



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JUNE 21, 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 June 21, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 17, 2023, meeting of the Landmarks Commission.

E. Regular Business.

1. (COA 23-20) Consideration with possible action on a design review for replacement garage siding located at 704 Emilie Street.
2. (COA 23-28) Consideration with possible action on a design review for a new driveway located at 926 S Monroe Avenue.
3. (COA 23-31) Consideration with possible action on a design review for a new garage and back doors and new porch decking located at 645 S Quincy Street.
4. (COA 23-32) Consideration with possible action on a design review for new garage siding located at 1019-1021 S Quincy Street.

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.
3. Date of next meeting: Wednesday, July 19, 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.

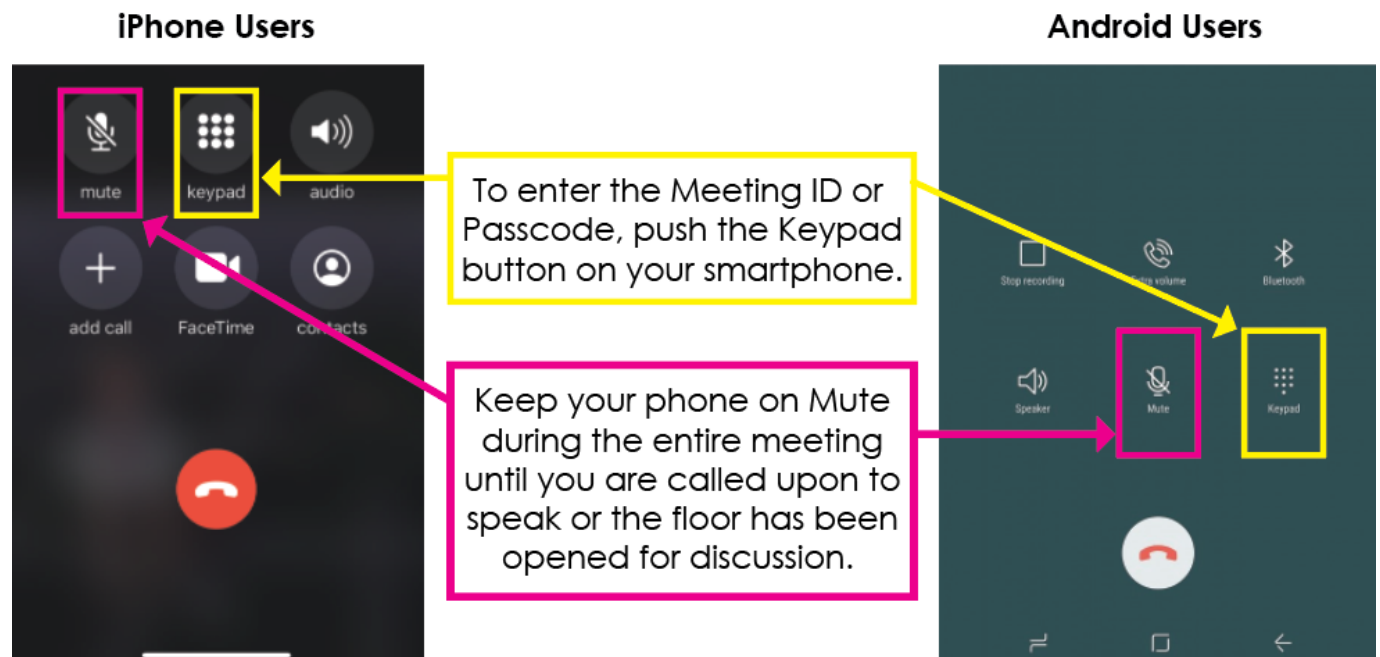
Additional Information

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

June 21, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.I

(COA 23-20) Consideration with possible action on a design review for replacement garage siding located at 704 Emilie Street.

BACKGROUND

704 Emilie Street, built c. 1930, is a contributing property in the Astor NRHP Historic District. The building currently maintains a good degree of historic integrity.

This COA application is to perform general repairs on a detached garage, as well as re-siding that garage. The full scope is described as, “remove damaged siding – replace rotted boards – insulate – re-side with board siding – paint to match house (cream with brown trim) – replace tin roof flashing – fix gutter. No change to garage structure and doors—update outside of garage to match house”.

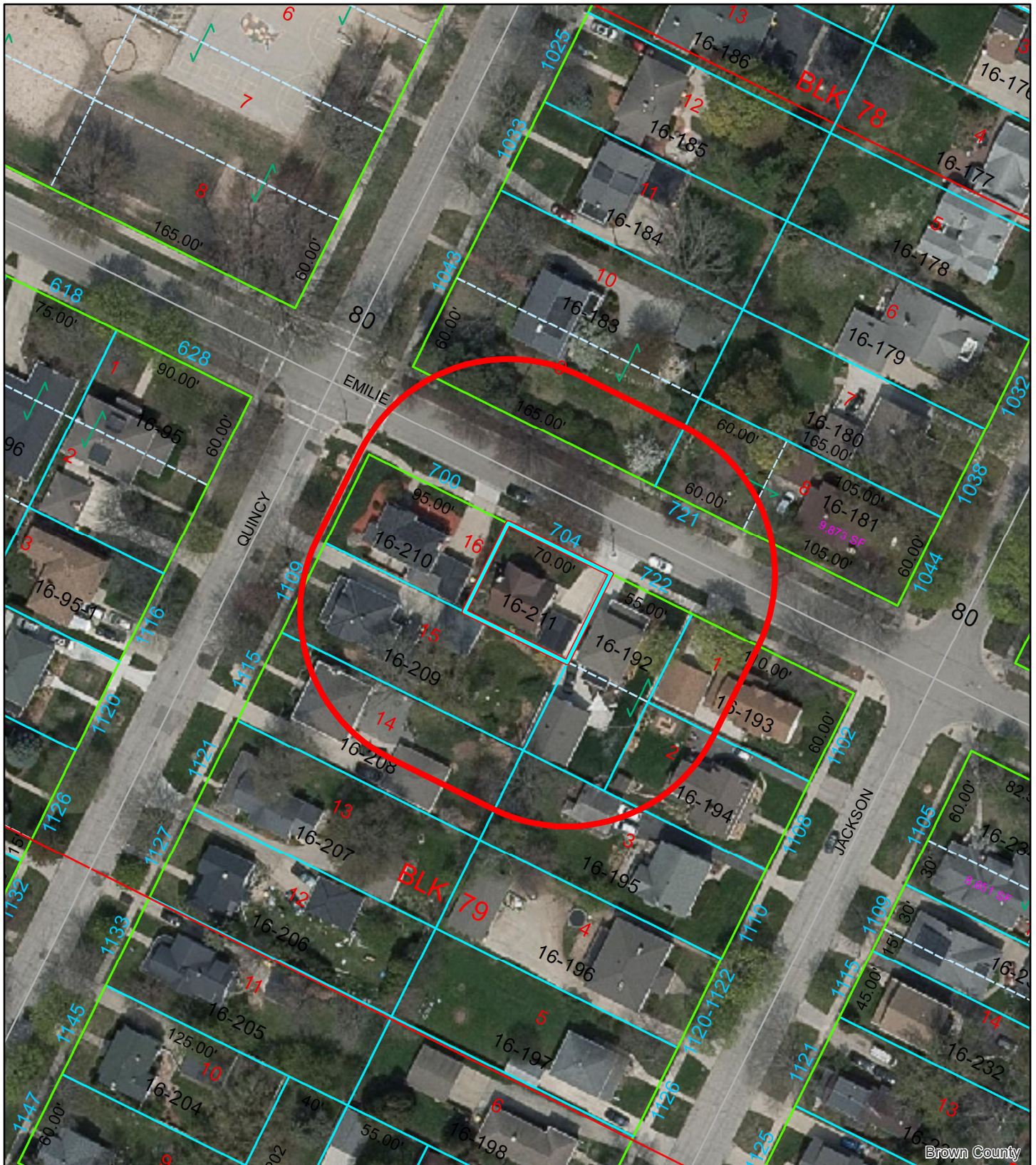
The existing garage matches the footprint and location of a historic detached garage shown on the 1936 Sanborn map; however, the age of the existing garage is unknown. The existing garage appears to be vinyl clad and lacking any exterior material of historic value.

RECOMMENDATION

LC staff recommends approval of the project as proposed. Much of the work proposed appears to be ordinary maintenance, excluding the replacement of non-historic vinyl siding with “board siding” (no details provided). The replacement siding, which is to be painted, is likely an improvement over the existing vinyl siding insofar as historic appearance and character is concerned.

FISCAL IMPACT**ATTACHMENTS**

1. COA 23-20 Map
2. 704 Emilie 2019
3. COA 23-20 Application
4. COA 23-20, 704 Emilie Property Detail Sheet



(COA 23-20) New Garage Siding at 704 Emilie Street

0 20 40 80 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 13 Jun 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 704 Emilie Street
- 100-ft. Notification Area





CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: 16-211 COA 23-20

1. Address: 704 Emile St

2. Parcel #: 16-211

3. Owner of record: Patricia A. Taylor Phone: 920-437-9339

704 Emile St Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Patricia A. Taylor

704 Emile St Green Bay WI 54301
(Address) (City) (State) (Zip)

920-437-9339 — pat.taylorgh@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: residence of Patricia Taylor

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.)

Garage Project - Remove damaged siding - replace rotted boards - insulate -
reside with board siding - paint to match house (cream with brown trim)
replace tin roof flashing - fix gutter
No change to garage structure and doors - Update outside of garage
to match house

7. Attachments:

- ☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☐ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☐ Exterior photos
- ☐ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ 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 ^{garage} identical siding *insulate - paint to match house*
- ☐ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: Patricia Taylor

Owner Signature: Patricia Taylor

Date Received: 5/8/23 Staff: S. Hummel

Address:	704	Emilie	St			
Parcel No.:	16-211					
WI AHI No.:	52037					
Historic Name:						
Built:	1930					
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:	stucco					
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:						
	"Steep rooflines and decorative stickwork give this stuccoed house a chalet effect.					
	Owner: Coryl Crandall"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Tudor Revival stylings. Stucco.					
	Gabled ell. Polygonal bay in front. Dormer near front door.					
Features -	Brackets. Half-timbering in gables. Brick chimney. Plain bargeboards.					
	Round arch front door with brick surround.					
Alterations -	Replacement windows (?). Detached garage.					
Misc -						



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 21, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 23-28) Consideration with possible action on a design review for a new driveway located at 926 S Monroe Avenue.

BACKGROUND

926 S Monroe Avenue is a contributing property in the Astor NRHP District, built c. 1910. The house maintains a good degree of integrity, with historic storm windows and old wood siding.

The current COA application is to expand an existing driveway. The proposed expansion adds 18 inches of width at either side of the driveway in way of the sidewalk and curb cut (increasing the apron at the street from 20' wide to 23' wide). An additional strip 8 feet wide begins 10 feet from the sidewalk, with an additional widening further back on the lot.

The proposed driveway widening appears to have no impact on the house; however, all other driveways on this block appear to have identical apron shapes and dimensions between the curb and sidewalk. Additionally, all other driveways on this block appear to have identical widths between the sidewalk and garage. In this sense the driveways are a unifying hallmark of this portion of the historic district – part of the district's "character", which impacts the integrity of "setting" (one of the seven important aspects of integrity). Notably, there are wider driveway aprons sprinkled throughout the district, including elsewhere on S Monroe Avenue.

The "Secretary of the Interior's Standards for the Treatment of Historic Properties..." offers little guidance, aside of the following:

"Setting (District/Neighborhood) - The setting is the larger area or environment in which a historic building is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood."

Preservation Brief 17 on "Architectural Character" offers the following:

"In the process of identifying the overall visual character, the aspect of setting should not be overlooked. Obviously, the setting of urban row houses differs from that of a mansion with a designed landscape. However, there are many instances where the relationship between the building and its place on the streetscape, or its place in the rural environment, in other words its setting, may be an important contributor to its overall character.

In this instance, the corner tower and the arched entryway are important contributors to the visual character of the building itself, but there is also a relationship between the building and the two converging streets that is also an important aspect of this historic building. The curb, sidewalk, fence, and the yard interrelate with each other to establish a setting that is essential to the overall visual character of the historic

property. Removing these elements or replacing them with a driveway or parking court would destroy an important visual aspect.”

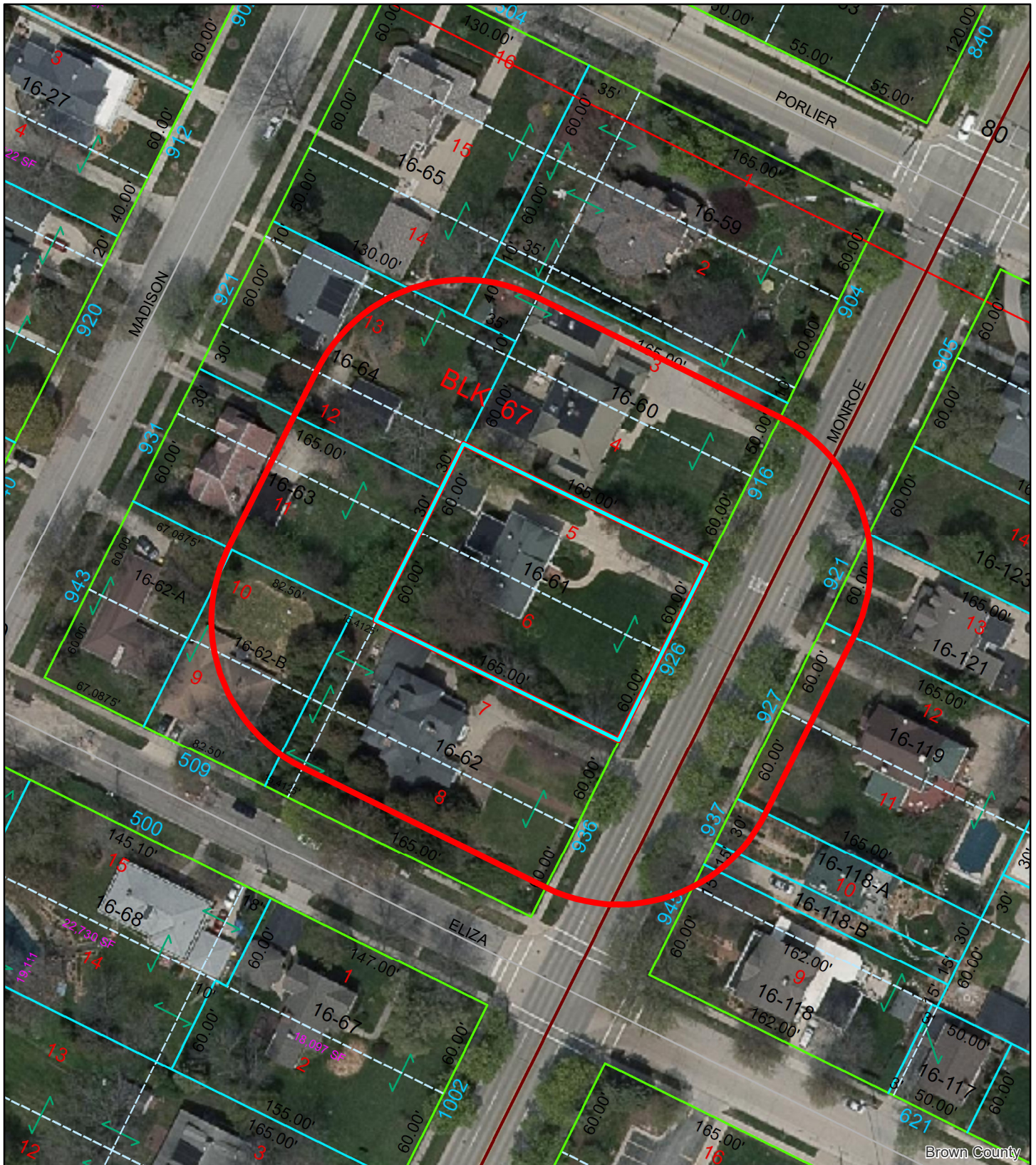
RECOMMENDATION

LC staff recommends approval of the proposed driveway widening. The impact upon the integrity of setting for the district may be diminished through this widening, but arguably not in a particularly noticeable measure, particularly when considering that other driveways throughout the district have been similarly modified. Here, the location of the driveway remains largely unchanged, and no mature trees are to be impacted through this proposed work.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-28 Map
2. 926 S Monroe 2019
3. COA 23-28 Site Plan
4. COA 23-28 Estimate 1
5. COA 23-28 Estimate 2
6. COA 23-28 Application 1
7. COA 23-28 Application 2
8. COA 23-28, 926 S Monroe Property Details Sheet



(COA 23-28) New Driveway at 926 S Monroe Avenue

0 20 40 80 Feet



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926 S Monroe Avenue

100-ft. Notification Area



← 120' →

Garage

House

207"

147"

250"

108"

25'

18"

43'

112"

35'
8'
10'
10'
18"

18" +

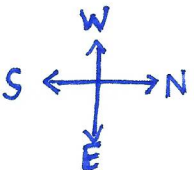
20'

+ 18"

23' total

← S. Monroe Ave →

← 165' →



DEGROOT CONCRETE LLC

"YOU DREAM IT... WE FINISH IT"

PROPOSAL

Date: 4-20-23

8362 Schroeder Rd
Oconto Falls, WI 54154
Phone: (920) 373-5878
E-mail: DeGrootConcrete@yahoo.com
Contact: Josh DeGroot

#(920) 387-3334 Email JXVue16@gmail.com

Project Manager

Job

Payment Terms

50% Down, Balance due upon completion

Jenny Vue / Monroe AV 926 GB

Description

Unit Price

Line Total

- Add on driveway 7'2" x 35'3" = 166.58sf on Right	10.00	\$1,665.80
- on Left 4'4" x 41'10" = 181.29sf	10.00	\$1,812.90
- By house 8'8" x 20'3" = 175.36sf	10.00	\$1,753.65
- gravel 500.00 per load		\$500.00
Sealer		\$450.00

TOTAL

\$6,182.35

Make all checks payable to DeGroot Concrete LLC

Thank you for your business!



DEGROOT CONCRETE LLC

"YOU DREAM IT... WE FINISH IT"

Email: DeGrootConcrete@yahoo.com Website: www.DeGrootConcreteLLC.com

TERMS AND CONDITIONS FOR SERVICES

Excludes -

- Construction and/or utility stacking
- Additional Winter fee charges
- Backfill, extra gravel (other than listed above)

Services named, subject to the conditions noted above -

Any alteration or deviation from above specifications involving extra costs, over and above this estimate will be an additional charge. There will be an additional charge for time and materials and equipment if any unknown obstacles occur. All agreements are contingent upon strikes, accidents, or delays beyond our control. DeGroot Concrete LLC is not responsible for peeling, pitting, shifting, cracking, discoloration of sealer or color concrete print of stamp or landscaping. This above work will be performed in according with the drawings and specifications submitted to DeGroot Concrete LLC and listed above. We reserve the right to recall this estimate within 5 business days in the event of error. We require a minimum of 4 business days in order to locate underground utilities (provided by owners). This proposal may be revoked if not accepted within 15 days.

Lien Right -

As required by Wisconsin Construction Lien Law, builder hereby notified the persons or companies furnishing labor or materials for the construction on the owners land may have Lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to DeGroot Concrete LLC, are those who contract directly with owner, or those who give the owner notice sixty (60) days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any, to see that all potential lien claimants are duly paid. DeGroot Concrete LLC agrees to cooperate with the owner and the owners' lender, if any, to see that all potential lien claimants are paid.

Payment -

Payments are accepted in the form of Check or Cash (please make check payable to DeGroot Concrete LLC). Payment of 50% down is due to be placed on schedule; remainder balance is due on the day of completion. A finance charge of 1- 1/2% per month (18% annually) is charged on completed work not paid within 1-30 days of invoice date. Any collection fees, garnishments and/or attorney fees will be an additional change to the client.

To accept this Proposal, sign & date here:

Name _____

Date _____

Thank you for your business,
DeGroot Concrete LLC



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: 926 S. Monroe ave

2. Parcel #: 16-61

3. Owner of record: Jacob P. Meyer / Jenny Vue Phone: 920-367-3334

926 S. Monroe ave green bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Jacob P. Meyer / Jenny Vue

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

920-367-3334 jxvue16@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: private property - home dwelling

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

Please see details attached - addition/expansion of driveway
noted in blue shading

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): _____

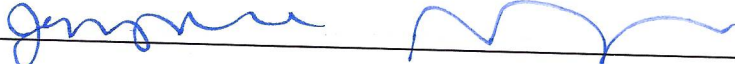
CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

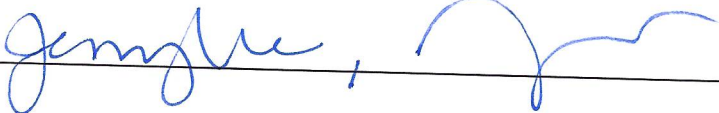
8. The following action is requested:

☒ **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: _____

Address:	926	S Monroe	St			
Parcel No.:	16-61					
WI AHI No.:	53056					
Historic Name:						
Built:	1910	c. 1910				
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:						
	"This large two story frame home has a symmetrical façade and a hipped roof.					
	Owner: Dorothy Frick"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Hipped roof with dormers extending to north and south (hipped dormer roofs are flush/contiguous with main hipped roof). Front dormer with shed roof. Sash windows with multi-pane uppers over single-pane lowers. Other windows exclusively multi-pane. Clapboard profile siding with mitred corners. Wide overhanging eaves. Arched roof over entry door supported by two Tuscan columns and two similar square pilasters. Front dormer centered on house. Front door centered below smaller 2nd story windows, which are in turn centered between tripartite windows (9/1, 15/1, 9/1), which are matched by the same tripartite windows in 1st story. Southern end of front façade has an additional bank of windows in 1st & 2nd stories (these appear to be two paired casement types, 10 pane each, 40 panes per story). Top of 2nd story window casings meet soffits.					
	Prairie style & colonial revival style influences.					
Features -	Original windows. Siding may be original (?). Columns & pilasters.					
Alterations -	Unknown. Brick chimney coated.					
Misc -						



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 21, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 23-31) Consideration with possible action on a design review for a new garage and back doors and new porch decking located at 645 S Quincy Street.

BACKGROUND

645 S. Quincy Street, built c. 1894, is a contributing property in the Astor NRHP Historic District. The building currently maintains a modest degree of historic integrity owing to extensive replacement materials (vinyl siding & replacement windows). This is a corner lot. This COA application calls for the addition of a yard-facing (rear/side) garage door on the attached garage, the repositioning of a rear entry door on the house, and replacement decking on the front porch.

Garage – Per the 1936 Sanborn map, a 1-car attached garage was present at this location. The hyphen connecting the house to the garage may have been built after 1894. The current garage appears to be larger than that shown on the 1936 map. Historic aerial photographs are largely unclear, but the existing (potentially larger) garage was clearly present by 2000 and possibly absent in 1971. The garage is currently fitted with an overhead door facing Cass Street to the south. The COA calls for an additional overhead door (8' x 7' – one car type) facing east, towards the back yard of the property, visible from Cass Street.

House door – The hyphen that connects the garage to the house is currently fitted with a south-facing door. This COA proposes relocating that door to an adjacent wall, resulting in an east-facing door.

The most relevant portions of the Secretary of the Interior's Standards are as follows:

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Porch – The applicant is proposing the replacement be of a similar material (cedar). Further, it would be 3 1/8-inch tongue-and-groove deck boards, installed at the same size as the existing porch. It will be painted to match the house.

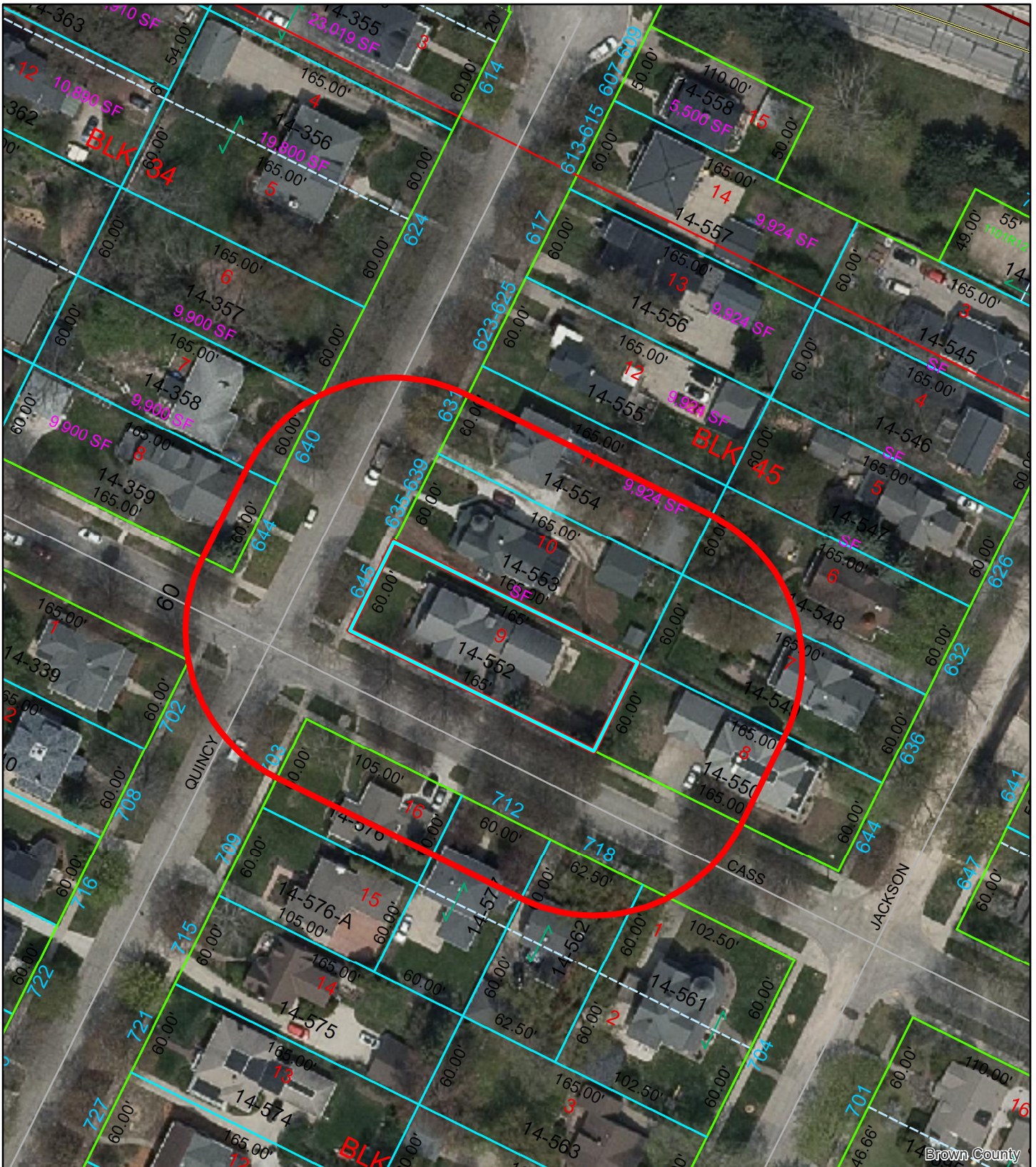
RECOMMENDATION

LC staff recommends approval of the project as proposed. The impact to the historic character of the property is minimal, in part because the proposed work is on the side and rear façades. No historic material will be impacted by the proposed changes. There is no significant impact to the larger district.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-31 Map
2. 645 S Quincy 2019
3. COA 23-31 front Porch 1
4. COA 23-31 Front porch 2
5. COA 23-31 Site Plan
6. COA 23-31 Back Door Details
7. COA 23-31 Garage Door Cass Street View
8. COA 23-31 Garage Door Details
9. COA 23-31, 645 S Quincy Property Details
10. COA 23-31 Application 1
11. COA 23-31 Application 2



(COA 23-31) New Doors and Porch Decking at 645 S Quincy Street

0 20 40 80 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 13 Jun 2023 X:\Planning\Basemaps\template_8.5x11.mxd

645 S Quincy Street

100-ft. Notification Area











IMG_5709.heic



23%



Remove window and turn the back door to go into the left of this porch instead of going in forward.



Ideal Door® Traditional 8' x 7' Sandtone Insulated Garage Door with Windows (R-Value 6.5)

Model Number: 8X7_MDP38_ST_STOCKTON | Menards® SKU: 4254406



EVERYDAY LOW PRICE

11% MAIL-IN REBATE

Good Through 6/11/23

\$999.99

\$110.00

FINAL PRICE

\$889⁹⁹ each

You Save \$110.00 with Mail-In Rebate

- Traditional steel panel Door with deep embossed Elegant Short Panel Design
- Includes Stockton windows with Clear, Non-Insulated Glass
- Better construction with 1-3/8" insulation, R-Value 6.5
- 3-Layer construction (Steel + insulation + Steel) with Finished Interior Steel Back Surface
- EZ-SET® Torsion Spring System included for faster, safer and easier Do-It-Yourself installation

View More Information >

Size: 8 ft. wide x 7 ft. high

R-Value: 6.5



Ship To Store - Free!

Available for Special Order at
GREEN BAY EAST
Get it **as soon as 06/27/2023**



Delivery

Available



sales, please enter your email address today to get immediate access! We value your privacy and trust at Menards. We will not distribute your information to any other company. View our [Privacy Policy](#). This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

To see our special offers and

email@address.com

Zip Code

Close

Sign Up

Description & Documents



Traditional Steel Panel garage doors feature a design that works with every home without sacrificing style for strength, durability and comfort. This Better construction garage door includes 1-3/8" thick polystyrene (R-Value 6.5) sandwiched between two steel skins that provides a durable insulating core. The three-layer construction provides strength, dent resistance, insulation and security, as well as quiet operation and a beautiful appearance inside and out.



Click here to see more products from [Ideal Door](#)

Features

- Traditional steel panel Door with deep embossed Elegant Short Panel Design
- Includes Stockton windows with Clear, Non-Insulated Glass
- Better construction with 1-3/8" insulation, R-Value 6.5
- 3-Layer construction (Steel + insulation + Steel) with Finished Interior Steel Back Surface
- EZ-SET® Torsion Spring System included for faster, safer and easier Do-It-Yourself installation
- Opener Ready with included Strut and Opener Reinforcement bracket
- Nylon rollers provide quiet, smooth and long-lasting performance
- 2" Bracket Mount Track with Standard 12" Radius Requiring 12" of Headroom
- Includes (1) 2-1/4" support strut
- Includes Bottom weatherseal
- Rear track hanger kit, lock and opener purchased separately

Specifications



Style	Traditional	Grade	Better
Headroom	12 inch	Includes	All track and installation hardware, Installation Instructions
Window Style	Stockton Window Design, Single Pane Clear Glass	Door Thickness	1-3/8 inch
Product Type	Insulated Garage Door	Material	2 sheets of steel (27 gauge)
Manufacturer Warranty	Paint System - Limited Lifetime, Hardware - 3 year year	Color/Finish	Sandtone
Overall Width	8 foot	Overall Height	7 foot
Spring Type	EZ Set Torsion	R-Value	6.5
Shipping Dimensions	96.00 H x 24.00 W x 12.00 D	Shipping Weight	140.0 lbs
Return Policy	Special Order Merchandise (view Return Policy).		

From The Manufacturer



Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com®](#)



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sales, please enter your email address today to get immediate access! We value your privacy and trust at Menards. We will not distribute your information to any other company. View our [Privacy Policy](#). This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

Address:	645	S Quincy	St			
Parcel No.:	14-552					
WI AHI No.:	53317					
Historic Name:	Albert Delaporte House					
Built:	1894					
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:						
	"A corner porch and a steeply pitched roof distinguish this two story					
	frame structure. The original owner of the home was Albert Delaporte of					
	'C. Delaporte & Son Clothing.'					
	Owner: Robert Wolfram"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. A cross gabled house with tall front gable					
	and shorter side gables. Front gable includes shorter projecting gable to					
	south side over polygonal bay extending from 1st through 2nd stories.					
	Full width wrap-around front porch. Clapboard profile siding. Queen Anne					
	style.					
Features -	Some original windows (note vertical, rectangular, multi-pane types in					
	2nd story & attic). Original features appear to have been covered or					
	removed.					
Alterations -	Replacement siding (all) & windows. Porch balusters & railings. Porch					
	columns (?). Porch newels.					
Misc -	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: 645 S Quincy St

2. Parcel #: 14-552

3. Owner of record: Shane Bassett Phone: 920-639-7883

<u>645 S Quincy St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Shane Bassett

<u>645 S Quincy St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-639-7883</u>	<u>mobile@shanesbassett.com</u>
(Office 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.)

1) Add a garage door to the east side of the garage for back yard access. There is currently no window or door with line of site to the back yard.

2) Turn exterior back door to come into the back hallway instead of the kitchen. The siding taken off of the garage door in # above will be used to fill in the existing door location.

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): Cost estimate is \$10,000.00

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: _____



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
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www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

1. Address: 645 S Quincy St

2. Parcel #: 14-552

3. Owner of record: Shane Bassett Phone: 920-639-7883

<u>645 S Quincy St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Shane Bassett

<u>645 S Quincy St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-639-7883</u>	<u>mobile@shanesbassett.com</u>
(Office 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 decking on front porch with similar wood (Brown cedar)

Cost estimate is \$10,000

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
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- ☐ 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

June 21, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 23-32) Consideration with possible action on a design review for new garage siding located at 1019-1021 S Quincy Street.

BACKGROUND

1019-1021 S Quincy Street is a contributing property in the Astor NRHP Historic District, built c. 1934. Per the 1936 Sanborn map, a 1-car garage was present on the property. Currently, a 2+1 car garage is present. It is unclear if the 1-car portion of the garage is original (photos not yet provided). The garage is set deep back in the lot, away from the street, and largely shielded from view by the house.

RECOMMENDATION

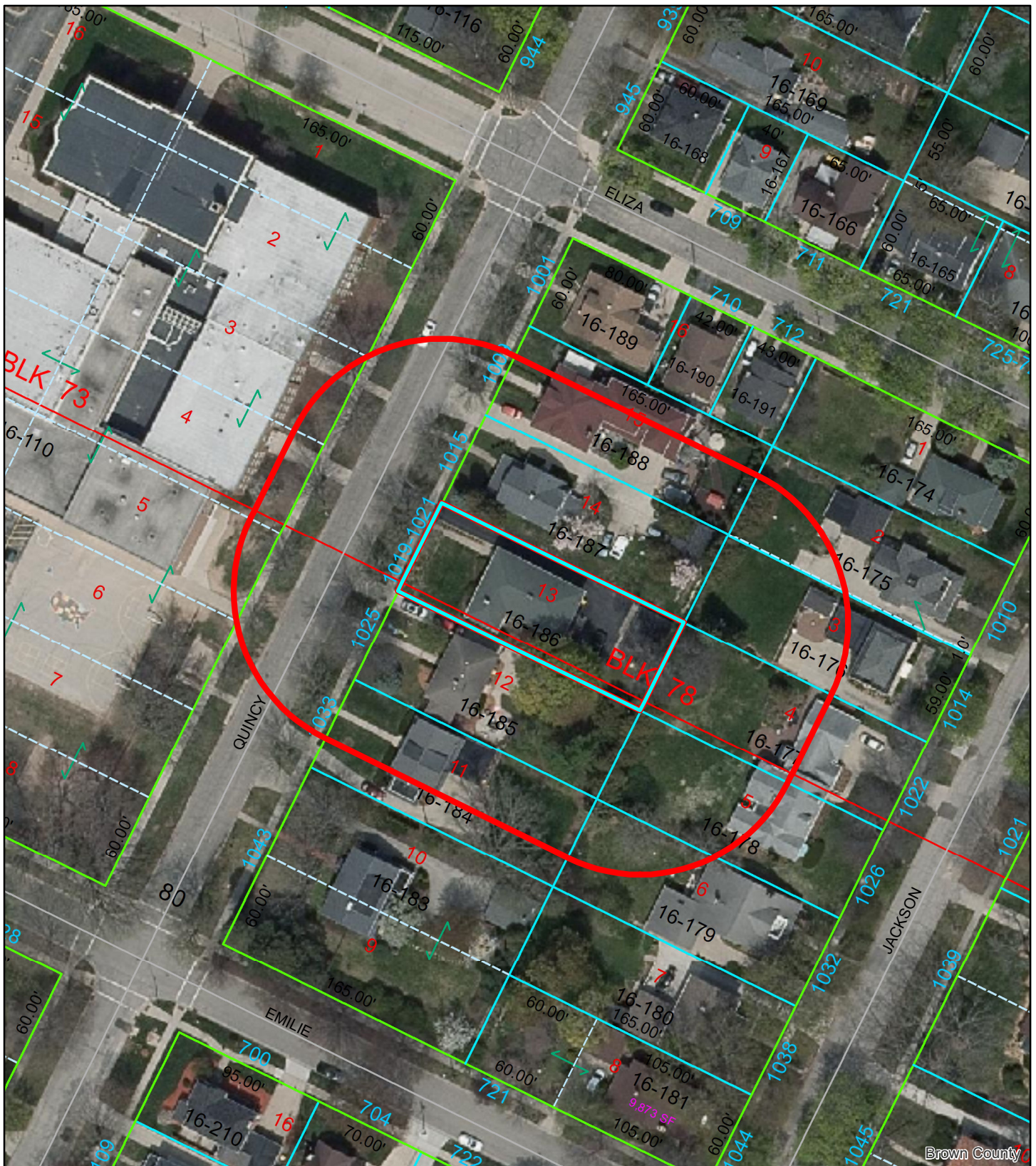
Identical COA 20-12 approved, July 2020. Work not started due to COVID-19 delays.

LC staff recommends approval of residing the garage. The current garage is mostly hidden from the public view and is not linked to the historic integrity of the house or the district. LC staff recommends that the replacement siding be appropriate for the style and character of the property and district (details on the existing and proposed replacement siding not yet available as of June 18, 2020). 6/21/2023 – double 4” white vinyl siding has been proposed.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-32 Map
2. COA 23-32 Garage Estimate
3. COA 23-32 Materials List
4. COA 23-32 Application 1
5. COA 23-32 Application 2
6. COA 23-32, 1019-1021 S Quincy Property Details and Pic



(COA 23-32) New Garage Siding at 1019-1021 S Quincy Street

0 20 40 80 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 13 Jun 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 1019-1021 S Quincy Street
- 100-ft. Notification Area

ESTIMATE

S Wall Construction, LLC
2203 DAY ST
Greenleaf, WI 54126

slwconst@yahoo.com
920.621.1873

Sue Nadeau

Bill to
Sue Nadeau
1021 South Quinsy St Green Bay

Estimate details
Estimate no.: 1051A
Estimate date: 06/01/2023

	Product or service	Amount
1.	Services Reside garage: new white siding and soffit, install two new windows and one door,wrap garage door frames with metal,install 2 light's purchased by owner and mount each correctly, building permit and disposal included.	\$8,050.00

Note to customer
Thank you for your business.

Total

\$8,050.00

Estimate

S. Wall Construction, LLC

INVOICE #46
DATE: 6/07/2023

2203 Day St, Greenleaf, WI, 54126
920.621.1873
slwconst@yahoo.com

TO Sue Badeau
1021 S.Quincey ST
Green Bay, WI

CONTACT	JOB	PAYMENT TERMS	DUE DATE
	Materials list	See Breakdown Below	-

JOB	DESCRIPTION	PRICE
	Double 4 vinyl siding	
	16" aluminum soffit	
	White aluminum coil stock	
	2-sliding vinyl windows	
	1-2'8" exterior door	
	White aluminum fascia cover	
		Total



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: 1019-1021 S. Quincy St.
2. Parcel #: 16-186
3. Owner of record: Sue A. Badeau Phone: 920 360-1915
- | | | | |
|---------------------------|------------------|-----------|--------------|
| <u>1019 S. Quincy St.</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
4. Applicant's Name: Sue A. Badeau
- | | | | |
|---------------------------|-------------------------------|------------------|--------------|
| <u>1019 S. Quincy St.</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
| <u>920 360-1915</u> | <u>1019SAB@protonmail.com</u> | | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |
5. Present use of Property: Garage
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 deteriorating white siding with white vinyl siding. Replace soffit. Install service door

for the north stall. Install a window for each stall on the east side of the structure. Replace

light fixtures over each overhead garage door. Stalls are separated by a permanent wall.

No impact on existing historic or architectural features as garage is not historic.

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): 7/13/2020 LC minutes, siding previously approved as COA 20-12

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: Sam A Badeau

Owner Signature: Sam A Badeau

Date Received: _____ Staff: _____

Address:	1021	S Quincy	St			
Parcel No.:	16-186					
WI AHI No.:	53415					
Historic Name:						
Built:	1934					
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:	stucco					
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 stuccoed house has inset arches over the lower front windows. Four sets of double windows crosses the façade.					
	Owner: Edward W. Moede"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Hipped roof with wide overhanging eaves.					
	Hipped roof wing extending to south, slightly back from front façade of main northern portion. Stucco clad. Paired 6/6 windows in main northern portion with wood casings. Recessed semi-circular arches above 1st story windows, rectangular recessed below. Entry door with sidelights under small entry roof. Italian Renaissance style.					
Features -	Stucco. Many original 6/6 windows. Recessed arches & rectangles.					
Alterations -	South wing appears to be an addition--paired sigle-pane windows lack casings. Soffit material replaced. Brick chimney (in southern wing) appears to be recent. (1936 Sandborn confirms addition not yet present)					
Misc -						



1019-1021 S Quincy, in 2019



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 21, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 23-26, 719 S Adams, Roof
- COA 23-27, 231 N Broadway, Sign
- COA 23-29, 1043 S Van Buren, Patio
- COA 23-30, 240 N Broadway, Roof

RECOMMENDATION

No Action Required

FISCAL IMPACT

ATTACHMENTS

None