



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JUNE 15, 2022, 4:30 PM

In person at City Hall Room 203 - Council Chambers.

Virtual attendance also available 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 June 15, 2022, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the May 18, 2022, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 22-17) Consideration with possible action on a design review for chimney work at 628 Lawe Street.
2. (COA 22-19) Consideration with possible action on a design review for a new porch located at 711 Porlier Street.
3. (COA 22-22) Consideration with possible action on a design review for new window signs located at 228 N Adams Street.
4. (COA 22-25) Consideration with possible action on a design review for replacement driveway and porch located at 722 S Monroe Avenue.

F. Informational.

1. Staff-Level COA Applications.
2. Review City Raze/Repair Orders and Demolitions.
3. Staff Update.
4. Date of next meeting: Wednesday, July 20, 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=azA0c1hWd3kxaklnCjZlRXJQUW5qZz09>

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=azA0c1hWd3kxaklnCjZlRXJQUW5qZz09>

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

June 15, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-17) Consideration with possible action on a design review for chimney work at 628 Lawe Street.

BACKGROUND

628 Lawe Street is a contributing property in the Astor NRHP district, built 1948 per tax records and c. 1950 per the NRHP nomination. Although this property is officially/legally designated as contributing, it appears that this contributing status was an error on the part of the NRHP nomination authors, as most other houses of this age within the Astor district were identified as non-contributing infill.

The request for COA calls for chimney replacement.

LC staff notes that the chimney was removed and replaced prior to issuance of a COA. Photos are provided of the chimney as it appeared and as it now appears. 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.*

RECOMMENDATION

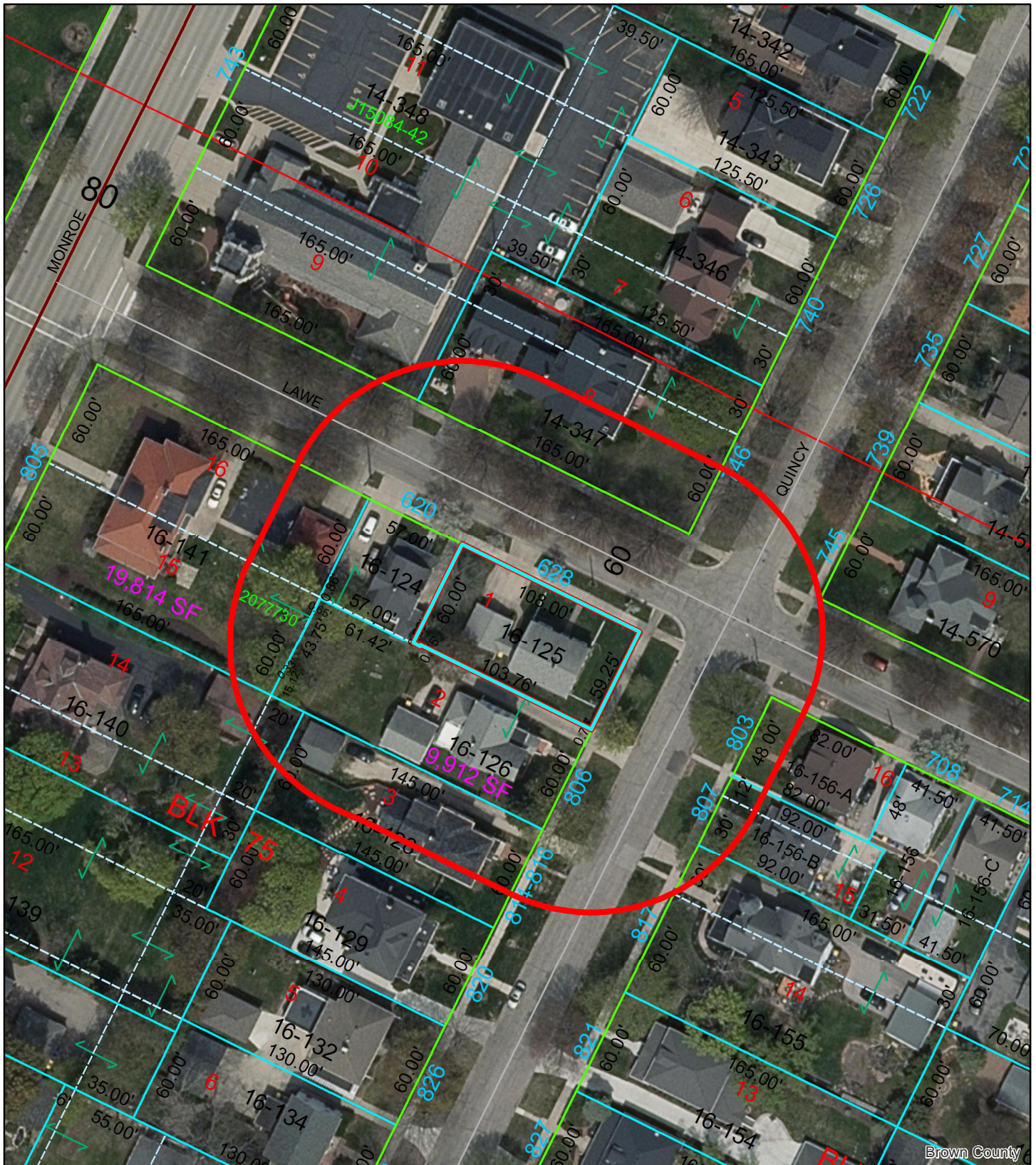
LC staff recommends approval of the COA application.

Work was done without a COA, and the new chimney is noticeably different in both color and design. In the strictest sense, the new chimney does not conform to the Secretary of the Interior's Standards; however, LC staff notes that the contributing status of the property was possibly an oversight. LC staff further notes that the City's stewardship notes identify a chimney as being integral to the character of the house, but not an irreplaceable historic feature of the house.

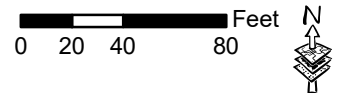
FISCAL IMPACT**ATTACHMENTS**

1. COA 22-17 Map
2. 628 Lawe 2019
3. 628 Lawe, May 18, 2022

4. COA 22-17 Details
5. COA 22-17, 628 Lawe - Property Details Sheet



(COA 22-17) Chimney Replacement 628 Lawe Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Jun 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 628 Lawe Street
- 100-ft. Notification Area





628



W7526 Elm Ct.
Shiocton, WI 54170
(920) 750-9378

Date: 2-12-2022

Joel Tetzner
628 Lawe St.
Green Bay, WI 54301
920-362-0676

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Repair the damaged fireplace chimney. The chimney will be torn down until we reach a solid foundation approximately roof level. New base and counter flashing will be installed. The chimney will be rebuilt to the required height using brick. New flue tiles will be installed before the crown is installed. A new poured 4" concrete crown with overhang and a drip edge will be poured over a bond break. The crown will be reinforced with rebar and fiber mesh. The chimney will be waterproofed.

Installation of a 5"x35' 316L stainless steel hybrid chimney liner system for the boiler. The chimney will be cleaned using professional chimney sweep procedures and equipment. A 316L Hybrid Flex liner will be installed from the basement to the top of the chimney. This will include the appropriate length of pipe, T section, top plate, and bird rain hood. New connector pipe will be installed from the appliances to the new liner.

The roof and gutters around the chimney will be washed and all debris will be hauled away. **This liner system carries a manufacturer's "Forever warranty."**

WE HEREBY PROPOSE to furnish material and labor - complete in accordance with above specification, for the sum of:

Five Thousand Seven Hundred Sixty-Three Dollars and 35/100 (\$5,763.35)

PAYMENT TO BE MADE AS FOLLOWS:

50% down and the balance due on completion

All material is guaranteed to be as specified above. All work will be completed in a professional manner according to the specifications submitted. Any alteration or deviation from the above specifications involving extra costs will be completed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry Fire, Tornado and other necessary insurance.

AUTHORIZED SIGNATURE: Justin Higgins-Owner

Note: This proposal may be withdraw if
not accepted within 30 days

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are hereby authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

PLEASE SIGN AND RETURN ONE COPY ALONG WITH YOUR DOWN PAYMENT

Address:	628	Lawe	St			
Parcel No.:	16-125					
WI AHI No.:	52835					
Historic Name:						
Built:	1950	c. 1950				
Historic Use:	house					
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:						
	"A simple boxlike design is the distinguishing feature of this two story brick home.					
	Owner: Francis Bourassa"					
	- per NRHP nomination					
Stewardship:						
Character -	Brick (running bond face), two-story, end-gabled.					
	Overall form & fenestration. Central brick chimney.					
Features -	n/a					
Alterations -	n/a					
Misc -	Included as "contributing" in NRHP nomination despite age (likely error).					
	Changes should not detract from surrounding houses. Now 50+ years old,					
	changes could be sympathetic to original house design.					



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

June 15, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 22-19) Consideration with possible action on a design review for a new porch located at 711 Porlier Street.

BACKGROUND

711 Porlier Street is a contributing property in the Astor NRHP Historic District, built c. 1890 per the NRHP nomination, 1893 per tax records. The building currently maintains a fair degree of historic integrity, with several historic exterior features remaining.

The COA proposes replacing the “northeast corner” entry steps with new wood material, matching the existing size and similar in general design. LC staff notes that “northeast corner” of the house is at the rear of the property, not visible from the public right-of-way. LC staff further notes that the owner-supplied photo appears to be of the southeast corner, on the front of the house, and plainly visible from Porlier Street.

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 conditional approval of the COA. LC staff notes that no historic materials, features, etc. are being replaced—the current porch being replaced is, itself, a relatively modern replacement.

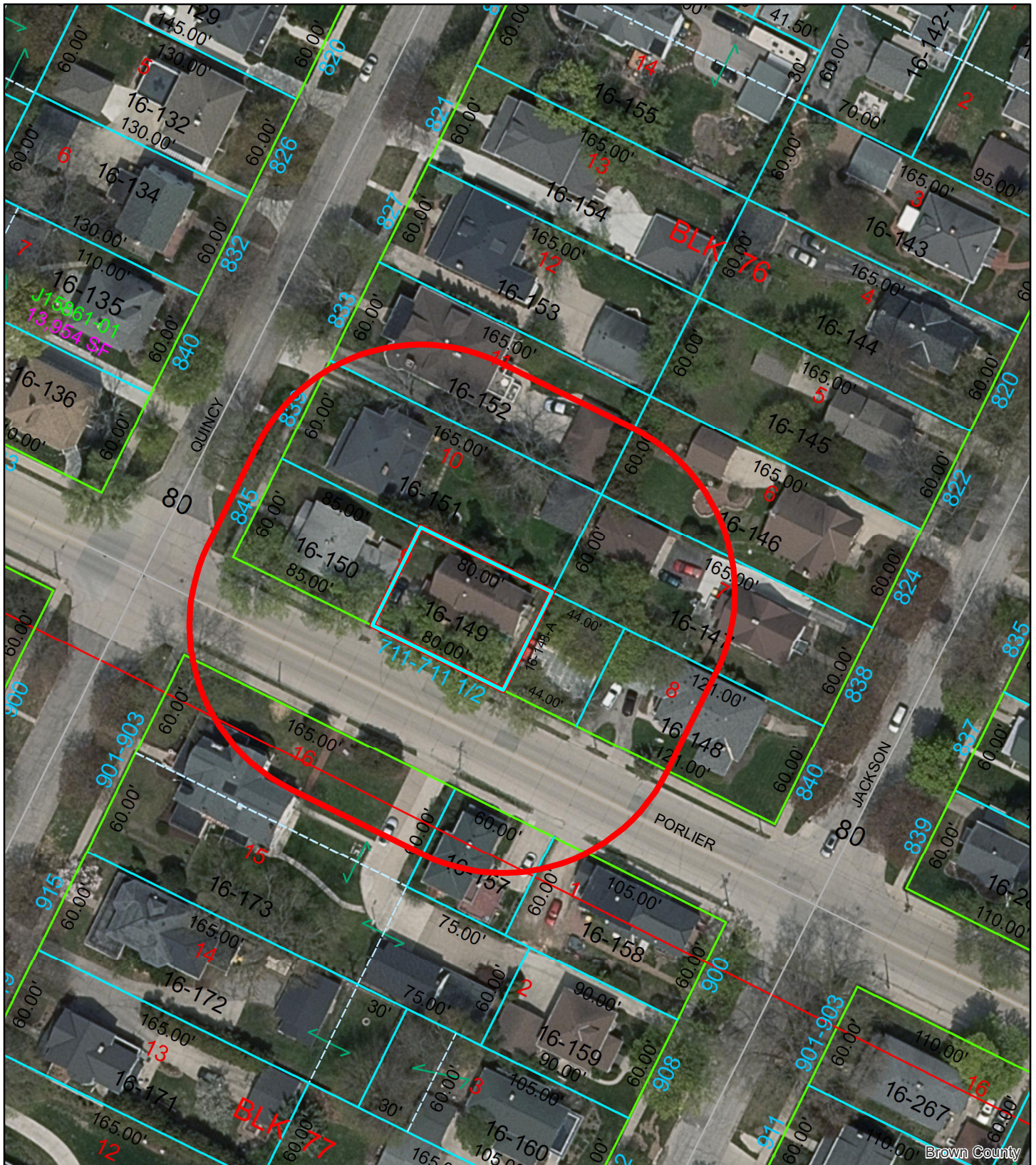
As conditions of this approval (presuming that this is a front porch), LC staff recommends the following:

1. All new material is to be painted. COA application calls for pressure-treated wood, which may be fine, but an unpainted finish is inappropriate for this house.
2. The balusters should not be face-mounted to the upper and lower railings, as was done with the other front porch step replacement here sometime between 2015 and 2019 (no COA). Rails should be attached at the top and bottom ends of the balusters.

FISCAL IMPACT

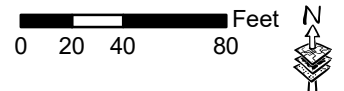
ATTACHMENTS

1. COA 22-19 Map
2. 711 Porlier 01 - 2015
3. 711 Porlier 02 - 2015
4. 711 Porlier 01 - 2019
5. 711 Porlier 02 - 2019
6. COA 22-19 Details and Pic
7. COA 22-19 711 Porlier - Property Details Sheet



(COA 22-19) Porch Replacement 711 Porlier Street

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- 711 Porlier Street
- 100-ft. Notification Area







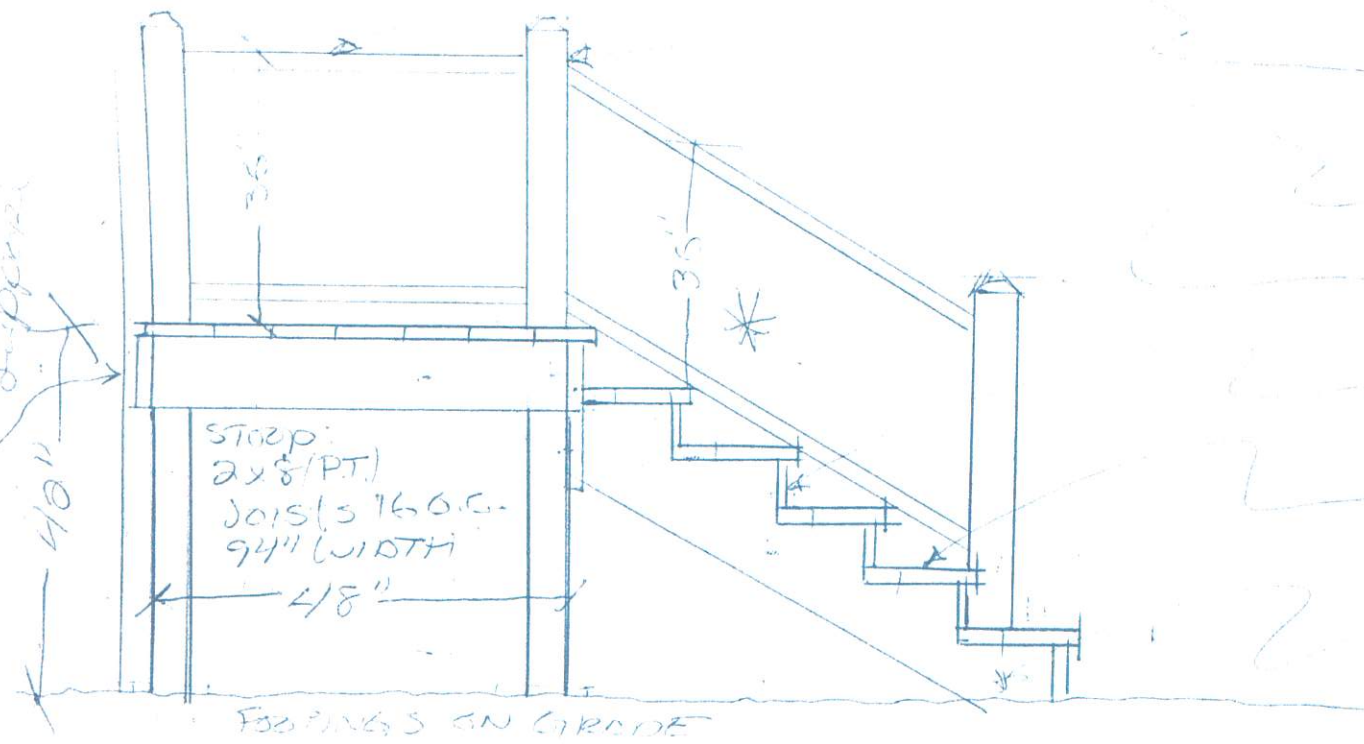




Project

21st July, 2012
1411 7th Ave, Portland

Pass, please at house
to house for
supper



RAILS, Top & Bottom
- 2x4 (P.T.)

POSTS:
- 4x4 (P.T.)

BALLUSTERS
- 2x2, TURNED SPINDLE (P.T.)

RISERS:
- 3/4 x 6 (P.T.)

TREADS:
- 2x8 & 2x6 (P.T.)

STRINGERS:
- 2x12 (P.T.)
- 34" O.C.

Entry Step/Frame - 2x8 - 2x12 - 2x12 - 2x12

12/12/12

12/12/12: TURNED SPINDLE (P.T.)
FRESH PAINT, 12/12/12

PRICE:
NOT TO EXCEED \$5000

12/12/12: 12/12/12
12/12/12: 12/12/12
12/12/12: 12/12/12

Address:	711	Porlier	St			
Parcel No.:	16-149					
WI AHI No.:	53296					
Historic Name:						
Built:	1890	c. 1890				
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:						
	"The broad façade of this two story frame home faces Porlier Street. The home has a steeply pitched rood and a stone foundation.					
	Owner: Robert Conrad"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side-gabled with continuous front dormer.					
	Polygonal bay roughly centered on front façade. Gable end features shingles, brackets, and dentil moldings. Clapboard siding profile.					
	Roof pitch changes near peak. Modest Queen Anne stylings.					
	Brick chimney.					
Features -	Original clapboard & shingle siding. Brackets & dentil molding in one gable end. Some original windows.					
Alterations -	Front porch rebuilt or added, not sympathetic to style. Dormer likely an addition. Some replacement windows.					
Misc -	House not shown on 1907 Sanborn map at this location.					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 15, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 22-22) Consideration with possible action on a design review for new window signs located at 228 N Adams Street.

BACKGROUND

228 N Adams Street is a contributing building in the Downtown Historic District, built c. 1870.

The COA application calls for new vinyl letter signage to be applied to the transom panels above the windows on both Adams and Pine Streets. 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 22-22 Map
2. COA 22-22 Application
3. COA 22-22 Sign Rendering



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: 228 N Adams St, Green Bay, WI 54301

2. Parcel #: 12-147

3. Owner of record: A&E Investment Corporation Phone: 920-432-4865

310 Pine Street

Green Bay

WI

54301

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Mikaela Daws

228 N Adams St

Green Bay

WI

54302

(Address)

(City)

(State)

(Zip)

(Office Phone #)

920 639 9607

(Cell Phone #)

mikaela.daws@glasscoffee.com

(E-mail Address)

5. Present use of Property: Coffeehouse

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.)

Installation of vinyl letters and logo graphic reading
Glas Coffee to the textured metal between the windows
and brick. Signage would be added to both the Adams
St and Pine St side of the building

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: Mikaela Davis

Owner Signature: _____

A&E Investment Corp- President

Date Received: _____ Staff: _____



505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: GLAS (W/ CELLCOM)

LOCATION: 228 N ADAMS ST, GREEN BAY WI

DRAWN BY: BOBBI J

SALESPERSON: TK

DATE: 04/20/2022

DESIGN #: D20044

PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
	---	00/00/0000	DESCRIPTION

VINYL GRAPHICS

QUANTITY: 2 SETS (SEE DETAIL)

GRAPHICS: CUT VINYL

SURFACE: 1ST SURFACE

FONT: SUPPLIED ARTWORK

INSTRUCTION: PRODUCE AND INSTALL

COLORS:

☐ V-1 ORACAL 751-010 WHITE VINYL

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X
SIGNATURE

DATE

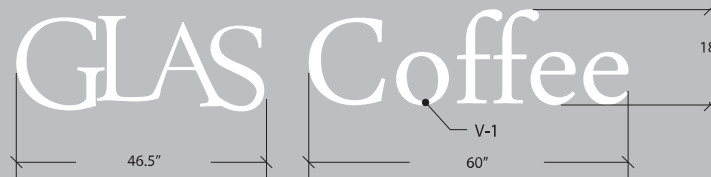


A
1
EXISTING VIEW
N.T.S.

A
3
DETAIL VIEW
SCALE: 1/2" = 1'

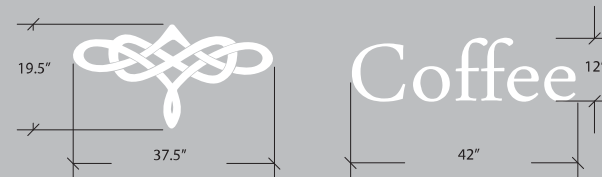
ADAMS ST

PINE ST



TEXTURED
METAL
N.T.S.

OPTION B



A
2
LOCATION VIEW
SCALE: 3/16" = 1'



ADAMS ST



PINE ST

THIS DRAWING IS THE PROPERTY OF CREATIVE SIGN CO., INC.

This is an original, unpublished drawing by Creative Sign Co., Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co., Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.
CONTACT YOUR SIGN CONSULTANT TO PURCHASE THE RIGHTS TO THIS DESIGN.

CONCEPTUAL DRAWING ONLY

All sizes and dimensions are illustrated for client conception of the project and are not to be understood as being exact size or exact scale. Renderings, including lighting effects, opacities, and coloration, are an approximation.

CUSTOMER RESPONSIBILITIES

Please review all drawing details closely, as Creative Sign will produce signs as approved drawing indicates. Some changes may occur based on production needs. While Creative Sign will make all efforts to correct any obvious spelling or grammatical errors, the customer is responsible for confirming that the above copy, including names and titles, appear as desired. Creative Sign will make every effort to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

June 15, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 22-25) Consideration with possible action on a design review for replacement driveway and porch located at 722 S Monroe Avenue.

BACKGROUND

722 S Monroe Avenue 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).

The current COA application is to:

- 1) replace and widen an existing driveway (adjacent to 519 Spring Street, to the west), and
- 2) replace front porch columns and spindles with identical replacements.

The proposed driveway work appears to have no impact on the houses themselves and a relatively negligible impact on their historic setting. The proposed porch work appears to call for the replacement of historic materials which, based on the photographs submitted, appear to be repairable. LC staff notes that replacement columns and spindles of identical material and design have not yet been sourced by the applicant, and near-match (as opposed to exact-match) substitute items should be described in detail if proposed.

Regarding the porch, 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 driveway widening and expansion. LC staff notes that the proposal is unclear regarding how close the new driveway will be to the property line with 519 Spring Street. LC staff notes that the porch components have been identified as historic features of the property, and per the Secretary of the Interior’s Standards (numbers 5 & 6) should be repaired. If repair is demonstrably unfeasible, replacements identical in material, design, and dimensions should be used.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-25 Map
2. COA 22-25 Pics
3. COA 22-25 Applications
4. COA 22-25 722 S Monroe - Property Details Sheet











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: COA 22-25 (COMBINED)

1. Address: 722 S. Monroe Ave / 521 Spring Street

2. Parcel #: 15-159

3. Owner of record: Jeffrey & Robin Smet Phone: 920-328-8912
920-227-7163

Same

(Address)

(City)

(State)

(Zip)

4. Applicant's Name: Same

(Address)

(City)

(State)

(Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of Property: Single family AFH

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.)

Drive way - Replacement - West side of home
consist of gravel/concrete & Blacktop approx.
16ft width - as close to property line as
city allows

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): _____

RECEIVED

MAY 09 2022

COMMUNITY AND
ECONOMIC DEVELOPMENT

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~~ *topper/cover (hidden)*

☐ 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

☒ *Garage Door Replacement (missing)*

Petitioner Signature: *Rob St*

Owner Signature: *Rob St*

Date Received: _____ Staff: _____



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: COA 22-25
(COMBINED)

1. Address: 722 S. Monroe Ave / 521 Spring Str.

2. Parcel #: 15-159

3. Owner of record: Jeffrey & Robin Smet Phone: 920-328-8912
920 227-7143

Same
(Address) (City) (State) (Zip)

4. Applicant's Name: Same

(Address) (City) (State) (Zip)

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Single family AFH

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.)

Porch - Replacement of Pillars with Same
kind. which have not been found at this time
some spindle & rail replacement.

Painting - of outside - Same Color
Some siding repair / when necessary

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): _____

Garage door

RECEIVED

MAY 09 2022

COMMUNITY AND
ECONOMIC DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____

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
Historic Preservation Commission
of the City of Green Bay

MEETING DATE

June 15, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 22-18, 631 S Quincy, Roof
- COA 22-20, 628 Lawe, Roof
- COA 22-21, 140 N Oakland, Roof
- COA 22-23, 818 Emilie, Roof
- COA 22-26, 303 N Ashland, Porch

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 15, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.2

Review City Raze/Repair Orders and Demolitions.

BACKGROUND

- 509 N Ashland
- 1695 Badger Street

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Raze or Repair Order 509 N Ashland Avenue-signed
2. Raze or Repair Order-1695 Badger Street-signed

NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
509 N. ASHLAND AVENUE
GREEN BAY, BROWN COUNTY, WISCONSIN

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

Ronald L. Bunge
509 N. Ashland Avenue
Green Bay, WI 54303

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 509 N. Ashland Avenue, Green Bay, Brown County, Wisconsin, parcel number 5-1072, more particularly described as follows:

The North 50 feet of Lot 172, Plat of Elmore's Addition, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, excepting the North part taken for alley by the City of Green Bay.

and determined that the building on such premises is 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:

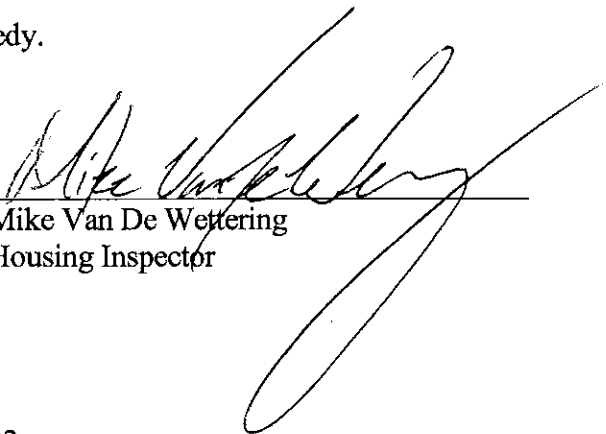
1. Repair or replace the damaged roof framing and sheathing. A licensed contractor will be required to provide structural analysis on the integrity of the roof system and provide a plan on how the roof will be repaired or replaced. All associated roof coverings, shingles, chimney, vents, etc. associated with this repair will need to be properly replaced as well.
2. Repair holes in ceiling and walls, and replace deteriorated floor coverings. Any areas of water damaged caused by the roof leak must be removed and replaced in a workmanlike manner.
3. House must be cleared of excessive clutter. All doorways and hallways are to be kept clear for egress purposes.

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 repair or 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.

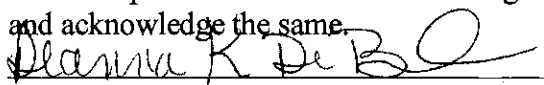
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

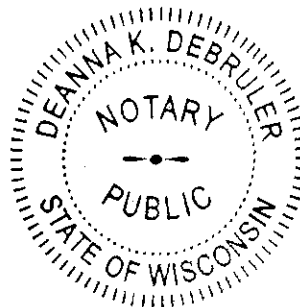
Dated this 24th day of May, 2022.


Mike Van De Wetering
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 24th day of May, 2022,
the above named, Mike Van De Wetering, to me known
to be the person who executed the foregoing instrument
and acknowledge the same.


Deanna K. DeBruler
Notary Public, State of Wisconsin
My Commission Expires: 1-2-23



**NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1695 BADGER STREET
GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Carole B. Santee
N6264 Lawson Drive
Green Lake, WI 54941-9752

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 1695 Badger Street, Green Bay, Brown County, Wisconsin, parcel number 6-557, more particularly described as follows:

Lot 10, Plat of Deney's Subdivision, in the City of Green Bay, West 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:

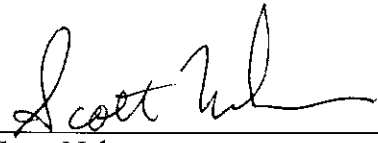
1. The existing foundation must be replaced. A building permit is required, and engineering calculations must be approved prior to making these repairs.
2. The floors, walls, ceilings and roof must be straightened and repaired. A building permit is required, and engineering calculations must be approved prior to making these repairs.
3. The attached garage must be removed or reconstructed. A building permit is required to complete this work.

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 repair or 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.

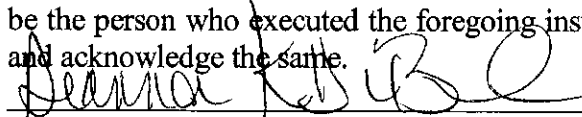
Dated this 24th day of May, 2022.



Scott Nelson
Housing Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 24th day of May, 2022, the above-named Scott Nelson, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Deanna K. DeBruler
Notary Public, State of Wisconsin
My Commission Expires: 1-2-23

