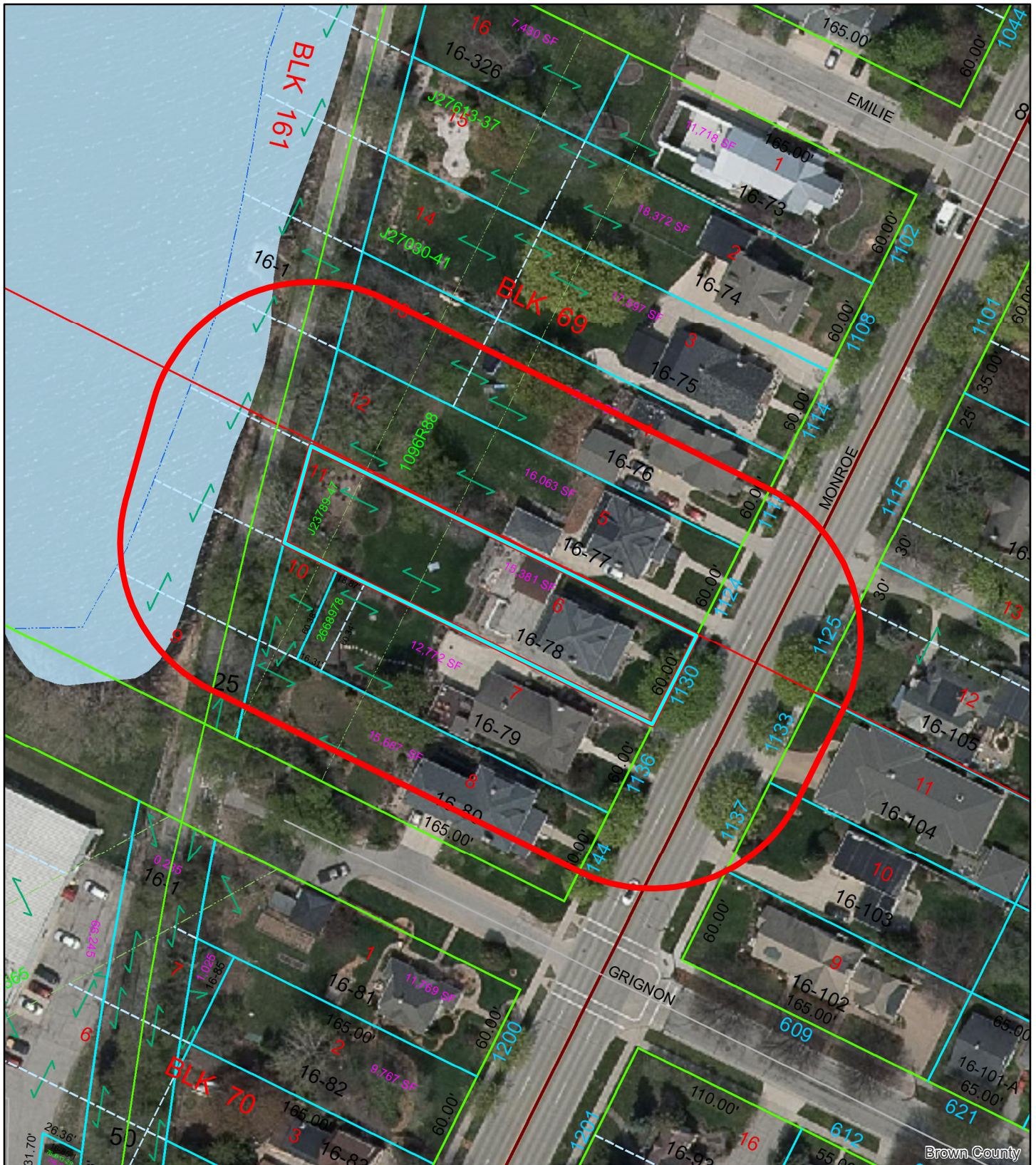
RECOMMENDATION

LC staff recommends approval of the proposed driveway widening and expansion. LC staff notes that the proposal is unclear regarding how close the new driveway will be to the southwest exterior wall & foundation of the house at 1130 S Monroe. Drainage requirements to avoid moisture damage to the house should be given proper consideration.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-24 Map
2. COA 22-14 Street View
3. COA 22-14 Site Exhibit
4. COA 22-14 Pics
5. COA 22-14 Cost Estimate
6. 1130 S Monroe Property Detail Sheet



(COA 22-14) Expanded Driveway 1130 S Monroe Avenue

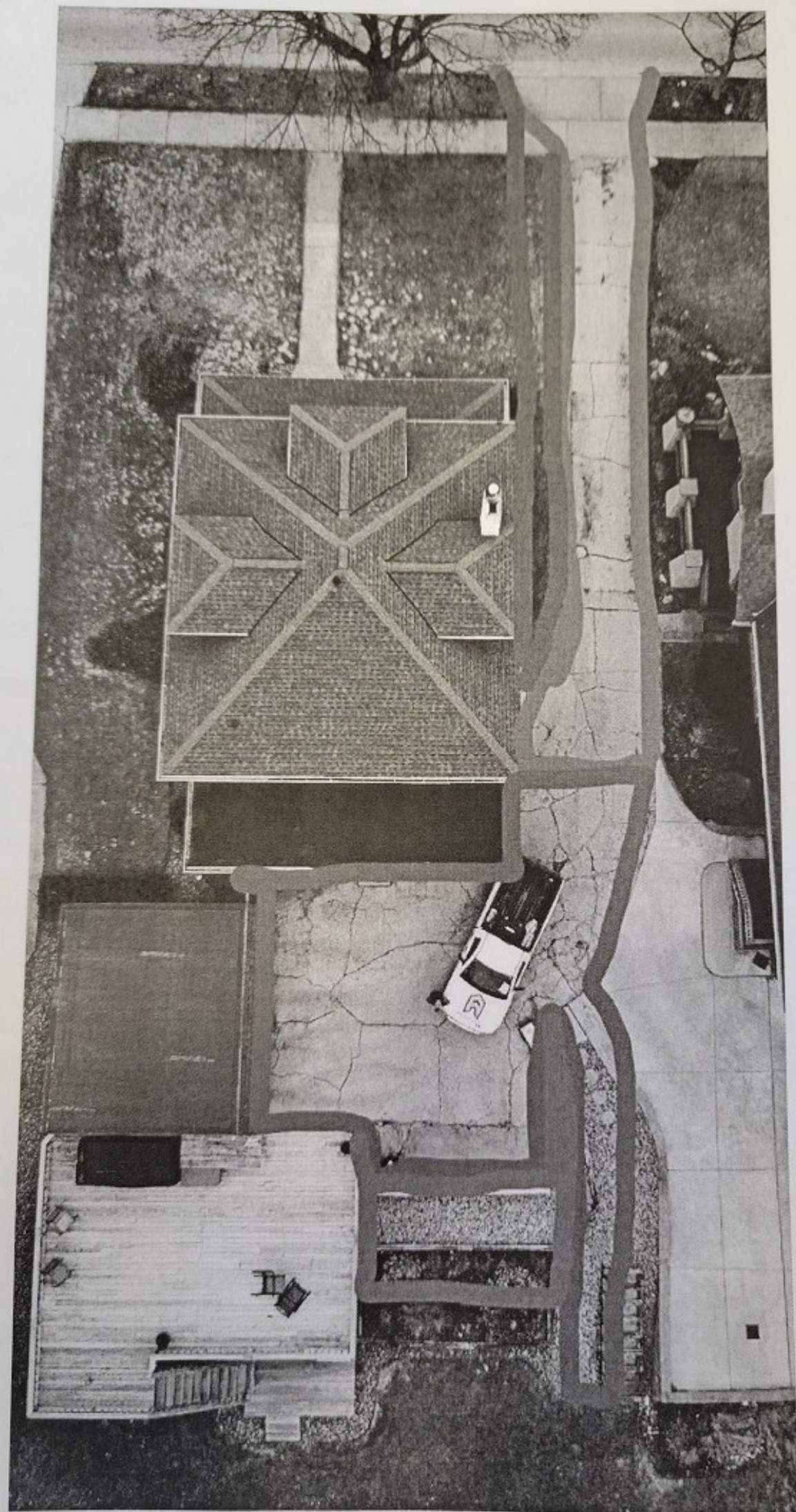
0 20 40 80 Feet

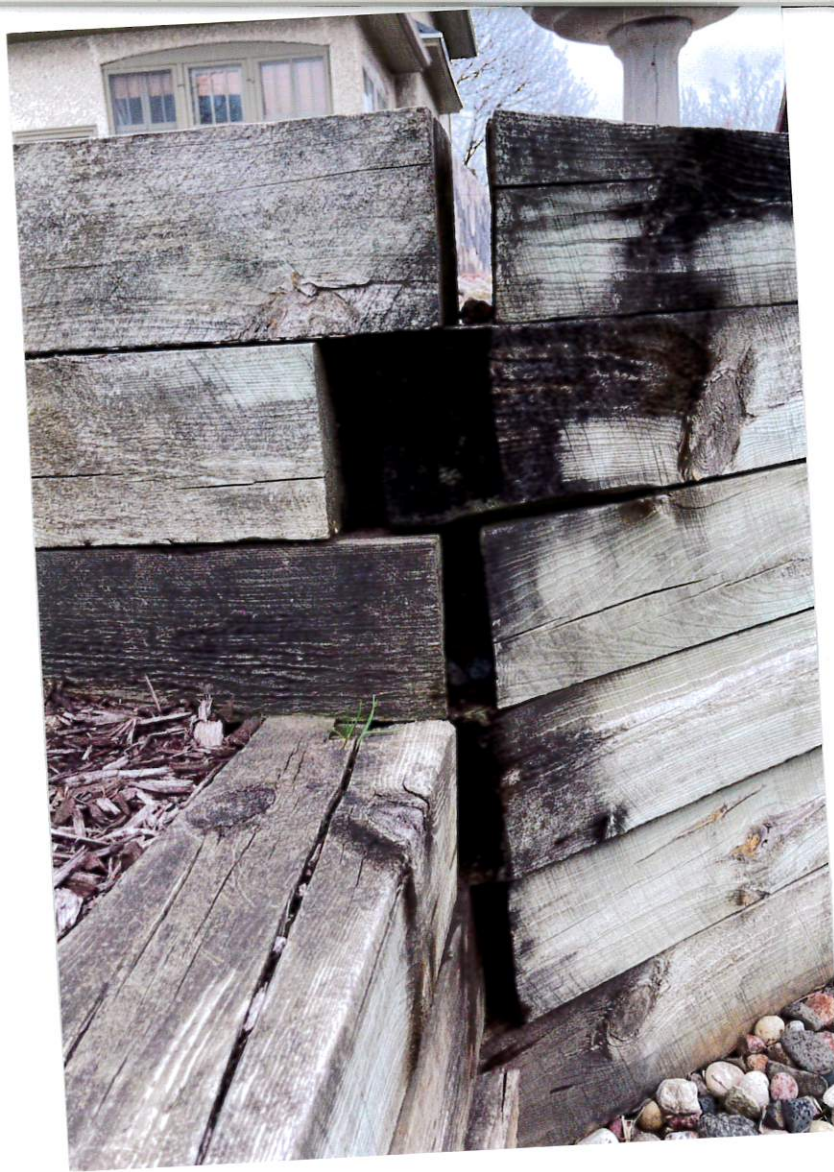


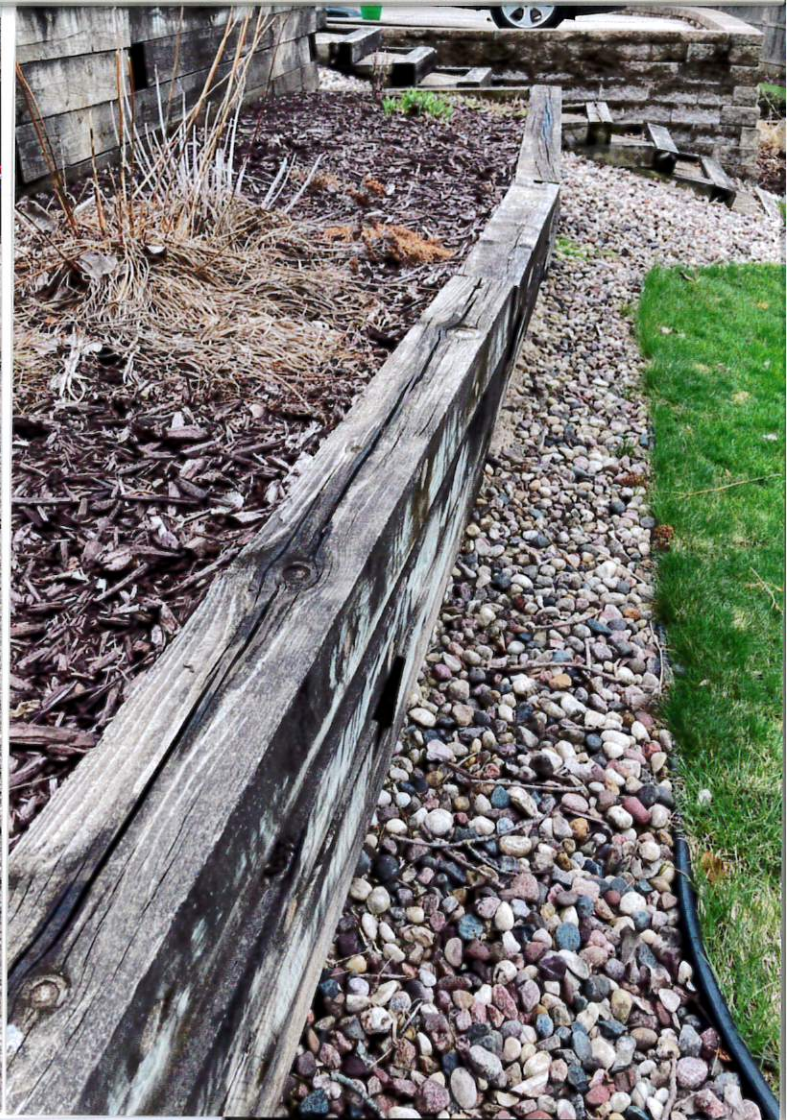
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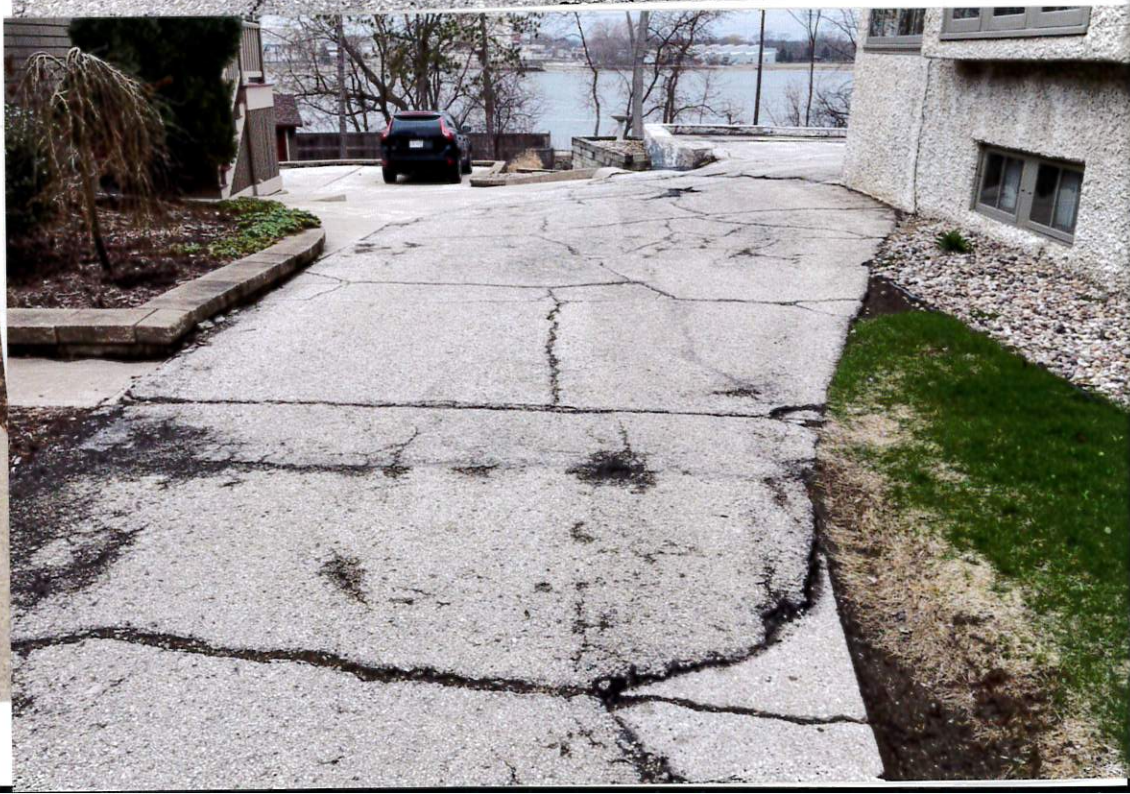
- 1130 S Monroe Ave
- 200-ft. Notification Area













Proposal



1772 Vandenberg Road
Green Bay, WI 54311
920.737.9656

Racheal Di Salvo
1130 S Monroe
Green Bay
(920) 217-2433

Date 4/13/2022

Estimate # 41322 -4

Description	Approx s/f	List	Discount	Total
Shared Driveway	950	\$18,236.01	\$2,378.61	\$15,857.40
Remove and replace existing concrete, excavate site to proper grade, add a compacted base, rebar placed 24" on center each way, 4" of broom finished gray concrete and expansion joints.				
Upper driveway, driveway expansion with 2 protective bollards and ramp	1834	\$30,406.15	\$3,966.02	\$26,440.13
Remove and replace existing concrete, excavate site to proper grade, add a compacted base, rebar placed 24" on center each way, 4" of broom finished gray concrete and expansion joints.				
New parking area 10' x 20'	200	\$30,393.35	\$3,964.35	\$26,429.00
Includes removal of existing retaining walls, 10' x 54' new concrete retaining wall, fill and concrete for new parking area				
This proposal does not include landscaping				
Total				\$68,726.53

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.					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 18, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 22-15) Consideration with possible action on a design review for new siding located at 945 S. Jackson Street.

BACKGROUND

945 S Jackson is a contributing property in the Astor NRHP District, built c. 1919. The house is a Colonial Revival style and its current shingle siding may be original to the house.

The request for COA calls for replacing all wood siding with new vinyl siding. CertainTeed Double5 white vinyl is proposed on the sides and back of the home, and CertainTeed Cedar Impression white shake on the front of the home. There is no information on proposed changes to the soffits and other exterior surfaces.

LC staff notes that the Secretary of the Interior's Standards for Rehabilitation states:

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

RECOMMENDATION

LC staff recommends denial of the COA application.

All work proposed is incompatible with the Secretary of the Interior's Standards for Rehabilitation which states that deteriorated features shall be repaired rather than replaced, and replacement material is to match the original in materials. This is echoed in the Wisconsin Historical Society's guidance for selecting appropriate exterior materials and appropriate replacement windows. The information provided does not demonstrate that the entirety of the historic siding is deteriorated beyond repair, but rather appears to demonstrate a lack of normal maintenance.

The wholesale replacement of siding is typically sufficient to render an individual property ineligible for

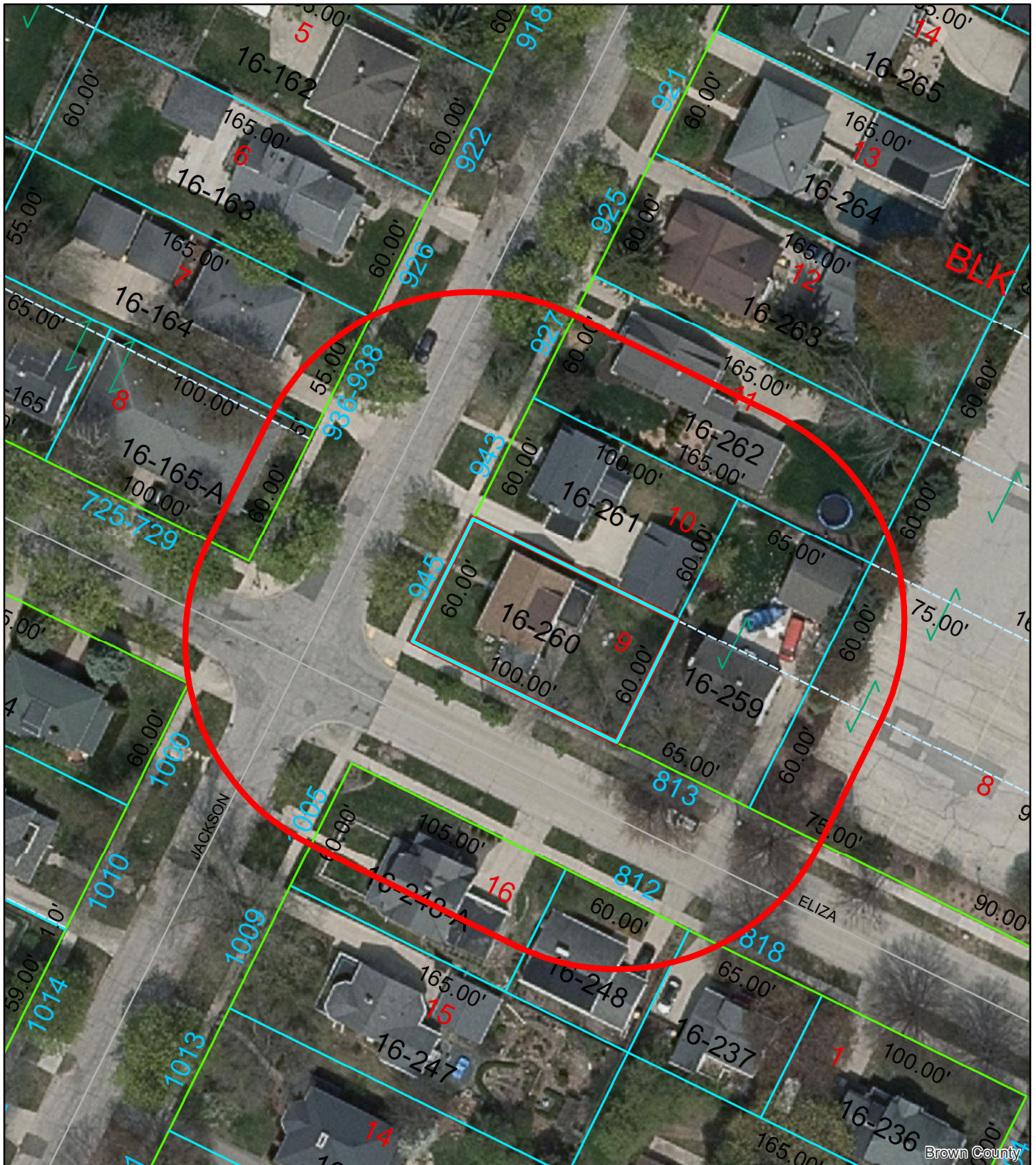
National Register listing and may cause a contributing property within a historic district to become non-contributing. Replacement siding also detracts from the historic integrity of the Astor district which, in turn, will contribute to the possible future removal of Astor's NRHP district designation.

Costs to repair, maintain, and replace (where demonstrated to be necessary) existing historic materials are eligible for Wisconsin's historic preservation tax credit program (a 25% credit) as well as the city's Historic Preservation Revolving Loan Fund.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-15 Map
2. 945 S Jackson 2019
3. COA 22-15 Vinyl Siding & Shake Picture
4. Selecting Appropriate Exterior Materials for Your Historic Building _ Wisconsin Historical Society
5. 945 S Jackson Property Detail Sheet



(COA 22-15) Siding Replacement 945 S Jackson Street

0 15 30 60 Feet



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- 945 S Jackson St
- 200-ft. Notification Area



For Front of
Home (in
white)



For Sides and
Rear of Home





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Selecting Appropriate Exterior Materials for Your Historic Building

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If the exterior materials on your historic house or building are damaged, you will be faced with two choices: repair or replacement of the damaged element. In keeping with historic preservation best practices, you should choose to repair an element whenever possible. If repair is not possible, your next best option is "in-kind" replacement. In-kind replacement means that you replace the original element with a product of a similar shape, texture, size, material and appearance. Some repair and replacement options for common exterior elements are discussed below.

Wood Siding and Trim

The original wood materials on your house or building can last for a long time if you regularly maintain them (prime and paint) and repair them when necessary. The best preservation practice for wood elements is always to keep your original wood features and repair your wood trim elements and wood siding when necessary.

If you must replace some original wood elements, you will find that most of the exterior wood materials on your house or building are still available today. These materials may be available as either as salvaged or new wood. It is never a good practice to replace original wood elements with plastic trim, decking or siding for these three reasons:

- These substitute materials can negatively alter the historic appearance of your house or building.
- These products are environmentally unsound because they are made with oil and/or polyvinyl chloride (PVC).
- These products are unsustainable because they break down when exposed to ultraviolet (UV) light.

Replacement Siding

Replacement Siding

Two common replacement materials for original wood siding are cement board and vinyl. These two products do not make good replacement siding for several reasons:

- **Cement board siding.** Cement board siding is similar in appearance to wood siding and may be appropriate in some circumstances as a siding material on a new outbuilding, such as a garage. However, it is not a good substitute for original wood siding due to its surface texture. Cement board siding often has an embossed wood grain to simulate a rough-sawn look that does not match the smooth appearance of original wood siding. It is possible to find cement board siding with a smooth surface, but it will never look quite the same as the original wood. Because wood siding has different thicknesses, the depth of cement board siding is different than original wood siding and produces a different shadow, which makes the cement board siding look artificially uniform.
- **Vinyl siding.** One of the most common types of replacement siding today is PVC, or vinyl. There are many reasons why vinyl is not a good replacement siding:
 1. The maximum lifespan of vinyl is 15 to 20 years before it becomes brittle from exposure to UV light.
 2. Vinyl siding will fade in time and no longer match the color of your original siding.
 3. When vinyl burns, it releases a poisonous gas that can harm or kill people, amplifying the risks of a house fire.
 4. Vinyl siding is always installed on backer board. This insulation board must be installed over the original siding to create a flat surface for the vinyl siding. This extra layer over the original siding can trap moisture from rain as well as water vapor that is generated in the interior of the structure. This trapped moisture can damage the bottom one-third of the original wood siding, creating an environment that is more vulnerable to termites, carpenter ants and mold.

Porches

Your original wood porch may contain several components, including the flooring, columns and decorative trim work.

- **Flooring.** Your original porch floors are most likely smooth surfaced 3-1/4-inch-wide x 3/4-inch-thick tongue and grooved (T&G) fir or pine wood that is primed and painted. Modern plastic- and resin-based T&G floors have an embossed wood grain and cannot be painted. Because of these characteristics, none of these products would be considered an in-kind replacement for your original wood porch flooring. Many other alternative porch flooring products are not T&G, so they are installed with a butt joint. Any replacement porch flooring you choose should be T&G like your original flooring.
- **Columns.** If you must replace original porch columns, you will find that structural, exterior-grade wood columns are still available and cost-competitive with their synthetic counterparts. They are also available in a wider selection of styles to match your original wood columns. Synthetic plastic, aluminum, fiberglass and resin-based columns are available in a variety of styles. Among the synthetic options, fiberglass columns hold paint the best and look the most like wood columns. Be sure the fiberglass columns you use mimic the style of your original columns.
- **Decorative elements.** Your best approach with your decorative porch elements is to repair them. If one of your porch elements is deteriorated beyond repair, you should be able to have a

replica made based on the original design. You should only add a decorative element that is an exact reproduction of your original element. Although plastic, aluminum and fiberglass elements like brackets, corbels and gingerbread are available for porches and eaves, none of these generic elements will replicate your original wood elements. If you add these decorative elements to your porch or eave, you will create a false sense of history.

Original Exterior Stucco

Your original stucco can last for several centuries if you maintain and repair it. Repair is always the best option. If a large section or the entire stucco coating on the outside of your house or building has failed, you should replace it with three coats of real stucco in the same manner the original stucco was installed. Stucco is a cement-based coating that is still readily available in Wisconsin. Masons are still able to perform this work at a competitive cost with synthetic stucco application.

Neither of the two primary substitute products for original stucco will match your original stucco. In addition, their installation cost per square foot is similar to real stucco. These products are cement board panels and synthetic stucco.

- **Cement board panels.** Cement board panels are manufactured with cement and other binders to create large panels that range from 3 x 5 feet to 4 x 8 feet. Cement board panels must be nailed or screwed onto the wall, which creates multiple breaches in the panel surface where water can penetrate. Because cement boards are panels, it is impossible to press them together on a large wall without revealing the seams between the panels. You might find it difficult to recreate the texture of your original stucco with cement board panels, because only a few texture options are available.
- **Synthetic stucco.** Synthetic stucco is known as an exterior insulation finishing system or EIFS. EIFS is essentially a foam insulation board attached to the wall and coated with one coat of a synthetic product to replicate the look of stucco. The foam board is attached to the wall with a fiberglass mesh embedded onto the insulation board. Water penetration behind the foam-based insulation board has been an issue with this product since its introduction. Because EIFS is vulnerable to moisture damage and cannot match the heavier textures common with many traditional stucco finishes, EIFS is not a good substitute to replace your traditional stucco.

Masonry Exteriors

Your original brick or stone exterior can last for several centuries if you maintain and repair it. You should only replace bricks and stones that have been structurally compromised. If your original masonry has a major failure, the most appropriate treatment would be to disassemble and reassemble the original masonry material.

If you need to replace any of your bricks or stones, you should choose replacement bricks or stones that match your originals. Replacement bricks should match the original in size, color, texture and strength. The replacement mortar is equally important. Have your original mortar tested so the new mortar matches its color, texture, composition and strength. If your replacement mortar is stronger than the original bricks, it could cause severe damage to the adjacent bricks. Replacement stones should match in color, size, shape and texture to the original stones. Stone is still being quarried and is readily available.

A variety of synthetic bricks and stones are available on the market today. Large panels of plastic siding with brick embossed onto the surface are available, but these synthetic reproductions will not match your historic house or building.

Address:	945	S Jackson	St			
Parcel No.:	16-260					
WI AHI No.:	52451					
Historic Name:						
Built:	1919					
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:						
	"A boxlike design and square plan distinguish this home. The two story frame building is well set back from the street.					
	Owner: John Morgan"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side gabled. Shallow open pediment over fan detail & pilasters around front door w/ sidelights. Square shingle siding w/ mitred corners. Brick chimney at end. Symmetric front façade with multi-pane windows paired above entry, tripartite elsewhere.					
	Colonial revival style.					
Features -	Original windows & siding (?). Entry surround.					
Alterations -	unknown.					
Misc -	Corner lot.					



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

MEETING DATE

May 18, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.2

Staff-Level COA Applications.

BACKGROUND

- COA 22-10, Driveway, 637 S Monroe
- COA 22-13, Fence, 1008 S Webster

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None