



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, FEBRUARY 15, 2023, 4:30 PM
In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

1. 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.

1. Approval of the agenda for the February 15, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

1. Approval of the minutes from the December 21, 2022, meeting of the Landmarks Commission.

E. Regular Business.

1. (COA 22-45) Consideration with possible action on a design review for a major exterior remodel at 711 Eliza Street- Held from November 16, 2022, meeting.
2. (COA 23-02) Consideration with possible action on a design review for new porch step railings located at 809 S. Jackson Street.

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.

3. Date of next meeting: Wednesday, March 15, 2023.

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

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+13017158592,,89692538356# US (Washington DC)

Dial by your location

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Meeting ID: 896 9253 8356

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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

February 15, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 22-45) Consideration with possible action on a design review for a major exterior remodel at 711 Eliza Street- Held from November 16, 2022, meeting.

BACKGROUND

Additional information has been provided for the proposed repairs at 711 Eliza Street (info from November 2022 included at bottom, for reference.

Regarding replacement windows, one set of three windows on the rear (north [not “west”]) of the house is proposed to be replaced with new, one-over-one, custom-sized Jeld-Wen vinyl windows. Other windows identified in need of repair are:

- One located in the first story on the front (south [not “east”]) of the house,
- One located in the second story on the east side ([not “north-facing”]), and
- One located in the first story, near the front of the house, facing east, “on the main floor in the room closest to the street” ([not “north”]).

Window repair is defined in the proposal as replacing the glass. Other repairs that would be considered “ordinary maintenance” for all windows includes re-glazing, re-attaching sash weights, painting, and repairing sashes, jambs, and sills (including the use of epoxies and composites to address areas of rotten wood).

Regarding replacement doors, two have been identified (one on the east side, one on the west side), both generally hidden from public view. Replacement doors are proposed to be steel exterior doors.

Regarding the front porches, most of the proposed work appears to be aimed at recreating the look of the existing/historic porches, including re-use of the existing columns (and, presumably, newel post). Items of concern are as follows.

- Railing proposed to be replaced with 2” x 4” x 8’ pressure treated wood,
- Deck boards proposed to be 1” x 6” x 10’ pressure treated wood,
- Trim boards proposed to be 1” x 8” pressure treated wood,
- No mention of balusters, rail height, etc.,
- Columns are proposed to be stripped and painted, but no mention of treatment for existing woodpecker holes or areas of damage,
- No mention of porch skirt material – presently, a lattice paneling has been made to serve as skirting and as a stair baluster.

Preservation Brief 45: Preserving Historic Wood Porches, describes the importance of porches as character-defining features of historic properties. Rail height is of particular importance, with intelligent design required to satisfy modern safety requirements.

<<< Please note November 2022 observations below >>>

711 Eliza Street is a contributing property in the Astor NRHP District, built c. 1870s/1880s. This house was

100 North Jefferson Street, Green Bay, Wisconsin 54301-5026
greenbaywi.gov

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.

The COA proposes several repairs and replacements. Exterior work described in the COA application includes new paint, foundation repair, repairing and replacing screens, repairing windows, and repairing doors. Repairs specific to the front porch include replacing deteriorated deck boards, replacing ceiling/fascia/soffit boards, replacing gutters, and replacing the 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 (1 x 8 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

Note - Replacement of roof shingles were approved by the LC in November 2022.

LC staff recommends approval of "repairs" (including the proposed window repairs) in which existing

material is refurbished and maintains its historic appearance.

LC staff recommends approval of the three replacement windows on the rear of the house. The proposed replacement windows are in keeping with the style of those present elsewhere on the house and in this location are not visible from public vantage points. Similar replacement windows have been approved in previous COA applications.

LC staff recommends approval of the two replacement exterior doors, noting that these two locations are generally not visible from public vantage points.

LC staff recommends that the proposed porch deck material (1" x 6" pressure treated planks) be denied based on precedent in earlier COA applications and on the guidance of Preservation Brief 45 (1" x 6" planks are appropriate for 20th century rear decks, not front porches). 1" x 4" tongue-&-groove composite flooring was approved as an appropriate replacement for wood porch flooring for previous COA applications.

LC staff has not received any sketches or information showing the proposed porch railing & balusters. This raises concerns that should be addressed by the applicant:

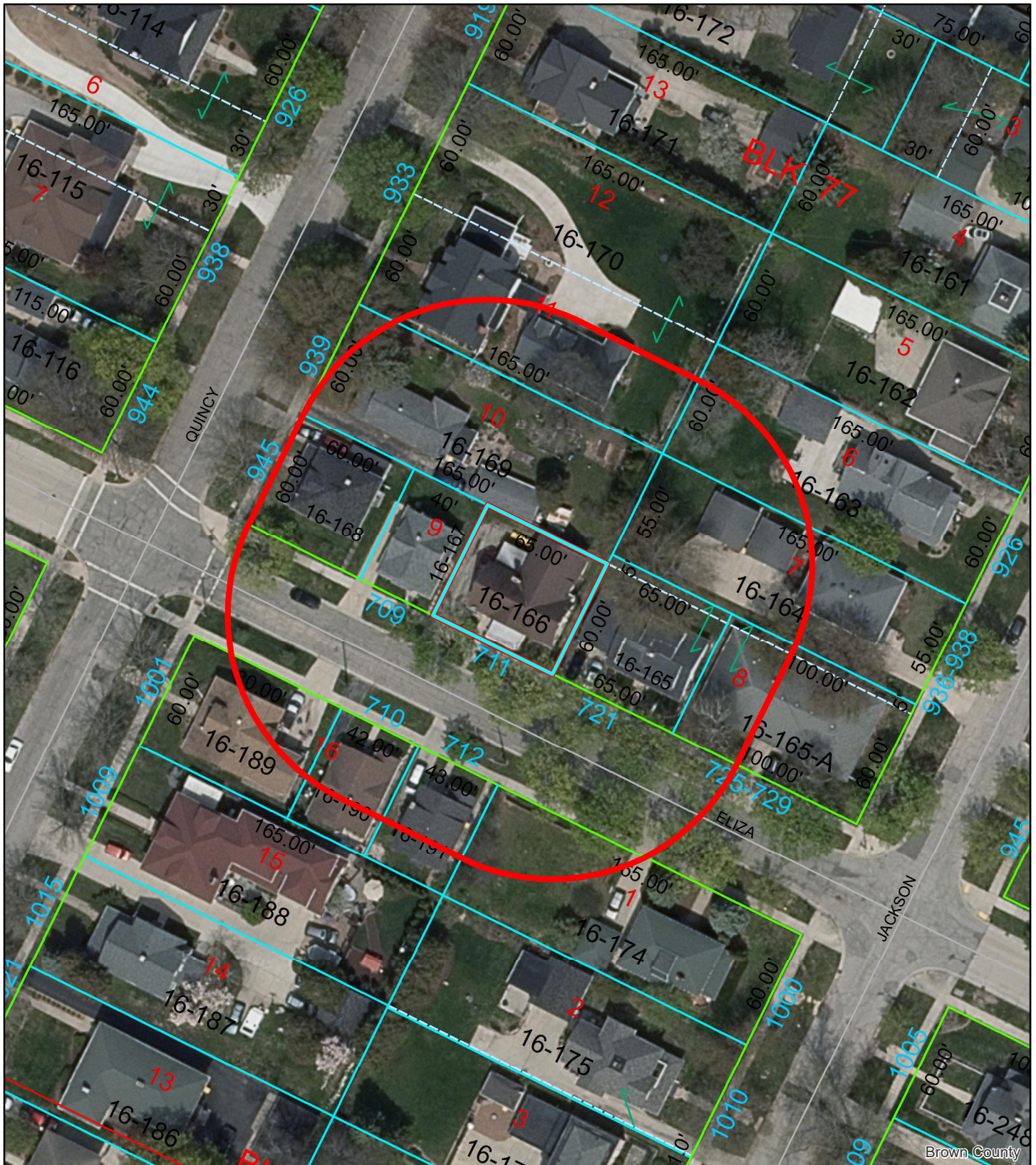
- The proposed railing is described as 2" x 4" pressure treated boards, and proposed trim is described as 1" x 8" pressure treated boards. LC staff recommends that all porch material (and exterior wood, in general) be painted (pressure treated material may be suitable for painting if allowed to adequately dry). Verify that all material is to be painted.
- Porch rail height is not specified. A two-rail solution may be required to meet modern code requirements and satisfy Preservation Brief 45 design guidelines.
- Balusters are not described (design, spacing, etc). Method of attaching balusters to the top and bottom rails is not described (face-nailed unacceptable, end-nailed acceptable).
- Porch skirt material is not described.

LC staff again notes that this project likely qualifies for a 25 percent state income tax credit and recommends that the property owner apply for this credit.

FISCAL IMPACT

ATTACHMENTS

1. COA 22-45 Map
2. 711 Eliza 2019
3. COA 22-45 Updated Renovation Proposal 1.27.23
4. COA 22-45 Pic- Porch
5. COA 22-45 Pic- Porch 1
6. COA 22-45 Pic- Porch 2
7. COA 22-45 Estimates and Materials
8. COA 22-45 Estimate 1
9. COA 22-45 Estimate 2
10. COA 22-45 Estimate 3
11. 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





711 Eliza St

*Exterior Renovation
Proposal*

711 ELIZA PLAN

Email: INQUIRIES.711ELIZA@GMAIL.COM

Tel: 414-303-7901

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RENOVATION REVIEW

Strategic Highlights

For the purpose of the Landmarks Commission approval, this report focuses on the exterior renovations of the 711 Eliza Street home.

Changes to the Property

The property is currently structured as a four-unit property. It will be transformed back into a single-family home. The exterior will be returned to the brown color with white trim, and a reddish colored roof.

Contractor Highlights

The contractor, Scott Mulvey, has experience repairing historical homes and is committed to helping us bring 711 Eliza Street back to its former glory.

“A comfortable house is a great source of happiness. It ranks immediately after health and a good conscience.”

- Sydney Smith

Looking Ahead

The initial drive with this home is to bring it back up to code in the necessary areas, and work towards quick progress - weather permitting. Some of these changes are dependent on the weather, which in Wisconsin, can be quite variable.

Helen & Andrew Kotke

Jeremy Scholz

2/14/2023

WINDOW REPAIR

There is currently one set of three windows that needs to be replaced, and three windows that need to be repaired. The set of windows that needs to be replaced is along the back side (west). Of the windows that we will repair the glass on, one is on the front main floor facing the street (east), one is on the north-facing side on the main floor in the room closest to the street, and one is on the north-facing side on the second floor.

The set of windows facing the back of the house will be replaced with same-sized vinyl windows. The three broken windows are 33"x39." The original window sashes will remain.

The window facing the street on the main floor, the window facing the north side on the main floor in the room closest to the street, and the window on the second floor facing the north side that is currently boarded up will have the broken panes of glass replaced; the original windows will be retained. They are all currently 33"x30".

Location of Windows



Photos

Set of three windows (33"x39" each). The plan is to replace these with vinyl horizontal split windows.
(back of the house/west side, second floor)



S

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Home / Doors, Windows & Millwork / Windows / Custom Windows / Custom JELD-WEN Windows / Single Hung Window - No Nailing Flange

JELD-WEN® Custom-Sized Single Hung Window without Nailing Flange (Good)

Model Number: MOLPGBLVST

FINAL PRICE

\$219¹⁵

Selected Configurations:

- Size: W:33" x H:39"

Variation: White

235 People have purchased this product in the past 30 days

Qty: SELECT STORE & BUY

Add to Lists
Add to Gift Registry
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Share

Windows with broken glass to be replaced (33"x30")

(Front of the house east side, first floor)



(north side of the house second floor)



(North side of the house, first floor, room closest to the street)



DOOR REPLACEMENTS

There are currently two exterior doors that need to be replaced on the main floor of the house. One is on the South-side of the house in the west corner which leads to the basement of the home. The second door is the side door on the North-facing side of the house. Both doors are 32"x80" exterior doors.

The side door with the window will be replaced with a steel exterior door with a window containing a blind. The South-side exterior door leading to the basement will be replaced with a steel Mastercraft fire-rated exterior door that is 32"x80".

Location of Doors

(Side door on the North side of the house)



(South side leading to the basement)



Current/Replacement Doors

(Side Door on the North side of the house)



(South-side door leading to the basement)



FRONT PORCHES

There are two front porches on the property, one on the main floor and one on the second floor - both are in need of repair. The second-floor porch currently has temporary supports that have been added to ensure safety until the porch repair is approved with the Landmark's Commission and permitted with Green Bay.

Current State



Future State

The following describes the plan for repairing both decks at 711 Eliza Street.

Upper Deck

On the upper deck, we will brace the overhang trusses existing with 2"x8"x10' boards using 8" joist hangers where needed, as well as 8" lag bolts for securing structure. We will replace the missing 1"x4"x8' tongue and groove boards with new matching pine boards. The same materials for the soffit, using 1"x8"x10' fascia boards. We will use angled finish nails as well as framing nails. The same material as the handrails on the bottom porch can be used on the top as need.

Lower Deck

The bottom porch is 10'x15' and the steps are 5'x8'. We will be using all pressure treated lumber to frame in the bottom porch removing any rotted lumber and replacing it with 2x16 joists, installing joist hangers on existing joists, installing 8" lag bolts on ledger board, replacement of 1x8 trim boards as needed with pressure treated 1x8 boards. Replacement of deck boards with 1"x6"x10' pressure treated deck boards.

As needed, the railing will be replaced with 2"x4"x8' pressure treated wood. Two sections of railing that are 14' in length and two sections at 9 ½', and one section at 1' - railing going down for the steps is 5' in length, will need a handrail for the wall at 6' in length.

The support columns will be stripped of peeling paint and receive a fresh coat of white paint.

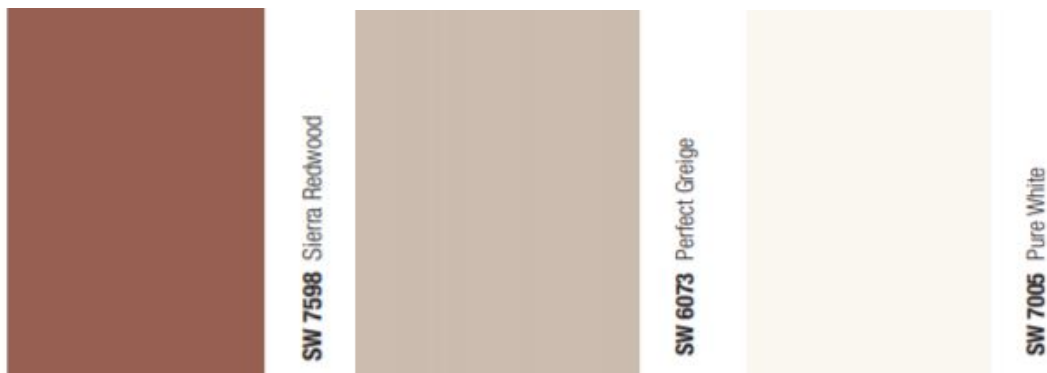
The deck boards on steps will be replaced with 1"x6"x8' deck boards. The stringers will be reattached to rim boards using 2x10 joist hangers, using 3" construction screws as well as 2 ½" star bit deck screws.



EXTERIOR PAINT

The house at 711 Eliza St. is currently varying shades of a light yellow. Based on the photo from the Landmarks Commission, it looks like it used to be a brown color with white trim with a red-brown roof (Architectural Red Roof shingles).

To return to original look, the home will be painted similar to the Sierra Redwood (SW7598) with trim similar to Pure White (SW7005), the base will be painted similar Perfect Greige (SW6073).



Current vs. Desired









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

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

GUEST NAME - ADDRESS - PHONE
Beyer, Tom

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 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 pickup all items 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.

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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 are returning 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.

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EMAIL: APLWBuildingMaterials@menards.com

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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 # 3036 APLW
5105 INTEGRITY WAY
GRAND CHUTE, WI 549013

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

roofing

ceilings

2720

+ roofing 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

February 15, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 23-02) Consideration with possible action on a design review for new porch step railings located at 809 S. Jackson Street.

BACKGROUND

809 S Jackson is a contributing property in the Astor NRHP Historic District, built c. 1907 per the NRHP nomination. The building currently maintains a good or high degree of historic integrity, with several historic exterior features remaining. The COA proposes:

I- “repair railing as there were no stair railings” and “keeping square spindles to keep look of rest of home”

LC staff notes that, as of November 2019, historic (or historically appropriate) stair railings were present. It is unclear when these railings were removed. The sales history for the house notes that it was last sold in October 2020 – and in 2013 before that. The 2020 realtor.com listing includes an exterior photo of the house showing the same historic railings that were present in November 2019. Current online rental listings show the current porch rail arrangement.

LC Staff notes the following Secretary of the Interior’s Standards for Rehabilitation.

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

LC staff also refers to The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines For Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings – page 111 for rehabilitation, “RECOMMENDED - Replacing in kind an entire entrance or porch that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature match. If using the same kind of material is not feasible, then a compatible substitute material may be considered. // NOT RECOMMENDED - Using a substitute material for the replacement that does not convey the same appearance of the surviving components of entrance or porch features or that is physically incompatible.”

LC staff further refers to the National Park Service’s Preservation Brief 45: Preserving Historic Wood Porches, which speaks to maintaining the historic appearance of historic porches. This 20-page document, published in 2006, begins with the statement, “Few architectural features evoke more romantic notions or do more to define a building's historical character than the American porch. The size, style, detailing, and location of a porch can tell volumes about the age and use of a building. Each component, from handrail or baluster to column or post, enhances the architectural character of the porch.”

LC staff notes that new railings were installed prior to applying for the COA. LC staff note that the new railings are noticeably different (particularly the design, feeling, and workmanship aspects of “integrity”) than those present in November 2019. This change in design includes abandoning historically appropriate “end-nailed” balusters in favor of “face-nailed” balusters (here, the new balusters are mounted to the exterior face of the top and bottom rails and also extend below the bottom of the bottom rail). The newel posts at the bottom of the stairs have also been replaced with simple 4x4 posts; however, the previous newels may have themselves been replacements. The new railings are taller, but this may be an appropriate concession to modern safety standards. The new top rail appears to have a milled profile significantly different from that previously present and currently present on the porch rails.

LC staff notes that deck railings differ from traditional porch railings and often include face-nailed vertical balusters as opposed to end-nailed balusters. Decks, and the practice of face-nailing balusters, became popular in the mid-twentieth century and are generally not appropriate for front porches in this historic district.

RECOMMENDATION

As conditions of approving similar COA applications on previous projects, LC staff has typically called for the following.

- All new material is to be painted.
- The balusters should not be face-mounted to the upper and lower railings. Rails are to be attached at the top and bottom ends of the balusters.

These conditions may be incompatible with the as-built (without COA) design of the replacement railings or may require significant re-work of the as-built replacement railings.

FISCAL IMPACT

ATTACHMENTS

1. 809 S Jackson 2019
2. COA 23-02 Map
3. COA 23-02 Pic
4. COA 23-02, Pic- 1.17.23
5. 809 S Jackson Property Details
6. COA 23-02 Application







Address:	809	S Jackson	St			
Parcel No.:	16-287					
WI AHI No.:	52306					
Historic Name:	Robert A. Kaftan House					
Built:	1907					
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 columns.					
	The second story protrudes over the porch. Robert A. Kaftan, attorney					
	for the firm Kaftan & Reynolds, was the original owner.					
	Owner: Robert Nelson"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Cross gambreled. Square-cut shingles in					
	gambrel ends. Front gambrel has flared bottom eave. Clapboard					
	profile siding in 1st story. Clapboard-clad porch columns with mitred					
	corners (also newel post). Full-width porch under 2nd story overhang.					
	Polygonal entry vestibule. Multi-pane (diamond) windows.					
	Central brick chimney.					
Features -	Original siding. Some original windows.					
Alterations -	Newels at base of porch steps. Chimney. Porch skirts. Some					
	replacement windows.					
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: # 110626

1. Address: 809 S. Jackson St.

2. Parcel #: 16-281

3. Owner of record: Fanta Properties (Aaron Fanta) Phone: _____

1254 Harbor Lights Rd Swamico WI 54173
(Address) (City) (State) (Zip)

4. Applicant's Name: Aaron Fanta

1254 Harbor Lights Rd Swamico WI 54173
(Address) (City) (State) (Zip)

(Office Phone #) 608-347-4672 (Cell Phone #) Aaron.fanta@gmail.com (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.)

repair railing for safety as there were no stair Railings
Keeping square spindles to keep look of rest of home

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: _____