



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MAY 17, 2023, 4:30 PM
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 May 17, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

1. Approval of the minutes from the April 19, 2023, meeting of the Landmarks Commission.

E. Regular Business.

1. (COA 23-06) Consideration with possible action on a design review for a new front porch located at 820 S Quincy Street, held from the April 19, 2023, Landmarks Commission meeting.
2. (COA 23-09) Consideration with possible action on a design review for a new sign located at 240 N Broadway.
3. (COA 23-11) Consideration with possible action on a design review for a porch replacement located at 422 Cass Street.
4. (COA 23-12) Consideration with possible action on a design review for replacement window sashes located at 702 Monroe Avenue.

5. (COA 23-14) Consideration with possible action on a design review for a new garage, stucco work, new porch, and new windows located at 1137 S Monroe Avenue.
6. (COA 23-17) Consideration with possible action on a design review for a mural located at 164 N Broadway.
7. (COA 23-18) Consideration with possible action on a design review for a mural located at 423 Dousman Street.
8. (COA 23-19) Consideration with possible action on a design review for a new mural located at 313 N Broadway.
9. (COA 23-21) Consideration with possible action on a design review for a new porch located at 149 N Oakland Avenue.

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.
3. Date of next meeting: Wednesday, June 21, 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

+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.

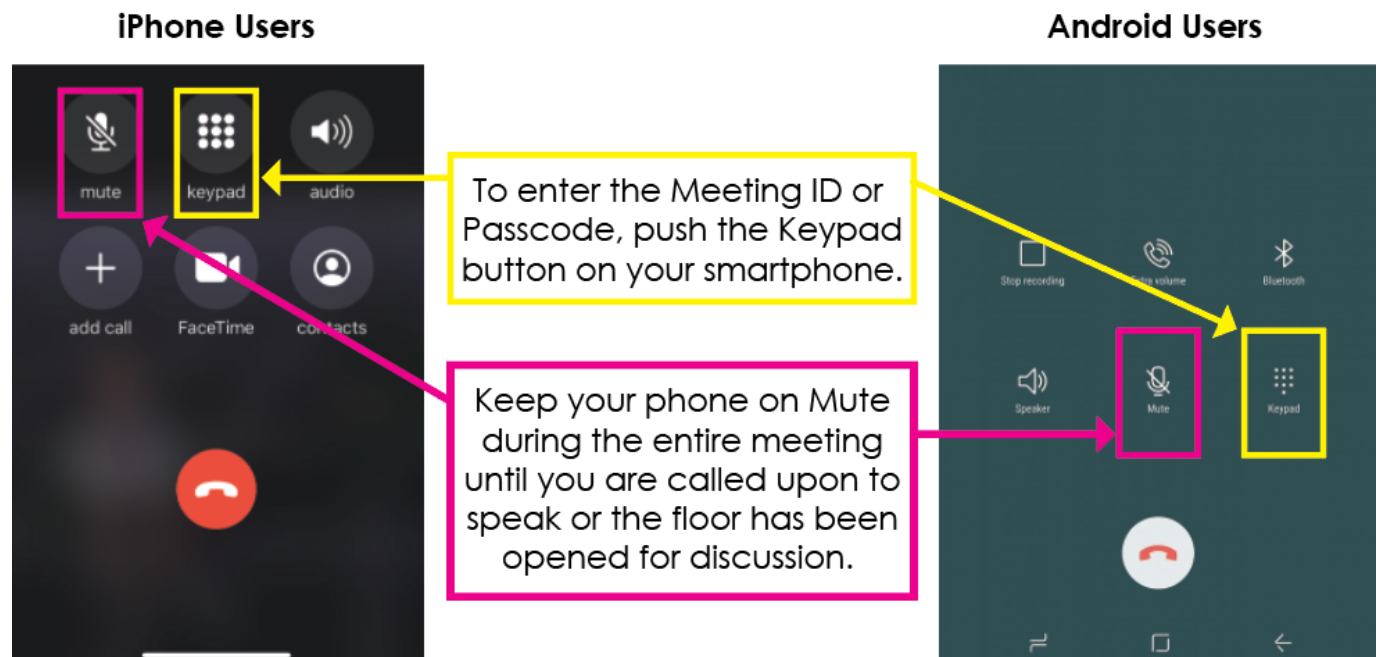
Additional Information

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

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.I

(COA 23-06) Consideration with possible action on a design review for a new front porch located at 820 S Quincy Street, held from the April 19, 2023, Landmarks Commission meeting.

BACKGROUND

820 S. Quincy is a contributing property in the Astor Historic District. A large rear addition was reviewed by the City's Historic Preservation Commission within a year or so prior to the revision of the City's preservation ordinances. The historic exterior siding, as well as some historic windows, was replaced as part of that work, but the historic porch columns, balusters, and railings remain. Additionally, second-story newels and railings were present on the front porch, but this material has since been removed (likely at the time of the construction of the rear addition). The full-width, two-story front porch has historically been the dominant architectural feature of this building.

This request for COA calls for the removal of the remaining historic porch materials (columns, balusters, and railings) and the addition of new columns, newels, balusters, and railings at the first and second stories. Details on the new material have not yet been provided; however, drawings of the proposed work show new porch railing heights to be much taller than what is currently present and what is historically accurate.

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (page 50):

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

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

Additionally, Preservation Brief 45 “Preserving Historic Wood Porches” stresses the importance of the appearance of historic porches and their link to the character of a building. Among many topics covered, the railing/balustrade height is addressed. Historic railing heights were typically 28”-30” and/or no higher than the window sills. Where code requires the railing height to be increased to address safety requirements, Preservation Brief 45 notes, “Adding a simple rail above the historic railing and painting it to rude its presence as much as possible is generally the least intrusive solution when this safety requirement must be met.”

Revision (new, updated information) –

Staff e-mailed applicant on April 25, 2023, noting Landmarks Commission staff concerns (numbered items, below). Applicant provided the following responses on May 7, 2023.

1. The Landmarks Commission generally prefers a tongue-&-groove decking material comparable in dimensions to what is currently here. A composite tongue-&-groove deck material is fine.

Response: i am planning on a standard wood or composite decking material of equivalent size (approximately 3/4” thick by 3 1/4” wide). I do not plan on using a tongue & groove material.

2. The Landmarks Commission has generally taken a positive view of replacement porch elements (columns, balusters, rails, and newels), but here the height of the railing is a concern. Specifically, the historic height of porch railing typically lined up with the height of the porch window sills, usually no more than 28 to 30 inches above the deck. Re-using the existing railing would allow the grandfather clause to remain in effect for the lower porch on this house, avoiding modern code requirements for a taller railing. If a taller railing is desired (particularly for the upper / second story porch), then the preferred design approach is to have what is sometimes called a “booster rail”, as shown in Figure 19 on page 19 of Preservation Brief 45 (<https://www.nps.gov/orgs/1739/upload/preservation-brief-45-wood-porches.pdf>)

Response: unfortunately the second story railing is not reusable as it completely rotted. A new railing will be installed in accordance with code requirements at 36” height. The first floor railing is fairly worn and weathered. I can’t say for certain it will be able to be reused. Reuse would be the first choice, but if not achievable, a 36” height railing would be installed similar to that of the second floor.

3. Details for the proposed replacement columns, balusters, newels, railings, and decking could be addressed through a manufacturer cut sheet or dimensioned drawing of each element. Re-use of the existing columns, balusters, and railings (for the first story) is the preferred option per the Secretary of the Interior’s Standards and would not require any additional information (this would be ordinary maintenance). For the second story, the information provided is unclear if the proposed newels are round or box-shape, along with any details about the railing and balusters. As noted above, a design that mimics a lower rail height with a booster rail above would be a preferred design choice.

Response: As mentioned above, the existing materials are either rotted and unusable, or highly worn and reuse may not be possible. I have attached files showing the proposed columns, railing, balusters, decking, and newels pending availability of the materials.

RECOMMENDATION

LC staff feels that the proposed work does not satisfy the Secretary of the Interior’s Standards or the relevant Preservation Brief 45. LC staff notes the following issues at the first story:

1. Existing historic columns, railings, and balusters have not been demonstrated to be irreparable,
2. Proposed new rail height creates a “caged-in” appearance, whereas a different design approach, such as a “booster rail”, could mitigate this issue.
3. A tongue-&-groove decking material would better maintain the historic character of the front porch.

LC staff notes the following issues at the second story:

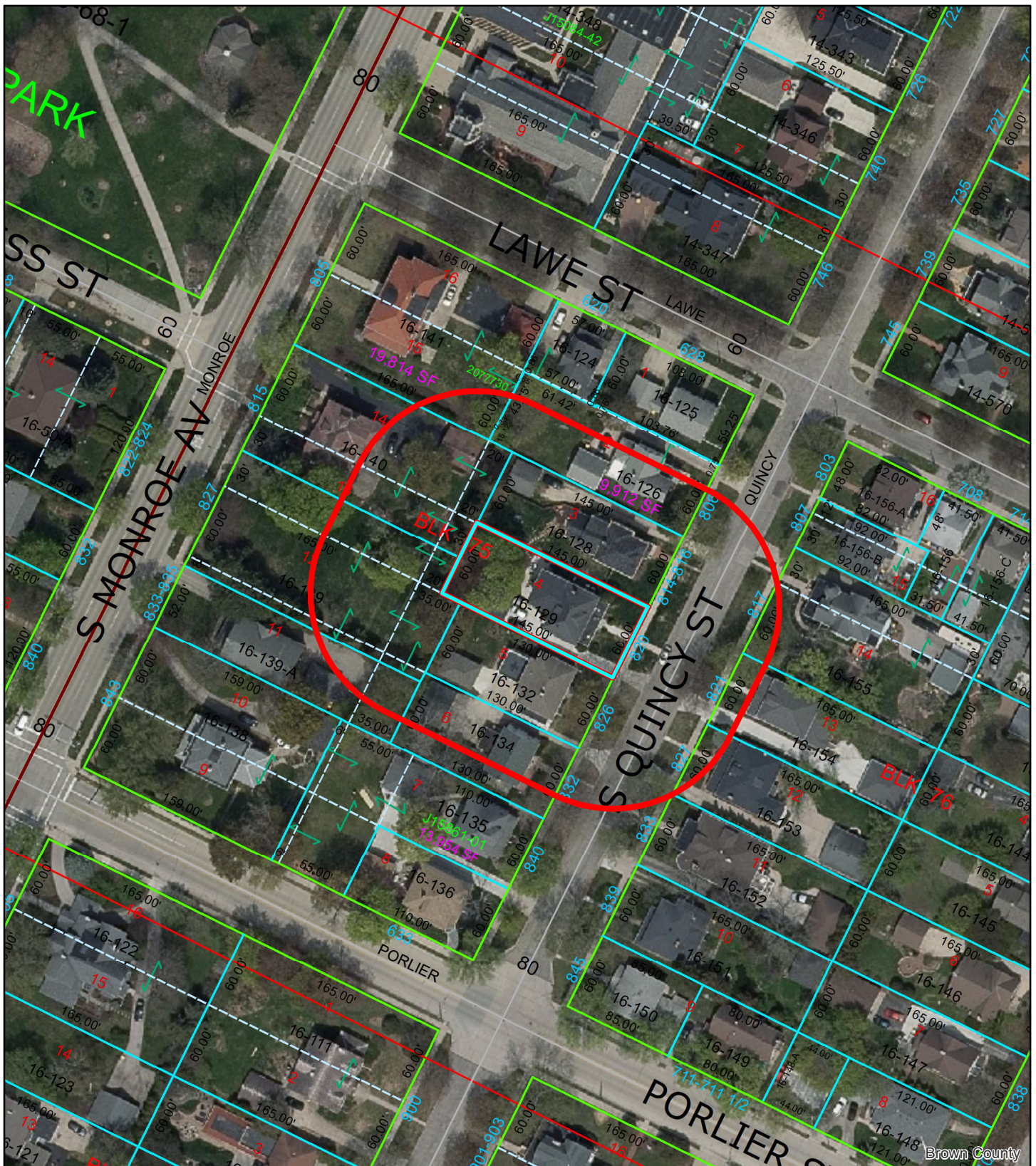
1. Proposed new rail height creates a “caged-in” appearance, whereas a different design approach, such as a “booster rail”, could mitigate this issue.

LC staff believes that a different design solution would have a lesser impact to the historic integrity of this house and the district, particularly insofar as the “caged-in” appearance is concerned.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-06 Map
2. COA 23-06 Exhibit
3. COA 23-06 Pic 1
4. COA 23-06 Pic 2
5. COA 23-06 Pic 3
6. COA 23-06 Pic 4
7. 820 S Quincy Property Detail Sheet
8. COA 23-06 Application



(COA 23-06) New Front Porch 820 S Quincy Street

0 25 50 100 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 Apr 2023 X:\Planning\Basemaps\template_8.5x11.mxd

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

[illegible]









Address: 820 S Quincy St
Parcel No.: 16-129
WI AHI No.: 53339

Historic Name:

Built: 1903
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 2 1/2 story frame house has a full porch across the front supported by round columns.
Owner: Robert Weich"
- per NRHP nomination

Stewardship:

Character - Overall form & fenestration. Hipped roof with flared eaves. Hipped roof dormer in center of front façade with three diamond pane windows (center slightly larger than those on either side). 2nd story cornice with decorative molding (dentil or egg-&-dart or similar) at top extends around house. 2nd story windows use cornice as casing. Symmetric, 3 rank façade. 2nd story has diamond pane door with diamond pane sidelights at center in shallow rectangular bump-out from main mass. 1/1 windows to left & right sides of façade. Full-width porch on 4 Tuscan columns. Entry door with cut glass sidelights. 1/1 windows at 1st story in-line with those on 2nd story. Balustrade on porch roof, 2nd story. Tall brick chimney near south side. Clapboard profile siding with mitred corners. Colonial Revival style ("Classic Box") with Prairie Style influence.
(continued below)

Features - Original siding (incl. cornice, eaves, etc). Diamond pane windows.
Porch columns, balusters, & railings.

Alterations - Replacement windows. Unclear if 2nd story balustrade & newels are original or replacements.

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: 820 S. QUINCY ST. GREEN BAY, WI 54301
2. Parcel #: 16-129
3. Owner of record: BRYAN WOYAK Phone: 715 252 2252
820 S. QUINCY ST. GREEN BAY WI 54301
(Address) (City) (State) (Zip)
4. Applicant's Name: BRYAN WOYAK
820 S. QUINCY ST. GREEN BAY WI 54301
(Address) (City) (State) (Zip)
715 252 2252 baw98@msn.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: HOME / PRIVATE RESIDENCE
6. Description of Project: Describe each item of the project separately.
Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)
EXISTING FRONT LOWER & UPPER PORCH ARE ROTTED AND
NEED REPLACEMENT - WOOD W/ WOOD
REUSE EXISTING FOUNDATIONS
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

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 23-09) Consideration with possible action on a design review for a new sign located at 240 N Broadway.

BACKGROUND

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

The COA proposes adding two sets of illuminated channel letter signs as well as three double-sided, illuminated, projecting wall signs. No information has been provided on how the signs will be mounted to the building.

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

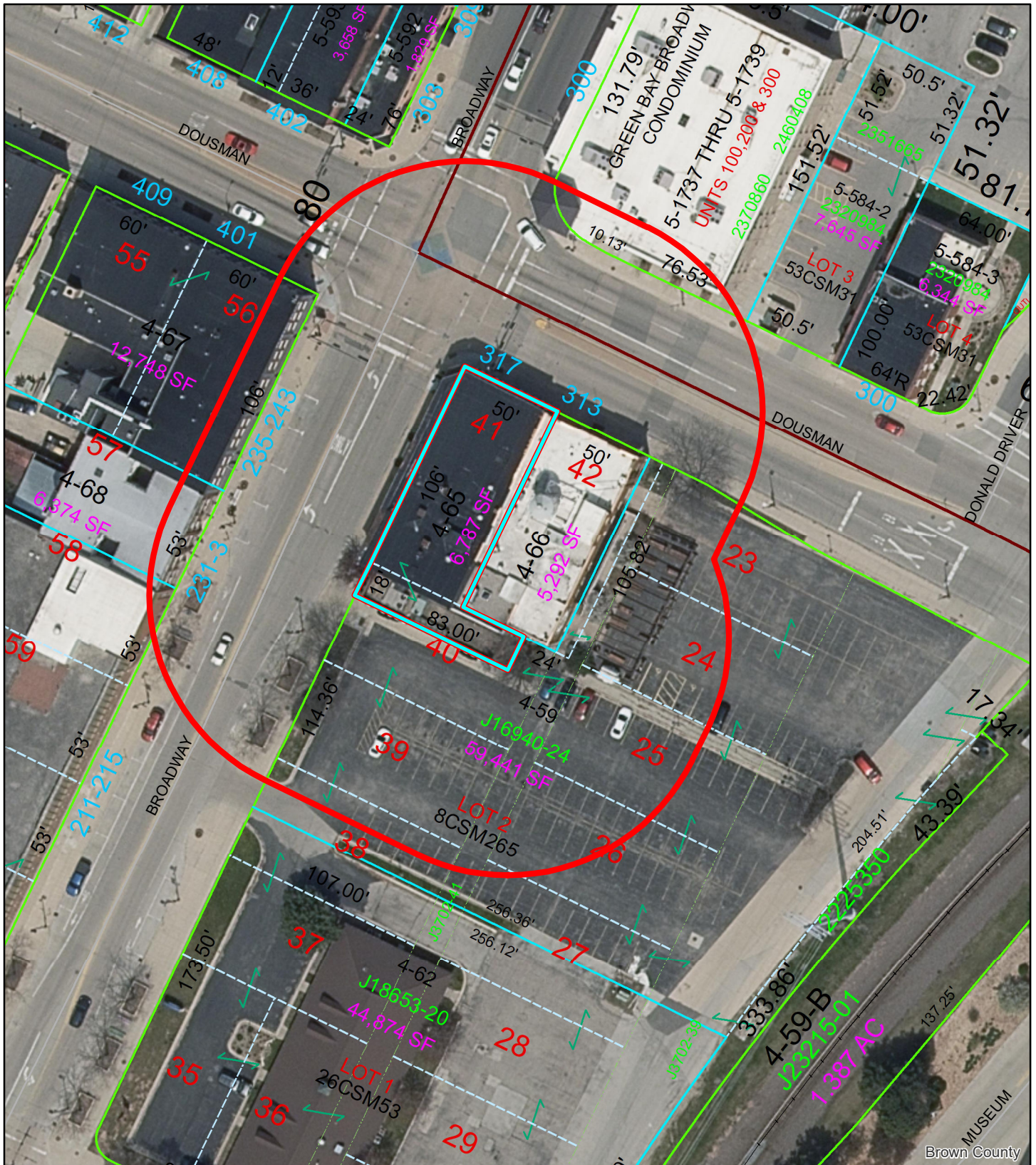
RECOMMENDATION

Approval of the proposed sign installations provided that the foundation, mounting hardware, and other wall penetrations are not excessive, avoid penetrating the exterior brick façade (mortar penetrations are ok – but perhaps not practical given the fine mortar lines), and are all appropriately sealed.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-09 Map
2. COA 23-09 Sign Exhibit
3. COA 23-09 Existing Pics
4. COA 23-09, Application 1
5. COA 23-09, Application 2



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 May 2023 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 23-09) Signs at 240 N Broadway

0 15 30 60 Feet



- 240 N Broadway
- 100-ft. Notification Area

SIGN PROPOSAL



PROPOSED

- A** Qty: 2 sets
Illuminated White Channel Letters
Remote Mount to both Elevations



- B** Qty: 3
Double Sided
Illuminated
Projecting Signs
Wall Mount
-

SURVEY AND DRAWING
UPDATES REQUIRED

Marshall Sign
920.526.3100 • marshallsign.com

This is an original unpublished drawing submitted for use in connection with a project being planned for you by Marshall Sign. It is not to be re-produced, copied or exhibited in any fashion without the written permission of Marshall Sign.

ACCOUNT: Wisconsin Bank & Trust
LOCATION: 240 North Broadway Green Bay, WI
ACCT. REP: Jim Marshall
DATE: 01-30-2023

REVISIONS

1	1.31.23 Reduce Window Graphics Size, Reduce number of flags
2	
3	
4	
5	





CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

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

File Number: _____

1. Address: 240 N. Broadway, Green Bay
2. Parcel #: 4-65
3. Owner of record: Blaw Phone: 813-500-0296
300 N. VAN Buren St. Green Bay WI 54301
(Address) (City) (State) (Zip)
4. Applicant's Name: Jim Marshall
220 Young St. Glenbeulah WI 53023
(Address) (City) (State) (Zip)
920-526-3100 920-980-1627 marshalljgn@wi.gov.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: BANK
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.)
Install Signage on Building Exterior FOR
W4 BANK & TRUST

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

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 23-11) Consideration with possible action on a design review for a porch replacement located at 422 Cass Street.

BACKGROUND

422 Cass Street is a contributing property in the Astor NRHP District, built c. 1910. The building retains a modest degree of integrity, with significant replacement material (siding, many windows, porch components, etc).

The new request for COA calls for a rehabilitation of the front porch, with new porch deck, columns, railings, balusters, stairs, etc.

LC staff notes the following with regard to this proposed project.

1. the existing porch elements (columns, railings, deck, etc) are not historic, nor are they true to the historic style of this house,
2. the material for the replacement elements has not been specified.
3. the design of the new porch elements is loosely defined in an architectural rendering and appears to show square-plan columns with some relief detailing and new balusters and railings supported by newels at each end (in between the columns).

LC staff notes that the new materials proposed do not appear to detract from the historic integrity of this property (noting that the existing porch materials are not historic); however, the appropriateness of the design could be improved, as follows.

1. Delete the newels immediately adjacent to the columns and extend the railings straight to the columns.
2. A "booster-rail" design could minimize the "caged-in" appearance of the rail height.
3. Tongue-&-groove porch decking would be appropriate.
4. It is unclear how the balusters are proposed to attach to the upper & lower rails, but the proper arrangement calls for end-nailing, not face-nailing.
5. Material choices should be defined and understood. For example, will the new material have a plastic-like appearance, or a wood-like appearance?

LC staff 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 historic 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."

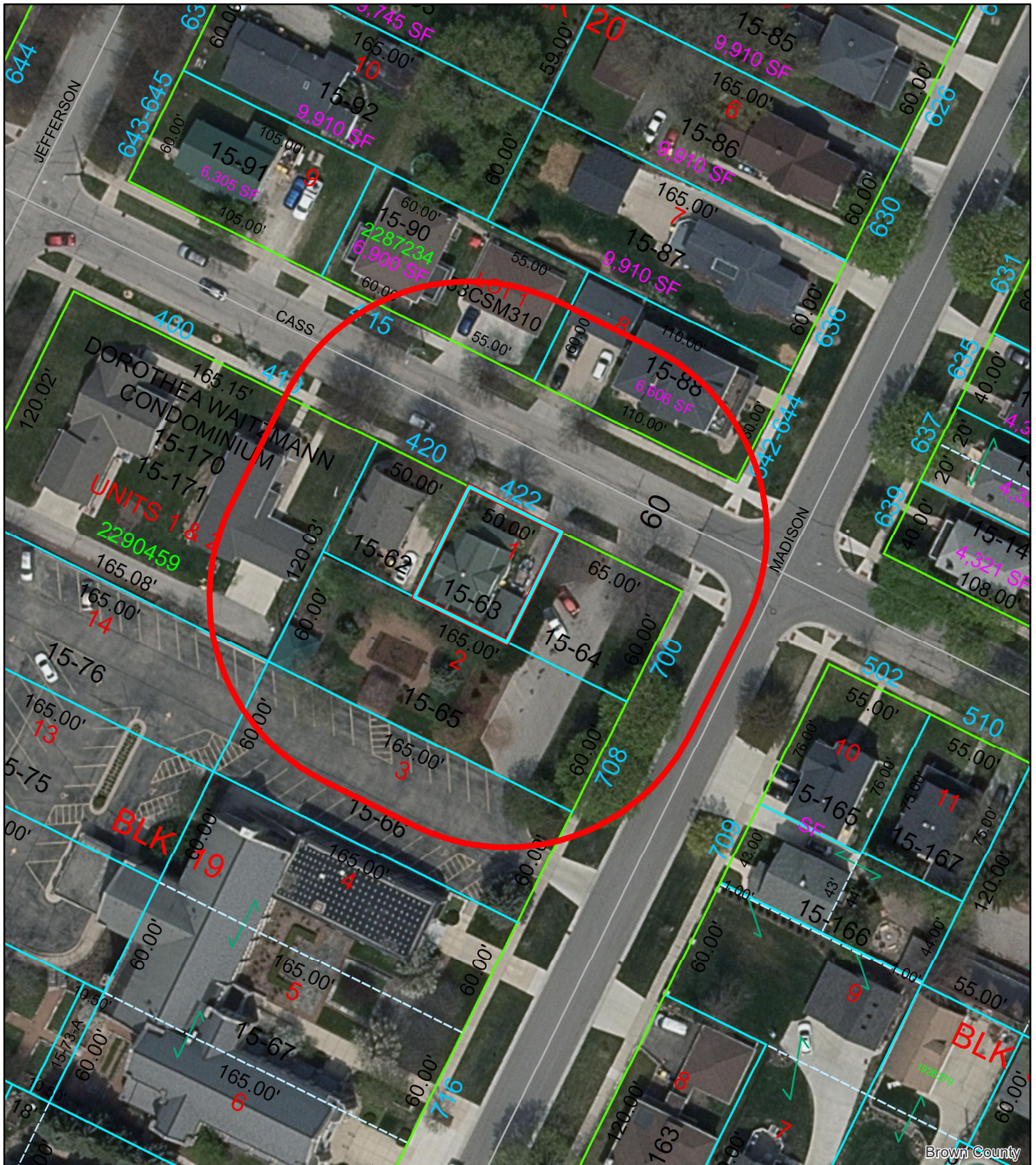
RECOMMENDATION

LC staff recommends approval of the replacement porch elements, noting that they do not detract from the integrity of this property. LC staff recommends requesting additional design details (baluster-to-rail attachment method, etc) and consideration of design alternatives that are more compatible with the historic integrity of the district, as noted above.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-11 Map
2. COA 23-11 - Pictures
3. COA 23-11 Application and Exhibit
4. 422 Cass Street Property Details



(COA 23-11) Porch Replacement at 422 Cass Street

0 15 30 60 Feet



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- 422 Cass Street
- 100-ft. Notification Area



422 Cass (2019)



422 Cass (2019)



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: 422 Cass Street

2. Parcel #: 15-63

3. Owner of record: Jeanne M Johnson Phone: 920-437-1296

422 Cass Street Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Heather M Johnson

422 Cass Street Green Bay WI 54301
(Address) (City) (State) (Zip)

920-328-8746 / HJoh4e@aol.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: 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.)

Replace existing porch (Floor, Railings, Steps) ^{Supports/}
porch is sinking and showing age. New support
and railing were chosen to look similar
to porch many years ago and to fit in nicely
with Astor park. 8'x25' size

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): _____

Fantastic Services LLC will be doing the work.

* My mother is 92 yrs old and I need to get a lift or ramp due to her health - need to replace porch ASAP so that we can get the lift or ramp to get her out easier.

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: _____

Deborah Johnson

Owner Signature: _____

Janne Johnson
By Deborah Johnson POA

Date Received: _____ Staff: _____



Floor - light gray
Supports/railings -
white

Trim - white
Skirting - white Lattice

Address:	422	Cass	St			
Parcel No.:	15-63					
WI AHI No.:	51942					
Historic Name:						
Built:	1900	c. 1900				
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 small frame house is two stories in height. It has a gambrel roof and a full porch.					
	Owner: Carl Johnson"					
	- per NRHP nomination					
	"This building seems to have been built or moved within the boundaries of the Astor Historic District after the nomination was written. Therefore it is not discussed in the nomination and has no contribution status."					
	- WI AHI					
	Appears to be original to the district.					
	- Flatt, July 2015					
Stewardship:						
Character -	Overall form & fenestration. Dutch Colonial styling. Cross gambrel.					
Features -	gambrel roof, diamond muntin windows (2nd story)					
	Shallow polygon bay & rectangular oriel.					
Alterations -	Replacement siding & many replacement windows (incl. diamond muntin, first story). Porch rebuilt w/ iron railings & columns. Some altered fenestration (1st story, front façade).					
Misc -	n/a					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 23-12) Consideration with possible action on a design review for replacement window sashes located at 702 Monroe Avenue.

BACKGROUND

702 S Quincy is a contributing (“priority”) property in the Astor NRHP District, built c. 1880. This house sits on a corner lot, facing S Monroe to the east, with the north side visible from Cass Street. This house retains many exterior historic features and was identified as a “priority” property in the 1979/80 NRHP nomination paperwork.

The COA proposes replacing nine windows with new vinyl windows as well as performing ordinary maintenance on several other exterior items. Replacement windows are to be the same size and same color as those currently present.

LC staff notes that the windows to be replaced look historic; however, a 1979 NRHP nomination photo suggests that the windows currently present may be “old” (not historic) wooden replacements. A LC staff request for interior photos remains unanswered.

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

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 further notes that the Wisconsin Historical Society / SHPO requires a visual light transmittance of 72 or higher (a VT rating of 0.72). Reference: <https://www.wisconsinhistory.org/Records/Article/CS4308>

RECOMMENDATION

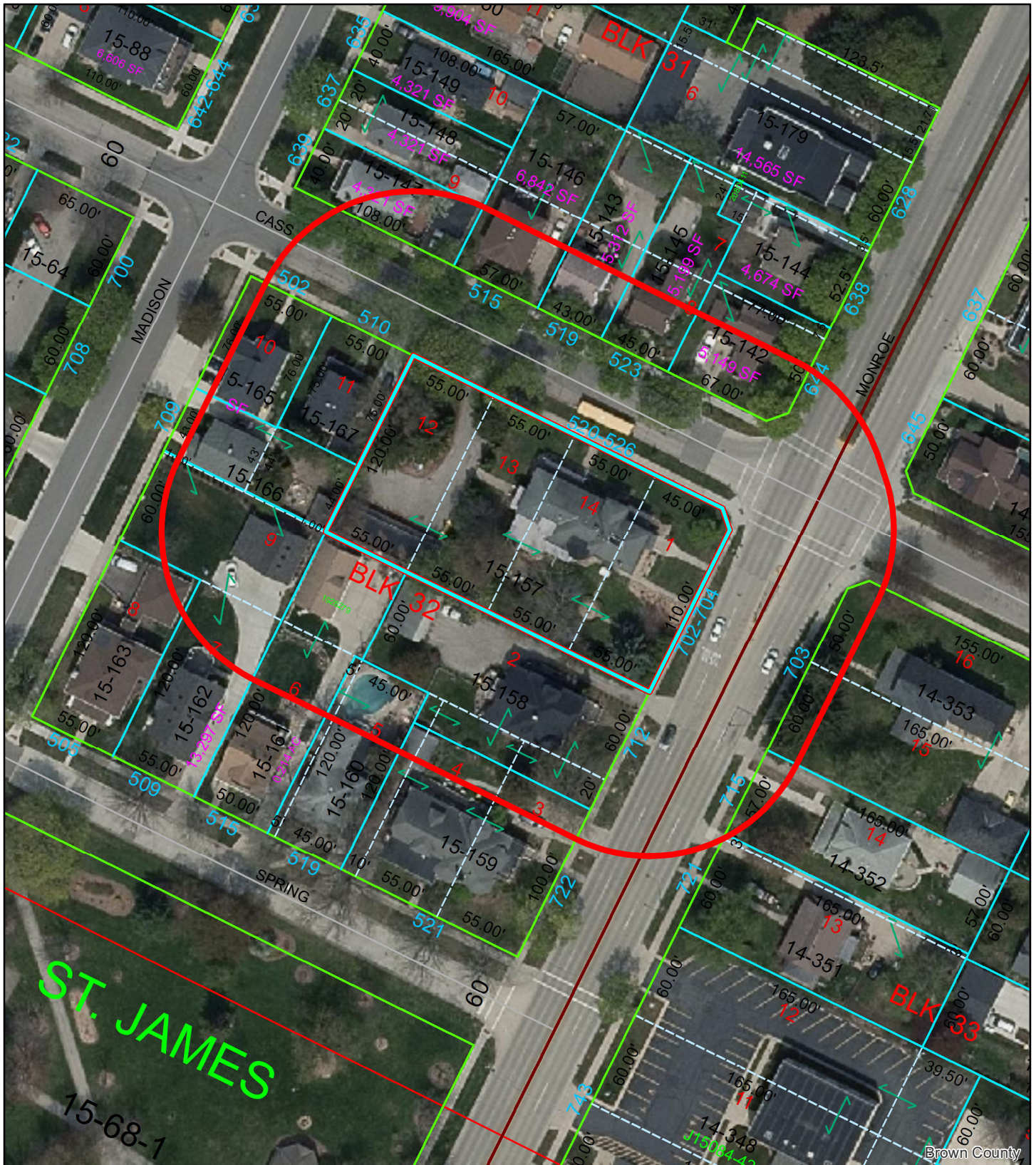
Replacing historic windows will have a negative impact to the historic integrity of any house; however, the existing windows here may themselves be wooden replacements. New vinyl windows are not historically appropriate; however, vinyl windows have been approved as replacements on other designated historic houses in Green Bay.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-12 Map
2. COA 23-12 Pictures
3. COA 23-12 pic I

4. COA 23-12 pic2
5. COA 23-12 pic3
6. COA 23-12 pic4
7. COA 23-12 pic5
8. COA 23-12 pic6
9. COA 23-12 pic7
10. COA 23-12 pic8
11. 702 S Monroe Property Details Sheet
12. COA 23-12 Application_Page_1
13. COA 23-12 Application_Page_2



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 May 2023 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 23-12) Window Replacement at 702 Monroe Avenue

0 20 40 80 Feet



- 702 Monroe Avenue
- 100-ft. Notification Area



Linus B. Sale Home
702 S. Monroe

Astor Historic District
Green Bay, Wisconsin
Lefebvre Photo Inc.

3/78

Negative at Astor Neighborhood Assoc.
716 S. Madison St. Green Bay, Wisconsin

negative taken & elevation

JUN 26 1979

Brown Co.

FEB 27 1980

702 S Monroe (1978)



702 S Monroe (2019)

















Address:	702	S Monroe	St			
Parcel No.:	15-157					
WI AHI No.:	2276					
Historic Name:	Linus Sale House					
Built:	1880	1880-1881	1888 per WI AHI			
Historic Use:	house					
Architectural Style:	Italianate					
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:						
	"Built by Linus B. Sale for his bride in 1880-1881, the present building reflects the rectilinear block nature of some Italianate buildings, with its distinctive projecting eaves supported by decorative brackets. It is a two-story frame building with side bays and a back porch. The front porch has been removed. Some of the windows are trimmed with curved head molds.					
	Linus B. Sale, one of the earliest citizens of Astor, served in the 40th Wisconsin Regiment during the Civil War, graduated in a class of twenty from the University of Wisconsin in 1870, and from the Law School in 1872. He came to Green Bay and established the law firm of Vroman and Sale - a firm still practicing. He served as a member of the Republican State Central Committee, a member of the Board of Regents of the University of Wisconsin, 1879-1883, and President of the Green Bay School Board from 1885-1891. He died a tragic death attempting to save his two young sons from drowning in the Fox River.					

	In subsequent years the home was owned by Mr. Charles H. Holmes,			
	President of the Fox River Electric Company, Grederick Rahr, founder of			
	the Rahr Brewing Company, and finally by August Reimer, owner of the			
	Reimer Meat Company [sic] of Green Bay.			
	Owner: Robert Brault"			
	- per NRHP nomination			
Stewardship:				
Character -	Overall form & fenestration. Shallow-pitch hipped roof. Italianate style.			
	Clapboard profile siding. Arched window lintels & arched entry door			
	casing (two doors with transom window above). Corbeled & bracketed			
	eaves. Molded frieze. Corner boards with moldings at top.			
	Polygonal 2-story bay on south façade.			
Features -	Brackets & corbels. Wood clapboard siding. Window & door casings.			
	Front doors with arched windows under transom window. Some original			
	windows. Scrollwork over paired windows (original?).			
Alterations -	Once had a wrap-around front porch, semi-circular end to the south. 1-			
	story addition at northeast corner sits where wrap-around portion of front			
	porch once sat. Converted to apartments sometime between 1930s and			
	1960s. Additions at rear. Current porch elements not original and classical			
	revival style (fluted doric columns) are not in keeping with the original			
	Italianate style. Wrap-around porch removed prior to 1979. Current			
	small entry porch added after 1979. Windows in 1979 were multi-pane,			
	either 2/2 or 4/4 depending on location. Current rooftop balustrade			
	installed after 1979.			
Misc -	A priority property per NRHP nomination. Corner lot.			



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: 702 S MONROE AVE

2. Parcel #: 15-157

3. Owner of record: JONGORDON LLC Phone: 920-889-0465

<u>3 REED STREET</u>	<u>PLYMOUTH</u>	<u>WI</u>	<u>53073</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: GORDON ROSPLOCH

<u>3 REED STREET</u>	<u>PLYMOUTH</u>	<u>WI</u>	<u>53073</u>
(Address)	(City)	(State)	(Zip)

<u>414-708-2269</u>	<u>920-889-0465</u>	<u>JONGORDONLLA@GMAIL.COM</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: RENTAL

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

Repair rotten or broken exterior siding and trim boards

Replace 9 first floor windows (sashes)

Repair the pillars on the front of the house

Scrap and Paint exterior of house, existing colors.

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: jonathon rosploch Digitally signed by jonathon rosploch
Date: 2023.04.26 22:01:55 -05'00'

Owner Signature: jonathon rosploch Digitally signed by jonathon rosploch
Date: 2023.04.26 22:02:06 -05'00'

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 23-14) Consideration with possible action on a design review for a new garage, stucco work, new porch, and new windows located at 1137 S Monroe Avenue.

BACKGROUND

1137 S. Monroe is a contributing property in the Astor Historic District. This house is a relatively rare example of the International Style of architecture, presumed to have been built c. 1920. Per the 1936 Sanborn Map, this house did historically have an attached garage (extant, albeit possibly enlarged) and has never had a porch. This house maintains a relatively high degree of integrity, noting that the decorative tile at the upper corners of the body of the house are not original and tend to re-style this house as a Spanish Colonial Revival. This house is currently vacant but owned by the COA applicant at 1133 S. Monroe Avenue.

1133 S. Monroe, the neighboring house to the north, is a contributing property in the Astor Historic District, built in c. 1920. The 1979 NRHP nomination notes that this house was similar to neighboring 1137 S. Monroe, but here had a low hipped roof with large overhanging eaves, likely reflecting the Prairie Style of architecture. A c. 1990 photo, supplied by the applicant, confirms that this house was once a Prairie Style / Craftsman architectural style bungalow. This house has a relatively low degree of integrity, believed to be the result of a c. 1994 project that altered the entire front façade (including a new garage, entry, and bedroom additions). The new architectural style is most accurately described as “contemporary”, but might also be described as a fusion of Spanish Colonial Revival and Ranch style architecture. Per the City’s stewardship notes, the contributing status of this property has effectively been compromised, and proposed changes to this property should be considered primarily with an eye towards not detracting from the integrity of the district rather than the integrity of this individual property.

Note – these two houses were not constructed in the same architectural style, nor did they have the same architectural style when the district was added to the NRHP.

This request for COA calls for the following.

- The removal of the existing garage at 1137 S. Monroe (per COA application, “new garage”);
- The construction of a new attached garage at 1137 S. Monroe, taller and deeper than that currently present (per architectural renderings – front garage wall now closer to roadway);
- The construction of a covered entry porch at 1137 S. Monroe where no porch has been previously, of a style more or less matching the c. 1994 porch elements at 1133 S. Monroe. Per the applicant, the new porch will be, “a copy from the house we owned for 40 years and is a copy of the one that was on the house at 1133 south Monroe since the 1930’s”;
- The construction of a masonry wall connecting the southern side of 1133 S. Monroe to the front façade of 1137 S. Monroe;
- New stucco siding for the entirety of 1137 S. Monroe;

The materials received to date (May 10, 2023) make no mention of changes to the fenestration. LC staff

notes that windows have been recently altered on the south façade and requires a COA

Some of the more relevant portions of the Secretary of the Interior's Standards for Rehabilitation are as follows.

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 will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will 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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conceptually, many of the proposed changes to the house at 1137 S. Monroe do not conform to the Secretary of the Interior's Standards for Rehabilitation listed above, particularly #2, #3, #5, #6, and #9.

The proposal to add a covered front porch is notable given that, 1) this house never had a covered porch, and 2) this house is of an architectural style that is not well served by having a covered porch of the proposed design (a "copy" of that present at the neighboring 1133 S Monroe). The proposed porch would both push the style of this house further away from its historic International Style appearance, and visually unify this building with the neighboring house at 1133 S. Monroe. The proposed porch design would do much to erase the historic character (#2 & #5) of this house. The proposed porch is a "conjectural feature or element from another historic property" (#3). The proposed porch is not compatible with the massing, size, scale, and architectural style of this house's historic character (#9).

The proposed masonry wall connecting the front façade of 1137 S. Monroe with the south side façade of the neighboring 1133 S. Monroe would visually unify these two separate houses into a single property. The deeper setback from the street at 1137 S. Monroe (compared with that at 1133 S. Monroe), combined with the proposed connecting wall, would make this house appear to be a subordinate wing of 1133 S. Monroe. As a result, this wall impacts the character of the property (#2).

The proposed garage reconstruction increased the height of the garage roofline to be equal to that of the main body of the house (as per the architectural renderings). This proposed exterior alteration is not compatible with the massing, size, and scale of the historic character of the property (#9), nor does it match the old in design and other visual qualities (#6). Relocating the front garage wall may have a similar impact.

It is unclear if the future removal of the proposed changes would leave the essential form and integrity of the historic property unimpaired (#10).

RECOMMENDATION

LC staff feels that the proposed work does not satisfy the Secretary of the Interior's Standards (specifically numbers 2, 3, 5, 6, & 9). Specifically:

- A porch design more appropriate to the International Style of architecture (the historic style of 1137 S. Monroe) would be more appropriate than, "a copy of the one that was on the house at 1133 south Monroe" (a house of a different architectural style). (ref. Sec Standards # 2, 3, 5, & 9)
- A wall connecting these two neighboring houses would be more appropriately situated on a side façade rather than the front façade. (ref. Sec Standards # 2)
- A garage reconstruction, while necessary to address damage, would be more appropriately scaled to match the historic garage height and the historic location of the front garage wall. (ref. Sec Standards # 6 & 9)

Taken as a whole, the proposed changes appear to be designed to unify 1133 & 1137 S Monroe in an architectural style that neither had historically, but that 1133 adopted c. 1994 through extensive exterior alteration. The proposed wall will also physically unify these two properties and, owing to its location, will create the visual impression that these two houses are now one. The overall result is that the proposed changes conflict with the Secretary of the Interior's Standards, particularly #2, which states, "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." (Underlining added)

FISCAL IMPACT

ATTACHMENTS

1. COA 23-14 Map
2. COA 23-14 Pictures
3. COA 23-14 Rendering
4. COA 23-14 Building Map
5. 1137 S Monroe Property Detail Sheet
6. COA 23-14 Application
7. COA 23-14 New Window Pic



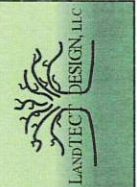
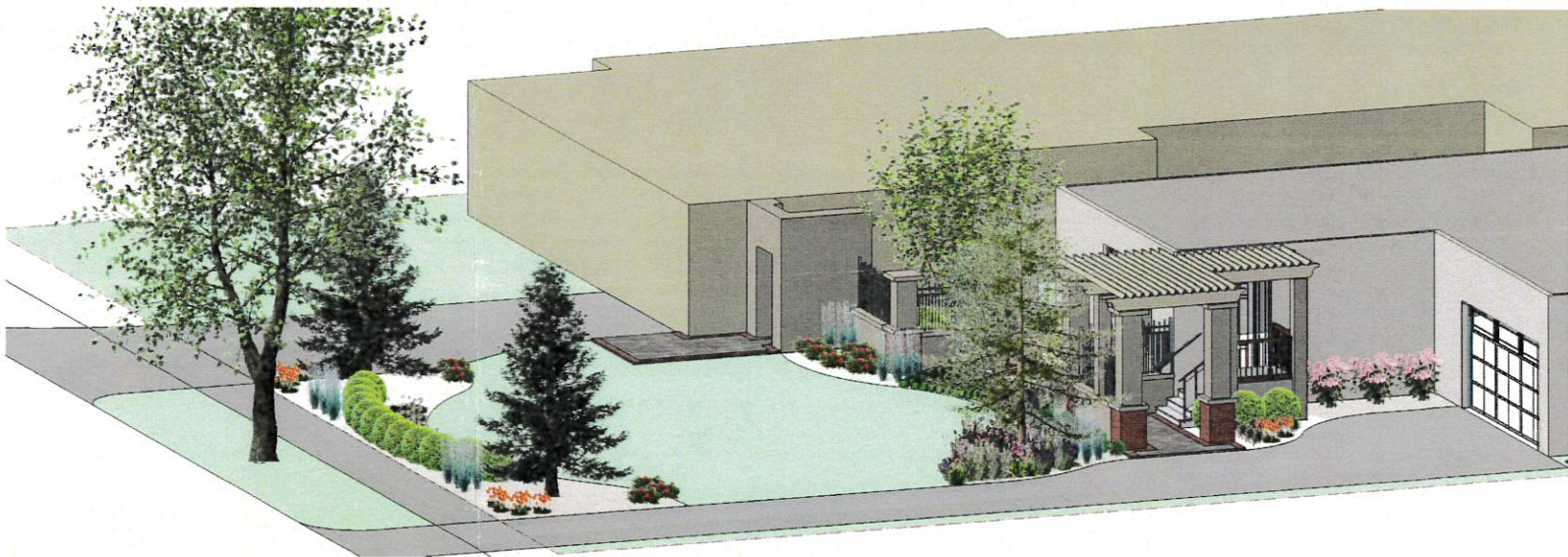
1133 S Monroe (2019)



1133 S Monroe (1990)



1137 S Monroe (2015)



Landtect Design, LLC
2072 Sylvan Ct.
Green Bay, WI, 54313
Ph. 920-226-0000

Revisions	
No.	Description

Project for **John & Amy Hurckman**
1133 S. Monroe Ave
Green Bay, WI
Elevations

Date	08/01/2022
Company	Landtect Design, LLC
Project ID	
Drawn By	
Checked By	
Client Name	
Project Manager	

These plans and specifications are the property of Landtect Design, LLC. Any use or reproduction without permission of Landtect Design, LLC is prohibited.

Sheet No. **4** of **5**

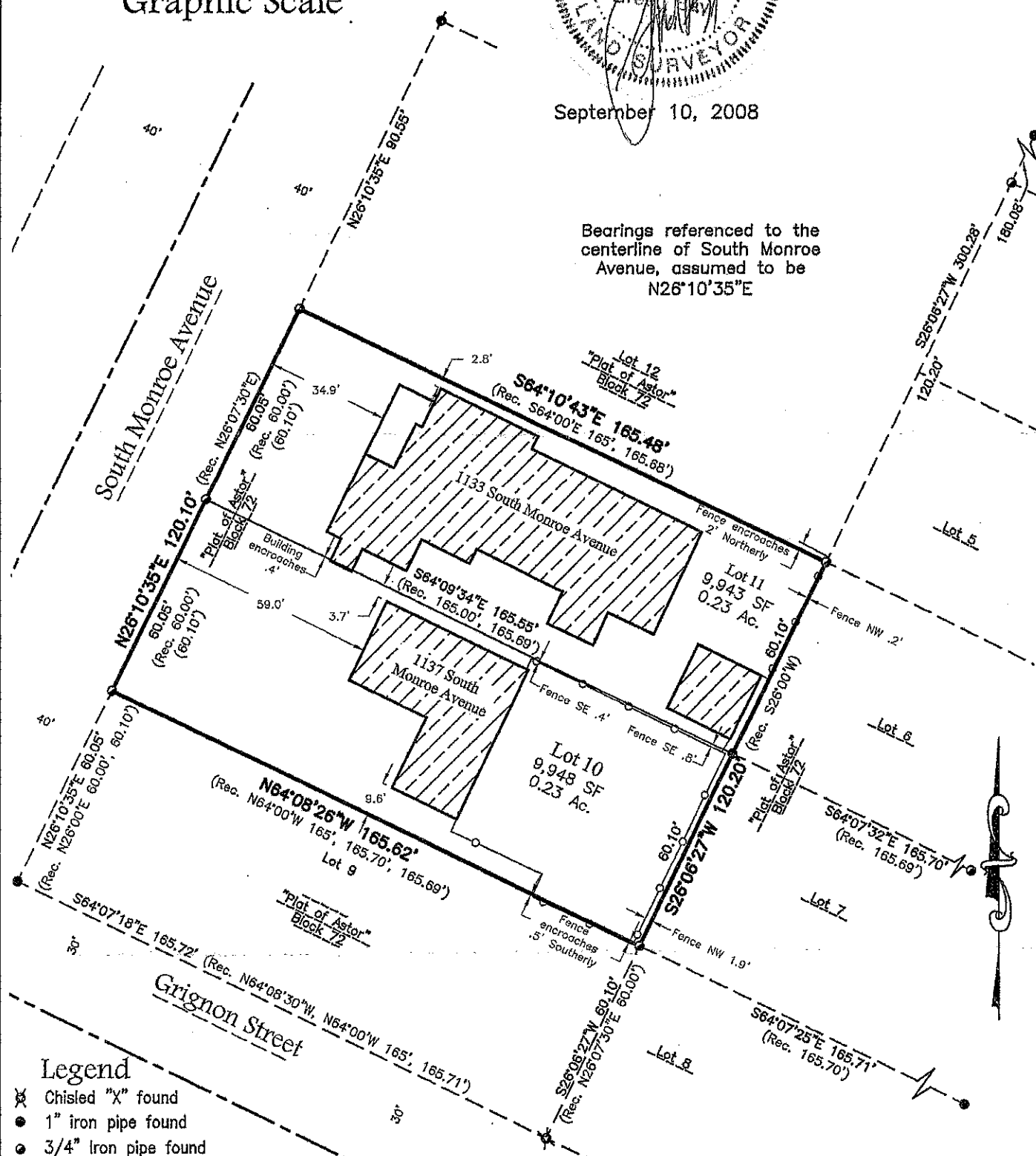
I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.



WISCONSIN
STEVEN M. BIEDA
S2275
Land Surveyor
September 10, 2008

September 10, 2008

Bearings referenced to the
centerline of South Monroe
Avenue, assumed to be
N26°10'35"E



- ✗ Chisled "X" found
- 1" iron pipe found
- 3/4" iron pipe found

Drafted By: JMP

Tax Parcel Number

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

Project No.: H-12008

Address:	1137	S Monroe	St			
Parcel No.:	16-103					
WI AHI No.:	53239					
Historic Name:						
Built:	1920	c. 1920				
Historic Use:	house					
Architectural Style:	International Style					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:						
	"This home is similar in design to 1130 South Monroe. It is of grey stucco with simple horizontal lines and a flat roof.					
	Owner: Fred Dahlrard"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. A relatively rare International Style house.					
	Stucco clad. Simple box-like shapes with simple fenestration without					
	decorative casings. Flat roof.					
Features -	Glass block windows. Stucco.					
Alterations -	Attached two car garage may have originally been a smaller 1-car garage					
	(also attached). Current garage present pre-1980 (NRHP nomination).					
	Decorative tile added at the upper corners of the body of the home					
	and garage are recent additions. These tiles, combined with paint color,					
	move the feeling of the house towards a Spanish Colonial -inspired style.					
Misc -						

Address:	1133	S Monroe	St			
Parcel No.:	16-104					
WI AHI No.:	53237					
Historic Name:						
Built:	1920	c. 1920				
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 home is similar to 1137 South Monroe; a one story structure with a low hipped roof. Strong horizontal lines and rectangular shapes give this house a Spanish affect. [sic] Owner: William Brice" - per NRHP nomination					
Stewardship:						
Character -	See alterations. Shallow hipped roof. In general, this 1-story house exhibits Prairie style influences as well as Spanish Colonial style influences. The net result is a ranch-like feeling, but not a straightforward ranch style.					
Features -	unknown (see alterations)					
Alterations -	NRHP nomination suggests that this house is similar to neighboring 1137 S Monroe. Current footprint does not match 1936 Sanborn map, but strongly suggests that front attached garage is a recent (post-1979) alteration. The extent of this alteration included the front porch and the entire front façade. 1994 building permit approved new garage, entry, & bedroom additions.					
Misc -	Changes should not detract from surrounding properties.					



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: COA 23-14

1. Address: 1137 So Monroe, Green Bay 54301

2. Parcel #: Lot 10, Block 72 "Plot of Aitor, Volume 8, Plats page 4

3. Owner of record: John & Amy Marital Trust Phone: 920-371-2255

1133 So Monroe Ave GB. WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: John F. Hankman

1133 So Monroe Ave GB WI 54301
(Address) (City) (State) (Zip)

920-371-2255 (Office Phone #) (920) 448-3426 (Cell Phone #) john.hankman@gbwi.com (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.)

New Porch & Garage & re-stucco exterior work
while maintaining original footprint
Old Porch was built step to Garage Foot failed from snow
load

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 stucco - match original
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☒ Cost estimates for all the proposed work TAM
- ☐ 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~~ stucco

☒ 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

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.6

(COA 23-17) Consideration with possible action on a design review for a mural located at 164 N Broadway.

BACKGROUND

164 N Broadway is a non-contributing building in the Broadway-Walnut historic district, built 1911 and fitted with a designated historic addition in 1945 as well as a non-historic addition of c. 2000.

This COA proposes to paint more or less the entirety of the visible east and south façades of the historic 1945 addition, most of which is currently and historically unpainted. The upper portion of the Pearl Street (east) façade has historically been painted, and this painted area has been repainted with new signage at least twice.

Per the “Secretary of the Interior’s Standards for the Treatment of Historic Properties With Guidelines...”, LC Staff notes the following:

“RECOMMENDED - Identifying, retaining and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.

NOT RECOMMENDED - Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.

RECOMMENDED - Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting. **NOT RECOMMENDED** - Removing paint that is firmly adhered to masonry surfaces, unless the building was unpainted historically and the paint can be removed without damaging the surface.

RECOMMENDED - Repainting historically-painted masonry features with colors that are appropriate to the historic character of the building and district.

NOT RECOMMENDED - Using paint colors on historically-painted masonry features that are not appropriate to the historic character of the building and district.

RECOMMENDED - Applying compatible paint coating systems to historically-painted masonry following proper surface preparation.

NOT RECOMMENDED - Failing to follow manufacturers’ product and application instructions when repainting masonry features.”

The Wisconsin Historical Society has specific instructions for painting historic masonry walls. Those instructions begin with the statement, “According to preservation best practices, unpainted masonry houses and buildings should not be painted.”

Other Wisconsin Historical Society instructions include removing loose paint (if wall has fewer than 9 coats of paint // 3 complete paint jobs), cleaning the surface, repairing damaged areas, and checking moisture

content.

See here: <https://www.wisconsinhistory.org/Records/Article/CS4245>)

The Wisconsin Historical Society also has specific instructions for what type of paint to use on historic masonry walls. Paint used should be highly vapor permeable, such as an acrylic resin or a latex paint.

See here: <https://www.wisconsinhistory.org/Records/Article/CS4237>

RECOMMENDATION

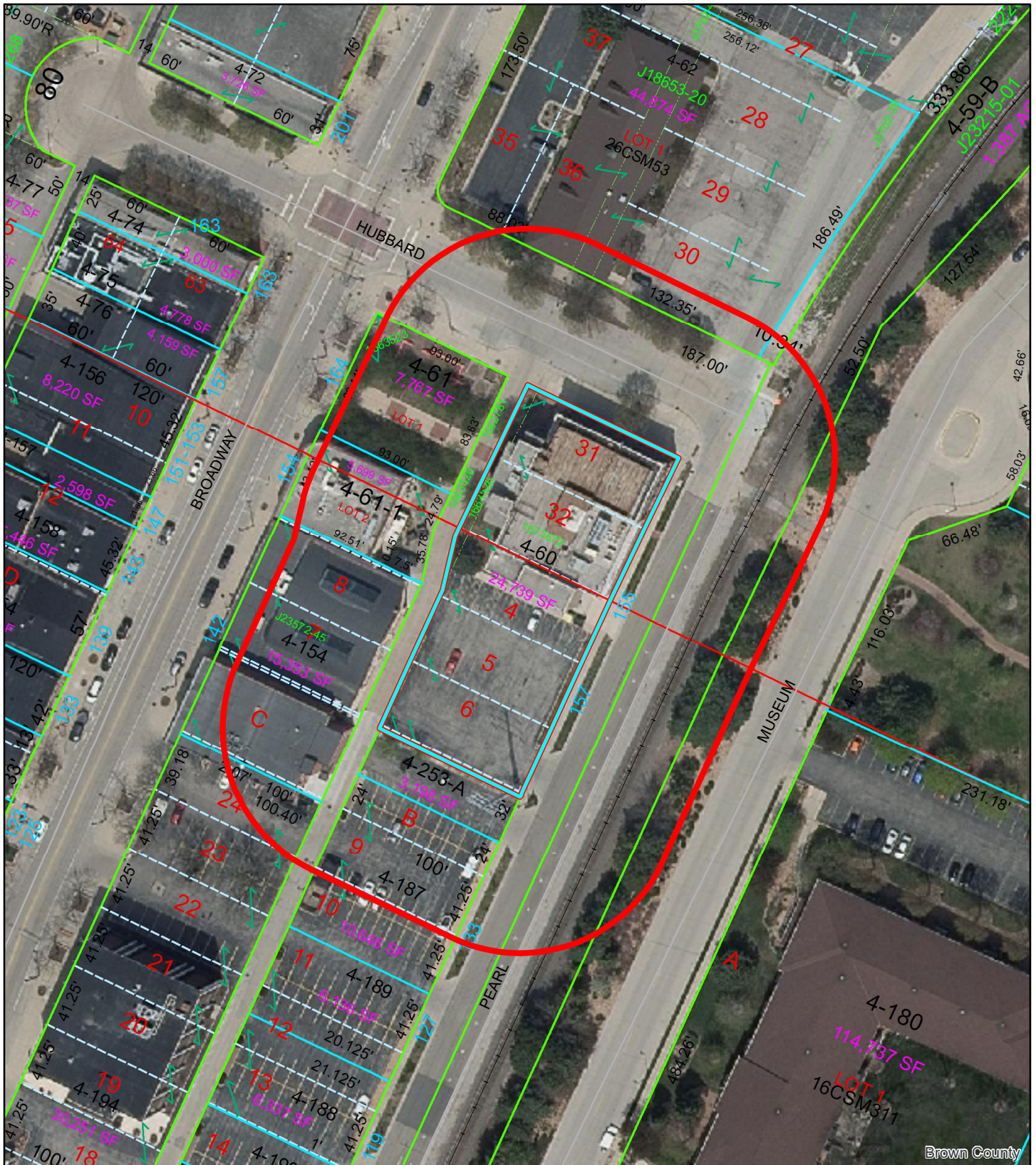
LC staff recommends approval of any request to paint areas of this building that have previously been painted.

LC staff recommends denial of any request to paint unpainted historic brick on designated historic buildings in keeping with preservation best practices. Should preservation best practices be set aside (LC staff strongly advises against this), LC staff recommends that an unpainted strip be left at the base of the façades to better allow moisture to escape the wall material. There do not appear to be scientific guidelines for this (normal limit of “rising damp” supposedly ranges from 0.5 to 1.5 meters [1.6 to 4.9 feet]), so LC staff speculates (as a P.E.) that a height in the range of 3'-6' should be left unpainted to minimize the likelihood of serious damage to the building as a result of the application of paint to unpainted masonry.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-17 Map
2. COA 23-17, details
3. COA 23-17, application



Brown County



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(COA 23-17) Mural at 164 N Broadway

0 20 40 80 Feet



- 164 N Broadway
- 100-ft. Notification Area

Proposed Mural on 164 N. Broadway St.

Owners: Linda Slepica and Tim Besaw

Muralist: Andrew Linskens

Event Organizer: On Broadway, Inc and Allie Thut

Scope of work from the artist:

For this historical building mural, I want to make sure that I respect the building's history and preserve it for future generations to enjoy. Therefore, I will not pressure wash the brick as it could damage the surface. Instead, I will lightly brush the brick to clean it before starting to paint.

As a base for the paint, I will be using Kilz3 premium primer, which I know will provide a strong base and adhere well to the brick surface.

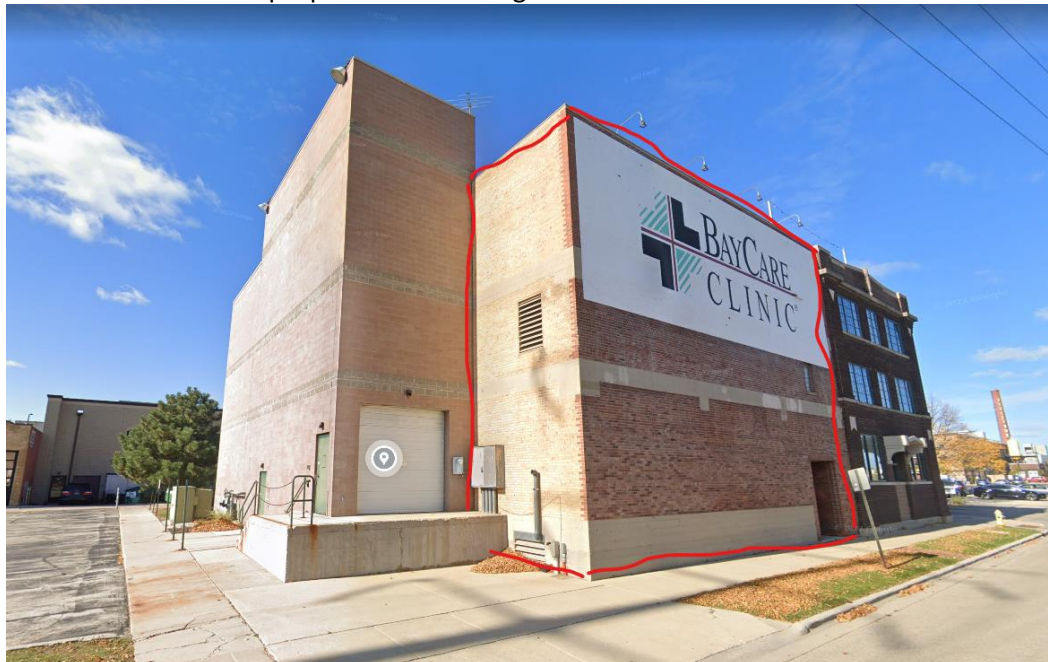
To ensure that the mural remains vibrant and intact for years to come, I have chosen to use top-shelf exterior UV protected Acrylic latex paints such as Sherwin Williams Emerald, Paramount paint, Behr Marquee. These paints are highly durable and resistant to fading, which is essential for outdoor murals.

To help me reach the upper areas of the building, I will be using a substantial scissored boom lift. Although it may take a bit more time, I have chosen to use only a paintbrush rather than spray cans to have greater control over the application of the paint and ensure a high-quality finish.

The mural will wrap around the left side corner of the building for about 10 feet, which will create a stunning visual impact for those passing by.

Overall, my process shows a deep respect for the building's history while also showcasing my expertise as an artist. I'm excited to get started and create a beautiful piece of art for this historical building.

Current wall & where proposed mural will go:



Proposed design that will wrap along the side:





CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

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

File Number: _____

1. Address: 164 N Broadway, Green Bay, WI

2. Parcel #: 4-60

3. Owner of record: Tim Besaw Phone: 920-680-8080

<u>164 N Broadway</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Allie Thut

<u>340 N. Broadway St. Ste. 165</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

<u>920-639-6284</u>	<u>allie@onbroadway.org</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Office space

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.)

We are proposing a mural be painted on the entire east facing wall on the southern section of the building. The mural would wrap around the side to the smaller south facing wall. See the attached information for more details.

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

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.7

(COA 23-18) Consideration with possible action on a design review for a mural located at 423 Dousman Street.

BACKGROUND

423 Dousman is a contributing building in the Broadway-Dousman historic district, built in 1913 as the Henry Platten Grocery Store, and commonly remembered as the building of the Exclusive Company.

This COA proposes to paint a mural on dibond (aluminum composite) boards to be attached to the N. Chestnut Ave façade. The dibond boards are proposed to be attached via blue masonry screws, drilled into the mortar between bricks on the façade. Total area of dibond boards proposed is 12' tall x 16' wide.

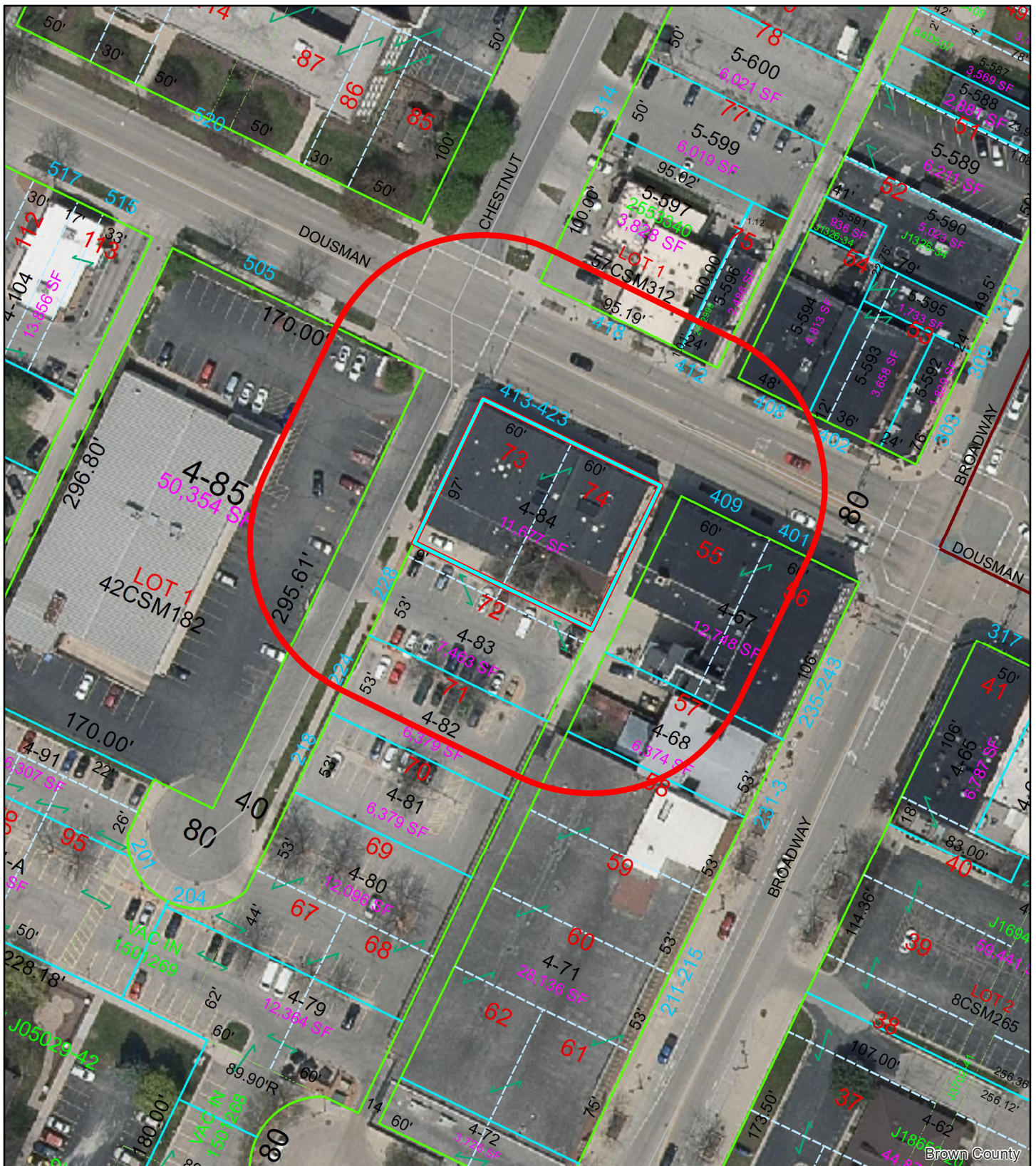
LC staff notes that the proposed dibond boards are, effectively, the same as attaching a sign to the building.

RECOMMENDATION

LC staff recommends approval of this proposed sign, as presented. As noted in the application, screws are to be attached via mortar joints, leaving the historic brick largely unharmed.

FISCAL IMPACT**ATTACHMENTS**

1. COA 23-18 Map
2. COA 23-18 Details
3. COA 23-18 Application



Brown County



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(COA 23-17) Mural at 423 Dousman Street

0 20 40 80 Feet



- 423 Dousman Street
- 100-ft. Notification Area

Proposed Mural on 423 Dousman St.

Owners: John Limbach

Muralist: John Kowalczyk

Event Organizer: On Broadway, Inc and Allie Thut

Current wall & where proposed mural will go – on the west facing wall:



Proposed design will be 12' tall by 16' wide. The design is still currently being worked on and developed.



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: 423 Dousman St, Green Bay, WI 54303

2. Parcel #: 4-84

3. Owner of record: Kalitz Limited Partnership Phone: 262-334-1115

<u>423 Dousman St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Allie Thut

<u>340 N. Broadway St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

<u>920-639-6284</u>	<u>allie@onbroadway.org</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Vacant store front but becoming retail incubator

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.)

Since this is a historic building dibond board with be attached by Jones Signs into the mortar
between the bricks with hex-head blue masonry screws. Pilot holes will be drilled in and then
masonry screws into the mortar. The holes would then be patched in the board and primer
would be applied to the board before the artist would paint the design.

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: _____

Allen Tera
Kalix Limited Partnership By John Limbach, General Partner

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.8

(COA 23-19) Consideration with possible action on a design review for a new mural located at 313 N Broadway.

BACKGROUND

313 N. Broadway is a non-contributing building in the Broadway-Dousman historic district, built c. 1970, and commonly known as the building of Sushi Lover.

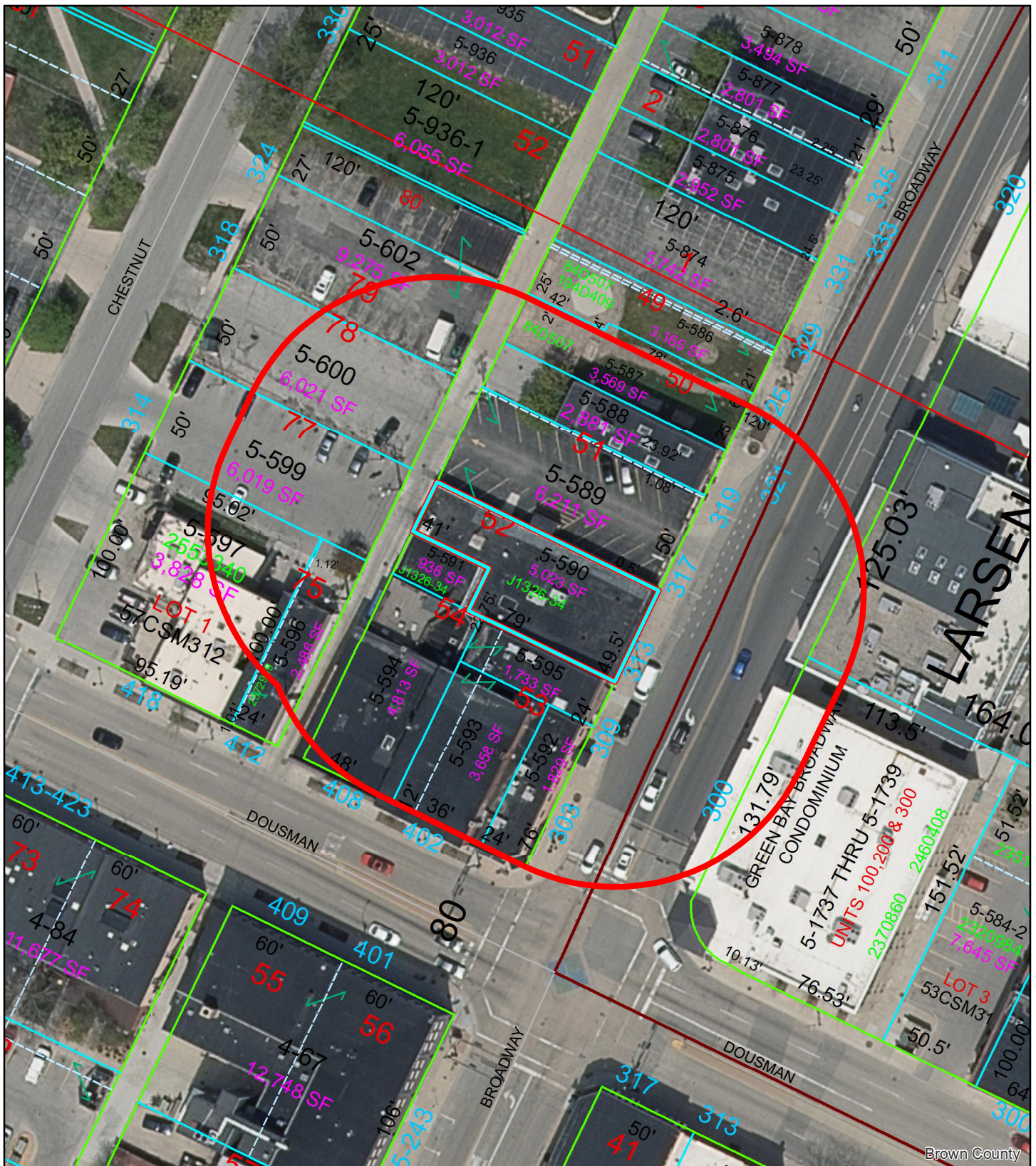
This COA proposes to paint a mural on the rear (west) façade of this non-contributing building. This rear (west) wall is constructed of concrete block (not verified) and is currently painted.

RECOMMENDATION

LC staff recommends approval of this proposed mural, as presented. This building is non-contributing within the historic district and the proposed location of the mural will not detract from the integrity of the district.

FISCAL IMPACT**ATTACHMENTS**

1. COA 23-19 Map
2. COA 23-19 Details
3. COA 23-19 Application



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(COA 23-19) Mural at 313 N Broadway

0 15 30 60 Feet



- 313 N Broadway
- 100-ft. Notification Area

Proposed Mural on 313 N. Broadway St.

Owners: Michael Schwantes

Muralist: To Be Determined

Event Organizer: On Broadway, Inc and Allie Thut

Current wall & where proposed mural will go – on the west facing wall:



This wall is still being worked through as an addition to the Mural & Busker Festival. More information on the artist and design will come at a later time, but the wall has been previously painted on.



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: 313 N Broadway St Green Bay

2. Parcel #: 5-590

3. Owner of record: Michael Schwantes Phone: 920-432-1166

<u>319 N. Broadway St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Allie Thut

<u>340 N. Broadway St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

<u>920-639-6284</u>	<u>allie@onbroadway.org</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Resturant - Sushi Lover

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.)

Looking to paint a mural on the west facing wall of the current property (see attached image)

An artist and design has not been established yet and this wall may not be used in the Mural &

Busker Festival but looking for approval in case we decide to go this direction. Most artists work

with outdoor specific weathering paint or spray paint.

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

May 17, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.9

(COA 23-21) Consideration with possible action on a design review for a new porch located at 149 N Oakland Avenue.

BACKGROUND

149 N Oakland Avenue is a contributing property in the Astor NRHP District, built 1915. The building retains a modest degree of integrity, with significant replacement material (including the siding and the porch deck material).

The new request for COA calls for a replacement of the porch deck material. Existing deck material is painted wood (not historic), likely 1" x 6", typical of that used on back decks from the mid-20th century onwards.

The proposed replacement material maintains the non-historic look of 1" x 6" boards, but calls for a composite material instead of wood.

LC staff notes that the new materials proposed do not appear to detract from the historic integrity of this property (noting that the existing porch materials are not historic); however, the appropriateness of the design could be improved, as follows.

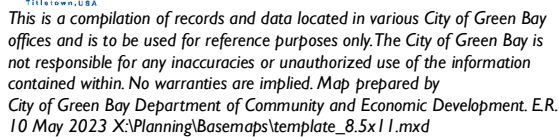
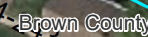
1. Tongue-&-groove porch decking would be appropriate.

RECOMMENDATION

LC staff recommends approval of the replacement porch deck material, noting that the proposed replacement does not detract from the integrity of this property. LC staff recommends consideration of design alternatives that are more compatible with the historic integrity of the district.

FISCAL IMPACT**ATTACHMENTS**

1. COA 23-21 Map
2. COA 23-21 Pictures
3. 149 N Oakland Property Details Sheet
4. COA 23-21 Application



0 20 40 80 Feet



-  149 N Oakland Avenue
-  100-ft. Notification Area





Trex Select® Composite Decking

Select decking is the perfect pairing of price and minimal maintenance.



Trex Select® Composite Decking
High Performance

Trex Select stands up to both weather and weekend mishaps alike, thanks to its high-performance shell. It resists stains and mold better than traditional composites.

Perennial Beauty

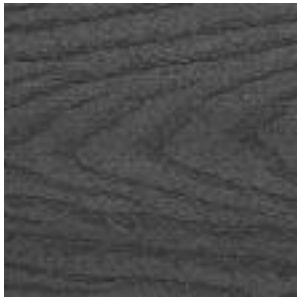
Trex Select comes in five nature-inspired colors that pair smartly with any home, and offers a soft, splinter-free finish that's comfortable underfoot.

Sustainable Style

Select decking uses 95% recycled plastic film and reclaimed sawdust, and is backed by our [35-Year Limited Residential Fade & Stain Warranty](#).

Winchester Grey

Winchester Grey is a dark, inky charcoal with an easy-to-maintain, wood-like grain pattern, making it the simple choice.



Winchester Grey



Address:	149	N Oakland	St			
Parcel No.:	3-48					
WI AHI No.:	2160					
Historic Name:	Frank Blesch House					
Built:	1915					
Historic Use:	house					
Architectural Style:	Neoclassical					
Wall Material:	clapboard					
Architect:	Foeller and Schober					
National Register:	4/27/1988					
State Register:	1/1/1989					
Other:						
NRHP nomination link:	http://focus.nps.gov/nrhp/GetAsset?assetID=dc250eb9-debc-4738-8727-428913d20902					
(district nomination)						
Notes:	The Blesch house, with its two-story tall portico and balanced, confident design is a textbook example of the Neoclassical Revival Style as applied to a large residential design. The Neoclassical Revival Style was an uncommon choice for Green Bay homeowners. There are only three homes built in that style west of the Fox River and not many more on the east side. Of these, the Blesch house is the best example and the only one within the District. The two-story Blesch house has a spacious rectangular plan with a central entrance hall. It is covered by a large side gabled roof with overhanging eaves. The symmetrical five-ranked main facade is dominated by the large pedimented entrance porch which is supported by four large, two-story Ionic Order columns. These columns support an entablature which is a continuation of that which surrounds the main block of the house. The walls of the house are sided in clapboard with the pedimented main gable ends sided in wood shingles. The four corners of the building have two-story paneled pilasters. Two identical pilasters are used to double the end columns of the portico as well and serve to frame the entrance with its large sidelights and heavy entablature with a slight suggestions of a pediment. The first floor windows are mostly large 8/12 light units while the second floor has 6/6 light ones. The house is also enhanced by its excellent state of preservation and by its generous and well landscaped grounds which give it a feeling of openness uncommon to most Green Bay houses.					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Neoclassical revival. Monumental porch with columns. Clapboard profile siding. Side gabled with pedimented porch roof. See above.					
Features -	Porch columns. Corner pilasters & porch pilasters. Entry surround with sidelights. Wide cornice/entablature below roof.					
Alterations -	Replacement siding & porch deck. Replacement windows. K-style gutters.					
Misc	Berners-Schober, archives plan 465. Best example of the style on GB's west side. Contributing.					



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: 149 N Oakland Avenue

2. Parcel #: 3-48

3. Owner of record: Zoar Fulwilder Phone: 920-655-6023

<u>149 N Oakland Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Emma Fulwilder

<u>149 N Oakland Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

<u>Na</u>	<u>920-471-5901</u>	<u></u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: residential

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.)

The existing porch and stairs will be replaced and the masonry will be repaired and repainted. See attached for additional details.

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

May 17, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 23-10, 310 Pine Street, Doors
- COA 23-13, 637 S Monroe Avenue, Driveway
- COA 23-15, 1005 S Jackson Street, Roof
- COA 23-16, 805 S Jackson Street, Shed
- COA 23-22, 735 S Jackson, pergola

RECOMMENDATION

No Action Required

FISCAL IMPACT**ATTACHMENTS**

None