



# **AGENDA OF THE LANDMARKS COMMISSION**

**WEDNESDAY, OCTOBER 19, 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 October 19, 2022, meeting of the Landmarks Commission.

**D. Approval of Minutes.**

- I. Approval of the minutes from the September 21, 2022, meeting of the Landmarks Commission.

**E. Regular Business.**

- I. (COA 22-38) Consideration with possible action on a design review for a new garage located at 727-729 S. Jackson Street.
2. (COA 22-40) Consideration with possible action on a design review for a new sign located at 115 N. Adams Street.
3. (COA 22-41) Consideration with possible action on a design review for window replacements located at 240 N. Broadway.
4. (COA 22-42) Consideration with possible action on a design review for porch repairs located at 130 N. Oakland Avenue.

5. (COA 22-43) Consideration with possible action on a design review for deck work located at 840 S. Jackson Street.
6. (COA 22-44) Consideration with possible action on a design review for door and porch removal located at 840 S. Jefferson Street.

**F. Informational.**

1. Staff-Level COA Applications.
2. Review City Raze/Repair Orders and Demolitions.
3. Staff Update.
4. Date of next meeting: Wednesday, November 16, 2022.

**G. Adjournment.**

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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

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## 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.

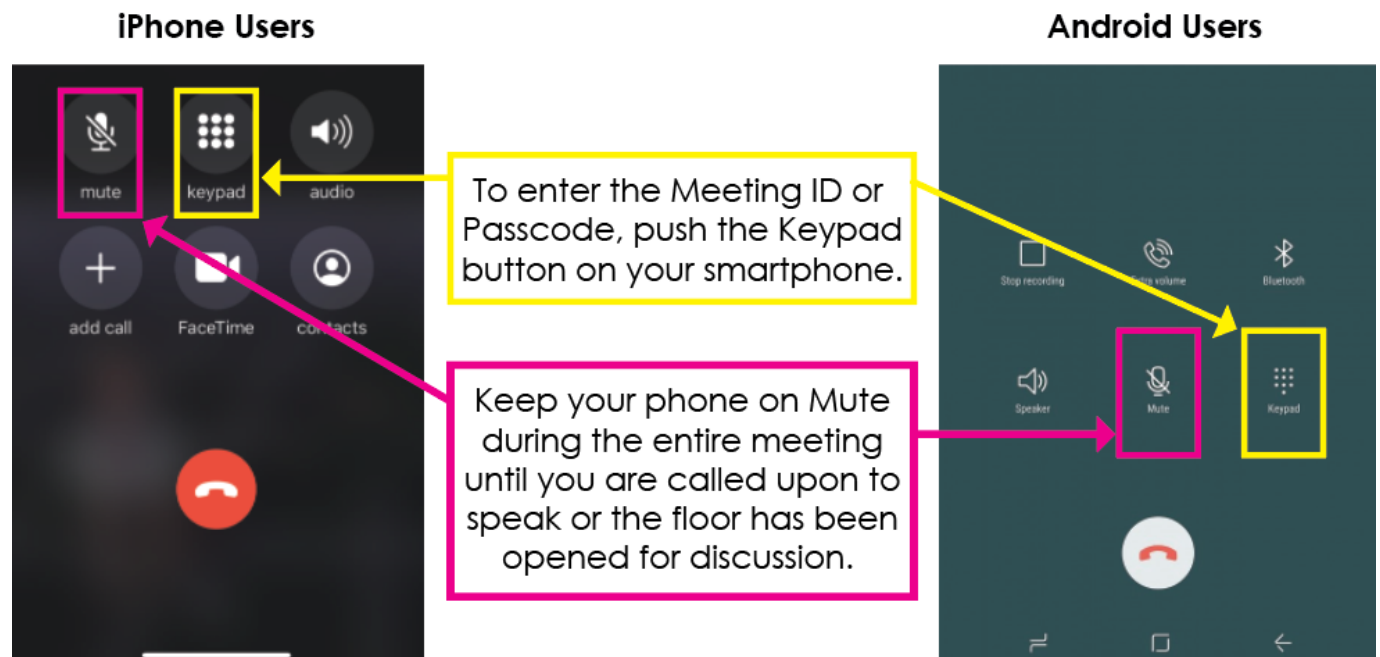
## Additional Information

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 12<sup>th</sup> 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**

October 19, 2022

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.1**

(COA 22-38) Consideration with possible action on a design review for a new garage located at 727-729 S. Jackson Street.

**BACKGROUND**

727-729 S. Jackson, built c. 1924, is a contributing property in the Astor NRHP Historic District. The building currently maintains a fair degree of historic integrity. This COA application is to remove the existing 1-story, 2-car garage and replace it with a new 2-car garage. No photographs of the existing (now previous) garage have been provided.

Per the 1936 Sanborn map, a garage of matching footprint, height (1-story), and general scale was present at this location. Based on this information, it appears that the existing (now previous) garage is likely the original garage, also built c. 1924.

LC staff has had correspondence with the Wisconsin State Historic Preservation Office regarding historic garages in National Register Districts.

- Peggy Veregin, National Register Coordinator at the SHPO, states in her e-mail of 15 February 2021, "if a garage was built concurrently with the house and the house is NR-listed, we/the NRHP would consider the garage contributing."
- Jason Tish, Certified Local Government & Preservation Education Coordinator at SHPO, states in his e-mail of 27 January 2021, "an outbuilding that repeats the design and materials of a main resource that is a contributing property in a historic district is an integral component of the contributing property - and may even be a character-defining feature, depending on its prominence or the role it plays in the design intent of the property."

Per the Secretary of the Interior's Standards for Rehabilitation, LC staff recommends consideration of the following:

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.
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.

The proposed replacement garage (1-story tall, 24' x 24') is presumed to be slightly larger than the "old,

rotten, small garage” described in the COA application. In general, LC staff notes that the replacement garage is generally of an appropriate form and scale as compared to the historic garage – the replacement garage, like the one here previously, is front-gabled, one story tall, and appears to have the same roof pitch with comparable overhanging eaves. LC staff further notes that the garage (both the historic garage and its replacement) are located behind the house and, from many vantage points, is not a particularly noticeable feature of the property.

LC staff notes that the historic garage has been razed and replaced prior to submittal of a COA application. LC staff further notes that a building permit was inappropriately issued for this work and that City procedure (which requires LC approval before issuing such permits) was not followed. Our Inspection Division has been made aware of this and has been copied on these correspondences.

## RECOMMENDATION

LC staff is of the opinion that the replacement garage, as new construction, is generally appropriate for this property and the Astor district. Integrity of location and setting are unaffected, while integrity of design, materials, workmanship, feeling, and association are each diminished to varying degrees. Regarding the Secretary of the Interior’s Standards for Rehabilitation (high-level numbers 5, 6, 9, & 10), LC staff notes that the new garage satisfies #9 #10 for new construction (setting aside the fact that the historic garage was razed). Per SHPO, the previous garage would have been considered a “contributing” structure and, as such, might then be a “distinctive feature” per #5 (although, in this case, the historic garage was easily overlooked and a modest structure, so perhaps not a “distinctive feature”). Even if not a “distinctive feature”, a “historic feature” such as the old garage should be held to #6 which states, “deteriorated historic features shall be repaired rather than replaced”. When replacement is required, the new shall match the old—here, the new garage, while comparable to the old garage, is not, strictly speaking, a match “in design, color, texture, and other visual qualities and, where possible, materials”. With this in mind, and considering the limited information provided on the now-nonextant historic garage, LC staff cannot endorse what has already transpired.

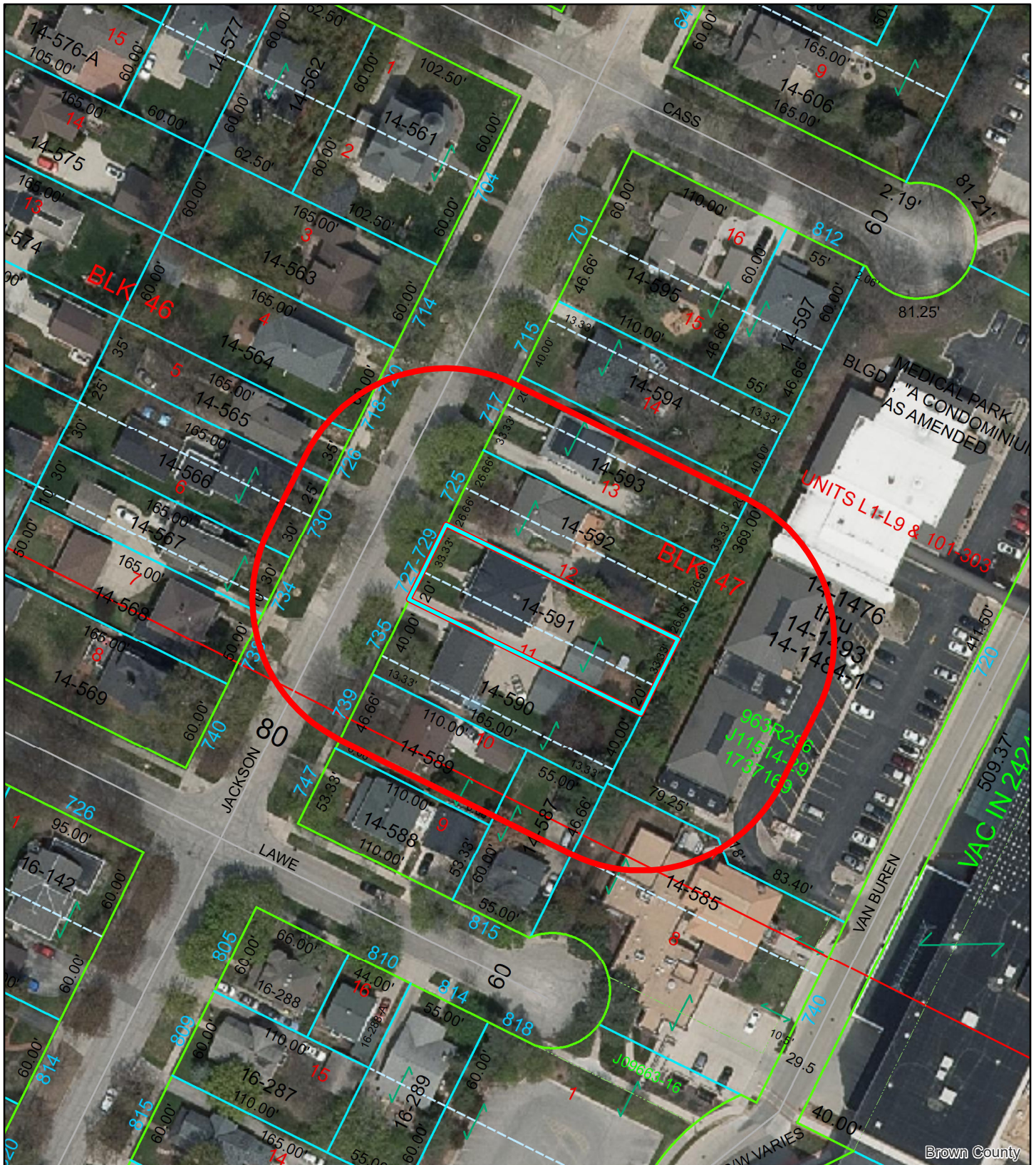
LC staff recommends that the City follow proper permitting procedures so that the LC may have the opportunity to consider proposed changes to designated historic properties and exercise the LC’s legal mandates in accordance with City of Green Bay Municipal Code Chapter 44, Article II, Division 5, and Chapter 44, Article XV.

## FISCAL IMPACT

## ATTACHMENTS

1. COA 22-38 Map
2. 727 729 S Jackson - 2015 City photo
3. COA 22-38 Pic 1
4. COA 22-38 Pic 2
5. COA 22-38 Pic 3
6. COA 22-38 Pic 4
7. COA 22-38 Pic 5
8. COA 22-38 727-729 S Jackson Property Details







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. 11 Oct 2022 X:\Planning\Basemaps\template\_8.5x11.mxd

### (COA 22-38) New Garage at 727-729 S Jackson Street

0 20 40 80 Feet



727-729 S Jackson
  100-ft. Notification Area





727

728

FOR



















|                       |                                                                                                                                                                                                               |           |    |  |  |  |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----|--|--|--|
| Address:              | 727                                                                                                                                                                                                           | S Jackson | St |  |  |  |
| Parcel No.:           | 14-591                                                                                                                                                                                                        |           |    |  |  |  |
| WI AHI No.:           | 52105                                                                                                                                                                                                         |           |    |  |  |  |
| Historic Name:        |                                                                                                                                                                                                               |           |    |  |  |  |
|                       |                                                                                                                                                                                                               |           |    |  |  |  |
|                       |                                                                                                                                                                                                               |           |    |  |  |  |
| Built:                | 1924                                                                                                                                                                                                          |           |    |  |  |  |
| Historic Use:         | house                                                                                                                                                                                                         |           |    |  |  |  |
| Architectural Style:  | vernacular                                                                                                                                                                                                    |           |    |  |  |  |
| Wall Material:        |                                                                                                                                                                                                               |           |    |  |  |  |
| Architect:            |                                                                                                                                                                                                               |           |    |  |  |  |
| National Register:    | 2/27/1980                                                                                                                                                                                                     |           |    |  |  |  |
| State Register:       | 1/1/1989                                                                                                                                                                                                      |           |    |  |  |  |
| Other:                |                                                                                                                                                                                                               |           |    |  |  |  |
|                       |                                                                                                                                                                                                               |           |    |  |  |  |
| NRHP nomination link: |                                                                                                                                                                                                               |           |    |  |  |  |
|                       | <a href="http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf">http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf</a>                                                                               |           |    |  |  |  |
|                       | (district nomination)                                                                                                                                                                                         |           |    |  |  |  |
|                       |                                                                                                                                                                                                               |           |    |  |  |  |
|                       |                                                                                                                                                                                                               |           |    |  |  |  |
| Notes:                |                                                                                                                                                                                                               |           |    |  |  |  |
|                       | "The entrance of this large two story frame house is supported by four rounded columns.                                                                                                                       |           |    |  |  |  |
|                       | Owner: Frank Wanek"                                                                                                                                                                                           |           |    |  |  |  |
|                       | - per NRHP nomination                                                                                                                                                                                         |           |    |  |  |  |
| Stewardship:          |                                                                                                                                                                                                               |           |    |  |  |  |
| Character -           | Overall form & fenestration. Shallow hipped roof with wide overhanging eaves. Center hipped dormer. Multi-pane & 5/1 windows. Symmetric façade. Clapboard profile siding. Prairie/foursquare style influence. |           |    |  |  |  |
| Features -            | Wood soffits. Original windows. *soffits replaced between 2015 & 2019.                                                                                                                                        |           |    |  |  |  |
| Alterations -         | Replacement siding with corner "boards" (original siding likely had mitred corners as per dormer. Entirety of small porch possibly not original.                                                              |           |    |  |  |  |
| Misc -                |                                                                                                                                                                                                               |           |    |  |  |  |





Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

October 19, 2022

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.2**

(COA 22-40) Consideration with possible action on a design review for a new sign located at 115 N. Adams Street.

**BACKGROUND**

115 N Adams is a contributing property in the Downtown NRHP District, built in 1894 as the Rockstroh Bakery building.

The COA proposes adding a roughly 2' x 3' projecting sign on the front façade. No information has been provided on how the sign will be mounted to the building.

Staff believes this sign is appropriate for the district and will have no impact to the building or the district, provided that the method of mounting to the building is done in a manner that is unlikely to contribute to the premature failure of the wall materials. More information would be appropriate to facilitate this analysis & discussion.

**RECOMMENDATION**

Approval of the proposed sign installation provided that the foundation, mounting hardware, and other wall penetrations are not excessive, avoid penetrating the exterior stone façade (mortar penetrations are ok), and are all appropriately sealed.

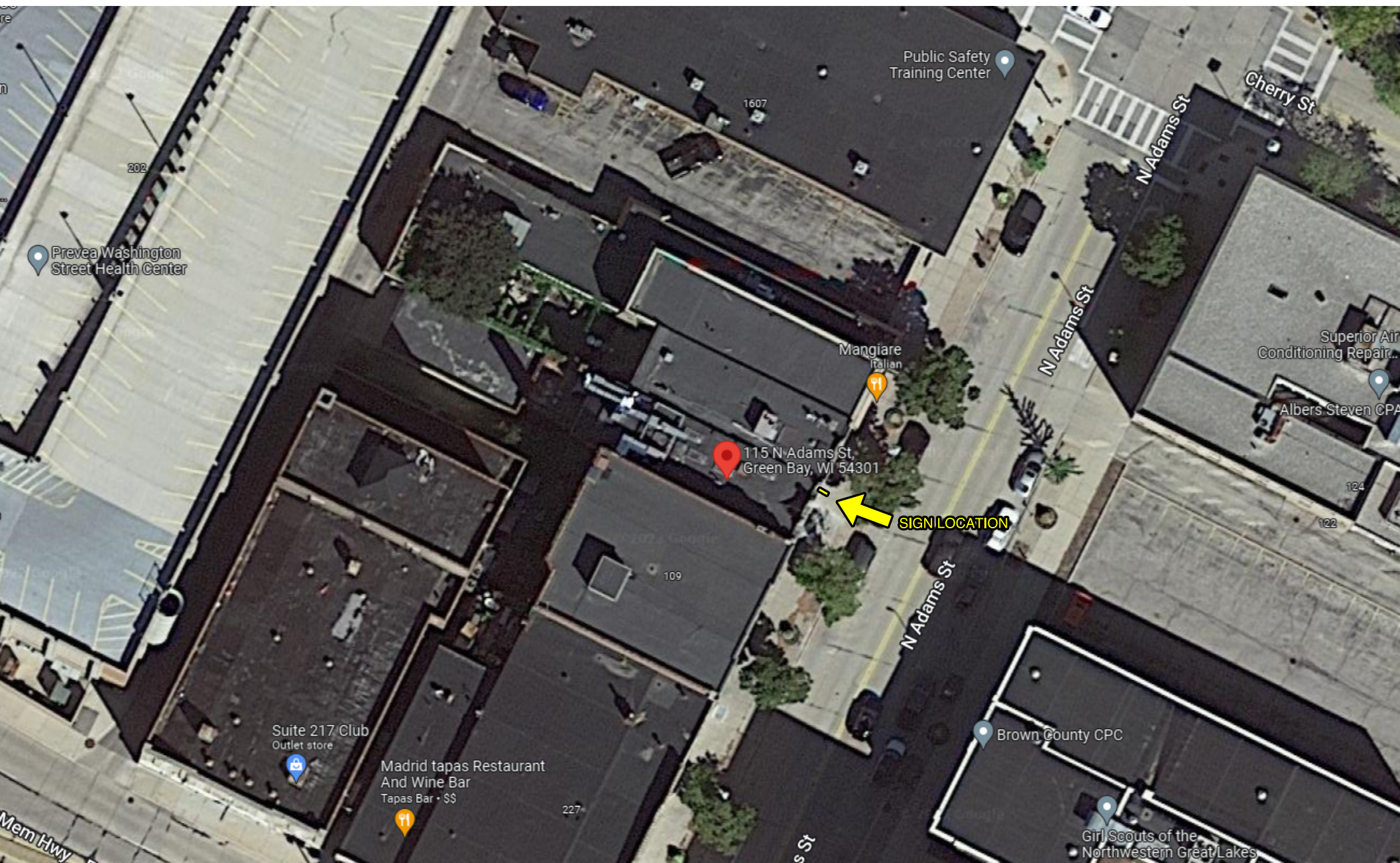
**FISCAL IMPACT****ATTACHMENTS**

1. COA 22-40 Map
2. COA 22-40 Sign Location
3. COA 22-40 Sign Details

















## Report to the Landmarks Commission of the City of Green Bay

### MEETING DATE

October 19, 2022

### PREPARED BY

Jason Flatt, Staff

### AGENDA ITEM # E.3

(COA 22-41) Consideration with possible action on a design review for window replacements located at 240 N. Broadway.

### BACKGROUND

240 N. Broadway (aka. 315-317 Dousman, the historic Felix DuChateau Saloon, more recently the Bangkok Garden & Baxter's) is a contributing property in the Broadway-Dousman NRHP Historic District built in 1909. This building occupies a prominent corner of the district, with primary façades along both Dousman and N Broadway. This district was added to the NRHP in 1999. At that time the district consisted of 15 buildings (12 contributing, 3 non-contributing)—today there are 11 contributing buildings and 2 non-contributing buildings.

Per the 1999 NRHP nomination (which remains true today):

*"This building has undergone few exterior alterations, and retains a high level of integrity. Two stories tall and constructed of red brick, the building has two storefronts facing Dousman and one at the rear of the building facing Broadway. The storefronts are relatively intact, although the glass itself appears to have been replaced; all of the storefronts are surmounted by original transom beams with rosettes. The second floor is dominated by four projecting bay windows: one located at the rear and one near the center of the Broadway side, one located at the corner of the building, and one located at the east corner of the Dousman façade. All four have hipped roofs, flat projecting floors, and pressed metal paneling in a delicate curvilinear pattern immediately beneath the windows. All of the bays also have double-hung one-over-one sash, which appear to be original but are obscured by aluminum storm panes. With the exception of the bay projecting from the corner, all of the bays are semi-hexagonal; the bay over the corner entry has five sides and is suspended above a cutaway entry. The remaining windows of the second floor are all singly-set, glazed in the same manner as the windows in the bays, and are surmounted by stone keystones set into their slightly arched plain surrounds. The building is crowned with a simple cornice consisting of pressed-metal brackets under a plain overhang. An excellent example of commercial vernacular architecture in the early twentieth century, this building retains a high level of integrity."*

The COA application calls for exterior changes, including new windows, paint, and signage. The proposed new windows will require substantial alteration of the fenestration along the N Broadway façade as well as removal of a storefront doorway on the Dousman façade (both are primary façades). A rendering of the two primary façades (Dousman & N Broadway) and window manufacturer information has been provided. At present, the COA application lacks detailed information on the following:

- details on the signage (design, foundation, attachment points, illumination, etc)
- info on the rear addition and secondary façades
- replacement window finish (anodized vs. powder coat)
- replacement window visual light transmittance value
- operability of the second story windows
- paint (confirmation that no unpainted brick is to be painted)
- potential impact to the original transom beams



The COA includes some information on proposed interior changes. Interiors are beyond the jurisdiction of the City of Green Bay's Landmarks Commission and are not addressed in this report.

With regard to the proposal to replace windows and remove storefront doorway(s)—altering the building's fenestration—LC staff refers to the following requirements and guidance. The most relevant, high-level portions of the Secretary of the Interior's Standards include the following:

- "1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 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.*
- 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.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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."*

Per the Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring & Reconstructing Buildings, some recommended practices regarding WINDOWS warrant careful consideration. The following is from page 109 of those Guidelines:

**RECOMMENDED** - Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

**NOT RECOMMENDED** - Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.

**RECOMMENDED** - Replacing windows that are too deteriorated to repair using the same sash and pane configuration, but with new windows that operate differently, if necessary, to accommodate a new use. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows, or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes.

**NOT RECOMMENDED** - Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building."

The Wisconsin Historical Society / SHPO has established several window requirements for historic storefronts. Those requirements include a visual light transmittance of 72 or higher (a VT rating of 0.72) for each window. Also, metal framed windows must not have an anodized finish. These requirements are particularly applicable to storefront windows. Reference:

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

<https://www.wisconsinhistory.org/pdfs/hp/HPR-Guidelines-Tax-Credit-Projects-for-Income-Producing-Properties.pdf>

Additionally, the Wisconsin Historical Society / SHPO is clear on how to treat the building exterior:  
"BUILDING EXTERIOR

*A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public view, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary façades should be left intact, while rear facades may sometimes be altered more substantially.”*

Reference: <https://www.wisconsinhistory.org/pdfs/hp/HPR-Guidelines-Tax-Credit-Projects-for-Income-Producing-Properties.pdf>

LC staff notes that the proposal to alter the building’s fenestration (window opening size) along N Broadway will have a substantial negative impact to the integrity of the building. The Department of the Interior, via their National Register of Historic Places eligibility requirements, defines seven aspects of integrity. Those aspects of integrity, their brief definitions (as succinctly summarized in the article, “Seven Aspects of Integrity” by Patricia L. Duncan, National Register Coordinator, Division of Historic Preservation – Louisiana SHPO), and how altering the fenestration will impact those aspects are detailed below:

**LOCATION** – “the particular point or position where the historic property was constructed, the significant person made their contribution, or the historic event occurred.” Altering the fenestration will not impact the integrity of location.

**SETTING** – “the character of the place where the historic resource is located.” Altering the fenestration will not impact the integrity of the setting for this property, but the setting of other historic buildings within this district will be impacted by changes to this building.

**DESIGN** – “the combination of elements that creates the form, plan, space, structure, and style of a property.” Altering the fenestration will have a significant, negative impact to this building’s integrity of design. Specifically, the existing window openings along N Broadway, which are relatively small and at a high elevation in the first story façade, are historic, character-defining features of this building. This building was built primarily to accommodate the Felix DuChateau saloon in this corner storefront (the building was built with four (4) storefronts – two (2) on Dousman and two (2) on N Broadway, near the rear of the building). The historic window openings reflect the history of the building and society by providing natural light inside the historic saloon space while effectively shielding the patrons and their actions from public display. Enlarging these window openings would effectively erase this critical aspect of the building’s historic design and create a false sense of historical development. Removal of the doorway on the Dousman façade alters the historic two-storefront design of the building on that side. The negative impact to the building’s integrity of design resulting from altered fenestration on primary façades is difficult to overstate.

**MATERIALS** – “the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.” Enlarging windows on a primary façade requires the removal of historic material. This removal of historic material (the bricks in the wall) is not only a loss of material, but a reimagining of that material’s pattern and configuration. The negative impact to the building’s integrity of materials resulting from altered fenestration on the primary façades is very significant.

**WORKMANSHIP** – “the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” Altering the fenestration will have some negative impact upon the integrity of workmanship as significant portions of the visible brick façade will be cut open, requiring some measure of effort to disguise the resulting scars to remaining material that was cut through, and discarded along with the fine mortar lines that exemplify the masons’ workmanship on this building.

**FEELING** – “a property’s expression of the aesthetic or historic sense of a particular period of time. To have the aspect of feeling, a property must have surviving physical features that express its historic character and help the visitor experience an awareness of its history and importance.” As noted in the ‘design’ section above, the existing window openings along N Broadway, which are relatively small and at a high elevation in the first story façade, are historic, character-defining features of this building. This building was built primarily to accommodate a saloon in this corner storefront. These historic window openings reflect the history of the building and society by providing natural light inside the historic saloon space while effectively shielding the patrons from public display. Enlarging these window openings would effectively erase this



critical aspect of the building's historic feeling. Additionally, removal of a storefront doorway largely erases the feeling that this building had when constructed to accommodate four (4) storefronts.

ASSOCIATION – “the direct link between an important historic event or person and a historic property. This connection can occur only if the property's historic physical features, or character, survives.” Currently, this property maintains a clear association with its builder, Felix DuChateau, and his saloon for which this building was built. Altering the fenestration will have some negative impact upon the integrity of association as significant physical features, and character, will no longer survive.

Two members of LC staff conducted a site visit with the COA applicant on September 21. The above concerns were, at a high level, conveyed to the applicant at that time.

LC staff appreciates this opportunity to refer to the City of Green Bay Municipal Code, Chapter 44, Article XV, Section 44-1552, “Powers and duties of Landmarks Commission”, part (2), subpart b., which states the following:

*(2) Regulation of construction, reconstruction, alteration, and demolition.*

*b. Upon filing of any application for a COA with the LC, the LC shall approve the application unless:*

- 1. In the case of a designated historic structure or designated historic site, the proposed work would detrimentally change, destroy, or adversely affect any exterior feature of the improvement or site upon which said work is to be done;*
- 2. In the case of construction of a new improvement upon a designated historic site or within a designated historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;*
- 3. In the case of any property located in a designated historic district, the proposed construction, reconstruction, exterior alteration, or demolition does not conform to the purpose and intent of this article and Division 5 of Article II of this chapter, or to the objectives and design criteria of the historic preservation plan for said district;*
- 4. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City or State;*
- 5. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.*

## RECOMMENDATION

LC staff recommends denial of the COA application. As proposed, the COA application proposes work that “would detrimentally change, destroy, or adversely affect any exterior feature of the improvement or site upon which said work is to be done”. Furthermore, “the proposed...exterior alteration...does not conform to the purpose and intent” of Municipal Code Chapter 44, Article II, Division 5 which creates the City's Landmarks Commission. This recommendation is based upon an analysis of the character-defining features of this designated historic property, the building's historic context and significance, the Secretary of the Interior's Standards (notably, at a high level, numbers 1, 2, 3, 5, 6, & 9 are all effectively violated under the proposed scope of work), and the Wisconsin SHPO rules (including that “primary façades should be left intact”). Additionally, the proposal to alter the building's fenestration is specifically identified and described as “NOT RECOMMENDED” in the ‘Secretary of the Interior's Standards...With Guidelines’ book. The damage to this particular building's historic integrity that would result from altering the fenestration on a primary façade (particularly the N Broadway façade with enlarged windows, to a lesser extent the Dousman façade with substitution of a window for a historic doorway) is substantial and irreversible.

LC staff recommends tabling any action on other aspects of this COA application until further details are provided by the applicant. Current unknowns include:

- details on the signage (design, foundation, attachment points, illumination, etc)
- info on the rear addition and secondary façades
- replacement window finish (anodized vs. powder coat)
- replacement window visual light transmittance value

- operability of the second story windows
- paint (confirmation that no unpainted brick is to be painted)
- potential impact to original transom beams

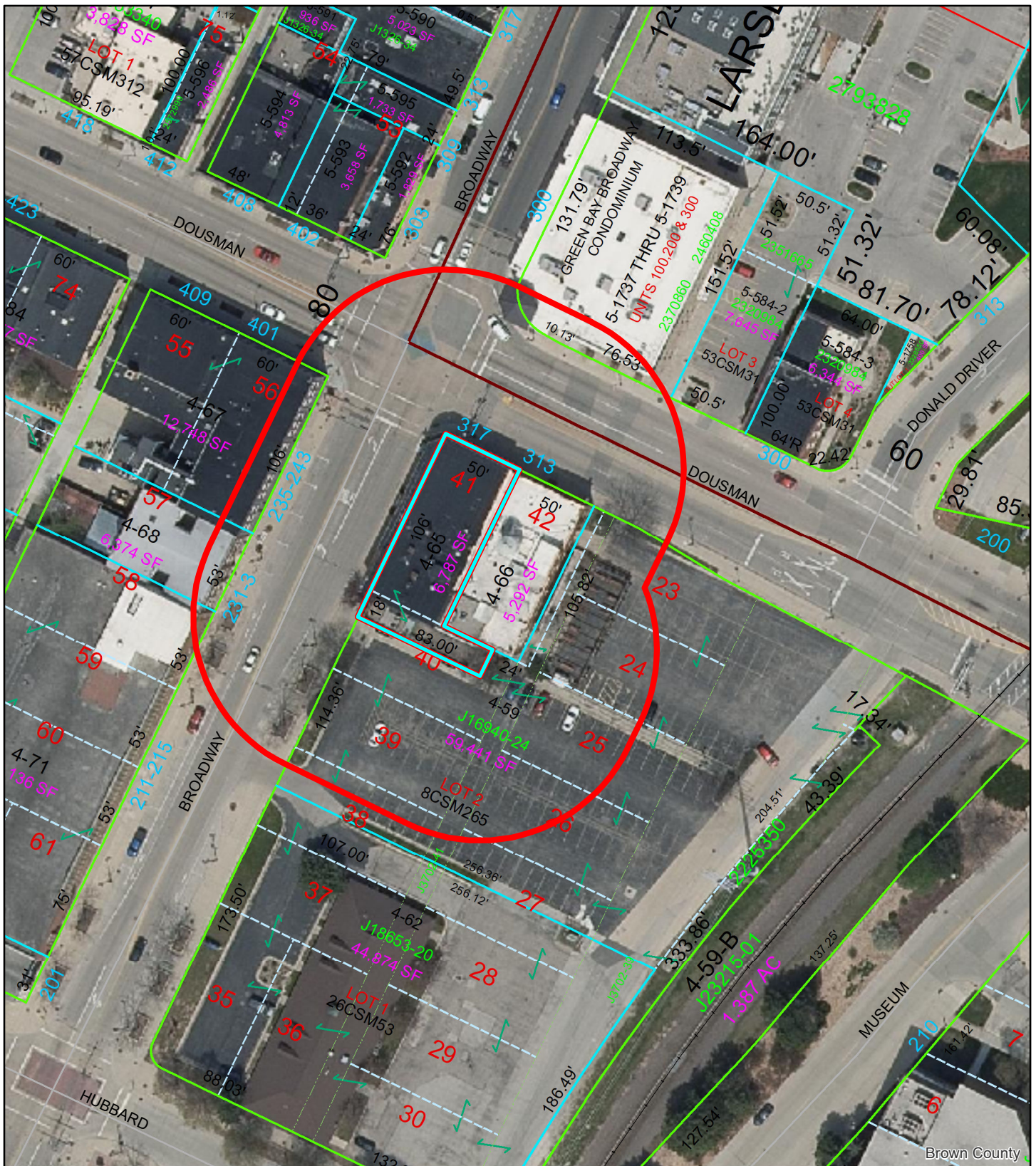
LC staff recognizes that the LC has typically looked favorably on replacing windows where the proposed replacements are identical in size, arrangement, and general appearance to those already present. As such, LC staff is happy to endorse, conceptually, replacement of existing windows with appropriate replacements.

## FISCAL IMPACT

## ATTACHMENTS

1. COA 22-41 Map
2. COA 22-41 Renderings
3. COA 22-41 Renderings 2
4. COA 22-41, Anodize-finish-chart--F
5. COA 22-41 Manuf. Details
6. COA 22-41, Applicant PP Slides
7. COA 22-41 Application





Brown County



## (COA 22-41) Window Replacement 240 N Broadway

0 20 40 80 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 11 Oct 2022 X:\Planning\Basemaps\template\_8.5x11.mxd

- 240 N Broadway
- 100-ft. Notification Area





VISION  
ARCHITECTURE, LLC

P.O. Box 224  
Neenah, WI 54956  
920-904-4300

[www.vision-architecture.net](http://www.vision-architecture.net)

Proposed Renovation For:

240 N. Broadway

Green Bay, Wisconsin

Issue Date: 10/3/2022

Revisions:

A2.0

















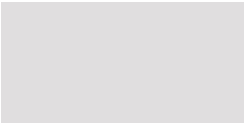
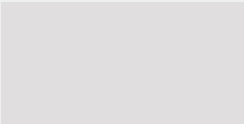




# KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there’s a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

|                                                                                     | KAWNEER<br>FINISH NO. | COLOR       | ALUMINUM<br>ASSOCIATION<br>SPECIFICATION | OTHER<br>COMMENTS                            |
|-------------------------------------------------------------------------------------|-----------------------|-------------|------------------------------------------|----------------------------------------------|
|    | #14                   | CLEAR       | AA-M10C21A41                             | Architectural Class I<br>(0.7 mils minimum)  |
|   | #17                   | CLEAR       | AA-M10C21A31                             | Architectural Class II<br>(0.4 mils minimum) |
|  | #40                   | DARK BRONZE | AA-M10C21A44                             | Architectural Class I<br>(0.7 mils minimum)  |
|  | #29                   | BLACK       | AA-M10C21A44                             | Architectural Class I<br>(0.7 mils minimum)  |



TRIFAB® VG (VERSAGLAZE®)  
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &  
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



# Design + Performance

## Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building  
Jenkins Township, Pennsylvania  
ARCHITECT  
Mericle Commercial Real Estate Services  
Wilkes-Barre, Pennsylvania  
GLAZING CONTRACTOR  
Sterling Glass, Inc., Scranton, Pennsylvania  
PHOTOGRAPHER  
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

### AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

## ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



**Brighton Landing**  
Cambridge, Massachusetts  
ARCHITECT  
**ADD Inc., Cambridge, Massachusetts**  
GLAZING CONTRACTOR  
**Ipswich Bay Glass Company, Inc., Rowley, Massachusetts**  
PHOTOGRAPHER  
© Gordon Schenck, Jr.

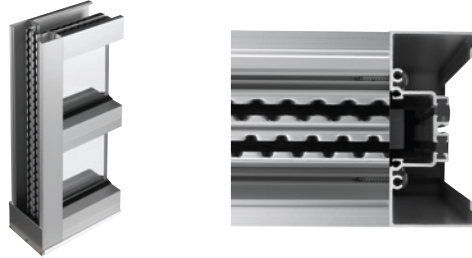
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

## FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

## PERFORMANCE

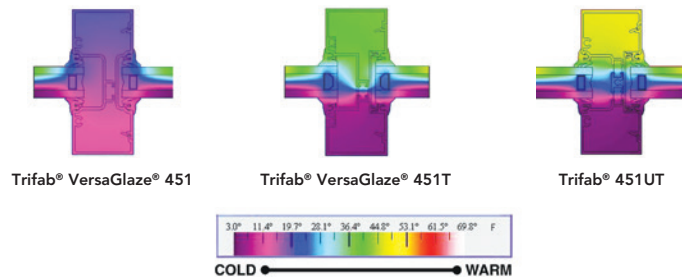
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

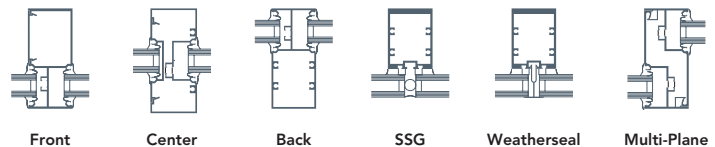
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



## PERFORMANCE TEST STANDARDS

|                  |                       |
|------------------|-----------------------|
| Air Infiltration | ASTM E283             |
| Water            | AAMA 501, ASTM E331   |
| Structural       | ASTM E330             |
| Thermal          | AAMA 1503             |
| Thermal Break    | AAMA 505, AAMA TIR-A8 |
| Acoustical       | AAMA 1801, ASTM E1425 |







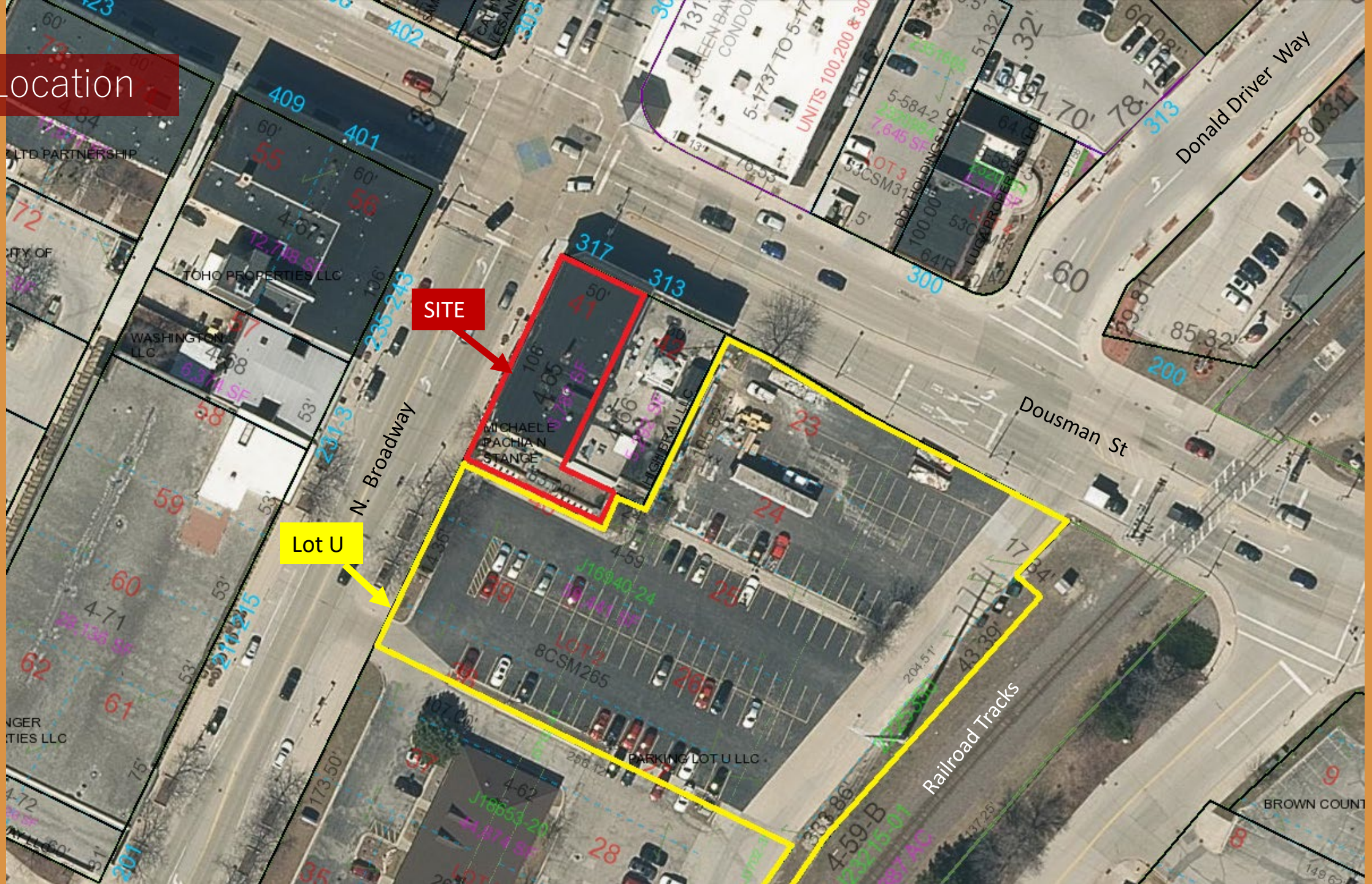
# Landmarks Commission Submittal

240 N. Broadway / 317 Dousman Street, Green Bay





# Location









## Current 2<sup>nd</sup> Floor

















## 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](http://www.greenbaywi.gov)

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: 240 N. Broadway (317 Dousman Street), Green Bay, WI 54303

2. Parcel #: 4-65

3. Owner of record: BFAM, LLC Phone: (813) 500-0296

|                                |                  |           |              |
|--------------------------------|------------------|-----------|--------------|
| <u>300 N. Van Buren Street</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address)                      | (City)           | (State)   | (Zip)        |

4. Applicant's Name: Garritt R. Bader, Managing Member, BFAM, LLC

|                                |                  |           |              |
|--------------------------------|------------------|-----------|--------------|
| <u>300 N. Van Buren Street</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address)                      | (City)           | (State)   | (Zip)        |

|                     |                     |
|---------------------|---------------------|
| <u>813-500-0296</u> | <u>gb@gb-re.com</u> |
| (Office Phone #)    | (E-mail Address)    |

5. Present use of Property: Vacant

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.)

This project is the complete renovation of the former Bangkok Garden/Baxter's property at the  
SEC of N. Broadway and Dousman Streets. The first floor will be renovated for (likely) two retail/  
commercial users; the second floor will be gutted, with structural reinforcement added to afford  
residential use on the second floor. The exterior will receive new windows, paint and signage.

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: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

---

Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_





Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

October 19, 2022

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.4**

(COA 22-42) Consideration with possible action on a design review for porch repairs located at 130 N. Oakland Avenue.

**BACKGROUND**

130 N. Oakland is 1 of 20 contributing buildings (plus 2 non-contributing buildings) in the Oakland-Dousman historic district, built c. 1909 for H. J. Selmer. The Oakland-Dousman district was added to the NRHP in 1988. A storm resulted in damage to the existing front porch. Significant repairs are required. The COA application calls for removal and reconstruction of the front porch. The work includes the following major items.

- 1- Existing three (3) columns, one (1) newel, and porch railing systems (balusters, upper rail, lower rail) are to be removed, repaired, and reinstalled.
- 2- New porch roof and structure (framework, header beam, etc) to match existing design and dimensions, including roof shape & pitch as well as header dimensions.
- 3- New ceiling and soffit material, to be painted wood (beadboard for ceiling), matching that currently present.
- 4- Repair & strengthening to the existing porch piers/footings. This may include adding underground footings and rebuilding the existing piers with existing material, and/or adding material to adjust the height of the existing piers. Piers to be finished with a textured coating, if needed, matching that currently present.
- 5- Existing wood tongue-&-groove porch deck (board dimensions not yet provided) to be replaced with UltraDeck composite boards, 7/8" thick x 5" wide.
- 6- New porch stairs to replace the non-historic stairs present. New stair railings & newels to be installed – likely an “UltraDeck Composite Stair Rail Kit”.

Some of the more relevant portions of the Secretary of the Interior’s Standards for Rehabilitation are as follows (note particularly #6).

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 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.*

Per the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for

Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (page 50):

*“RECOMMENDED – Replacing in kind...extensively deteriorated or missing components of wood features...when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.*

*NOT RECOMMENDED – Using replacement material that does not match the historic wood feature.”*

Additionally, Preservation Brief 45 “Preserving Historic Wood Porches” stresses the importance of the appearance of historic porches and their link to the character of a building.

LC staff notes that most of the work proposed in this COA application satisfies the Secretary of the Interior’s Standards and Preservation Brief 45. Refurbishment and re-use of the existing historic columns, newel, and porch railing systems, as called for in the COA application, is appropriate and encouraged (these are distinctive and historic features of the property). Constructing a new roof and roof structure that matches the existing roof and structure, using identical materials to re-create a character-defining feature identical to that historically present, as proposed, is appropriate. Refurbishing the footings/piers, as proposed, is appropriate.

LC staff notes that the proposed composite flooring material lacks a tongue-&-groove profile and may be more appropriate, aesthetically, for back decks rather than for historic front porches. LC staff notes that composite flooring has been used as a substitute material for porch floors on NRHP-listed properties, but in those instances the material width and profile has generally been a better match for historic tongue-&-groove wood porch flooring. At a glance, composite tongue-&-groove porch flooring (3-1/8” x 7/8” x 10’, 12’, and 16’) is available in several pre-finished colors and has a more appropriate (historically sympathetic) appearance than the UltraDeck deck flooring material specified in the COA application.

LC staff notes that the existing front stairs are not historic. The COA application does not include a sketch for new front stairs, but the application does call for UltraDeck treads and risers. Here, the use of UltraDeck treads may be a fair approximation of wide boards traditionally used as stair treads. The proposed UltraDeck Stair Rail Kits (newels, rails, and balusters) have a distinctly modern appearance, but the material that they are proposed to replace is also distinctly modern. Here, perhaps, is room for consideration of a more historically sympathetic design.

## RECOMMENDATION

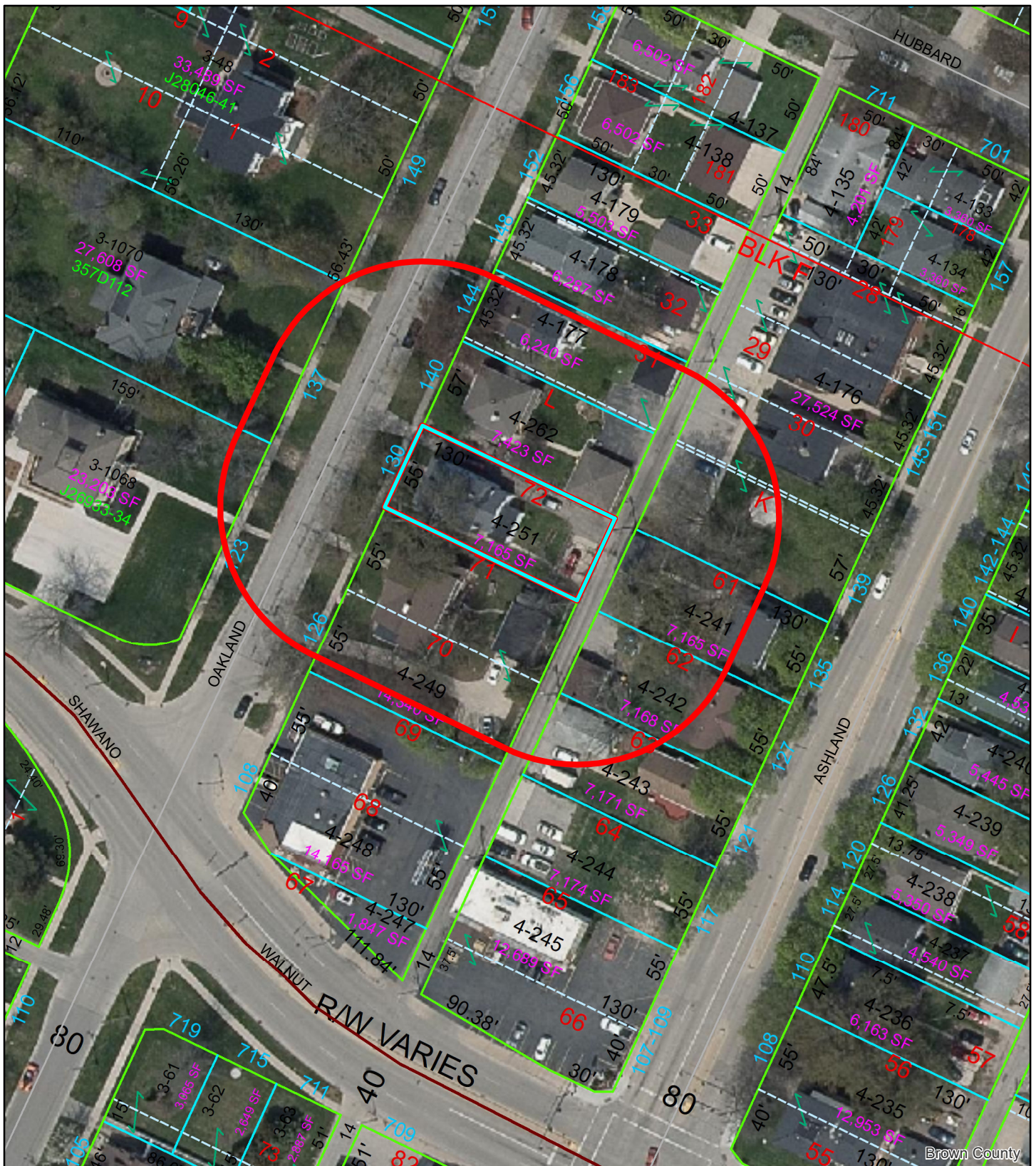
LC staff recommends approval of the proposed porch reconstruction provided that the historic porch columns, newel, and railing systems are salvaged, refurbished, and reinstalled, and provided that the overall porch design and form (roof shape, roof pitch, header dimensions, and overall porch footprint) match that which has historically been present. LC staff recommends discussion and consideration of porch flooring materials and stair railing systems.

## FISCAL IMPACT

## ATTACHMENTS

1. COA 22-42 Map
2. COA 22-42 Street View
3. COA 22-42 Application
4. COA 22-42 Project Details
5. COA 22-42 130 N Oakland Property Details





## (COA 22-42) Porch Repairs 130 N Oakland Avenue

0 20 40 80 Feet



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- 130 N Oakland
- 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](http://www.greenbaywi.gov)

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: 130 N Oakland Ave, Green Bay, WI 54303

2. Parcel #: \_\_\_\_\_

3. Owner of record: Renee Reis (Young) Phone: (540)729-7355

|                          |                |           |              |
|--------------------------|----------------|-----------|--------------|
| <u>W3502 County Rd G</u> | <u>Seymour</u> | <u>WI</u> | <u>54165</u> |
| (Address)                | (City)         | (State)   | (Zip)        |

4. Applicant's Name: Renee Reis

|                          |                |           |              |
|--------------------------|----------------|-----------|--------------|
| <u>W3502 County Rd G</u> | <u>Seymour</u> | <u>WI</u> | <u>54165</u> |
| (Address)                | (City)         | (State)   | (Zip)        |

|                      |                                  |
|----------------------|----------------------------------|
| <u>(540)729-7355</u> | <u>renee.young1039@gmail.com</u> |
| (Office Phone #)     | (E-mail Address)                 |

5. Present use of Property: Rental

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.)

Due to tree limb damage to the front poarch/poarch roof, we propose the following:

Full replacement of decking (gray wood composite), stairs (extended width to match opening of),  
same gray composite), and white lattice (match original), roof replacement (match existing)

Replair as needed for existing pillars and railing

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: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

---

Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_



|                                        |                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Renee Rice</b>                      | <b>CUSTOMER PHONE #s</b> 540-729-7355                                                           |
| 130 N Oakland Ave, Green Bay, WI 54303 | <b>CUSTOMER EMAIL:</b> <a href="mailto:renee.young1039@gmail.com">renee.young1039@gmail.com</a> |
| Tue, July, 19, 2022                    |                                                                                                 |



## SEPPel CONSTRUCTION, LLC

3326 Kewaunee Road, Green Bay, WI 5431  
 General Contracting License # 081600071  
 brad.seppel@seppelconstruction.com  
 Office: 920-234-6400

This Agreement For Professional Services is entered into on **Tue, July, 19, 2022** by and between SEPPel CONSTRUCTION, LLC, a Wisconsin Corporation (WI License # 081600071) hereinafter called "S.C.S." or "Contractor", and the party (s) signing below, hereinafter called "Owner" or "Customer", governing work to be

performed on the property and building located at:

**130 N Oakland Ave, Green Bay, WI 54303**

(ADDRESS of BUILDING TO BE BUILT OR REMODELED)

for:

**Renee Rice**

(NAMES OF ALL LEGAL OWNERS OF THE BUILDING)

Phone:

**540-729-7355**

(PHONE NUMBERS OF LEGAL OWNERS OF BUILDING)

S.C.S. shall furnish all labor and materials to perform the work described in the following specifications and attached drawings, and incorporated by reference as part of this Contract and any

Addendum attached hereto.

### PERMIT AND PLANS

Permit

### Foundation

Install footings, sonatube, cement footings to support new porch structure.  
 Install additional sono tube footings for stairs.  
 Repair stone columns by adding stone to level them or lifting them and adding stone below and stucco.

### DEMO AND DISPOSAL

Demo and dispose of porch, roof, gutters.  
 Remove railings and columns and deliver for repair.  
 Site clean up and disposal.

### EXTERIOR

Siding: No change to siding. Install PVC over flashing after roof shingles are installed.  
 Soffit: Install porch soffit, 1 x 4" tongue and groove bead board.  
 Fascia: Install wooden fascia, pre-finished, white. Putty and top coat as needed. Est. 1 x 8 boards. 54 linear feet. Install white, aluminum F-channel, 29 linear feet.  
 Roof: Install shingles on newly constructed roof. Landmark 30 year shingles.  
 Gutters: Install 55 linear feet of gutters and downspouts.

### FRAMING AND CARPENTRY

Frame deck 29' x 8' with pressure treated lumber and install Ultra Deck Triumph deck boards and attach with to home with ledgerboard.  
 Frame new, covered porch 33' x 9'. Install (4) columns and wraps to support roof.  
 Replace base plates of columns and any baulisters that cannot be repaired on railings.  
 Pickup and re-install columns, newel post and railings.  
 Frame new stairs on front of the deck, 70.5" wide, green treat lumber and Ultra Deck treads and risers.  
 Install new railings on stairs Ultra Deck, Premium  
 Deck Boards: Ultra Deck Triumph, customer to select color, slate color  
 Lattice: Cedar, standard

| TRADE WORK                                           | ALLOWANCES |
|------------------------------------------------------|------------|
| <b>ELECTRICAL</b>                                    |            |
| Demo and replace overhead lighting in porch ceiling. |            |
| <b>PLUMBING</b>                                      |            |
| None                                                 |            |
|                                                      |            |
|                                                      |            |
| <b>INSULATION AND HVAC</b>                           |            |
| None                                                 |            |
|                                                      |            |
|                                                      |            |

### WALL WORK

#### DRYWALL

None

#### PLASTER

None

#### PAINT

Newel posts, columns and railings to be sanded, patched and painted.  
 Paint: bead board, fascia and all woodend trim prior to re-installation.  
 Putty and touch up as needed.

\$2500 allowance for refinish work.

#### FINISH WORK

None

#### TRIM AND DOORS

Install painted trim around inside of ceiling and along fascia.

#### ALLOWANCES

#### FIXTURES INCLUDED in BID

#### CUSTOMER SUPPLIED (Onsite for installation)

\$2500 allowance for refinish work.

This Construction contract is entered into on

**Tue, July, 19, 2022**

by SEPPEL CONSTRUCTION, LLC (WI LIC. # 081600071)

hereinafter called Contractor or S.C.S., and the party(s) signing below, hereinafter called owner. The above specificatinos, conditions, and job material selection sheets are satisfactory and are hereby accepted. You are authorized to purchase materials and proceed with theis job as specified in this proposal. S.C.S shall furnish all labor and materials to do the work described in the above specifications and Owner agrees to pay S.C.S. as follows:

**NOTE:** All extras will be invoiced and payable when requested and approved. Any unused allowances will be credited to the customer on the final bill.

**NOTE:** Most materials are ordered approximately 4 - 6 weeks prior to the start of a project.

If our trade partners or suppliers implement pricing changes between the contract date and date of material order, material costs may change for your project.

TOTAL CONTRACT PRICE ..... **\$54,129.98**

DOWN PAYMENT (% of Contracted Price) 50%

**\$27,064.99**

PROGRESS PAYMENT: (% of Contracted Price) 0%

**\$0.00**

PROGRESS PAYMENT: (% of Contracted Price) 48%

At time of project completion ..... **\$25,982.39**

2% FINAL PAYMENT DUE 2%

2% Final payment can be held until punch list is completed ..... **\$1,082.60**

**ATTENTION:** S.C.S. will do only that work which is written in the above specifications for the above agreed on amount. The terms and conditions as stated are part of this Contract. The Contract is subject to SEPPEL CONSTRUCTION's office approval.

(Owners' Signatruue)

(Date)

(Owners' Signatruue)

(Date)

Owner acknowledges receipt of a copy of this Contract, and that they have read, understood and agree with the terms of this Contract and the payment schedule for this job.

(SEPPEL CONSTRUCTION, LLC)

(Date)



|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----|--|--|--|
| Address:                                                                                                                                                                      | 130                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N Oakland | St |  |  |  |
| Parcel No.:                                                                                                                                                                   | 4-251                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |    |  |  |  |
| WI AHI No.:                                                                                                                                                                   | 32751                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| Historic Name:                                                                                                                                                                | H. J. Selmer House                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| Built:                                                                                                                                                                        | 1909                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |    |  |  |  |
| Historic Use:                                                                                                                                                                 | house                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |    |  |  |  |
| Architectural Style:                                                                                                                                                          | American Foursquare                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |    |  |  |  |
| Wall Material:                                                                                                                                                                | aluminum/vinyl siding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |    |  |  |  |
| Architect:                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| National Register:                                                                                                                                                            | 4/27/1988                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |    |  |  |  |
| State Register:                                                                                                                                                               | 1/1/1989                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |    |  |  |  |
| Other:                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| NRHP nomination link:                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| <a href="http://focus.nps.gov/nrhp/GetAsset?assetID=dc250eb9-debc-4738-8727-428913d20902">http://focus.nps.gov/nrhp/GetAsset?assetID=dc250eb9-debc-4738-8727-428913d20902</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| (district nomination)                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| Notes:                                                                                                                                                                        | The first of two homes in the District owned by H. J. Selmer is in the American foursquare style and dates from 1909. This two story house features a hip roof with dormers. It is rectangular in plan and has a cut stone foundation. The house features a polygonal front entrance vestibule with a later secondary front door to the left. A two-story tall oriel salient on the north facing facade serves the interior staircase and has a mid level window between the first and second floor which lights the staircase. The home was originally sided in clapboard which has been replaced by vinyl siding. |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
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|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
|                                                                                                                                                                               | - per NRHP nomination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |    |  |  |  |
|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| Stewardship:                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |    |  |  |  |
| Character -                                                                                                                                                                   | Overall form & fenestration. Two story, foursquare style, with clapboard profile siding. Pedimented dormers. As noted above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |    |  |  |  |
|                                                                                                                                                                               | Full width front porch.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |    |  |  |  |
| Features -                                                                                                                                                                    | Some original windows. Porch columns & remaining porch spindles (?).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |    |  |  |  |
| Alterations -                                                                                                                                                                 | Replacement siding. Some replacement windows (?). Porch newels, steps, and stair railings/spindles all replaced. Entry door left side of porch is a pre-1980s alteration.                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |    |  |  |  |
| Misc -                                                                                                                                                                        | see NRHP text above. Contributing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |    |  |  |  |



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

October 19, 2022

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.5**

(COA 22-43) Consideration with possible action on a design review for deck work located at 840 S. Jackson Street.

**BACKGROUND**

840 S Jackson is a contributing property in the Astor NRHP District, built c. 1925. This house sits on a corner lot, facing S Jackson Street to the southeast, with the side and rear visible from Porlier Street to the southwest. This house retains good integrity.

The COA proposes removing portions of non-historic second story deck structure on the rear of the house and replacing that material with new material of roughly the same dimensions, materials, and appearance (unpainted wood).

LC staff notes that the work has been completed prior to submitting a COA application. Photographs of the work show that the support columns have been replaced and under-deck structure augmented with very similar wood elements. The upper railing material has been re-used and remains in place, undisturbed, with two boards added to that existing railing material.

**RECOMMENDATION**

LC staff notes that the work done is of the same general design, material, and quality (aesthetic & workmanship) as what had been present. The work done has no real impact to the historic integrity of the house or the district. LC staff notes that unpainted wood is generally inappropriate to the integrity of the district, but replacing unpainted wood with unpainted wood is neither an improvement nor an added detriment.

**FISCAL IMPACT****ATTACHMENTS**

1. COA 22-43 Map
2. COA 22-43 Application
3. COA 22-43 completed work
4. COA 22-43 previous work
5. COA 22-43 840 S Jackson Property Details





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. 11 Oct 2022 X:\Planning\Basemaps\template\_8.5x11.mxd

## (COA 22-43) Deck Work at 840 S Jackson Street

0 20 40 80 Feet



- 840 S Jackson
- 100-ft. Notification Area





www.greenbaywi.gov

# CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

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](http://www.greenbaywi.gov)

File Number: \_\_\_\_\_

1. Address: 840 S. Jackson

2. Parcel #: 16-148

3. Owner of record: HENRY D. ZIMMERN Phone: \_\_\_\_\_

381 Rosclawn Blvd, Green Bay, WI 54301  
(Address) (City) (State) (Zip)

4. Applicant's Name: HENRY D. ZIMMERN

381 Rosclawn Blvd Green Bay WI 54301  
(Address) (City) (State) (Zip)

(920) 327-3075 hen803@sglobal.net  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Rental

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.)

Replace Support Beams on outside 2nd story deck.  
Basically to strengthen existing deck to make it safe  
both for the existing tenant and that it would not collapse  
on anyone outside. To my knowledge there has always  
been a deck there so I was trying not to change any look  
on the house.

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 around \$2,000
- ☐ 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: \_\_\_\_\_

Owner Signature: Henry D. Jumper

Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_







717 Portier St  
Green Bay, Wisconsin

Google

Street View - Oct 2018



Google



|                       |                                                                                                                                 |           |    |  |  |  |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------|----|--|--|--|
| Address:              | 840                                                                                                                             | S Jackson | St |  |  |  |
| Parcel No.:           | 16-148                                                                                                                          |           |    |  |  |  |
| WI AHI No.:           | 52327                                                                                                                           |           |    |  |  |  |
| Historic Name:        |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
| Built:                | 1925                                                                                                                            |           |    |  |  |  |
| Historic Use:         | house                                                                                                                           |           |    |  |  |  |
| Architectural Style:  | vernacular                                                                                                                      |           |    |  |  |  |
| Wall Material:        | stucco                                                                                                                          |           |    |  |  |  |
| Architect:            |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
| National Register:    | 2/27/1980                                                                                                                       |           |    |  |  |  |
| State Register:       | 1/1/1989                                                                                                                        |           |    |  |  |  |
| Other:                |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
| NRHP nomination link: |                                                                                                                                 |           |    |  |  |  |
|                       | <a href="http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf">http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf</a> |           |    |  |  |  |
| (district nomination) |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
| Notes:                |                                                                                                                                 |           |    |  |  |  |
|                       | "This large two story home is stuccoed. The second floor double                                                                 |           |    |  |  |  |
|                       | windows are accented by decorative arched brickwork. The arched                                                                 |           |    |  |  |  |
|                       | entrance has sidelights.                                                                                                        |           |    |  |  |  |
|                       | Owner: Melvin Brunner"                                                                                                          |           |    |  |  |  |
|                       | - per NRHP nomination                                                                                                           |           |    |  |  |  |
|                       |                                                                                                                                 |           |    |  |  |  |
| Stewardship:          |                                                                                                                                 |           |    |  |  |  |
| Character -           | Overall form & fenestration. Hipped roof with wide overhanging eaves.                                                           |           |    |  |  |  |
|                       | 2-story wing to the south. Stucco-clad. Arched entry roof. Door with                                                            |           |    |  |  |  |
|                       | sidelights. Brick chimney. Multi-pane windows. Prairie style.                                                                   |           |    |  |  |  |
| Features -            | Many original windows.                                                                                                          |           |    |  |  |  |
| Alterations -         | Unknown. Brick arches over 1st story front windows possibly original                                                            |           |    |  |  |  |
|                       | character-defining features, or old alteration--but not typical of the style.                                                   |           |    |  |  |  |
| Misc -                | Corner lot.                                                                                                                     |           |    |  |  |  |





Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

October 19, 2022

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.6**

(COA 22-44) Consideration with possible action on a design review for door and porch removal located at 840 S. Jefferson Street.

**BACKGROUND**

840 S Jefferson is a contributing property in the Astor NRHP District, built c. 1903. This house sits on an end lot, facing S. Jefferson Street to the southeast, Porlier Street to the southwest, and S. Adams Street to the northwest. This house retains good integrity (wood clapboard siding, for example), but was converted to a duplex c. 1958. The current owner has been returning the house to a single-family arrangement since 2008. COA 21-31 was issued in November 2021 as part of this ongoing work.

The COA proposes removing a second story deck on the rear of the house, removing a second story door in way of that deck, and covering the former door opening with cedar siding in the best manner possible to remove evidence of a door having been here. Homeowner notes that this second story door and deck are not original to the house and were added once the house was converted to a duplex c. 1958 or later.

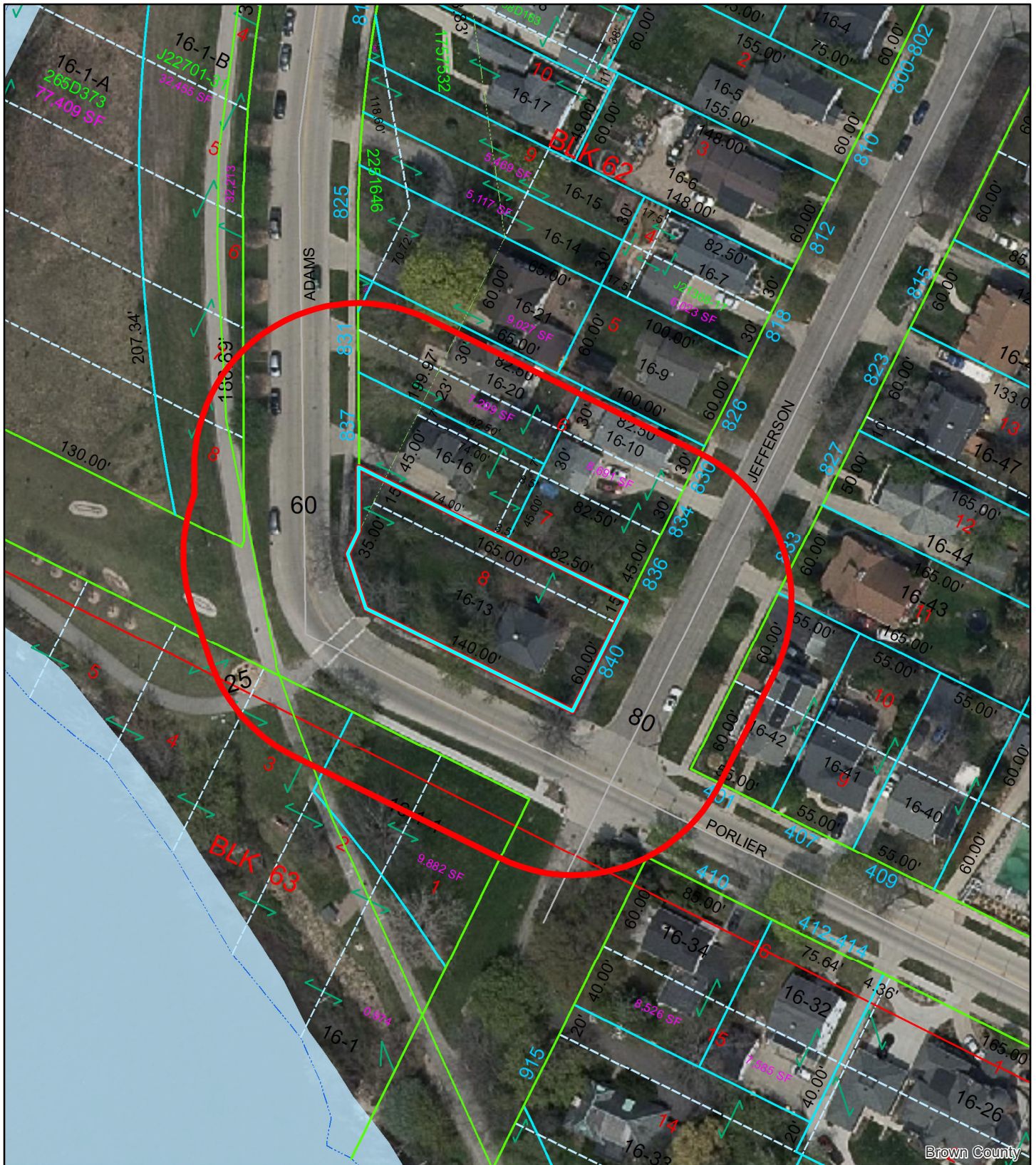
**RECOMMENDATION**

LC staff notes that the proposed changes appear to be largely supported by the homeowner's research and reported physical evidence. Furthermore, in the absence of any historic photographs, the proposed changes are appropriate for the historic style and character of this house.

LC staff recommends approval of the proposed exterior changes. Neither the second story door nor the second story deck appear to have any historic value that coincides with the district's period of significance. Furthermore, these elements, as they currently exist, could be considered as detracting from the historic character of the house and district.

**FISCAL IMPACT****ATTACHMENTS**

1. COA 22-44 Map
2. COA 22-44 Application
3. COA 22-44 840 S Jefferson Property Details



# (COA 22-44) Porch Removal at 840 S Jefferson Street

0 20 40 80 Feet



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- 840 S Jefferson
- 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](http://www.greenbaywi.gov)

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: 840 S. Jefferson St.

2. Parcel #: 16-13

3. Owner of record: Jacqueline D. Frank Phone: 920-217-8979

|                             |                  |             |              |
|-----------------------------|------------------|-------------|--------------|
| <u>840 S. Jefferson St.</u> | <u>Green Bay</u> | <u>Wis.</u> | <u>54301</u> |
| (Address)                   | (City)           | (State)     | (Zip)        |

4. Applicant's Name: Jacqueline D. Frank

|                             |                  |             |              |
|-----------------------------|------------------|-------------|--------------|
| <u>840 S. Jefferson St.</u> | <u>Green Bay</u> | <u>Wis.</u> | <u>54301</u> |
| (Address)                   | (City)           | (State)     | (Zip)        |

|                     |                                     |
|---------------------|-------------------------------------|
| <u>920-217-8979</u> | <u>jdfrank@nationalrrmuseum.com</u> |
| (Office Phone #)    | (E-mail Address)                    |

5. Present use of Property: Single Family Residence

6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Please see attached.

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: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

---

Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_



## Description of Project

Jacqueline Frank  
840 S. Jefferson St.  
Green Bay, Wis. 54301

This project is an extension to the project number #106452, with COA approval made in November 2021 and City of Green Bay permits issued 11/30/2021.

This project includes the removal of a second story exterior door on the west side of the home, and the removal of the second story deck. The home ceased use as a two-family dwelling in 2008; project #106452 eliminated an upper story kitchen and converted the space to a full bath. This extension to the project will bring the structure closer to its original 1903 exterior configuration.

### **Door Removal**

The space where the door was will be made into a wall; the outside will be covered with cedar siding. This siding will be installed so that there are no obvious lines to indicate that a door was removed and will blend with other siding on the building. This door is not original to the 1903 structure and was added sometime after the home was converted into a two-family rental in 1958.

### **Second Story Deck Removal**

There will be no replacement of the second story deck. The lower deck will be maintained to ensure safety until it may be replaced with something more appropriate to the home at a future date. The upper deck is likely 40 - 50 years old and also not original to the structure.

### **Condition**

Based on the status of the home's use and the poor condition of the door and deck, it was recommended by City inspector Eric Wasilewski on September 20, 2022 to remove both of these items.



Location of structure on lot. Photo taken facing north along Porlier St.; project on left, facing west. Front of house is facing east on S. Jefferson St.





Remove upper deck and upper door. Cover with cedar siding.

Lower door  
to be  
installed  
here. 11/2021  
COA  
approval.

|                       |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|--|--|--|
| Address:              | 840                                                                                                                                                                                                                                                                   | S Jefferson | St |  |  |  |
| Parcel No.:           | 16-13                                                                                                                                                                                                                                                                 |             |    |  |  |  |
| WI AHI No.:           | 52791                                                                                                                                                                                                                                                                 |             |    |  |  |  |
| Historic Name:        |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
| Built:                | 1910                                                                                                                                                                                                                                                                  | c. 1910     |    |  |  |  |
| Historic Use:         | house                                                                                                                                                                                                                                                                 |             |    |  |  |  |
| Architectural Style:  | vernacular                                                                                                                                                                                                                                                            |             |    |  |  |  |
| Wall Material:        |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
| Architect:            |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
| National Register:    | 2/27/1980                                                                                                                                                                                                                                                             |             |    |  |  |  |
| State Register:       | 1/1/1989                                                                                                                                                                                                                                                              |             |    |  |  |  |
| Other:                |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
| NRHP nomination link: |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       | <a href="http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf">http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf</a>                                                                                                                                       |             |    |  |  |  |
| (district nomination) |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
| Notes:                |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
|                       | "This is a two story frame house."                                                                                                                                                                                                                                    |             |    |  |  |  |
|                       | Owner: John Bettinger"                                                                                                                                                                                                                                                |             |    |  |  |  |
|                       | - per NRHP nomination                                                                                                                                                                                                                                                 |             |    |  |  |  |
| Stewardship:          |                                                                                                                                                                                                                                                                       |             |    |  |  |  |
| Character -           | Overall form & fenestration. Hipped roof with flat top. Box-like design w/ unique triangular 2-story bay at south and 1-story rectangular oriel. 1/1 windows. Clapboard profile siding with corner boards. Top of 2nd story windows defined by frieze. Brick chimney. |             |    |  |  |  |
| Features -            | Original siding & some original windows. Casing around entry.                                                                                                                                                                                                         |             |    |  |  |  |
| Alterations -         | Some replacement windows (multi-pane types). Entry stoop railings & balusters.                                                                                                                                                                                        |             |    |  |  |  |
| Misc -                |                                                                                                                                                                                                                                                                       |             |    |  |  |  |





Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

October 19, 2022

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # F.2**

Review City Raze/Repair Orders and Demolitions.

**BACKGROUND**

- 820 S Oneida
- 979 Mather
- 1218 Velp
- 1226 Perrot
- 1555 E Mason

**RECOMMENDATION**

No Action Required

**FISCAL IMPACT****ATTACHMENTS**

1. Raze Repair 820 S Oneida
2. 820 S Oneida 01
3. 820 S Oneida 02
4. Raze Repair 979 Mather
5. 979 Mather
6. Raze Repair 1218 Velp
7. 1218 Velp 01
8. 1218 Velp 02
9. Raze Repair 1226 Perrot, Garage
10. 1226 Perrot (garage)
11. Raze Repair 1555 E Mason
12. 1555 E Mason 01
13. 1555 E Mason 02

**NOTICE AND ORDER TO RAZE OR REPAIR  
A BUILDING LOCATED AT  
820 S. ONEIDA STREET  
GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Peter A. Williams  
160 Cielo Abierto Way, Apt. 1021  
Henderson, NV 89012

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 820 S. Oneida Street, Green Bay, Brown County, Wisconsin, parcel number 2-1165, more particularly described as follows:

Lot 20, Block 2, Tilkens' Subdivision No. One, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

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 Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. The damaged roof framing, structure, and covering must be repaired or replaced. A building permit is required, and engineering calculations must be approved prior to making these repairs. Work must be completed by a licensed contractor.
2. All holes in walls and ceilings must be repaired or replaced. A building permit may be required.
3. Rodent infestation must be exterminated. All burrows/holes leading into the structure must be filled and structure must be rodent proof.
4. The existing basement foundation must be repaired or replaced. A building permit is required, and engineering calculations must be approved prior to making these repairs. Work must be completed by a licensed contractor.
5. Sanitary conditions within the home must be remedied. Unit is to be cleaned and sanitized.



6. Open electrical connections must be properly capped/secured by a licensed electrician. A permit may be required.
7. Smoke and carbon monoxide detectors must be installed and in operational condition, in compliance with state laws;

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.

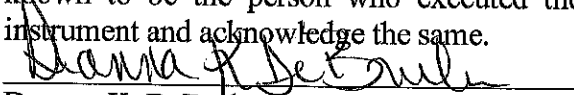
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

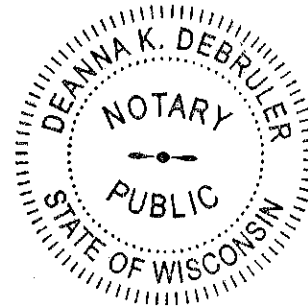
Dated this 3rd day of October, 2022.

  
Mike Van De Wetering  
Housing Inspector

STATE OF WISCONSIN     )  
                                      )ss  
COUNTY OF BROWN     )

Personally came before me this 3<sup>rd</sup> day of October, 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  
979 MATHER STREET  
GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Jason Brown  
801 Marshall 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 979 Mather Street, Green Bay, Brown County, Wisconsin, parcel number 5-1292-B, more particularly described as follows:

The North ½ of that part of Lot 154, lying between Mather and Bond Street, as described in Volume 597, Page 358, Fort Howard Military Reserve, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin.

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

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. The roof covering, along with any and all damaged supporting members, must be repaired.
2. The rear door overhanging must be repaired or replaced in its entirety.
3. The HVAC system must be replaced and made code complaint.
4. All plumbing fixtures must be code complaint.
5. All electrical fixtures must be code complaint.
6. All interior walls, floors, and ceilings must be restored to good condition. Any such walls, floors, or ceilings that are water damaged must be replaced.
7. The building must be cleared of all excess clutter/debris.
8. All deteriorated cabinetry must be replaced.
9. Water damaged joists must be repaired or replaced.

10. The basement foundation walls must be in safe, sound condition.
11. Functioning smoke and carbon monoxide detectors must be installed.
12. All structural, electrical, and plumbing changes must be performed by licensed contractors with proper permits.

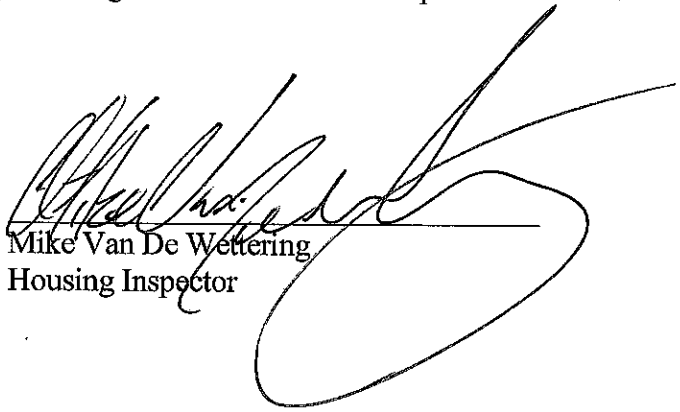
or said building shall be razed, the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition, within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair the building or raze it, fill and level any excavation caused thereby, and restore the site 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 razing and removing the building in question and all out buildings, accessory structures, flatwork, driveway aprons, and fill at the specified address and 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 Wis. Stats. § 66.0413(1)(h), which is an exclusive remedy.

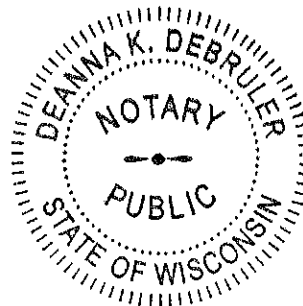
Dated this 3<sup>rd</sup> day of October, 2022.

  
Mike Van De Wetering  
Housing Inspector

STATE OF WISCONSIN     )  
                                          ) ss  
COUNTY OF BROWN     )

Personally came before me this 3<sup>rd</sup> day of October, 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**  
**A BUILDING LOCATED AT**  
**1218 VELP AVENUE**  
**GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Kane Equity LLC  
Attn: Corporate Guardians of NE WI (Roger Kane)  
P.O. Box 117  
Two Rivers, WI 54241

The undersigned, a duly appointed Building Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the premises located at 1218 Velp Avenue, Green Bay, Brown County, Wisconsin, parcel number 18-783, more particularly described as follows:

That part of the Whitney or Laventure Claim, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows: Commencing at the Northeast Corner of Lot Four (4), Block Three (3), Van Dyke Company Addition to the City of Green Bay, Wisconsin; Thence North 40° 56' 08" East 66.02 feet to a point on the North line of Velp Avenue as the point of beginning; Thence South 50° 19' 52" East 207.75 feet; Thence North 39° 40' 08" East 54.1 feet; Thence North 50° 19' 52" West along the center line of a brick wall 10.35 feet; Thence North 39° 40' 08" East along the center line of a brick wall 125.00 feet; Thence North 50° 19' 52." West 289.65 feet; Thence South 39° 40' 08" West 175.00 feet to the North line of Velp Avenue; Thence South 52° 51' 52" East 92.85 feet to the point of beginning, excepting therefrom that part used for street purposes as described in Jacket 25427, Image 19 and further excepting Parcel 122 of TTP 1450-04-21-4.17 as described in Document Number 2474458.

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

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in Wis. Stats. § 66.0413(1)(b), that the building shall be razed and the rubble and remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to raze the building and fill and level any excavation caused thereby and restore the site 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 razing and removing the condemned structure and all out buildings, accessory structures, flatwork, driveway aprons, and fill at the specified address and 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.

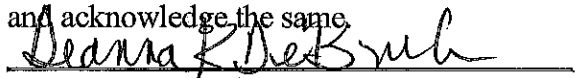
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to Wis. Stats. § 66.0413(1)(h), which is an exclusive remedy.

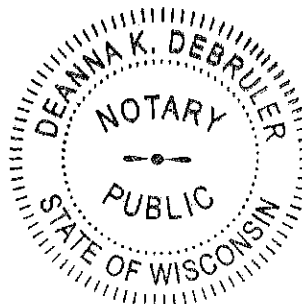
Dated this 30<sup>th</sup> day of September, 2022.

  
Rob Cormier  
Building Inspector

STATE OF WISCONSIN     )  
                                          ) ss  
COUNTY OF BROWN     )

Personally came before me this 30<sup>th</sup> day of September, 2022, the above named, Rob Cormier, 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  
1226 PERROT STREET  
GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Kevin Schuster  
1226 Perrot Street  
Green Bay, WI 54302

The undersigned, a duly appointed Housing Inspector for the City of Green Bay, Brown County, Wisconsin, recently caused to be inspected the garage located at 1226 Perrot Street, Green Bay, Brown County, Wisconsin, parcel number 20-510, more particularly described as follows:

Lot 5, Block 94, Business Men's Association, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, together with the North ½ of that part of the vacated alley lying Southerly of said Lot 5 between the Easterly and Westerly lines of said Lot extended Southerly.

and determined that the garage 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. Straighten and brace the framing to make the walls true and plumb. All frame and wall coverings, siding, trim, etc., associated with this repair will need to be properly replaced.
2. Replace all deteriorated and broken boards, siding, and trim.
3. Repair or replace the double garage entry doors, ensuring they are straightened.
4. Replace any and all broken windows.
5. Repair all holes and openings providing harborage to wildlife and rodents.
6. Prepare and paint all other siding and trim or cover with appropriate siding materials.

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 the garage and fill and level any excavation caused thereby and restore the site 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 razing and removing the garage at the specified address and 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.

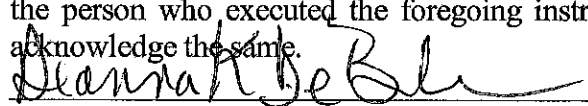
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

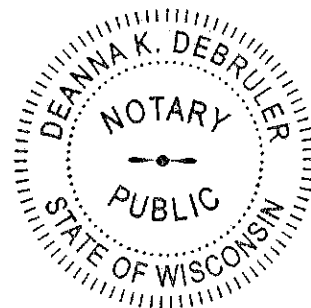
Dated this 4th day of October, 2022.

  
\_\_\_\_\_  
Scott Nelson  
Housing Inspector

STATE OF WISCONSIN     )  
                                          )ss  
COUNTY OF BROWN     )

Personally came before me this 4th day of October, 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







Make A Move  
KEVIN SCHUSTER  
920-850-7206  
THEGOOFYTREGUY

296-WKC



**NOTICE AND ORDER TO RAZE OR REPAIR**  
**A BUILDING LOCATED AT**  
**1555 E. MASON STREET**  
**GREEN BAY, BROWN COUNTY, WISCONSIN**

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

MAD Management LLC  
Attn: Jeffrey Dietz  
13886 Vance Lane  
Manitowish Waters, WI 54545

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 1555 E. Mason Street, Green Bay, Brown County, Wisconsin, parcel number 8-497, more particularly described as follows:

Lot 15, Block 2, Guesnier's Fourth Addition, in the City of Green Bay, Brown County, Wisconsin.

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

THEREFORE, IT IS ORDERED, pursuant to the authority set forth in Wis. Stats. § 66.0413(1)(b), that the following reasonable repairs be made to make said building safe and sanitary:

1. The HVAC system must be code complaint.
2. All plumbing and fixtures must be code compliant.
3. All electrical and fixtures must be code compliant.
4. Functioning smoke and CO detectors must be installed.
5. The basement foundation must be sound and safe. A structural analysis may be required.
6. The rear deck must be repaired, replaced, or removed.
7. All deteriorated or missing ceiling, wall, and floor coverings are to be replaced and in good condition.
8. All structural, electrical, and plumbing changes must be performed by licensed contractors with proper permits.

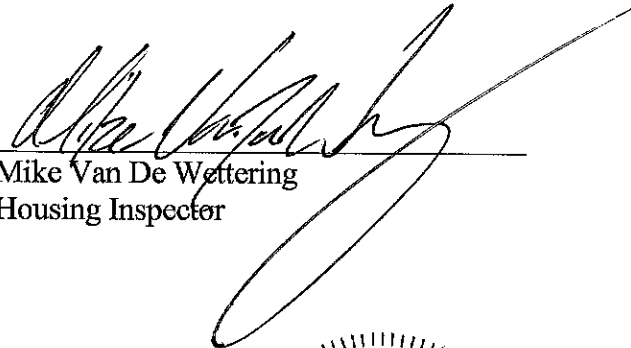


or said building shall be razed, the rubble and the remains thereof removed, and any excavation caused by such razing filled and leveled and the site restored to a dust-free and erosion-free condition, within thirty (30) days following the service of this Notice and Order upon you.

NOTICE IS GIVEN that upon your failure to repair the building or raze it, fill and level any excavation caused thereby, and restore the site 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 razing and removing the building in question and all out buildings, accessory structures, flatwork, driveway aprons, and fill at the specified address and 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.

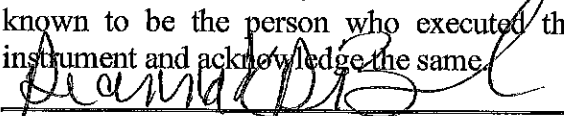
NOTICE IS FURTHER GIVEN that you may challenge this Notice and Order pursuant to Wis. Stats. § 66.0413(1)(h), which is an exclusive remedy.

Dated this 3rd day of October, 2022.

  
Mike Van De Wattering  
Housing Inspector

STATE OF WISCONSIN     )  
                                      ) ss  
COUNTY OF BROWN     )

Personally came before me this 3rd day of October, 2022, the above named, Mike Van De Wattering, 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

