



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, NOVEMBER 16, 2022, 4:30 PM
In person at City Hall, Room 604 -The Harry Maier Room.
Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the November 16, 2022, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 19, 2022, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 22-41) Consideration with possible action on a design review for window replacements located at 240 N. Broadway - Held from October 19, 2022 meeting.
2. (COA 22-45) Consideration with possible action on a design review for a major exterior remodel at 711 Eliza Street.
3. (COA 22-47) Consideration with possible action on a design review for door replacements at 837 S Jackson Street

F. Informational.

- I. Public Meeting for Phases 5, 6, and a Portion of 7 for the Update to the Intensive Survey

2. Staff-Level COA Applications.
3. Review City Raze/Repair Orders and Demolitions.
4. Staff Update.
5. Date of next meeting: Wednesday, December 21, 2022.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Landmarks Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZlRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 9253 8356

Passcode: 973532

Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZlRXJQUW5qZz09>

Public Comments

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

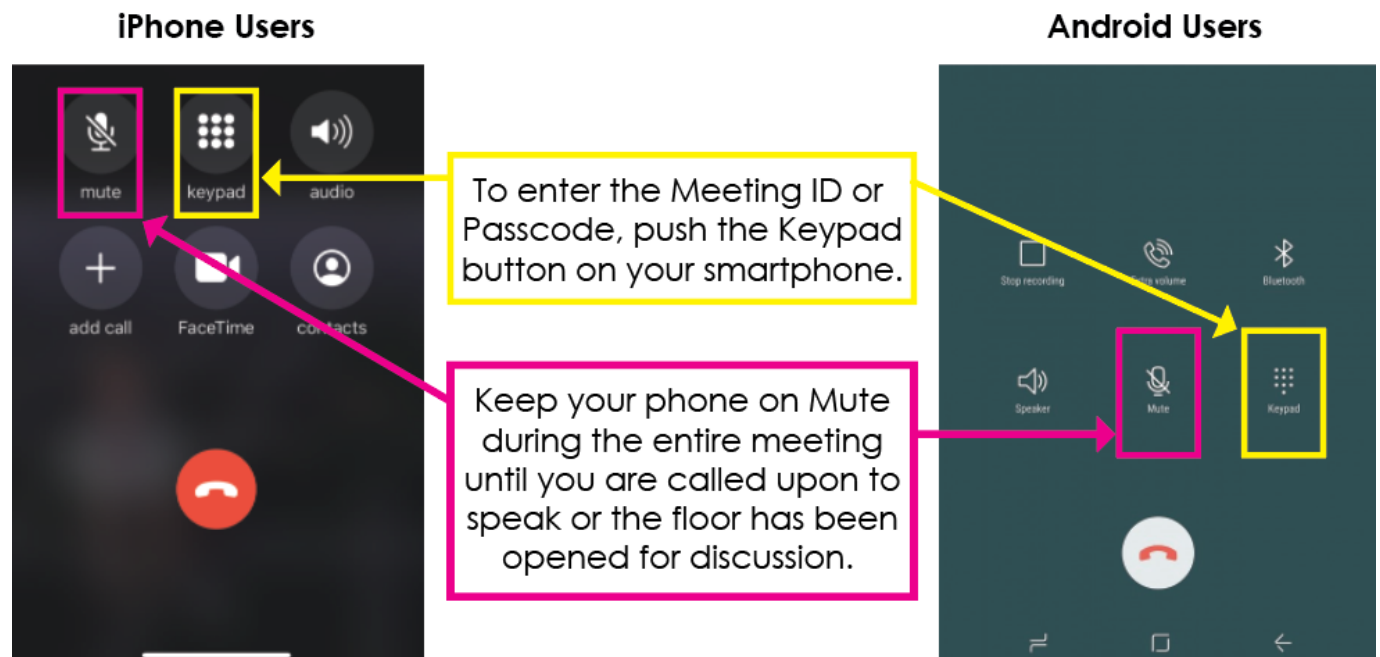
Additional Information

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

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

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

November 16, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-41) Consideration with possible action on a design review for window replacements located at 240 N. Broadway - Held from October 19, 2022 meeting.

BACKGROUND

Update from Applicant for 11/16/22 Meeting:

The existing first floor windows would be replaced because (a) code requires an exit door for the new residential access stairwell on the Dousman Street side, far east end of the building, and thus, (b) moving that existing door east 15-20 feet to meet this results in a new storefront system there and a subsequent desire for all the glass to then match as a result. On the Broadway side of the building, and as previously discussed, it's a developer and tenant desire for aesthetic, neighborhood, and functional improvement. (My identified user has indicated that it will pull out of the deal without the visibility that the glass will afford.)

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 facades 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:

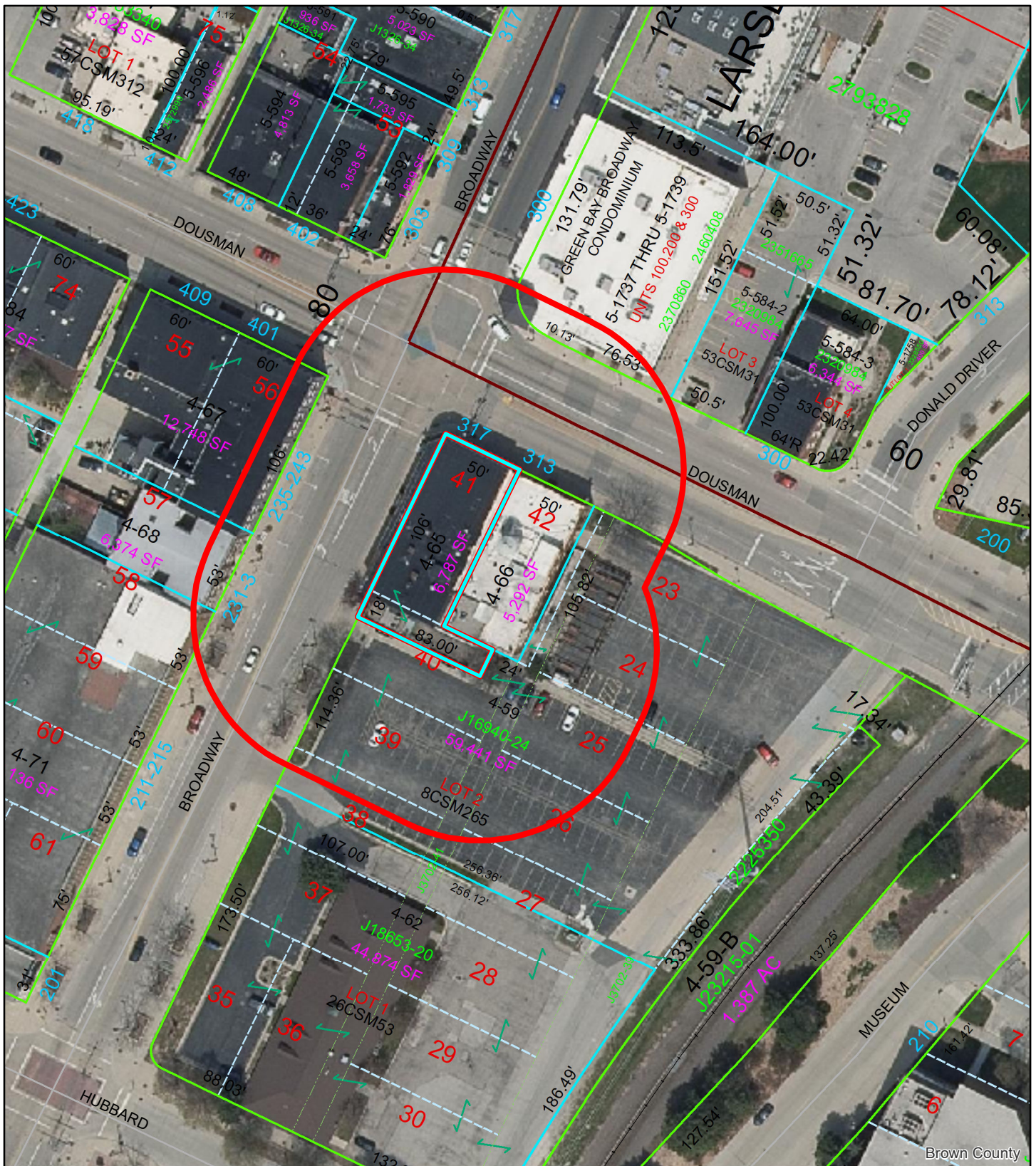
- details on the signage (design, foundation, attachment points, illumination, etc)
- info on the rear addition and secondary façades
- replacement window finish (anodized vs. powder coat)
- replacement window visual light transmittance value
- operability of the second story windows
- paint (confirmation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

Proposed Renovation For:

240 N. Broadway

Green Bay, Wisconsin

Issue Date: 10/3/2022
Revisions:

A2.0







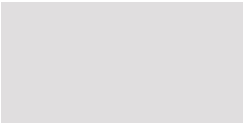
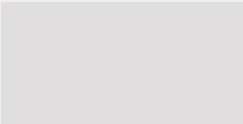




KAWNEER ANODIZED FINISHES

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



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Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
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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.

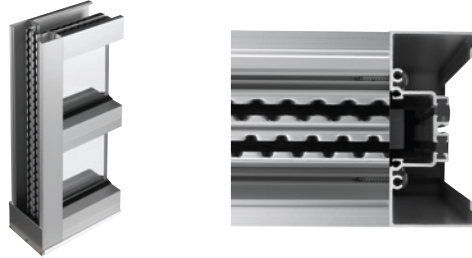
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior 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

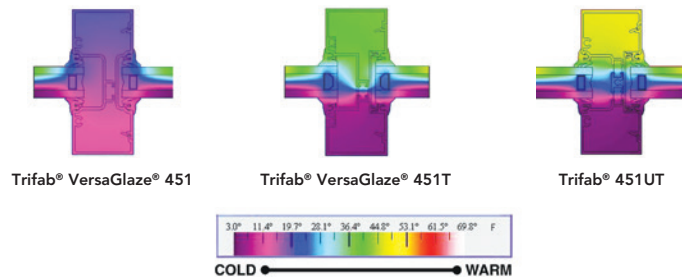
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



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.

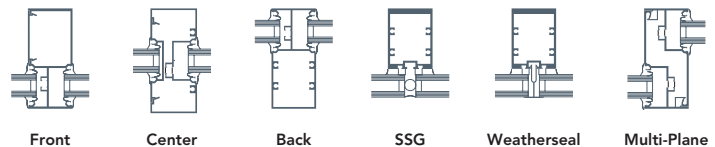
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

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

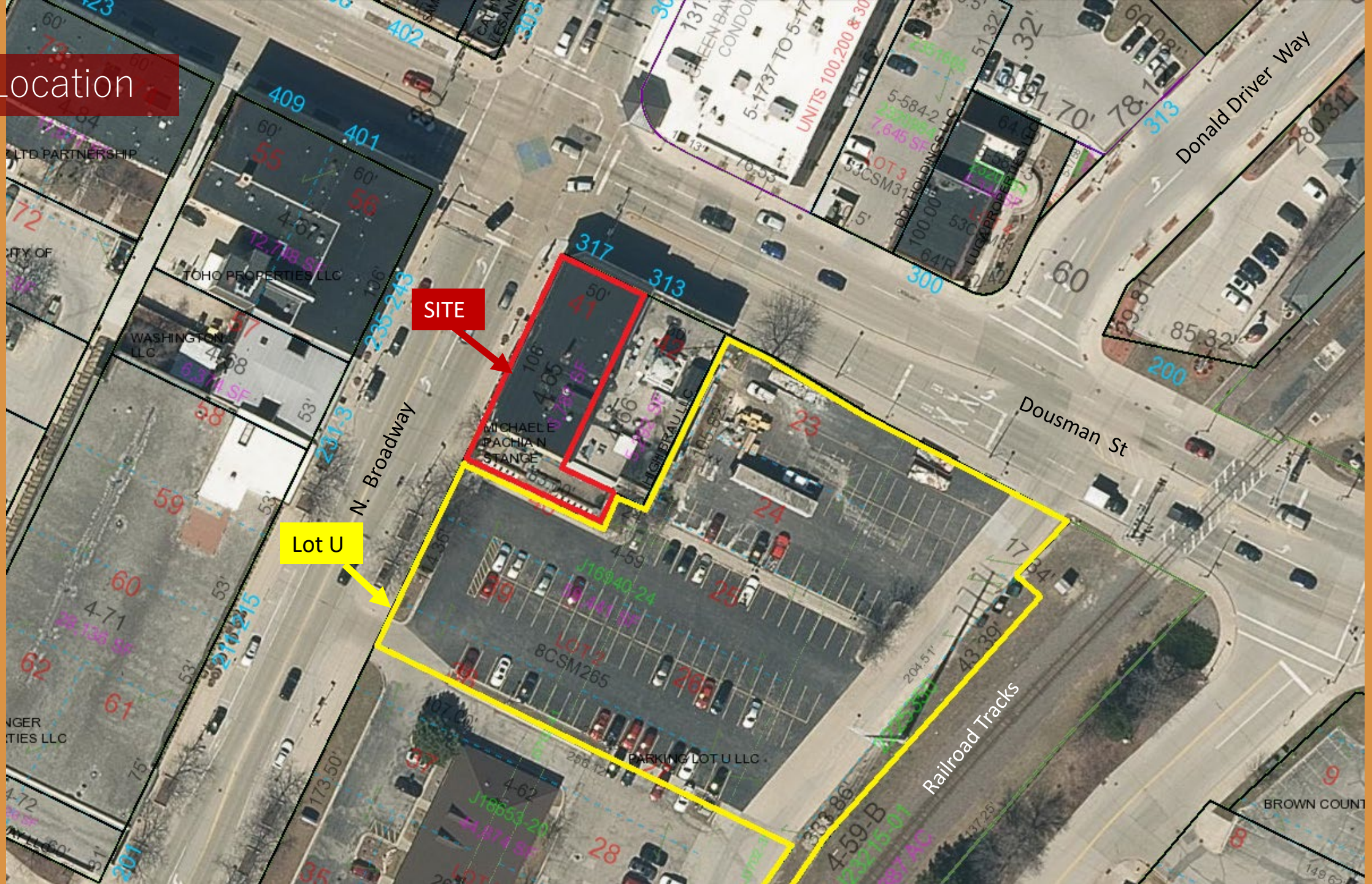




Landmarks Commission Submittal

240 N. Broadway / 317 Dousman Street, Green Bay

Location



Current 2nd 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

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

300 N. Van Buren Street	Green Bay	WI	54301
(Address)	(City)	(State)	(Zip)

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

300 N. Van Buren Street	Green Bay	WI	54301
(Address)	(City)	(State)	(Zip)

813-500-0296		gb@gb-re.com
(Office Phone #)	(Cell 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

November 16, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 22-45) Consideration with possible action on a design review for a major exterior remodel at 711 Eliza Street.

BACKGROUND

711 Eliza Street is a contributing property in the Astor NRHP District, built c. 1870s/1880s. This house was moved to this location c. 1910 and converted at that time from a large carriage house for the Rufus Kellogg estate, later St. Joseph Academy (Asylum), to a single-family home. This building, in its earlier carriage house form, is the design of notable architect William Waters. As a house, the large front porch of c. 1910 is a character-defining feature and important in the period of significance for the district. This house retains good integrity, but has been threatened with demolition by neglect during the last several years. This property was previously flagged a "Demolition by Neglect" property under previous ownership. We, along with our Inspection Division, have been working with the new owners to bring the property back into compliance. Inspection violations are attached.

The COA proposes several repairs and replacements. Exterior work described in the COA application includes new paint, foundation repair, repair and replace screens, repair windows, and repair doors. Repairs specific to the front porch include replace deteriorated deck boards, replace ceiling/fascia/soffit boards, replace gutters, and replace center deck support post.

Some replacement work is defined in the COA application. The proposed new roof shingles are Pinnacle Pristine Desert Shake, which satisfies all SHPO requirements. The porch floor material appears to be an UltraDeck composite decking with a relatively wide face and radiused edges, which is more appropriate for a back deck and lacks a tongue-&-groove profile.

Other replacement work has not been well-defined in the COA application. Specifically:

- New windows, but windows to be replaced not identified, and no details provided on proposed replacement units.
- New door(s), but unclear which door(s) and what the proposed replacement is to be.
- Porch replacement material is unclear, but Menards cut-sheet suggests that 1x8 calsiding is proposed to replace the existing beadboard ceiling material and green treated dimensional lumber is to replace columns and railings.
- Soffit and fascia material unspecified.

LC staff notes that proposed porch replacement materials (1x8 calsiding, UltraDeck flooring, and green treated lumber) do not match historic components in material, size, shape, profile, or appearance. Additionally, details of the proposed finished appearance of the character-defining front porch (and soffits and fascias) have not been provided.

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.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 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.”*

RECOMMENDATION

LC staff recommends approval of “repairs” in which existing material is refurbished and maintains its historic appearance as well as approval of the proposed roof shingles.

LC staff recommends that existing porch columns are repaired rather than replaced. If replacement is necessary, new columns should match the old in appearance (style, form, dimensions, etc).

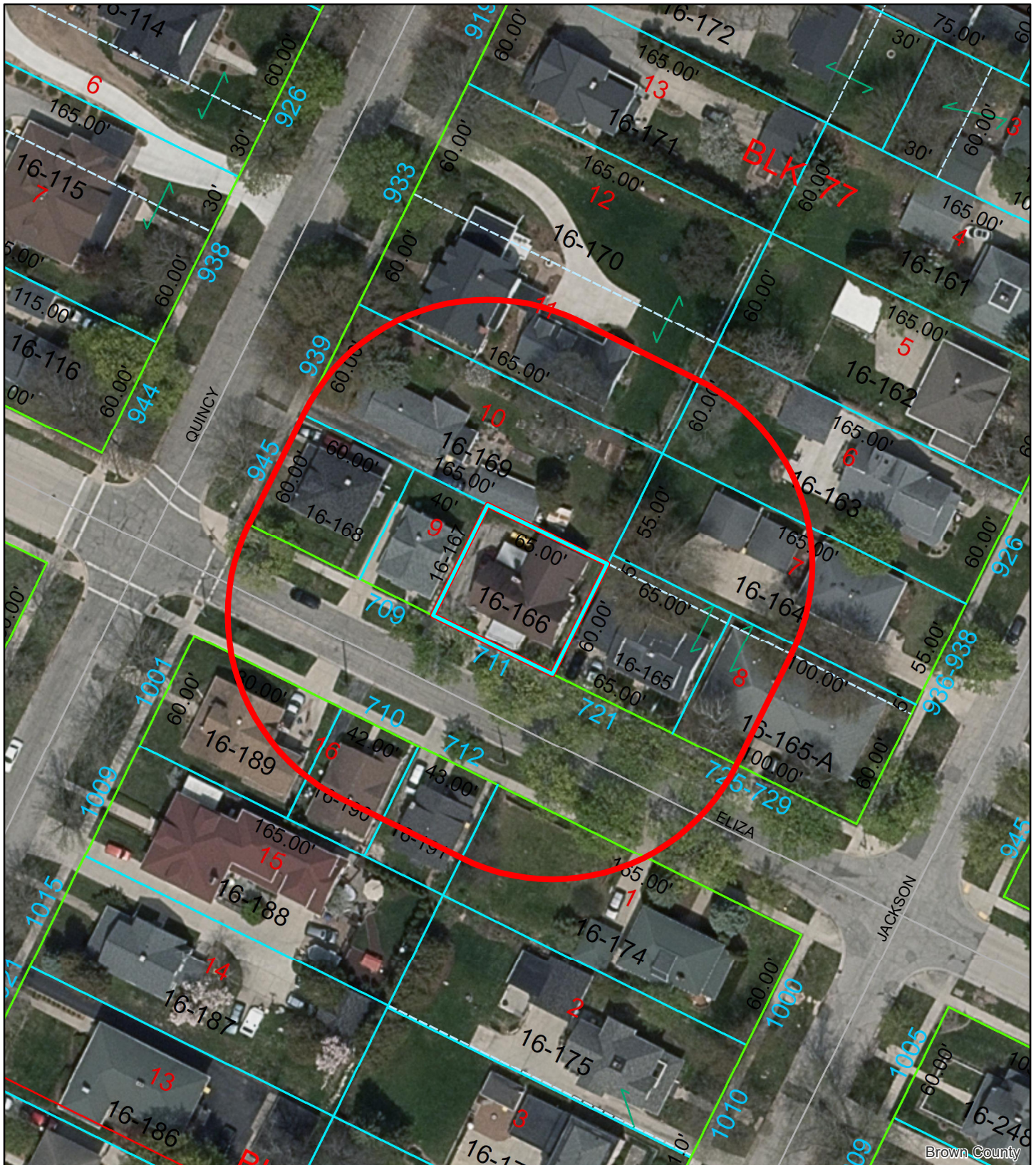
LC staff recommends taking an opportunity to solicit additional details from the COA applicant before approving any work involving replacement material other than the roof shingles. Of highest concern is the proposed finished appearance of the character-defining front porch (and soffits and fascias), which has not been provided.

LC staff notes that this project likely qualifies for a 25 percent state income tax credit.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-45 Map
2. 711 Eliza 2019
3. COA 22-45 Pic- Porch
4. COA 22-45 Pic- Porch 1
5. COA 22-45 Pic- Porch 2
6. COA 22-45 Pic- Roof
7. COA 22-45 Applicant Narrative
8. COA 22-45 Violation Letter
9. COA 22-45 Estimates and Materials
10. COA 22-45 Estimate 1
11. COA 22-45 Estimate 2
12. COA 22-45 Estimate 3
13. 711 Eliza Property Detail Sheet



(COA 22-45) Exterior Remodel at 711 Eliza Street

0 15 30 60 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. 10 Nov 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 711 Eliza
- 100-ft. Notification Area







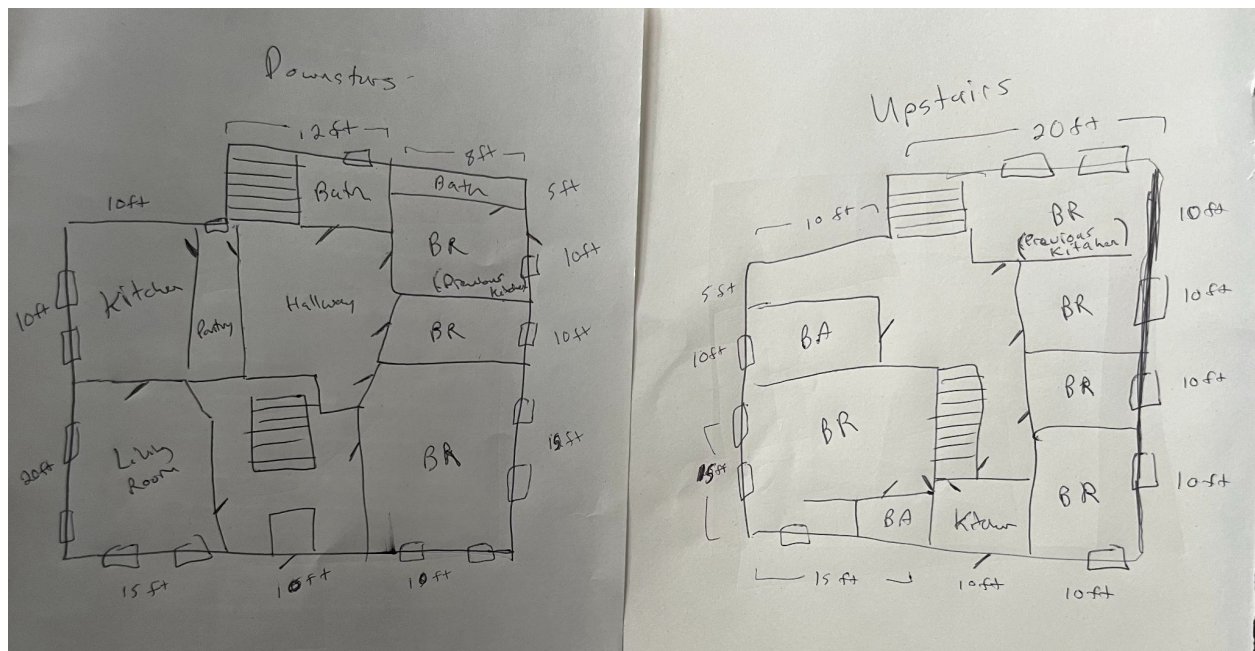




Quote from Nichols Flooring and Stone acting as general contractors for City Historic Landmarks Commission and City Inspector:

Jeremy informed us a Certificate of Appropriateness isn't required as this home is being converted from a fourplex to a single family home and apparently needs very little changed to accomplish this. We will merely remove two kitchens to convert them to bathrooms and will be replacing the damaged wood and shingles with as close to original materials as possible. Attached is a building plan along with a building permit.

1. Floor and building plan including dimensions, doors, exits windows and stairways.



2. Repair of 2-story front porch, fascia, and soffit structure in addition to main level porch deck structure outlined in attached PDF.

Please let us know if this is sufficient and if we can submit the permits for the roof repairs. There is only one gas meter active which supplies the stoves and furnaces.



Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

To: **711 ELIZA ST**
Green Bay, WI 54301

Condition:
RAZE OR
REPAIR
ORDER
(ENTIRE
BLDG-4
UNIT)

October 10, 2022
Case #: **88116**
(Initial Inspection 8/8/2018)

Property Address: 711 ELIZA ST, 16-166

Dear Tenant:

An inspection was recently conducted at your property. Results of this inspection identified Municipal Ordinance violation(s) that need to be addressed by you, the tenant. Please note the "Correct By" date for correcting each item listed below. Unless I hear from you prior to the Correct By date(s), a re-inspection to check for compliance will be performed on or shortly after each date listed. The City greatly appreciates your effort and commitment to improving the quality of life in our neighborhoods. **Please contact me directly** if you have any questions regarding this notice. Again, thank you for maintaining your property in a code compliant condition.

Tim Meves, Housing/Zoning Inspector
(920) 448-3331 Tim.Meves@greenbaywi.gov

Violations Notice:

Order Number	Findings	Correct By	Inspector Comments
SPS 362.1200	CARBON MONOXIDE DETECTORS shall be installed and maintained in accordance with s.101.149(2)-(6) in all multi-family dwellings. Install detector(s) in the basement of the building if the basement has a fuel-burning appliance. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance. In each room that has a fuel-burning appliance and that is not used as a sleeping area. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit or at the closest available electrical outlet in the hallway. By state statute you have 5 days to comply with the above.		
SPS 328.03	SMOKE DETECTORS. There are missing and/or inoperable smoke detectors in these units. Smoke detectors must be installed in the basement and on each level in each unit. By state statute you have 5 days to make all required smoke detectors operable.		

23.14 (a) & (b)	CONDEMNATION. THIS BUILDING CANNOT BE USED FOR HUMAN HABITATION, OCCUPANCY OR USE DUE TO UNSAFE/DAMAGED FRONT PORCH CONDITION. This building is condemned for any of the following: (a) is so damaged, decayed, dilapidated, unsanitary, difficult to heat, unsafe, or vermin-infested that it creates a hazard to the health or welfare of the occupants or the public. (b) lacks illumination, ventilation, or sanitary facilities adequate to protect the health or welfare of the occupants or the public. This unit shall not be occupied or let for occupancy. The red UNFIT FOR HUMAN HABITATION placard may only be removed by a City of Green Bay Inspector at the time violations are corrected. Removal of the placard or occupying the unit may result in citations. THE BUILDING MAY BE ENTERED BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM FOR CLEANING, REPAIRS, REMOVAL OF PERSONAL AFFECTS AND INSPECTION ONLY. ANY OTHER ACTIVITY WITHIN THE BUILDING IS PROHIBITTED. NO ONE MAY ENTER OR OCCUPY THE PREMISES AFTER 5:00 PM UNTIL 8:00 AM. SHOWINGS FOR POSSIBLE SALE OF PROPERTY MAY EXTEND BEYOND THESE HOURS.		
RAZE/REP AIR	A raze or repair order against the building has been issued and has expired. This order is listed against the deed of the property and shall be disclosed to any future owners of the property.		
15.05(1)	BUILDING PERMIT REQUIRED. No person shall erect or construct any building or structure, or shall add to, enlarge, move, improve, alter, convert, extend, or demolish any building or structure or cause the same to be done, or shall commence any work covered by this chapter on any structure without first obtaining a building permit. Additional work requiring permits includes the construction of sheds, fences and replacement of or additions to driveways. Owner shall obtain a building permit.		
NOTE	The entire front porch structure requires repair/replacement. A building permit with building plan must be submitted to the City of Green Bay Building Inspection Division for review/approval. Prior to inspection review/approval, the City Landmarks Commission must approve the design and materials list - as this applies to properties located within a historical district. Conversion to a single family, and possibly a 2-family, with City Plan Commission and Common Council approval will		

	require a remodel permit.		
NOTE 2, 13.400	On September 1, 2021, if the dwelling is unoccupied, it will have reached the 12 month mark for being vacant and will LOSE its multi-family status. Afterwhich, it will be required to conform to the use requirements found in the First Residence (R1) Zoning District.		
23.23(1)(e)	RESIDENCE: Remove peeling paint from siding and trim and re-coat all affected areas.	6/1/2019	
23.23(1)(f)	UPPER FRONT PORCH: Replace damaged/deteriorated ceiling, fascia and soffit boards and paint to match. Thank you for your cooperation.	9/15/2018	
23.23(1)(d)	EAST SCREEN DOOR: 1) Replace torn center screen panel, 2) Replace missing top panel.	8/30/2020	
23.23(1)(f)	LOWER FRONT PORCH: 1) Replace all loose and deteriorated treads/steps, 2) Replace all deteriorated deck boards, 3) Replace damaged/deteriorated center deck area support posts. The deck is sagging and must be level/structurally sound.	9/27/2020	
23.23(1)(d)	UNIT 2: Replace damaged side interior entry door.	9/27/2020	
23.23(1)(b)	UNIT 1: 1) Repair water damaged ceilings throughout unit, 2) Determine source of water leak in unit above and repair as necessary.	9/27/2020	
23.23(1)(b)	Repair holes and damage to walls and flooring throughout bldg.	9/27/2020	
23.23(1)(d)	1) Repair/replace all damaged and or detached interior doors, 2) Repair or replace all damaged/deteriorated windows - all must function properly and be weather-tight.	9/27/2020	
23.23(2)(a), (b),(c)	Clean and sanitize entire dwelling. Remove all clutter and debris to include basement.	9/27/2020	
23.23(1)(g)	All plumbing fixtures shall function properly and be free of leaks. Replacement of 3+ fixtures with new requires a permit.	9/27/2020	
23.21, NEC	All electrical fixtures, outlets and switches shall function properly and be replaced if they do not. Any new or replacement wiring requires a permit.	9/27/2020	
23.23(1)(a)	RESIDENCE: Repair broken/damaged area of exterior foundation along bottom edge at west wall.	9/27/2020	
23.21(5)	Each habitable room shall have at least one window screen installed. Repair/replace all that are missing, torn or detached.	9/27/2020	

All cited violations must be corrected by the date(s) indicated above unless an extension of time is granted. A re-inspection fee in the amount of fifty dollars (\$50) will be assessed for each re-inspection required after the above noted correction date or extension date passes and the property is still in non-compliance. In addition, each day that violations continue after this notice shall constitute a separate offense and may be subject to additional re-inspection fees and/or the issuance of Municipal Court citations.

An owner of real property shall give notice to any purchaser that a notice has been issued concerning code violations, where the condition giving rise to the notice of violation has not been corrected.

A handwritten signature in black ink that reads "Tim Meves". The signature is fluid and cursive, with the first name "Tim" and last name "Meves" clearly distinguishable.

Tim Meves, Housing/Zoning Inspector
(920) 448-3331, Tim.Meves@greenbaywi.gov

October 10, 2022

Date

Nichols Flooring and Stone

11576 Wisconsin Creek Rd
Long Lake, WI 54542
(715) 889-0447

Estimate / Work Order

Submitted on 11/01/2022

Estimated for

Jeremy Scholz

711 Eliza LP

620 W Prospect Ave

Appleton, WI 54911

Project

711 Eliza LP Green Bay

Estimate Number

2533

Estimated Completion Date

12/1/2022

Description	Material Cost	Total price
UPPER FRONT PORCH: Replace damaged/deteriorated ceiling, fascia and soffit boards and paint to match.	\$1,700.00	\$6,000.00
LOWER FRONT PORCH: 1) Replace all loose and deteriorated treads/steps,	\$1,000.00	\$1,000.00
2) Replace all deteriorated deck boards	\$500.00	\$1,000.00
3) Replace damaged/deteriorated center deck area support post to make structure sound	\$1,000.00	\$7,000.00
ROOF: 1) Remove shingles, decking as gutters as necessary		\$1,000.00
2) Replace decking, install underlayment, asphalt shingles and gutters	\$5,000.00	\$10,000.00
RESIDENCE: 1) Remove peeling paint from siding and trim and re-coat all affected areas.	\$500.00	\$1,500.00
2) Repair broken/damaged area of exterior foundation along bottom edge at west wall.	\$200.00	\$500.00
3) Repair/replace all that are missing, torn or detached habitable room window screens.	\$200.00	\$500.00
4) Replace east door and screen door, center screen panel and missing top panel.	\$200.00	\$500.00
5) Repair holes and damage to walls and flooring throughout bldg.	\$200.00	\$500.00
6) Repair/replace all damaged and or detached interior doors	\$400.00	\$400.00
7) Repair or replace all damaged/deteriorated windows - all must function properly and be weather-tight.	\$400.00	\$1,200.00
8) Clean and sanitize entire dwelling. Remove all clutter and debris to include basement / dumpster rental	\$500.00	\$2,000.00
PLUMBING: 1) Plumbing will be removed and capped from 2nd downstairs kitchen and upstairs kitchen by a licens	\$50.00	\$300.00
2) Plumbing leak in previous first unit living room and previous 1st unit bedroom ceiling	\$100.00	\$300.00
ELECTRICAL: All electrical fixtures, outlets and switches shall be tested to function properly and be replaced if they do not.		\$100.00
HVAC: Air ducts will be cleaned		\$300.00

Notes:

Subtotal **\$34,100.00**

\$35,805.00

MENARDS®

STORE # 3030 APLW
5105 INTEGRITY WAY
GRAND CHUTE, WI 54913

FAX: (920) 739-5013
EMAIL: APLWBuildingMaterials@menards.com

Prices shown are valid today only.

APLW 09865



AT YARD ENTRANCE

PICKING LIST - GUEST COPY PAGE 2 OF 2

SOLD BY: BOBBY M.
DATE: 10/28/22

QUANTITY	DESCRIPTION	SKU NUMBER
1 EACH	3X4 DROP WITH OUTLET	WHITE ALUM 158-4083
3 EACH	HD 5"X16' K GUTTER .027	WHITE HEAVYALUM 158-4112
2 EACH	5" ENDCAP RIGHT	BROWN ALUM 158-4526
16 EACH	5" GUTTER HANGER W/ SCREW	ALUM GUTTER 158-5101
12 EACH	CONCRETE MIX	60 LB 189-1030
1 BOX	1-1/4" COIL ROOFING NAIL	7200PC 208-2165
7 BOX	2-3/4" COMPOSITE SCREW	1 LB NATURAL 230-8056
5 EACH	COL CROWN WM54 PINE	9/16X2-1/4X12' 417-4527

roofing
base
roofing
Deck
upper Deck molding

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE
PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This quote is valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pick up all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

Instructions:
Take this picking list to a cashier to pay for the merchandise.
Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
Load your merchandise. (Menards Team Members will gladly help you load your materials.)
You cannot be held liable for damage to your vehicle.
When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the items you are taking with you.)
Sign the Gate Attendant's signature pad verifying you've received the merchandise.

Menards does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not your vehicle and if the twine supplied is strong enough. If you do not believe the twine will suffice, stronger material can be purchased inside the store.

TERMS AND CONDITIONS CAREFULLY. All returns are subject to Menards' posted return policy. In consideration for Menards low prices you agree that if the merchandise you purchased is defective, Menards will agree to exchange the merchandise or refund the purchase price based on the form prices you paid.

PRE-TAX TOTAL:

2,720.

MENARDS®

STORE # 3030 APLW
5105 INTEGRITY WAY
GRAND CHUTE, WI 54913

FAX: (920) 739-5013
EMAIL: APLWBuildingMaterials@menards.com

Prices shown are valid today only.

APLW 09865



AT YARD ENTRANCE

PICKING LIST - GUEST COPY

PAGE 1 OF 2

SOLD BY: BOBBY M.
DATE: 10/28/22

QUANTITY

DESCRIPTION

SKU NUMBER

17 EACH	2X4-8' AC2 GREEN TRTD	GROUND CONTACT	111-0818	railing
2 EACH	2X8-12' AC2 GREEN TREATED	GROUND CONTACT	111-1341	ratters ceiling
2 EACH	4X6-8' AC2 GREEN TREATED	GROUND CONTACT	111-2421	1st floor braces
1 EACH	4X6-12' AC2 GREEN TREATED	CRITICAL STRUCT	111-2447	support Beam
4 EACH	6X6-10' AC2 GREEN TREATED	CRITICAL STRUCT	111-2829	upper Deck pillars
24 EACH	12' DRIFTWOOD GRAY FUSION	RADIUS EDGE	112-0059	Deck 1st floor
9 EACH	1/2 (1/2 CAT) 4X8 OSB	2WH 1BK STRIPE	124-2809	roof
2 EACH	#30 FELT HEAVY DUTY	3'X72' (2 SQ)	151-1802	roof
9 BNDL	PINNACLE PRISTINE	DESERT SHAKE	151-6714	roof
1 EACH	10'X20' RUBBER ROOFING	45 MIL EPDM	151-9008	2nd floor Deck
5 EACH	12' STYLE D ALM ROOF EDGE	WHITE	157-1398	roof
2 EACH	50Z CEMENT SEALANT	CLEAR	158-1402	roof
1 EACH	3X4 10' DOWNSPOUT	WHITE ALUM	158-4071	roof
1 EACH	3X4 B ELBOW	WHITE ALUM	158-4081	roof

**TO AVOID PRODUCT NOT BEING AVAILABLE ON A LATER DATE
PLEASE PICK UP ALL MERCHANDISE TODAY. THANK YOU.**

This is a quote valid today. Upon payment this quote becomes a yard picking list subject to the terms and conditions below. Quantities listed above may exceed quantities available for immediate pick-up. Product is not held for a specific guest, but instead is available to the buying public on a first come, first serve basis. Please pick up all purchases made on this picking list immediately. Failure to pick up products on this picking list today will result in additional charge to you if, on the day of pick up, the retail price of the products are higher than on the day purchased. Menards liability to you is limited to refunding your original purchase price for any product not picked up.

Guest Instructions:

1. Take this picking list to a cashier to pay for the merchandise.
2. Enter the outside yard to pick up your merchandise. (All vehicles are subject to inspection.)
3. Load your merchandise. (Menards Team Members will gladly help you load your materials but cannot be held liable for damage to your vehicle.)
4. When exiting the yard, present this list to the Gate Attendant. (The Gate Attendant will record the items you are taking with you.)
5. Sign the Gate Attendant's signature pad verifying you've received the merchandise.

Insurance does not allow us to tie down or secure your load, trunk lid, etc. For your convenience, we supply twine, but you will have to decide whether or not to use it. If you do not believe the twine will suffice, stronger material can be purchased.

PRE-TAX TOTAL: (CONTINUE)

MENARDS®

STORE # 3030 APLW
5105 INTEGRITY WAY
GRAND CHUTE, WI 54903

FAX: (920) 739-5013

EMAIL: APLWBuildingMaterials@menards.com

Track your order online at Menards.com using this order number
Prices shown are valid today only.



SCA
ENT

AT YARD E

TRACKABLE PREPAID ORDER PAGE 1 OF 1

ESTIMATED ARRIVAL DATE:
NOT BINDING ON MENARD, INC.
BASED ON PROMISES BY OTHERS 11/10/22

SOLD BY: BOBBY M.
DATE: 10/28/22

NOTIFICATION:
EMAIL: None@hotmail.com

GUEST NAME - ADDRESS - PHONE	
Beyer, Tom	
PH:	
JOB DESC:	

QUANTITY	DESCRIPTION	SKU NUMBER
1 EACH	3X4 10' DOWNSPOUT	WHITE ALUM 158-4071
1 BOX	2-5/8" COMPOSITE SCREW	1 LB NATURAL 230-8056
11 PKG	1X8-12' PREFIN CARSIDING 4 PCS/PKG	501-5812

roosting

ceilings

2720

+ railing post 90 @ \$3.00

Once your merchandise arrives at the store, you have 14 days to pick it up. If you have provided an email address, an email will be sent to that address when your merchandise arrives at the store. If you have not provided an email address, you will receive no notification, and it is your responsibility to track your order on www.menards.com.

This is a quote valid today. Upon payment this quote becomes a picking list subject to the terms and conditions below. Quantities listed above may exceed available for immediate pick-up. Failure to pick up products on this picking list within 14 days of this product being available may result in a 10% restock fee.

Guest Instructions:

1. Take this picking list to a cashier to pay for the merchandise.
2. You can track the progress of your order at www.menards.com by using the tracking number in the top right-hand corner of this document.
3. You will receive an email at the above listed email address when the store receives the merchandise, you then have 14 days to pick up the merchandise. If no email address is given, you will not receive an email, and it is your responsibility to track your order on www.menards.com.
4. Once your product is at the store, simply return to the store to pick up the product. For larger items, you may enter the outside yard with (all vehicles entering the outside yard are subject to inspection).
5. Any merchandise not picked up within 14 days of its arrival at the store will no longer be available, and you will receive a 10% restock fee.

PRE-TAX TOTAL

Address: 711 Eliza St
Parcel No.: 16-166
WI AHI No.: 2250

Historic Name:

Built: 1890 c. 1890s c. 1870s/80s, per research (WJF 11/18/2020)
Historic Use: apartment/condominium
Architectural Style: Stick Style
Wall Material: clapboard
Architect:

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

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>

(district nomination)

Notes:

"Academy Apartments, a very large frame structure, is 2 1/2 stories tall with a steeply pitched roof. A central porch supported by four round columns is topped by a second floor porch, also with four columns. Owner: Robert J. Detrie, Jr., 2330 Calvin Drive, Green Bay, WI 54302 and Mark J. Denis, 101 Rosemont Drive, Green Bay, WI 54301"
- per NRHP nomination

"Two-story front porch with round arch window on second story. Tall gables with cross-board bargeboards."
- WI AHI

Stewardship:

- Character - Overall form & fenestration. Victorian Stick Style. Front façade dominated by centered gable and two-story porch.
- Features - 2nd story diamond-muntin windows. Cross-board bargeboards. Wood clapboard siding (much is original).
- Alterations - Porch is old, but current form & configuration is atypical for the style. Replacement windows, 1st story.
- Misc - Absent on 1907 Sanborn map - moved here.

Reported to have been a barn or carriage house for the Rufus B. Kellogg estate once located at site of St. Joseph Academy (622 Eliza).

November 18, 2020 - proof (?) - 20 May 1909 GB Press Gazette, but wrong empty lot location (nearby)

11 Jan 1911 - Mrs. Milford Kerr, corner Eliza & Quincy

St. Joseph Orphanage in Green Bay, Wisconsin, existed from 1877-1980

- usgenwebsites.org, "Brown County, Wisconsin Orphanages"

Sisters of St. Joseph's Orphan Asylum mentioned 04 Jan 1887

26 April 1877 - "Sisters are to close the Ursuline Academy, and that it is to be changed into an Orphan Asylum"

Academy present in 1876 (maybe earlier)

<https://www.notredameacademy.com/about-nda/history>

28 July 1896 - Sisters of Good Shepherd sold to St. Joseph's

Architect - William Waters (famous, Oshkosh)

Built for Rufus Kellogg (1837-1891), lived here until dead



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

November 16, 2022

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 22-47) Consideration with possible action on a design review for door replacements at 837 S Jackson Street

BACKGROUND

837 S Jackson Street is a contributing property in the Astor NRHP District. This house retains integrity of location, setting, and design, but changes to date have noticeably impacted integrity of workmanship and materials (notably the modern siding material).

The COA proposes replacing front and rear doors, including the storm doors. Existing doors are old, possibly/probably within the period of significance for the district, but they also probably cannot be proven to be original to the house. Existing doors suit the late-19th / early-20th century vernacular style of the house (this house probably dates to the 1890s or 1900s). Details for the proposed replacement doors have been provided. LC staff notes that the proposed replacement for the front door mimics a Craftsman style appearance generally associated with the late 1910s through the 1930s.

The most relevant, high-level portions of the Secretary of the Interior's Standards include the following:

"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.

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."

The Wisconsin Historical Society (State Historic Preservation Office) provides text on best practices for doors on historic buildings, available here - - > <https://www.wisconsinhistory.org/Records/Article/CS4143>

. As expected, best practices include repairing original doors (as well as screen/storm doors); however, when replacements are required, the following guidance is offered.

"Choose replacement doors that replicate the design of your original doors. If you must replace a badly damaged or missing original door, choose a replacement door that is similar in design to the original in style, materials, glazing (on glass) and lights (pane configuration). Ideally, you should base the design for your replacement door on physical or photographic evidence. If no such evidence exists, look at the doors on neighboring buildings with the same style and a similar date of construction to identify an appropriate door style.

When installing a storm door, use a full-view design. Only a small amount of a home's energy loss is through its doors. However, if you want to add a storm door to your house, install a storm door with a full-view design (mostly glass) so the historic door can be seen behind it."

RECOMMENDATION

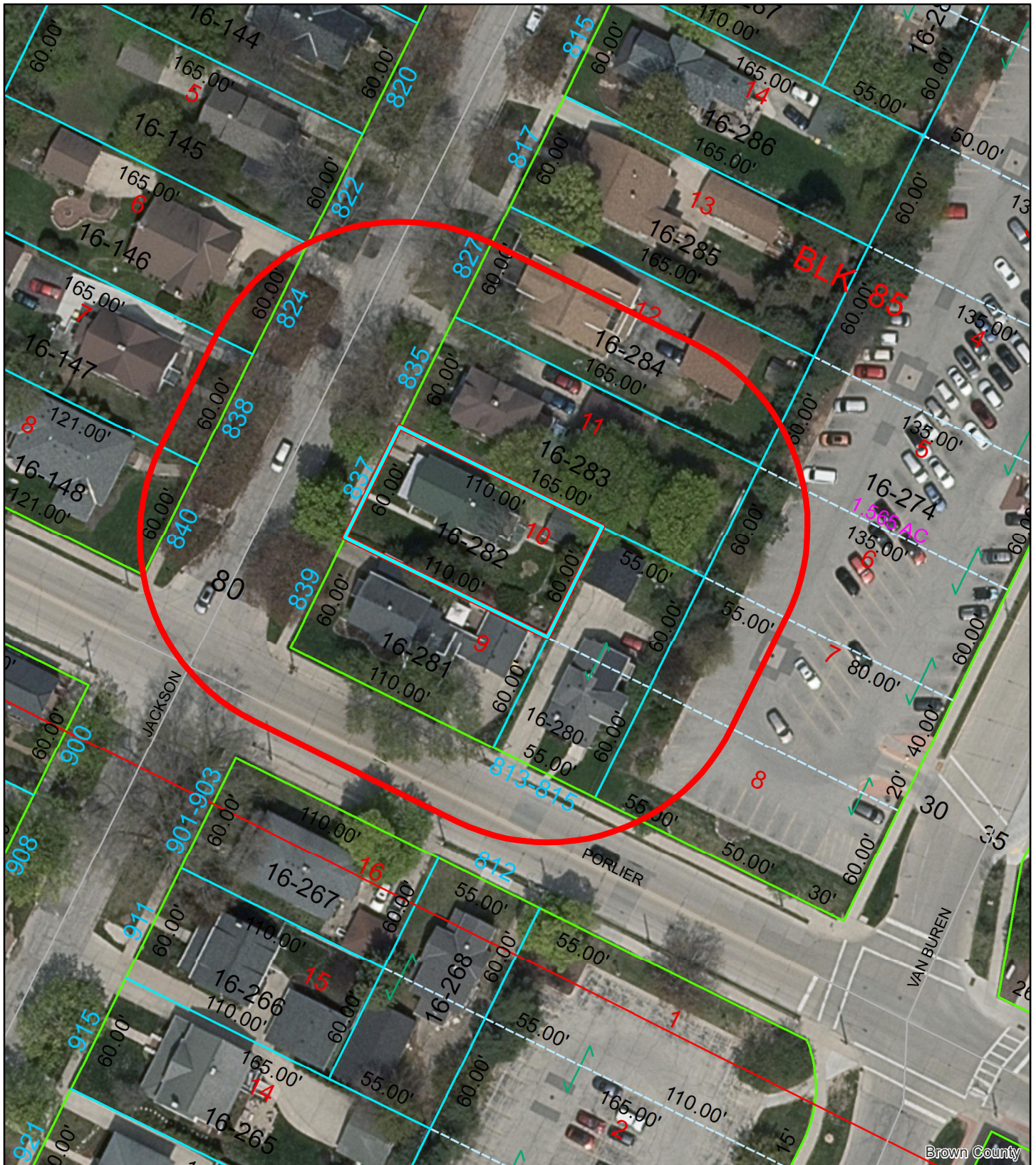
LC staff notes that the Secretary of the Interior's Standards would recommend maintaining historic material; however, the material integrity of the exterior of this house is already compromised, and the existing doors likely do not provide the level of weathertightness or insulation that a typical homeowner might expect from doors.

LC staff recommends approval of replacing the doors. LC staff recommends discussion on the appropriateness of the style of the proposed replacement front door, noting that the proposed style is not similar to the design of doors that were originally present and/or the doors currently present.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-47 Map
2. 837 S Jackson 2019
3. COA 22-47 Front Door Pic 1
4. COA 22-47 Front Door Pic 2
5. COA 22-47 Back Door Pic 1
6. COA 22-47 Back Door Pic 2
7. 837 S Jackson Street Property Details Sheet
8. COA 22-47 Application



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. 10 Nov 2022 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 22-47) Door Replacement at 837 S Jackson Street

0 15 30 60 Feet



- 837 S Jackson
- 100-ft. Notification Area







837
S JACKSON ST



hope you
brought wine





Address: 837 S Jackson St
Parcel No.: 16-282
WI AHI No.: 52322

Historic Name:

Built: 1910
Historic Use: house
Architectural Style: vernacular
Wall Material:
Architect:

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

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>

(district nomination)

Notes:

"This two story frame house has a full porch supported by three rounded columns with Ionic capitals. The house has a steeply pitched roof and a sunburst motif at the façade peak.

Owner: Robert Paulson"

- per NRHP nomination

Stewardship:

Character - Overall form & fenestration. Front-gabled with a 2-story gabled bay to south. Queen Anne stylings with a full-width front porch. 1/1 windows. Brick chimney. Clapboard profile siding.

Features - Sunburst in gable. Porch columns (?).

Alterations - Replacement siding. Some replacement windows (?).

Porch columns (? - no ionic capitals). Brick chimney rebuilt.

Queen Anne details largely removed.

Misc -



CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

1. Address: 837 S Jackson Street, Green Bay, Wi 54301

2. Parcel #: 837 S Jackson Street, Green Bay, Wi 54301

3. Owner of record: Alex and Amanda Young Phone: 920-371-9803/906-221-6202

<u>837 S Jackson Street</u>	<u>Green Bay</u>	<u>Wi</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Amanda Young

<u>837 S Jackson Street</u>	<u>Green Bay</u>	<u>Wi</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>906-221-6202</u>	<u>young.amanda.marie@gmail.cc</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Single Family Home

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.)

During the wind storm last Friday, the glass on our storm door was broken. This door was made
from wood and poorly insulated. We are looking to replace the storm door and the front door
to a set that is properly insulated and can handle strong winds and weather. We would be able
to get a storm door in white to match the window trim and then get a new front door... see email

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

November 16, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.3

Review City Raze/Repair Orders and Demolitions.

BACKGROUND

- 1121 S Broadway

RECOMMENDATION

No Action Required

FISCAL IMPACT**ATTACHMENTS**

- I. 1121 S Broadway Raze Repair

**NOTICE AND ORDER TO RAZE OR REPAIR
A BUILDING LOCATED AT
1121 S. BROADWAY
GREEN BAY, BROWN COUNTY, WISCONSIN**

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

Michael E. Metheny and
Rosetta E. Thomas
1121 S. Broadway
Green Bay, WI 54304

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 1121 S. Broadway, Green Bay, Brown County, Wisconsin, parcel number 1-788, more particularly described as follows:

Lot 7, Block 21, according to the recorded Plat of C.L.A. Tanks Addition to Fort Howard, 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/or 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:

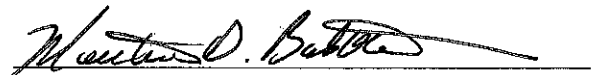
1. Repair or replace all damaged or deteriorated doors and windows.
2. Repair or replace all damaged or deteriorated floors.
3. Repair or replace all damaged or deteriorated ceilings.
4. Repair or replace all damaged or deteriorated walls.
5. Repair or replace the damaged electrical systems.
6. Repair or replace the damaged plumbing systems.
7. Repair or replace the damaged structural systems.
8. Structural analysis will be required if you intend to retain structural building components affected by fire or otherwise deemed compromised by the undersigned building inspector.
9. Permits will be required prior to conducting any repair or renovations on plumbing, electrical, HVAC, or structural systems. All repairs shall comply with state and municipal building codes.

or said 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 repair or 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 the razing and removing the condemned structure, 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 §66.0413(1)(h), Wis. Stats., which is an exclusive remedy.

Dated this 19th day of October, 2022.


Matt Bablitch
Building Inspector

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally came before me this 19th day of October, 2022, the above named, Matt Bablitch, to me known to be the person who executed the foregoing instrument and acknowledged the same.


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

