



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JULY 19, 2023, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGJzRXJQUW5qZz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 896 9253 8356

Passcode: 973532

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

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 July 19, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

1. Approval of the minutes from the June 21, 2023, meeting of the Landmarks Commission.

E. Regular Business.

1. Election of Officers
2. (COA 23-36) Consideration with possible action on a design review for side porch work located at 621 S Monroe Avenue

3. (COA 23-37) Consideration with possible action on a design review for repair work on garage roof, housing siding, and porch decking located at 809 S Jackson Street
4. (COA 23-38) Consideration with possible action on a design review for a new deck located at 625 S Jefferson Street
5. (COA 23-39) Consideration with possible action on a design review for chimney removal located at 622 S Madison Street
6. (COA 23-40) Consideration with possible action on a design review for porch work located at 1137 S Monroe Avenue
7. (COA 23-41) Consideration with possible action on a design review for replacement front porch columns located at 711 Eliza Street
8. Public Hearing on the nomination of 414 North Maple Street to Green Bay's Local Register of Historic Places
9. Consideration with possible action on the nomination of 414 North Maple Street to Green Bay's Local Register of Historic Places

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.
3. Date of next meeting: Wednesday, August 16, 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.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

AGENDA ITEM # E.I

Election of Officers

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 23-36) Consideration with possible action on a design review for side porch work located at 621 S Monroe Avenue

BACKGROUND

621 S Monroe is a contributing property in the Astor NRHP District, built c. 1890. The house maintains a relatively high degree of integrity, with historic windows and siding.

Side Porch --

The current COA application is to remove a 1950s-era enclosed side porch (north side, partially obstructing driveway) and replace that porch with a simple wooden stoop (stairs & landing). The design of the proposed deck and associated railings is typical of 20th/21st century design, with face-nailed balusters. The removal of the 1950s-era enclosed porch does much to restore the historic form/design of this façade.

The proposed stoop appears to have little impact on the house and its location on a side façade leaves it visible from only a narrow public right-of-way. Although the proposed design is typical of a 20th-century back deck, these details are not noticeable at this location (particularly noting that the balusters are face-nailed to the rear side of the railings); however, the lack of paint on this treated lumber is noticeable.

Driveway --

The revised COA application proposes to remove the existing driveway and replace it with a new driveway with gentler slope, wider dimensions, and altered apron footprint. Dimensions have not been provided, but sketches indicate a modest widening from the street to the house. Additionally, a new patio slab at the rear of the house is proposed, as is the removal of a paved parking area at the rear of the house.

Perhaps the most noticeable change with the proposed driveway, aside of the slope, is the footprint of the apron. Most driveways in this area have a flared, or trapezoidal shape, connection with the street. This could be considered 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 Ave (notably the neighboring property to the south as well).

As noted in COA 23-28 for 926 S. Monroe earlier this year . . .

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:

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

“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

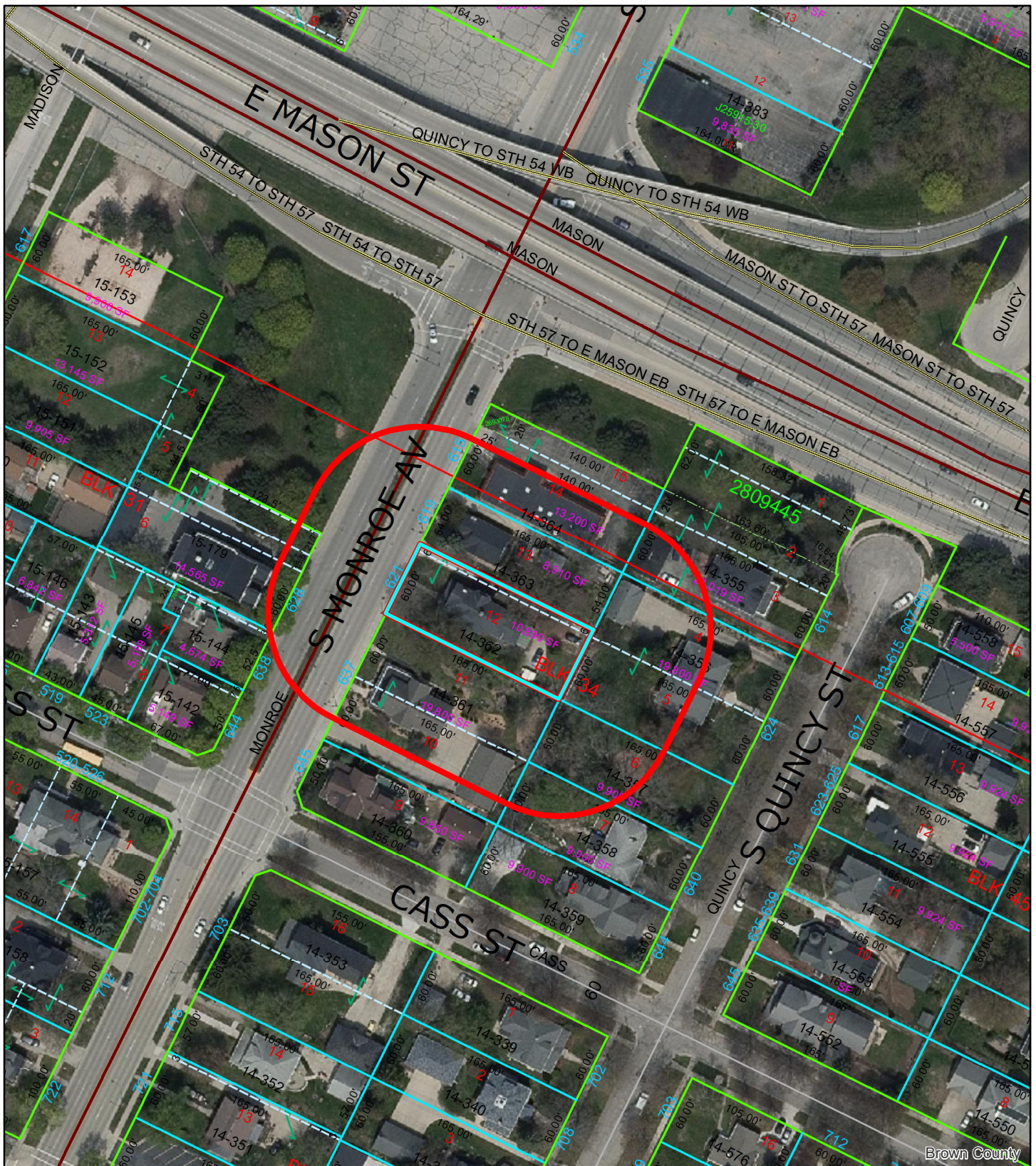
LC staff recommends approval of the stoop (stairs & railing) contingent upon the wood material being painted within one year.

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, especially 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 23-36 Map
2. 621 S Monroe 02 2019
3. COA 23-36, Before Pic
4. COA 23-36, After Pic
5. COA 23-36 current driveway
6. COA 23-36 proposed driveway
7. COA 23-36, Stairs
8. COA 23-36 Estimate
9. COA 23-36 retaining wall exhibit
10. COA 23-36, Property Details, 621 S Monroe



(COA 23-36) Side Porch at 621 S Monroe Avenue

0 30 60 120 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 Jul 2023 X:\Planning\Basemaps\template_8.5x11.mxd

621 S Monroe Ave

100-ft. Notification Area







Current
Slope

current driveway

Proposed extension/widening

extend

←
S. Monroe Ave

porch

porch

New patio
slab

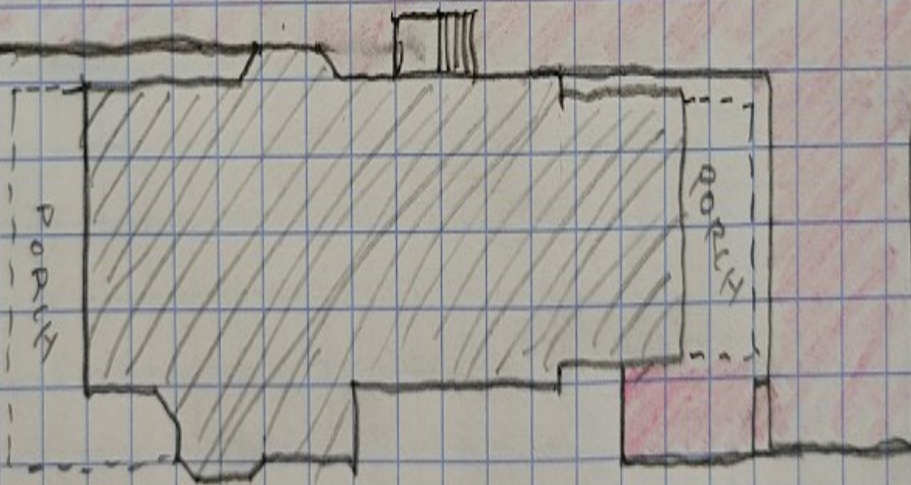
Remove

New Slope (longer + more gradual)

 = New concrete

slab for
future
garage

←
Monroe





CRAFTSMAN CONCRETE



Quality • Function • Beauty • Value

INVOICE #: 003

ADDRESS: 621 S Monroe Ave Green Bay, WI 54301

DATE: 2/17/2022

EMAIL: jesse.michael.daniels@gmail.com

Since prices have changed since Covid up to 20% we are only going to add 10% instead of 20%. If you add more sqft that will be adding to the final payment.

I am pleased to provide the following quotation for your consideration.

Item Description	Square feet	Unit price	Total
25*25 Garage	625	10.75	\$6,718.75
Driveway	2020	7.50	\$15,150
Concrete wall 2*40=80		30	\$2,400
Concrete sealer (\$150) and Landscaping(\$300)			\$450
Total (before tax & 10%) =			\$24,718.75
Taxes 5.5% =			+ \$1,359.53
Total after taxes =			\$26,078.30
Extra 10%			+\$2,607.83
Grand Total			\$28,686.13

TERMS AND CONDITIONS

Project Time	Work can begin within one week. Work will be completed 1-3 days after work begins.
Payment Terms	
Effective	

Other	Starting in the back straight out from the back door, remove existing concrete straight out from the back door, also that garage area remove concrete in the entryway also remove the wall to stand out another 2 feet and create a new wall. 25*25 garage slab 4 inches thick with rebar 2 ½ feet on center, also take an edge 1 foot deep by 1 foot wide pour 4 inches of concrete, driveway studying in the back in front of the garage, also concrete attached to the house by the front door, concrete seal and saw cut.
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Please feel free to call me if you have any questions or require additional information.

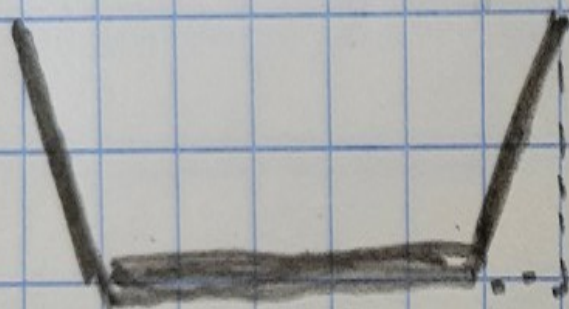
Craftsman Concrete LLC
 1331 Bellevue St #309
 Green Bay, WI 54302-2132

Accepted By: _____

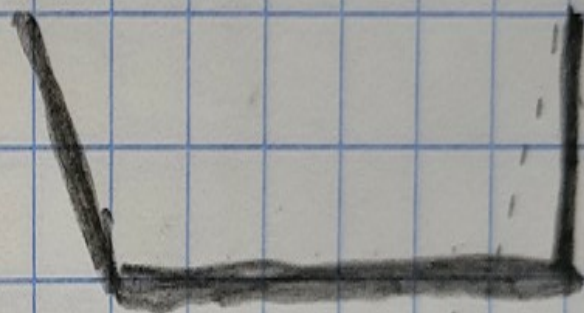
Sincerely,

Gerardo Polanco

Gerardo "Jerry" Polanco-Guzman, owner
 Email: Jerry_Polanco@icloud.com
 Tel: 920-530-3690



current wall
profile



proposed wall
profile

FRONT VIEW

Address:	621	S Monroe	St			
Parcel No.:	14-362					
WI AHI No.:	53028					
Historic Name:	Patrick McCormick House					
	Chris and Billie Jo Dantoin House					
Built:	1890	c. 1890				
Historic Use:	house					
Architectural Style:	Queen Anne					
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:						
	"This home was constructed by Patrick McCormick, partner in 'McCormick & Bates,' a transfer business involved in wood, coal, hay, and other products. The home is a large two story frame structure of Queen Anne design.					
	Owner: Harriet Bender"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Hipped roof with lower cross gables.					
	Queen Anne style with many original features. Wrap-around porch.					
	Clapboard profile siding (diagonal in gables). 1/1 windows with multi-pane storm windows. Brick chimneys. Vertical beadboard siding below 1st floor window sills. Flared clapboard belt between top of 1st story windows and bottom of 2nd story windows with mitred corners (corner boards elsewhere).					
Features -	Original siding. Bargeboards & scroll cut gingerbread panels in gables.					
	Rafter tails under roof eaves. Corbels & brackets at porch, top of 2nd story, and in gables. Decorative frieze above 2nd story windows. Porch columns. Some original windows. Window casings.					
Alterations -	Porch step railing. Addition behind 2-story polygonal bay on north façade, at driveway. Foundation covered/insulated in areas below water table.					
	Chimneys shortened.					
Misc -						



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 23-37) Consideration with possible action on a design review for repair work on garage roof, housing siding, and porch decking located at 809 S Jackson Street

BACKGROUND

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

The COA proposes:

- 1- “repair drooping garage roof and replace asphalt shingles”
- 2- “repair cedar shakes on front of house”
- 3- “repaint house”
- 4- “replace 2nd story deck on rear of house”
- 5- “repair cracks in rock foundation (tuck point)”
- 6- “repair soft spot in front porch floor”

LC staff notes that this house was the subject of COA 23-02 (porch step railing), with action still required to correct work done without a COA.

LC staff notes that much of the proposed work in this COA 23-37 is “ordinary maintenance” and does not require a COA; however, some items require either staff-level or LC approval. Each COA item is as follows.

- 1- Garage roof – applicant proposes structural repairs (no COA required) and replacing the existing shingle roof with new Owens Corning asphalt shingles (Terra Cotta color) that match the existing shingles. New roof shingles are typically a staff-level COA. Staff would approve of the proposed asphalt shingles and requests that this approval be included in the LC approvals for this COA.
- 2- Cedar shakes – the front of this house (2nd story, gambrel end) is clad in shingles of uniform style, but varying width. Some shingles appear to require replacement, and the applicant has proposed using a natural cedar shingle for this purpose. Staff recommends LC approval of this material provided that the applicant does not propose replacing the entirety of the siding with new material.
- 3- Paint – paint colors are beyond the scope of LC’s jurisdiction. No action required.
- 4- Rear ‘jump porch’ – a second story deck, nearly 6’ x 6’, is to be replaced with new wood material. This is hidden from public view, and staff recommends LC approval.
- 5- Tuck point – this is ordinary maintenance; however, the property owner should be advised that an appropriate mortar hardness (perhaps ‘Type O’ mortar) will prevent foundation damage.
- 6- Porch floor – no details have been provided of the damaged area, nor have replacement materials been proposed. At this time LC staff presumes that this is a structural repair that does not involve the replacement of porch deck material with new material of a different design/size/appearance. This sort of ordinary maintenance would not require a COA.

RECOMMENDATION

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

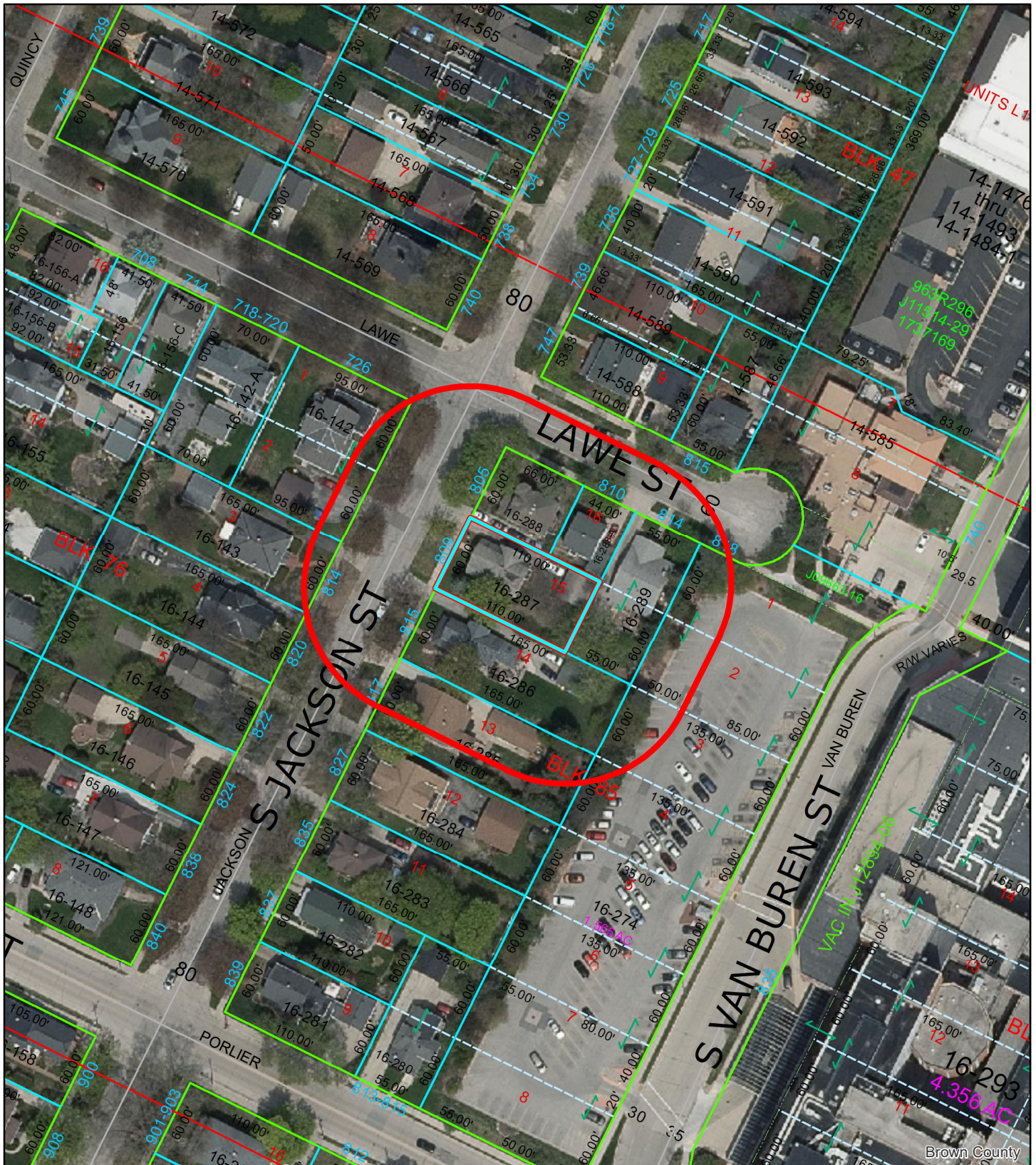
LC staff recommends:

- 1- APPROVAL OF SHINGLES - “repair drooping garage roof and replace asphalt shingles”
- 2- APPROVAL OF SELECTIVE REPLACEMENTS (not re-side entire façade) - “repair cedar shakes on front of house”
- 3- NO ACTION (not in LC jurisdiction) - “repaint house”
- 4- APPROVAL - “replace 2nd story deck on rear of house”
- 5- NO ACTION / ADVISE MORTAR TYPE (ordinary maintenance) - “repair cracks in rock foundation (tuck point)”
- 6- NO ACTION (ordinary maintenance) - “repair soft spot in front porch floor”

FISCAL IMPACT

ATTACHMENTS

1. COA 23-37 Map
2. 809 S Jackson 2019
3. COA 23-37, Details and Permit Information
4. COA 23-37, Property Details, 809 S Jackson
5. COA 23-37 Application



(COA 23-37) Garage Roof, Rear Porch, & Siding at 809 S Jackson Street

0 25 50 100 Feet



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809 S Jackson Street

100-ft. Notification Area





PROJECT PERMITS 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
inspmail@greenbaywi.gov

www.greenbaywi.gov

All fields must be completed before permit will be processed.

Project Address 809 S Jackson St.		Parcel # 16-287	Project # 113301 (assigned by City)
Property Owner		Contractor	
Name <i>[Signature]</i>		Name <i>Harlan Contractors LLC</i>	
Company (if applies) <i>Fanta Properties</i>		Company	
Address <i>1259 Harbor lights Rd.</i>		Address <i>1047 Kellogg St</i>	
City, State, Zip <i>SUMMIT</i>		City, State, Zip <i>Green Bay WI 54303</i>	
Phone #		Phone # <i>920-222-2251</i>	
Email <i>aaron.fanta@gmail.com</i>		Email <i>harlancontractors@gmail.com</i>	
Current Land Use, Flood Plain & Zoning (check which applies)			
Land Use: ☐ Vacant Lot ☐ I-Family ☒ 2-Family ☐ Multi-Family # of units _____ ☐ Commercial (describe) _____			
Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND			
Flood Plain: ☐ Yes Base Flood Elevation (BFE) _____ ☐ No			
Project Scope: ☐ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use			
(check all that apply) Height _____ Area: Finished _____ Unfinished _____ Total Bldg: _____			
Description of Project ↓:		Estimated Cost of Construction \$	
<i>Build deck, Repair garage roof, Repair Foundation, Paint house</i>		<i>Repair Railings on Porch</i>	
Plan Approvals			
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____	
☐ SWR Plan # _____ ☐ City ☐ SBD \$ _____		☐ Building Plan # _____ ☐ City ☐ SBD \$ _____	
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____	
		☐ Site Plan # _____ ☐ City ☐ SBD \$ _____	
Contractors (UDC Numbers Required for Dwellings): DCC # <i>022200173</i> DCQ # <i>042200388</i>			
☐ BLDG -		Bldg Fee \$	
☐ ELEC -		Elec Fee \$	
☐ HVAC -		Hvac Fee \$	
☐ PLBG - # of Fixtures		Plbg Fee \$	
☐ SWRS -CONNECTIONS Permit: ☐ Water Fee \$ _____ ☐ Storm Fee \$ _____ ☐ Sanitary Fee \$ _____		Swrs Fee \$	
		Connection: \$ _____ Connection: \$ _____	
☐ CERTIFICATE OF OCCUPANCY		C.O. \$	
☐ EROSION CONTROL		Erosion Ctrl \$	
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)		Addl. Fee \$	
☐ DOUBLE FEE PERMIT [s.8-47(g)(2)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.		Double Fee \$	
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.			
<i>[Signature]</i>		<i>6/27/23</i>	
Signature of Applicant		Date	
For Office Use Only			
Reviewed By	Credential #	Class Code	Census
		Receipt No.	Total Fee

To schedule an inspection, submit an online Inspection Request or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

White - Office

Yellow - Applicant

(Rev 2/22)

Erik Wasilewski

From: Matt Bablitch
Sent: Tuesday, June 27, 2023 3:02 PM
To: Erik Wasilewski
Subject: FW: Phone number

This is for the one that came in today from Hraban. Owners phone number

Matt Bablitch

Building Inspector
City of Green Bay
Community & Economic Development Department
920-448-3312

From: James Hraban <hrabancontractors@gmail.com>
Sent: Tuesday, June 27, 2023 2:36 PM
To: Matt Bablitch <Matt.Bablitch@greenbaywi.gov>
Subject: Phone number

6083474672

That is the phone number for the building permi on 809 s Jackson st

Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 329458245105
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 329458245105 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

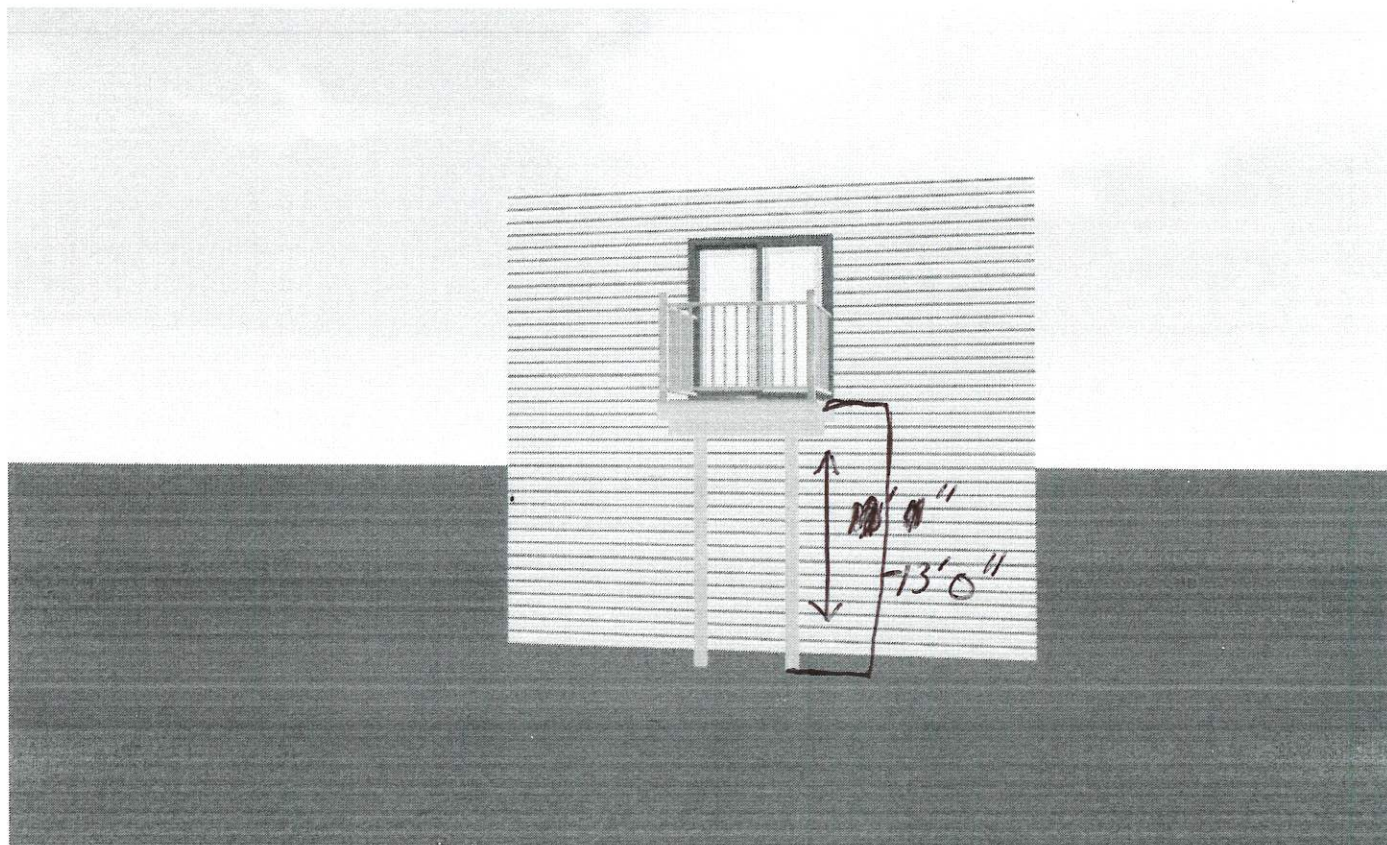


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other design systems search "Design & Buy" on Menards.com

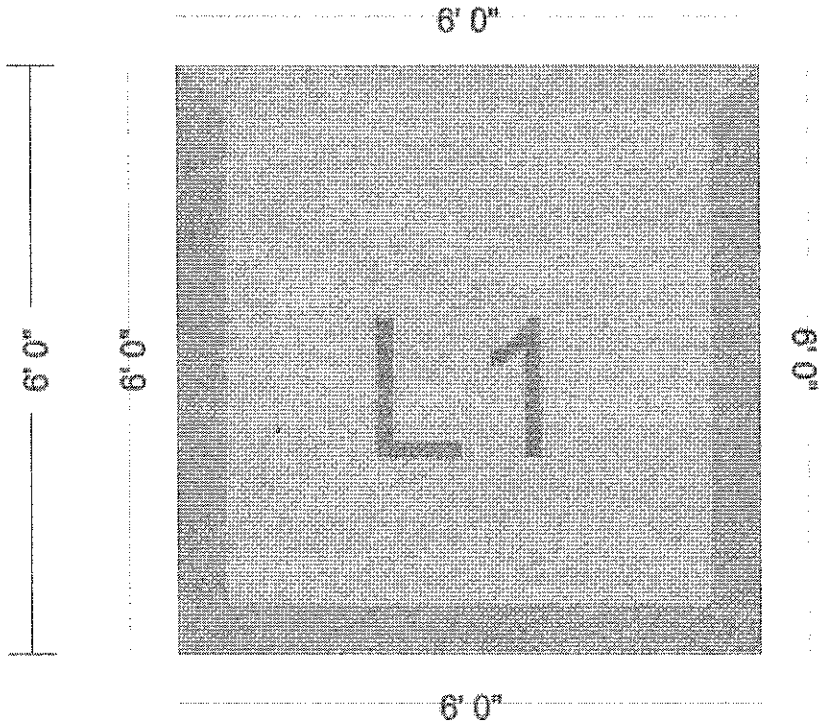
Date: 6/26/2023 - 11:47 AM
Design Name: Deck Design
Design ID: 329458245105
Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Menards

Design & Buy™

DECK



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

Estimated Price: \$849.64

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Design & Buy™

DECK

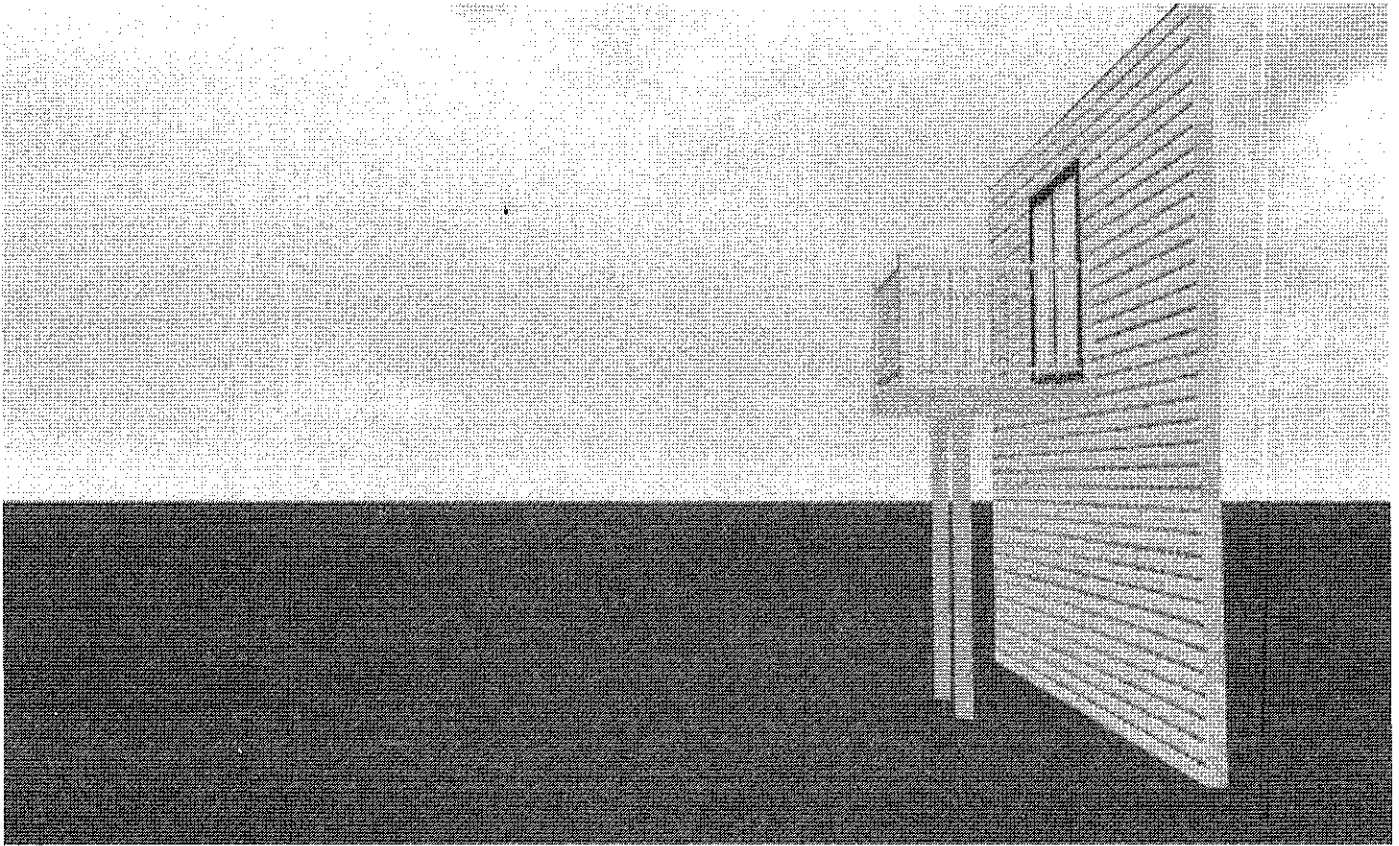


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$849.64

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Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

Dimensions

Height off the ground: ~~10' 0"~~ 13' 0"

Width: 6' 0"

Length: 6' 0"

Joist Spacing: 16" On Center

Load Rating: 40 lbs

Decking

Deck Board Material Type: AC2 Green Treated

Deck Board: 5/4x6 Thick Deck

Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

Framing

Framing Material Type: AC2 Green Treated

Joist: 2x8

Beam: 2x8

Framing Post: 6x6 Framing Post

Footing: 12" Poured Footing

Footing Depth: 48" Footing Depth

Ledger Board Fastener Type: FastenMaster® LedgerLOK®

Joist Hanger Type: Galvanized Joist Hanger

Joist Hanger Fastener Type: Joist Hanger Fastener Nail

Railing

Railing Material Type: AC2 Railing

Railing Style: Traditional Railing

Spindle: 2x2x36 Square

Handrail: 2 x 4 Handrail

Railing Post: 4 x 4 x 54 AC2 Treated Chamfered Deck Post

Base Ring: No Ring

Mounting Hardware: FastenMaster® ThruLOK®

Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARD'S

Design & Buy™

DECK

Additional Options

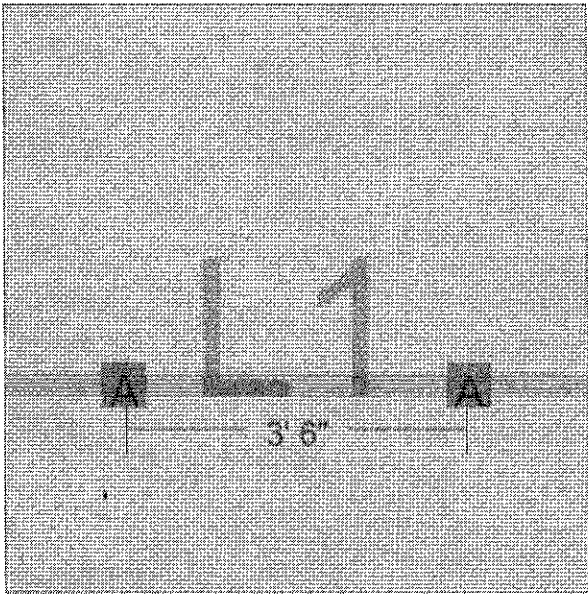
Deck Flashing: No Rolled Joist Flashing

Lattice/Skirting: None

Underdecking: No Underdecking

Date: 6/26/2023 - 11:47 AM
Design Name: Deck Design
Design ID: 329458245105
Estimated Price: \$849.64
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

L1 - Posts and Footings



Dimensions displayed are from center of post to center of post.

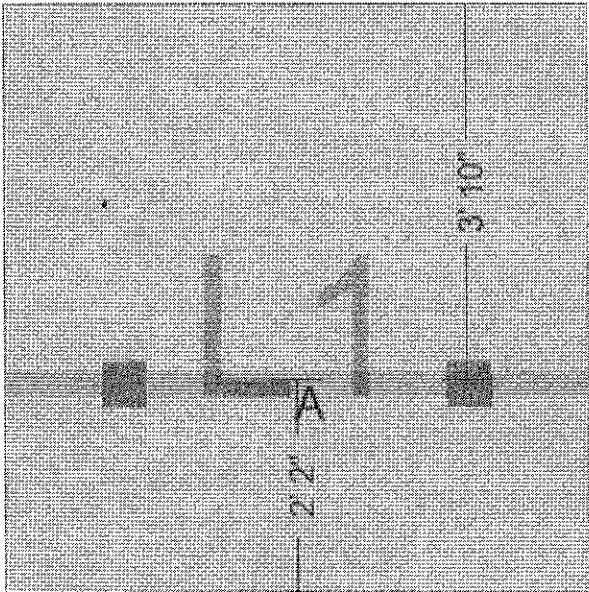
L1 - Framing Posts

Label	Post Size	Count
A	6 x 6	2

Date: 6/26/2023 - 11:47 AM
Design Name: Deck Design
Design ID: 329458245105
Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

L1 - Beams



2 boards nailed together is 2 ply

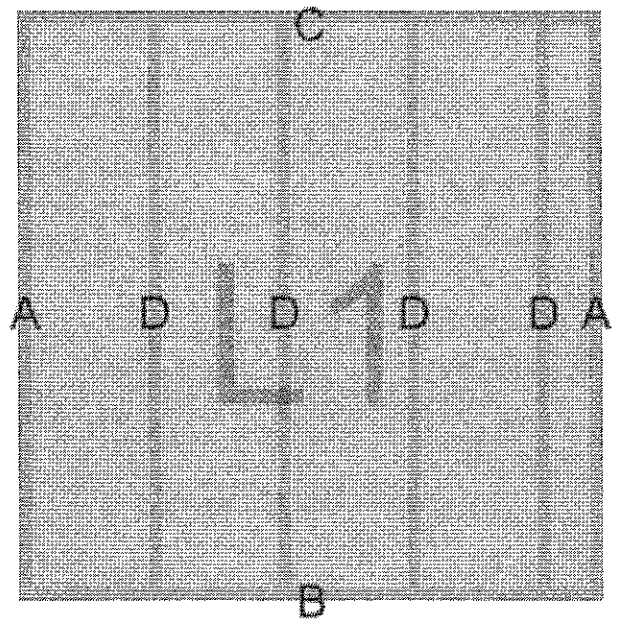
L1 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	6' 0"	1

Date: 6/26/2023 - 11:47 AM
Design Name: Deck Design
Design ID: 329458245105
Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

L1 - Joists



Lumber: 2 x 8 AC2

Joist Spacing: 16" on center

Label	Length	Count	Usage
A	6' 0"	2	Rim Joist
B	5' 9"	1	Rim Joist
C	5' 9"	1	Ledger Joist
D	5' 9"	4	Internal Joist

Date: 6/26/2023 - 11:47 AM
Design Name: Deck Design
Design ID: 329458245105
Estimated Price: \$849.64
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

L1 - Railing Posts

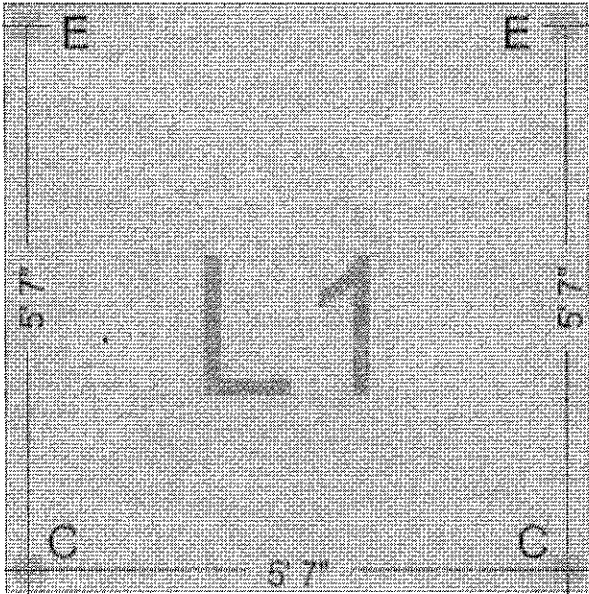


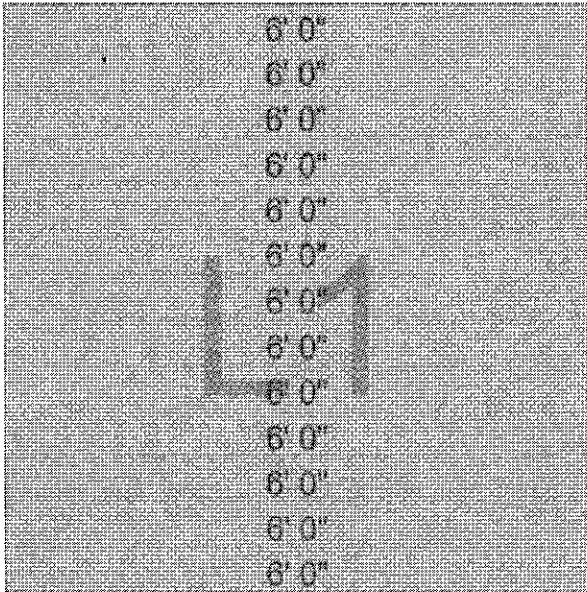
Illustration does not represent all available railing post placement options.
Railing post dimensions are on center.

L1

Label	Count
C - Corner Post	2
E - End Post	2

Date: 6/26/2023 - 11:47 AM
Design Name: Deck Design
Design ID: 329458245105
Estimated Price: \$849.64
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

L1 - Deck Boards



Lengths displayed are provided as general guide. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please confirm deck board lengths estimated and quantities prior to the start of your project.

Deck Board

Length	Count
6' 0"	13

Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

Estimated Price: \$849.64

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Menards Deck Building Checklist

Planning

1. Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
2. Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
3. If necessary, hire a professional to help with planning and construction.
4. Consider site conditions including soil type, grade, and runoff before finalizing your design.
5. For decks attached to a building the attachment is critical, the attachment may require additional hardware and/or framing material including additional material inside the building for proper attachment.
6. Material estimates provided can be changed to meet your needs.
7. Additional joist blocking and bracing may be required based on deck location, elevation, and deck board type.
8. Menards offers professional delivery of materials, delivery is extra based on the distance from your local Menards store to your building site.
9. Final deck design and material calculations should be performed by a registered professional engineer.

Construction

- Practice good safety habits, use PPE including eye protection & dust masks during construction
- The deck railing will provide both a finishing touch to your project and the required safety needed. Make sure to follow good building practice and all manufacturer's instructions.
- Use all the hardware and fasteners recommended.
- With treated material its recommended to seal and/or stain your deck as soon as the decking will absorb the sealant.

Enjoy!!!

Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

Estimated Price: \$849.64

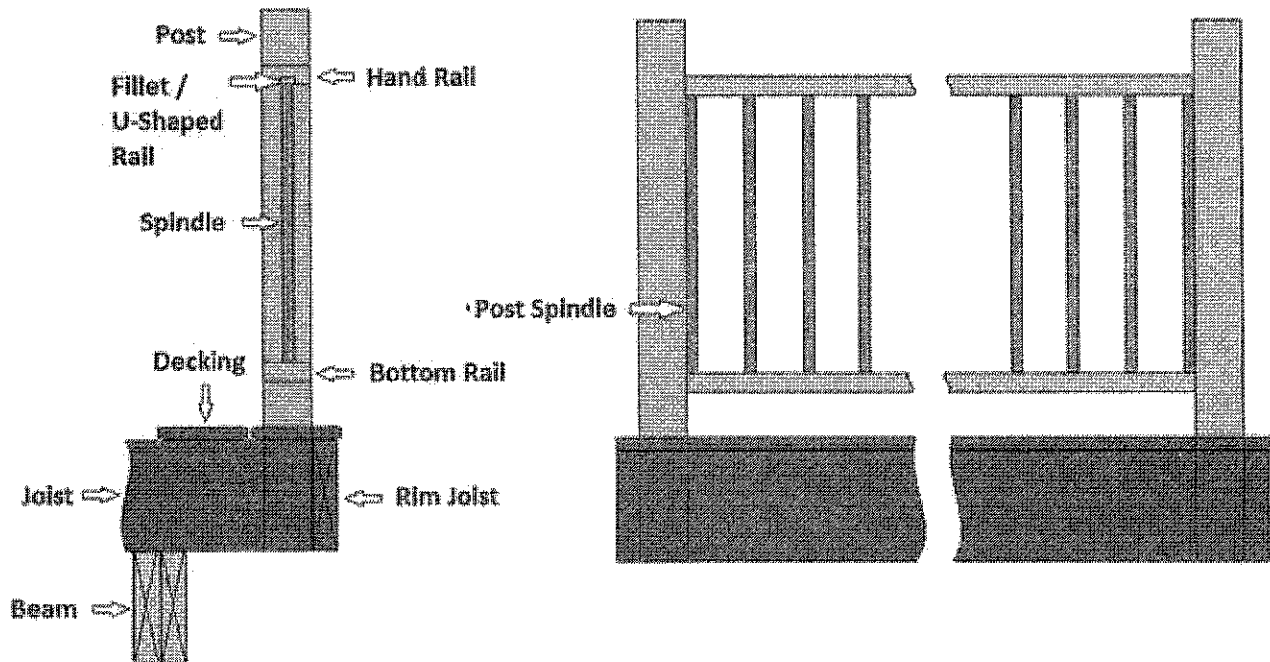
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™

DECK

Traditional Railing



Date: 6/26/2023 - 11:47 AM

Design Name: Deck Design

Design ID: 329458245105

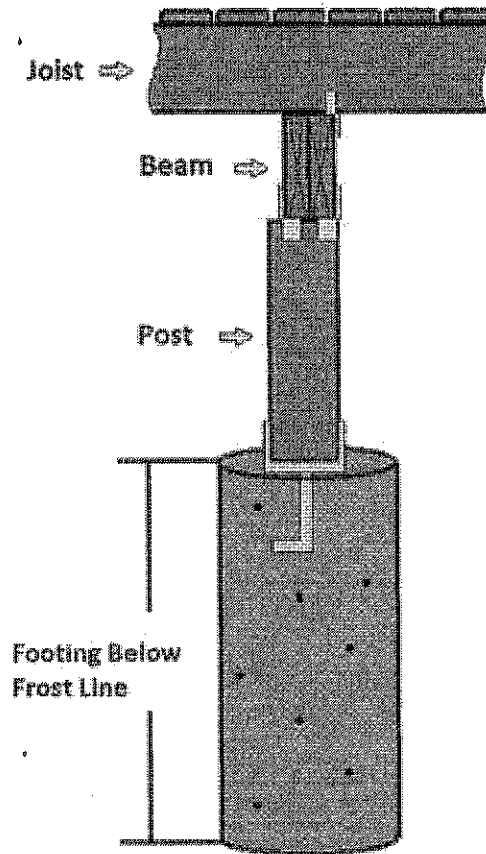
Estimated Price: \$849.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™
DECK

Typical Framing and Footing



Address:	809	S Jackson	St			
Parcel No.:	16-287					
WI AHI No.:	52306					
Historic Name:	Robert A. Kaftan House					
Built:	1907					
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
	(district nomination)					
Notes:						
	"This two story frame house has a full porch supported by three columns.					
	The second story protrudes over the porch. Robert A. Kaftan, attorney					
	for the firm Kaftan & Reynolds, was the original owner.					
	Owner: Robert Nelson"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Cross gambreled. Square-cut shingles in					
	gambrel ends. Front gambrel has flared bottom eave. Clapboard					
	profile siding in 1st story. Clapboard-clad porch columns with mitred					
	corners (also newel post). Full-width porch under 2nd story overhang.					
	Polygonal entry vestibule. Multi-pane (diamond) windows.					
	Central brick chimney.					
Features -	Original siding. Some original windows.					
Alterations -	Newels at base of porch steps. Chimney. Porch skirts. Some					
	replacement windows.					
Misc -						



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: _____

1. Address: 809 S. Jackson St. Green Bay WI 54304

2. Parcel #: 16-287

3. Owner of record: FANTA PROPERTIES LLC Phone: 608-347-4672

1259 HARBOR LIGHTS RD SUAMICO WI 54173
(Address) (City) (State) (Zip)

4. Applicant's Name: James Haraban

1047 Kellogg St. Green Bay WI 54303
(Address) (City) (State) (Zip)

(920) 222-2251 harbancontractors@gmail.com
(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 Drooping garage roof and replace Asphalt shingles
with same 3 TAB Material (sample enclosed)
Repair Cedar shakes on Front of House
Paint house with color swatches provided
(see attached)

7. Attachments:

- ☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☐ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☐ Exterior photos
- ☒ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☐ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☒ Roof repair/replacement (*Garage + Front of House*)
- ☐ 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: _____

[Signature]
Tom Bonner (agent of owner, property manager)

Date Received: _____ Staff: _____

Replace 2nd story deck on rear of house
Repair cracks in Rock Foundation (Tuck Point)
Repair soft spot in Front Porch Floor



James Hraban
Owner
hrabancontractors@gmail.com

436 Henry Street, Apt. 10
Seymour, WI 54165



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 23-38) Consideration with possible action on a design review for a new deck located at 625 S Jefferson Street

BACKGROUND

625 S Jefferson St is a contributing property in the Astor NRHP District, built c. 1910. The house maintains a relatively modest degree of integrity, with replacement siding and replacement windows. q

The current COA application is to build a roughly 16'x16' wood deck, 18 feet directly behind the house (not attached to the house), and 2 feet above grade. The design of the proposed deck and associated railings is typical of 20th/21st century design, with face-nailed balusters. An empty lot to the south at neighboring 629 S. Jefferson means that this proposed deck will be visible from some public vantage points.

The proposed deck appears to have no impact on the house (it is unattached) and its location directly behind the house is appropriate for the district. The proposed work will have no impact on any remaining historic materials.

RECOMMENDATION

LC staff recommends approval of the proposed deck.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-38 Map
2. 625 S Jefferson 2019
3. COA 625 S Jefferson Details
4. COA 23-38, Property Details, 625 S Jefferson
5. COA 625 S Jefferson Application



An aerial photograph of three adjacent parcels of land, each outlined in blue. The parcels are labeled with red numbers 11, 12, and 13. Parcel 11 (bottom) has a width of 165.00' and an area of 10,076 SF. Parcel 12 (middle) has a width of 165.00' and an area of 9,911 SF. Parcel 13 (top) has a width of 165.00' and an area of 9,911 SF. The parcels are separated by a 30' wide strip. The total width of the three parcels is 495.00'. The total area of the three parcels is 29,802 SF. The parcels are located in the City of Los Angeles, California, and are zoned R1.

18ft from house

60+ ft from rear property line

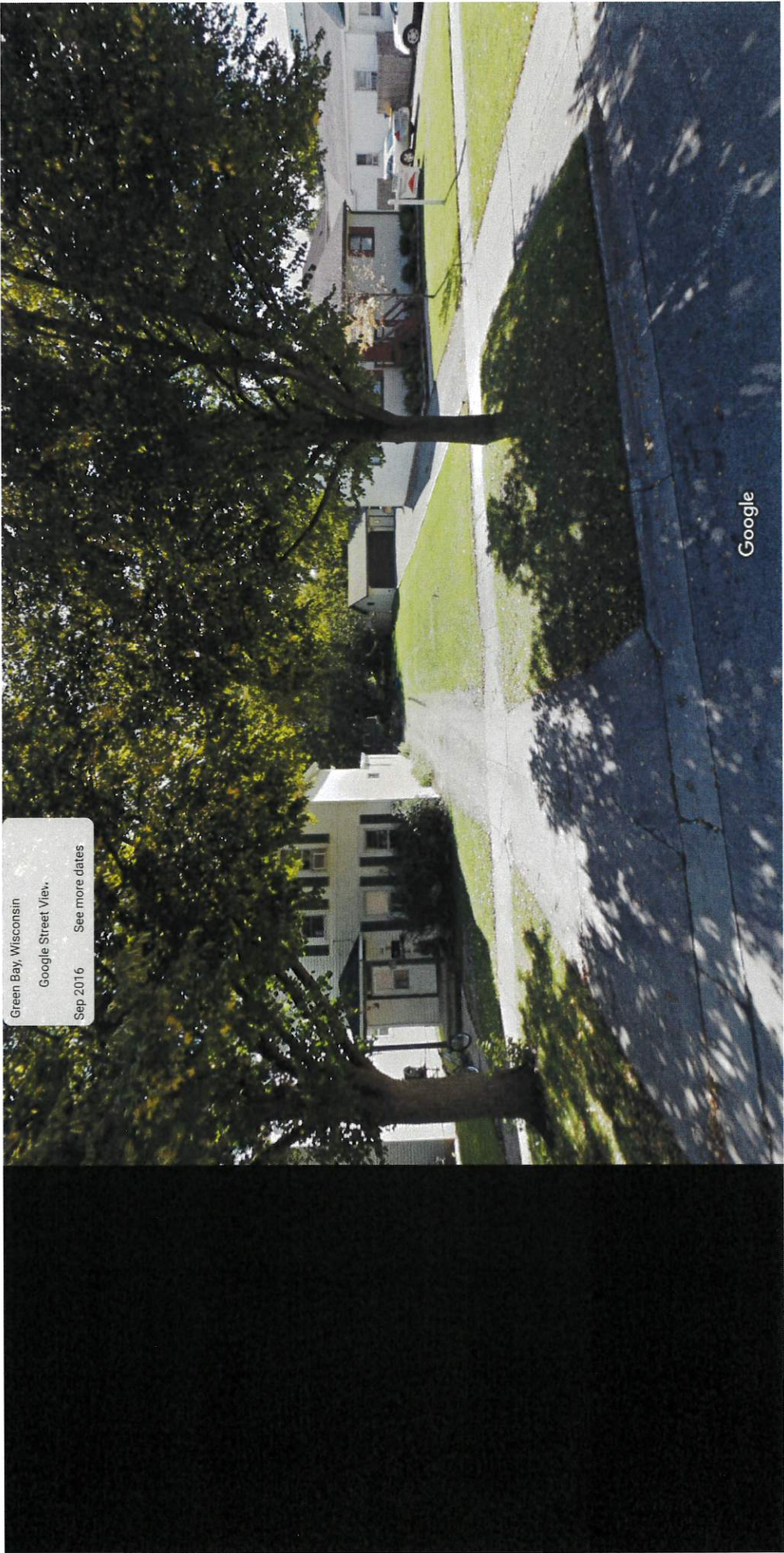


Image capture: Sep 2016 © 2023 Google

← 625 S Jefferson St

All

Street View & 360°

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™ DECK

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Deck Designer
3. Recall your design by entering Design ID: 312358276530
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 312358276530 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

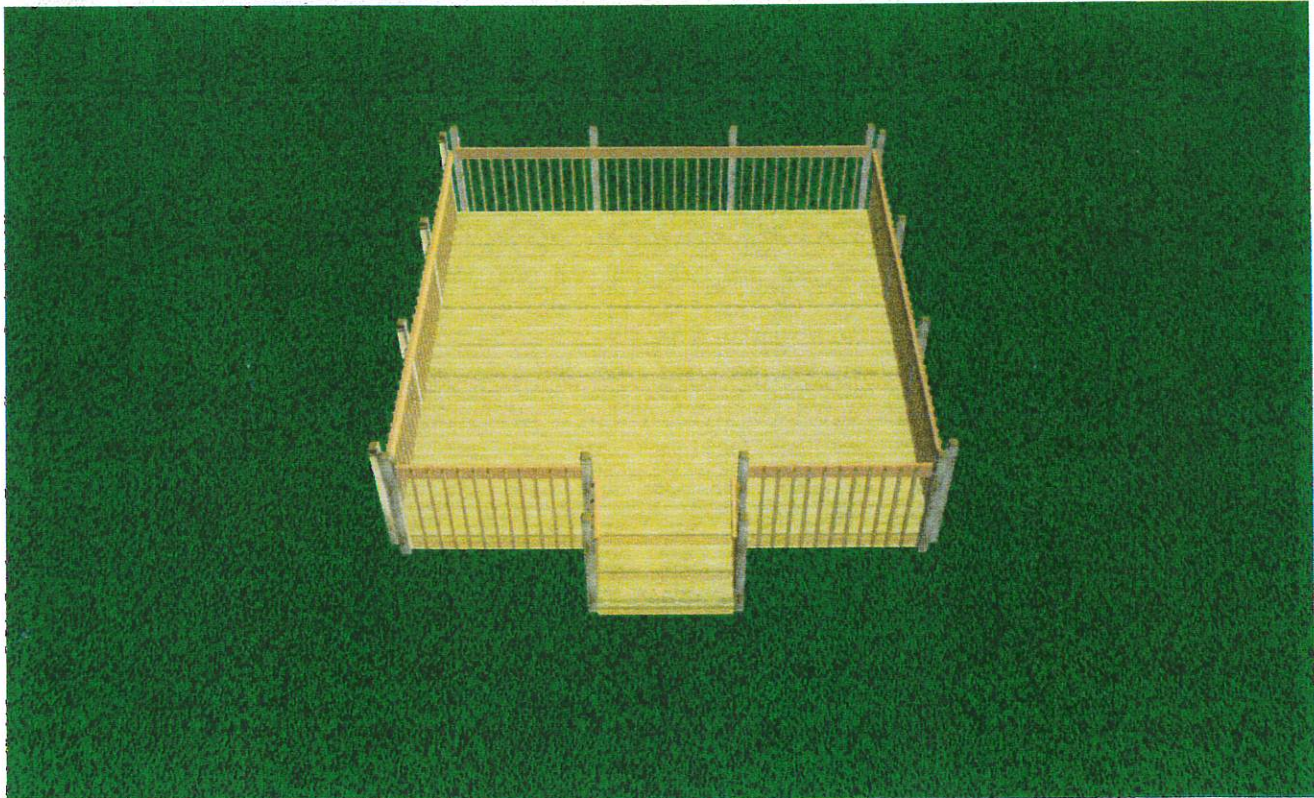


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$2,405.00

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

For other design systems search "Design & Buy" on Menards.com

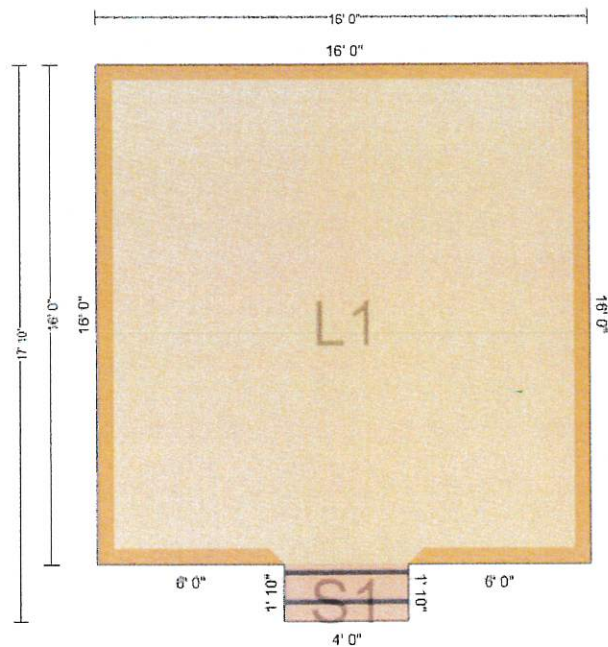
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MENARDS

Design & Buy™

DECK



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

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DECK

Level 1

Height off the ground: 1' 6"

Width: 16' 0"

Length: 16' 0"

Joist Spacing: 16" On Center

Load Rating: 40 lbs

Stair 1

Height off the ground: 1' 6"

Width: 4' 0"

Length: 1' 10"

Decking

Deck Board Material Type: AC2 Green Treated

Deck Board: 5/4x6 Thick Deck

Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

Framing

Framing Material Type: AC2 Green Treated

Joist: 2x8

Beam: 2x8

Framing Post: 4x4 Framing Post

Footing: 4x4/6x6 Deck Block

Incline Footing: 4 x 8 x 16 Solid Construction Block

Railing

Railing Material Type: AC2 Railing

Railing Style: Vertical Rail, Spindle to Joist Between Posts

Spindle: 2x2x42 Beveled One End

Handrail: 2 x 6

Graspable Handrail: No Graspable Handrail

Railing Post: 4 x 4 x 54 AC2 Treated Chamfered Deck Post

Mounting Hardware: FastenMaster® ThruLOK®

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

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MENARDS

Design & Buy™

DECK

Additional Options

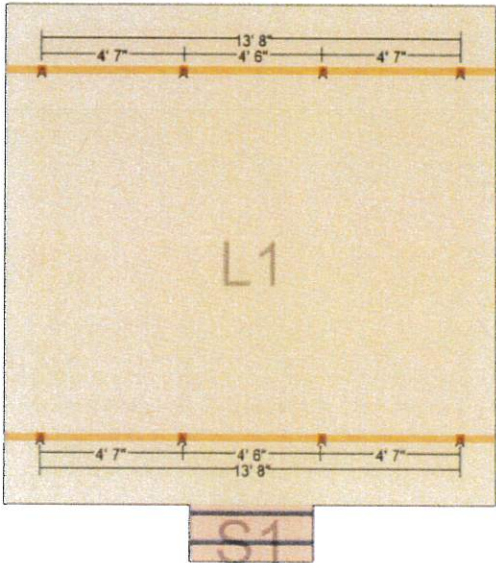
Deck Flashing: No Rolled Joist Flashing

Lattice/Skirting: None

Underdecking: No Underdecking

Date: 6/28/2023 - 3:56 PM
Design ID: 312358276530
Estimate ID: 86246
Estimated Price: \$2,405.00
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

L1 - Posts and Footings



Dimensions displayed are from center of post to center of post.

L1 - Framing Posts

Label	Post Size	Count
A	4 x 4	8

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

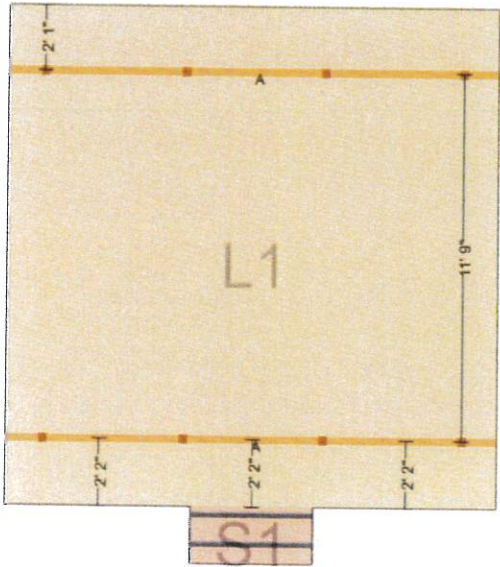
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

L1 - Beams



2 boards nailed together is 2 ply

L1 - Lumber: 2 ply - 2 x 8 AC2

Label	Length	Count
A	16' 0"	2

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

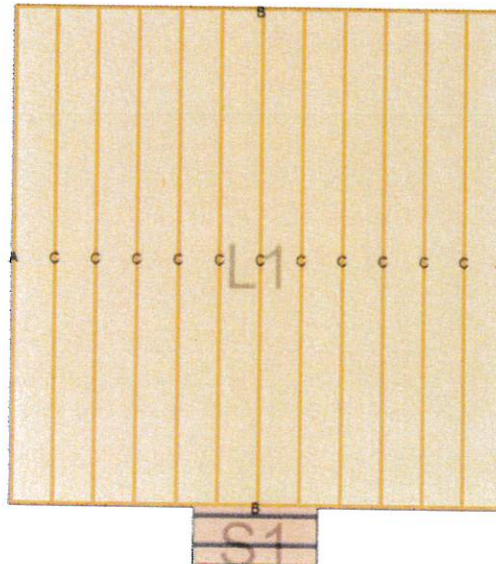
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MENARDS

Design & Buy™

DECK

L1 - Joists



Lumber: 2 x 8 AC2

Joist Spacing: 16" on center

Label	Length	Count	Usage
A	16' 0"	2	Rim Joist
B	15' 9"	2	Rim Joist
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Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

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MENARDS

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DECK

L1 - Railing Posts

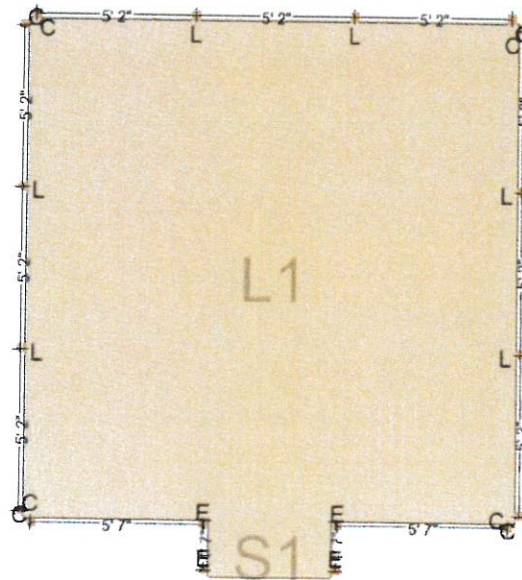


Illustration does not represent all available railing post placement options.
Railing post dimensions are on center.

L1

Label	Count
C - Corner Post	8
L - Line Post	6
E - End Post	2

S1

Label	Count
E - End Post	2

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

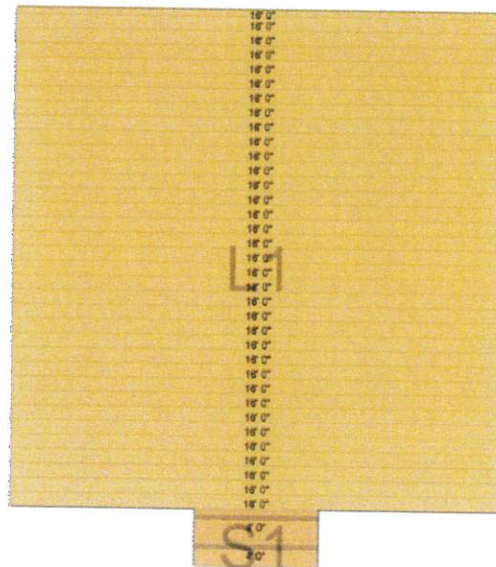
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

L1 - Deck Boards and Treads



Lengths displayed are provided as general guide. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please confirm deck board lengths estimated and quantities prior to the start of your project.

Deck Board

Length	Count
16' 0"	35

Tread

Length	Count
S1 4' 0"	2

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

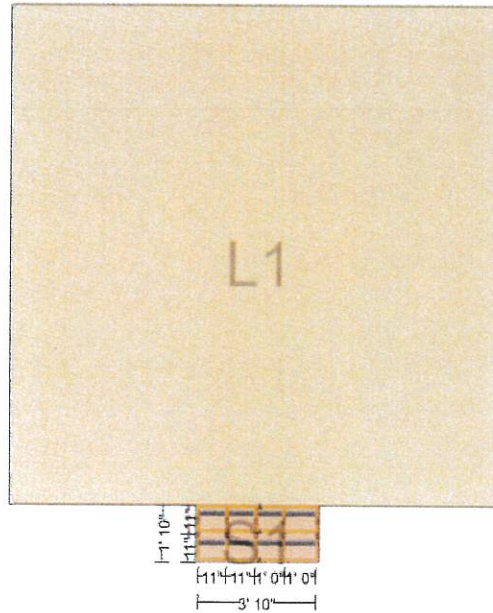
Estimated Price: \$2,405.00

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MENARDS

Design & Buy™
DECK

L1 - Stair Framing



S1 - Box Framing

Description: 2 x 6 Board Lengths

Label	Length	Count
A	3' 9"	2
B	1' 10"	2
C	1' 7"	3

Description: 2 x 8 Board Lengths

Label	Length	Count
A	3' 9"	2
D	11"	2
E	8"	3

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

Estimate ID: 86246

Estimated Price: \$2,405.00

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

Menards Deck Building Checklist

Planning

1. Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
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6. Material estimates provided can be changed to meet your needs.
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9. Final deck design and material calculations should be performed by a registered professional engineer.

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- With treated material its recommended to seal and/or stain your deck as soon as the decking will absorb the sealant.

Enjoy!!!

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

DECK

The diagram illustrates the components of a deck railing system. It shows a cross-section of the railing assembly. Labels include: Hand Rail, Spindle, Decking, Joist, Beam, Rim Joist, Post, and Post Spindle. Arrows indicate the relationship and assembly of these components.

Date: 6/28/2023 - 3:56 PM

Design ID: 312358276530

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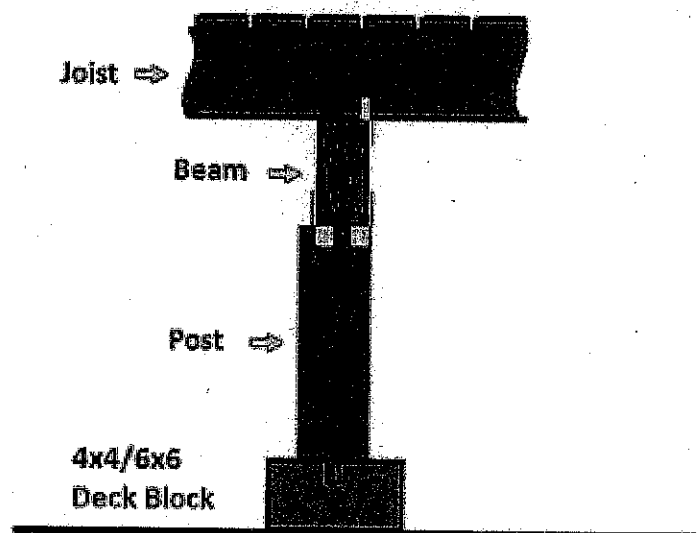
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MENARDS

Design & Buy™

DECK

Typical Framing and Footing





www.greenbaywi.gov

PROJECT PERMITS APPLICATION

All fields must be completed before permit 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
inspmail@greenbaywi.gov

Project Address		Parcel #	Project # (assigned by City)	
Property Owner		Contractor		
Name <u>Dean</u>		Name <u>MR</u>		
Company (if applies)		Company		
Address <u>625 so Jefferson St.</u>		Address		
City, State, Zip <u>GB WI. 54301</u>		City, State, Zip		
Phone # <u>920 676 9777</u>		Phone #		
Email <u>DEAN CARDINO 1955 @ GMAIL</u>		Email		
Current Land Use, Flood Plain & Zoning (check which applies)				
Land Use: ☐ Vacant Lot ☐ I-Family ☒ 2-Family ☐ Multi-Family # of units ☐ Commercial (describe) _____				
Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☐ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND				
Flood Plain: ☐ Yes ☐ No Base Flood Elevation (BFE) ☐ No				
Project Scope: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Raze (demolish) ☐ Change-of-use				
(check all that apply) Height _____ Area: Finished _____ Unfinished _____ Total Bldg: _____				
Description of Project ↓:		Estimated Cost of Construction \$ <u>2405</u>		
<u>Deck 16x16</u>				
Plan Approvals				
☐ PLBG Plan # _____ ☐ City ☐ SBD \$ _____		☐ Erosion Control # _____ ☐ City ☐ SBD \$ _____		
☐ SWR Plan # _____ ☐ City ☐ SBD \$ _____		☐ Building Plan # _____ ☐ City ☐ SBD \$ _____		
☐ Foot & Found Only # _____ ☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____ ☐ City ☐ SBD \$ _____		
		☐ Site Plan # _____ ☐ City ☐ SBD \$ _____		
Contractors (UDC Numbers Required for Dwellings): DCC # _____ DCQ # _____				
☐ BLDG -			Bldg Fee \$ _____	
☐ ELEC -			Elec Fee \$ _____	
☐ HVAC -			Hvac Fee \$ _____	
☐ PLBG - _____ # of Fixtures			Plbg Fee \$ _____	
☐ SWRS -CONNECTIONS Permit: ☐ Water Fee \$ _____ ☐ Storm Fee \$ _____ ☐ Sanitary Fee \$ _____			Swrs Fee \$ _____	
Connection: \$ _____ Connection: \$ _____				
☐ CERTIFICATE OF OCCUPANCY			C.O. \$ _____	
☐ EROSION CONTROL			Erosion Ctrl \$ _____	
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)			Addl. Fee \$ _____	
☐ DOUBLE FEE PERMIT [s.8-47(g)(2)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.			Double Fee \$ _____	
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.				
<u>[Signature]</u>		<u>6-29-23</u>		
Signature of Applicant		Date		
For Office Use Only				
Reviewed By _____	Credential # _____	Class Code _____	Census _____	Receipt No. _____
		Total Fee _____		

To schedule an inspection, submit an online Inspection Request or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

White - Office

Yellow - Applicant

(Rev 2/22)

Address:	625	S Jefferson	St			
Parcel No.:	15-95					
WI AHI No.:	52519					
Historic Name:						
Built:	1910	c. 1910				
Historic Use:	house					
Architectural Style:	front gabled					
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:						
	"This is a two story frame house					
	Owner: Clarence J. & Elizabeth Eckberg, Route 2, Little Suamico, WI 54141"					
	- per NRHP nomination					
	"A site file exists for this property."					
	- WI AHI					
Stewardship:						
Character -	Overall form & fenestration. Front gabled house with central chimney. Entry door at left of front façade. Typical form of national / folk Victorian style. Clapboard profile siding.					
Features -	One multi-pane window. Original features largely lost or covered.					
Alterations -	Some altered fenestration on sides. Replacement siding & windows. Chimney replaced. Attic vent cut into gable.					
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: 625 So Jefferson St. GB. 54301

2. Parcel #: 15-905

3. Owner of record: Dean Caranough Phone: 920-676-9777

625 So Jefferson St. GB WI. 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Dean Caranough

SAME
(Address) (City) (State) (Zip)

caudino1455@gmail.com
(Office Phone #) SAME (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.)

new Deck in back yard Rock on driveway
can not be seen by the walkway. Floating Deck.
2 foot off the ground

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

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 23-39) Consideration with possible action on a design review for chimney removal located at 622 S Madison Street

BACKGROUND

622-624 S. Madison Street is a contributing property in the Astor NRHP district, built c. 1895 per the NRHP nomination. Although this property is designated as contributing, it maintains a low level of integrity due to replacement siding & windows, possible altered fenestration, and the removal of a front porch.

The request for COA calls for the removal of the brick chimney and performing other miscellaneous work, including wrapping a window frame and installing flashing.

LC staff notes that the Secretary of the Interior's Standards for Rehabilitation states:

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 historic 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.*

The publication, "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings", provides additional guidance specific to chimneys.

"The roof—with its form; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material—is an important design element of many historic buildings. In addition, a weathertight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, climate, and cost."

"RECOMMENDED - Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning. NOT RECOMMENDED -- Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished."

LC staff notes that the Sec'y of the Interior guidance calls for both a weathertight roof AND the repair of historic chimneys (not one or the other). LC staff notes that the brick chimney here was identified as

contributing to the definition of this house's character (see property data sheet, attached).

Other miscellaneous work proposed in this COA (flashing and window frame wrap) appears to have no impact on any historic materials or the integrity of this house.

RECOMMENDATION

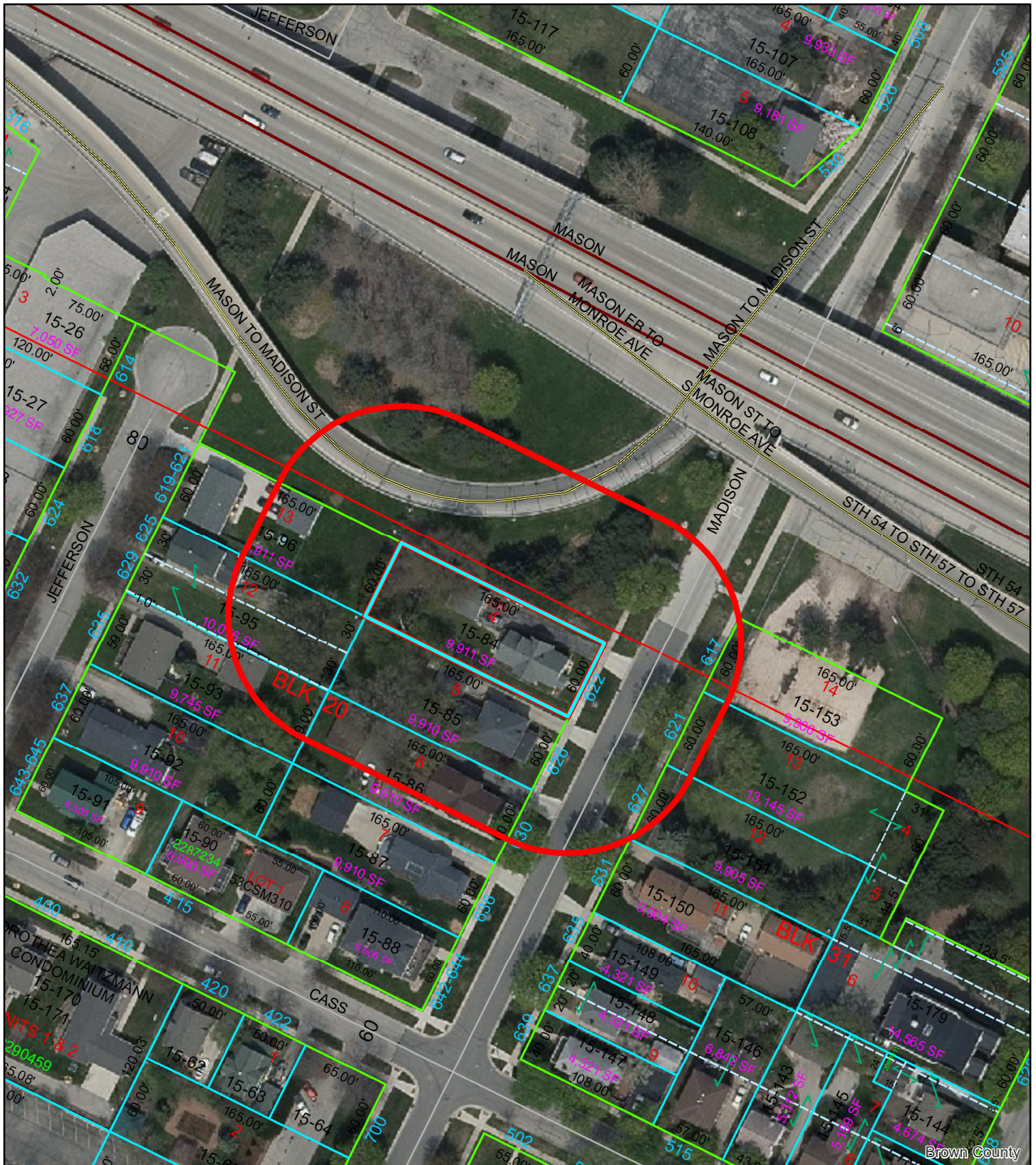
The Secretary of the Interior's Standards are clear on the need to maintain historic chimneys, and LC staff recommends that the request to remove and not replace the existing chimney be denied. LC staff notes that the relatively low degree of remaining historic integrity of this 'Contributing' house may justifiably lead to discussion about when it may be appropriate to grant such requests, noting that the presence or absence of this particular chimney is very likely not the deciding factor in determining whether or not this house maintains its 'Contributing' status.

LC staff recommends approving request to add flashing and window frame wrap.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-39 Map
2. 622 S Madison 2019
3. COA 23-39 Details
4. COA 23-39, Property Details, 622 S Madison
5. COA 23-39 Application



(COA 23-39) Chimney Removal at 622 S Madison 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 Jul 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 622 S Madison Street
- 100-ft. Notification Area



COPY



Office: 920-406-9600
HandSRoofing@gmail.com
www.handsroofing.com

Jerry Keiler
622 S. Madison Street
Green Bay, WI 54301
(920) 639-4532

CONTRACT
05-18-2023

Replace Strap Hung Gutters & Downspouts: \$2,200.⁰⁰

Yes ☒ No ☐

Wrap Driveway Side Upper Window: \$300.⁰⁰

Yes ☒ No ☐

Add 2 Kickout Flashings on Driveway Side of House: \$200.⁰⁰

Yes ☒ No ☐

Remove Existing Brick Chimney & Install B-Vent: \$600.⁰⁰

Yes ☒ No ☐

Install Water Heater B-Vent: \$500.⁰⁰ - \$1,000.⁰⁰

Yes ☒ No ☐

Note: If either B-Vent option is selected, actual price will depend on HVAC specialist's scope of work during the job

The above represents my professional calculations to make the requested repairs. Repairs are completed based on crew availability and current weather conditions. Repairs are done to the best of our ability and help to extend the overall life expectancy of the roof itself.

Please contact us with questions or for a verbal explanation of my estimate. We can be reached at (920) 406-9600, or by e-mail at Handsroofing@gmail.com.

H AND S Roofing
1700 Firelane Drive #1
Green Bay, WI 54311
(920) 406-9600 Office

To accept this proposal, please sign, date & return:

Jerry Keiler 6-6-2023

Payment is due in 21 days from invoice date. There is a 3% processing charge on credit card transactions.

Address:	622	S Madison	St			
Parcel No.:	15-84					
WI AHI No.:	52930					
Historic Name:						
Built:	1895	c. 1895				
Historic Use:	house					
Architectural Style:	Queen Anne					
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 older home is a two story frame Queen Anne structure.					
	Owner: Stewart Fraser"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & most fenestration. Cross-gabled form. Queen Anne style					
	largely obscured by removal of decorative features. Central brick chimney.					
	1/1 windows. Cast block foundation. Clapboard profile siding.					
Features -	unknown. All features appear to have been removed or covered.					
Alterations -	Replacement windows & siding. Altered fenestration in 1st story, front					
	façade. Removal of porch (now small entry porch).					
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: COA 28-39

1. Address: 622 S. Madison St

2. Parcel #: _____

3. Owner of record: Gerald Koiter Phone: _____

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

4. Applicant's Name: _____

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

(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.)

Gutter (New)
Chimney Removal, and install B Velt
Flashing \$200, Wrap 1 window frame

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: James J. Korian

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.6

(COA 23-40) Consideration with possible action on a design review for porch work 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.

This request for COA calls for the following.

- Approval of front entry step design and materials
- Approval of rear deck

Front stoop –

The overall design of the proposed front stoop appears to be similar to that which was previously present. Previously, a single-piece concrete ‘unit step’ with metal railings had been present, and none of this material was likely to have been ‘historic’. The proposed replacement railing is a close match to what had been present. The design of the replacement stairs is unclear, but the overall size and orientation match what had been here previously. Proposed stair material is ‘UltraDeck Rustic Composite Decking Radius Edge Boards’ rather than a single, concrete unit step.

Back deck –

The proposed back deck is roughly 10’ wide x 6’ deep, with steps extending 3’-8” from that deck (stairs are 5’ wide). None of this work is visible from any public right-of-way.

Rear Windows –

Three windows on the rear of the house have been replaced or added. No details concerning the original or altered rear fenestration have been provided despite numerous requests, and no mention of this change is made in any COA application to date. LC staff had hoped to capture all outstanding-&-unapproved work, such as these windows, in this COA.

RECOMMENDATION

LC staff recommends approval of the rear deck as this is not visible from any public right-of-way. LC staff recommends approval of the front entry stairs and stoop as this is presumed to be an appropriate match or substitution for the non-historic material that was here previously.

LC staff notes that a drawing submitted with this COA shows only two (2) windows facing the driveway where three (3) had previously been. LC staff further notes that, per LC review of COA 23-14 for this property, the LC has directed that the property owner restore the three (3) glass block windows (including openings and trim) to their previous condition and that the property owner agreed to do this at the May 17, 2023, LC meeting (note: no appeal was submitted).

LC staff cannot offer a recommendation on replacement windows on the rear of the house as insufficient information has been provided; however, LC staff notes that the location of these windows on the rear of the house are not visible from any public right-of-way.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-40 Map
2. 1137 S Monroe (2015)
3. COA 23-40 Application
4. COA 23-40 Front Porch Details
5. COA 23-40 Rear Porch Details
6. COA 23-40, Property Details, 1137 S Monroe





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 23-40

1. Address: 1137 So. Monroe Ave
2. Parcel #: 16-104, 16-103
3. Owner of record: John J Arroy Marital Trust Phone: 920-371-2255
1133 So Monroe Green Bay WI 54301
(Address) (City) (State) (Zip)
4. Applicant's Name: John F Hlurckman
1133 So Monroe Ave Green Bay WI 54301
(Address) (City) (State) (Zip)
920-371-2255 johnhlurckman@hlurckman.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: VACANT
6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)
Replace Side Porch - No Change to Architectural
Feature - Existing Side Porch Failed - The apparent
cause = No Footing - Por Damage
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 Included w/ Permit
 - ☐ 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

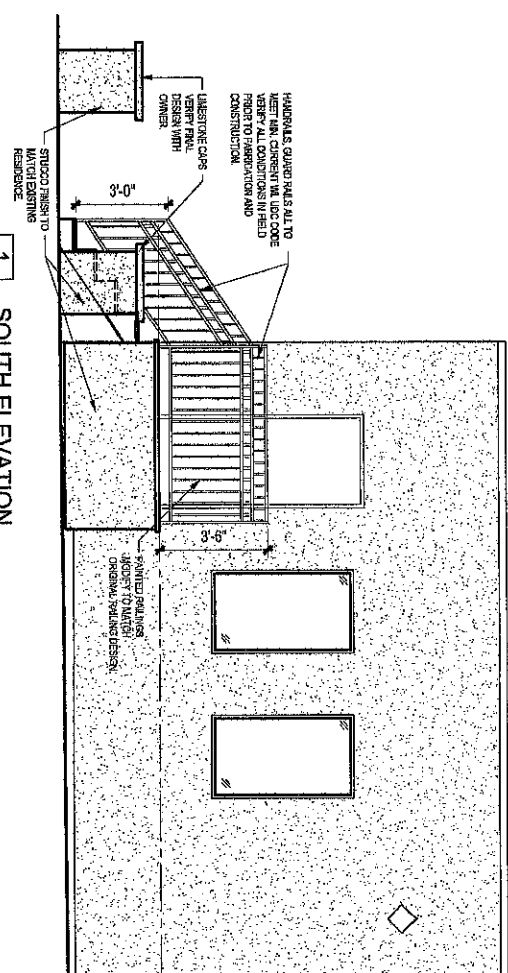
☒ Replacement or repair to porches identical to existing style and materials

☐ Commercial sign replacement of identical dimensions

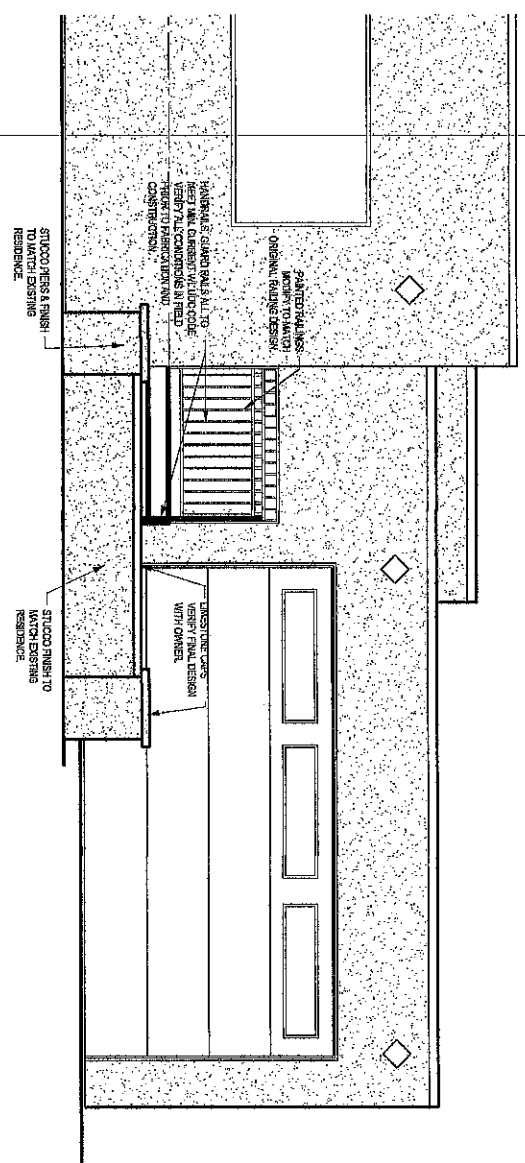
Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



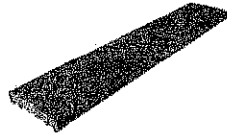
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

LINEWORK, LLC DRAWING & DESIGN SERVICES LINEWORKDESIGN.COM 8205 COTTAGE ROAD LITTLE SILVER, WISCONSIN PH: 920-829-1122		PORCH ELEVATIONS John Hurckman-Remodel 1137 Monroe Ave. Green Bay, WI.		NO. REVISION DESCRIPTION 1	DATE: 12-18-20 DRAWN BY: SSW CHECKED BY: - PROJECT NO.: - DRAWING NUMBER: - SHEET NUMBER: 1
--	--	--	--	----------------------------------	--

Showing results for "112-2585" (1)

Sort By: **Best Match** ▼

- ☐ Available at your store
GREEN BAY EAST, WI
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- ☐ Ship to Store Eligible (1)

Categories ^

Building Materials (1)

Brands ^

- ☐ UltraDeck (1)

Product Type ^

- ☐ Stair Tread (1)

Made In U.S.A. ^

- ☐ Made in U.S.A. (1)

Price ^

min to max **GO**

UltraDeck® Rustic™
Composite Decking Radius
Edge Board



☐ Compare
[Add To List](#)

Sku # 1122585

\$31.14

**You Save \$3.85 with Mail-In
Rebate**

✓ **Shipping & Delivery**
✓ **7 In-Stock at GREEN
BAY EAST**

− 1 +

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Zip Code

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Date: 7/11/2023 - 10:10 AM

Design ID: 329456561380

Estimate ID: 29965

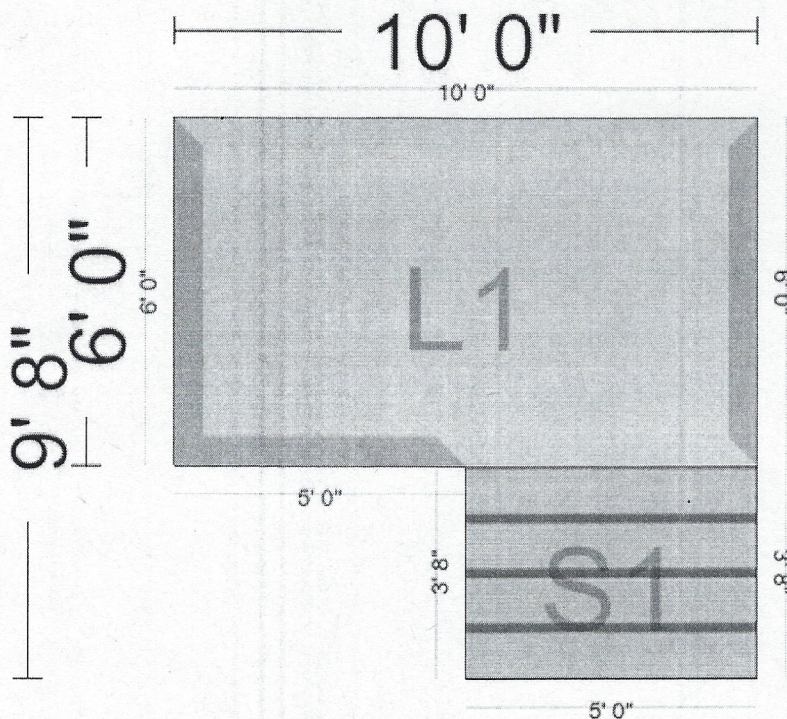
Estimated Price: \$3,262.05

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Estimated Price: \$3,262.05

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Date: 7/11/2023 - 10:10 AM

Design ID: 329456561380

Estimate ID: 29965

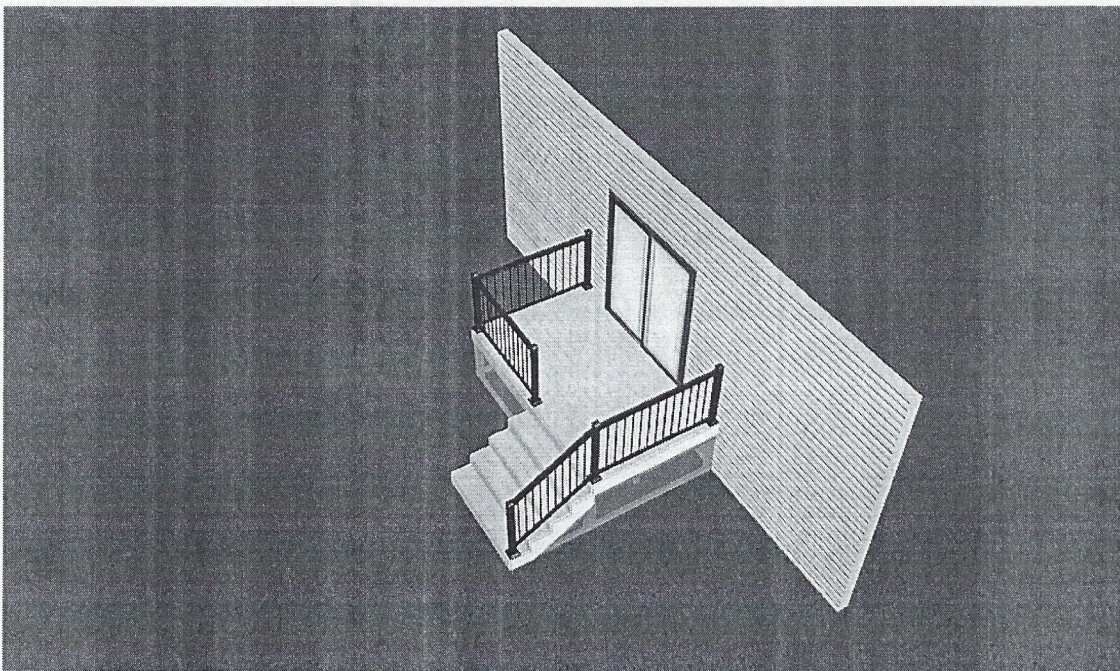
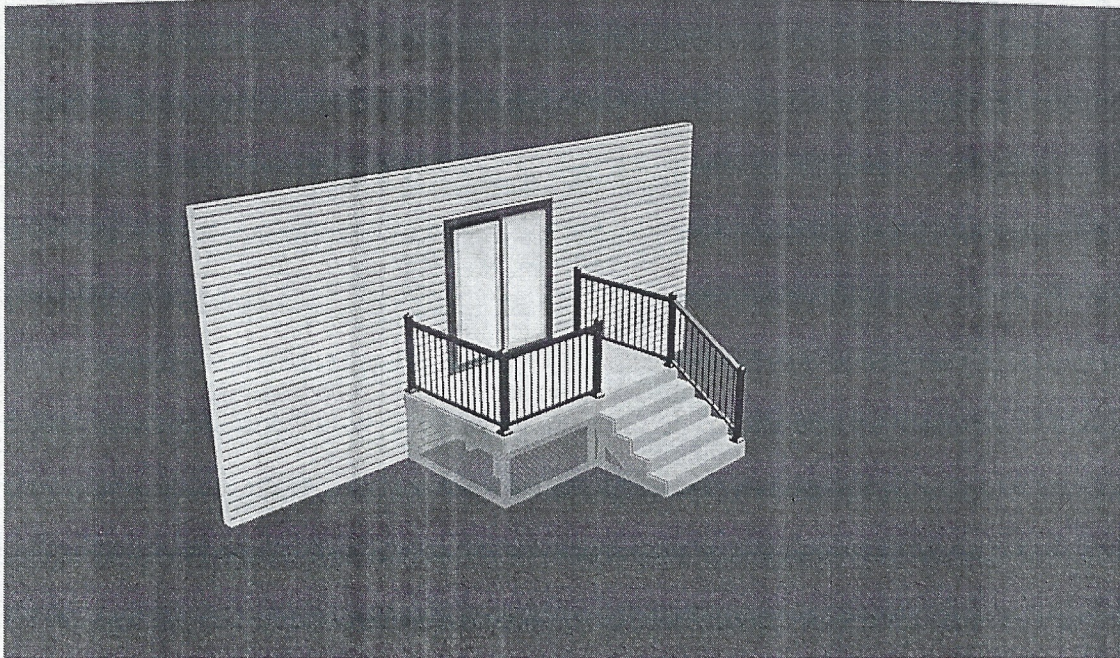
Estimated Price: \$3,262.05

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK



Date: 7/11/2023 - 10:10 AM

Design ID: 329456561380

Estimate ID: 29965

Estimated Price: \$3,262.05

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

Level 1

Height off the ground: 2' 11"

Width: 10' 0"

Length: 6' 0"

Joist Spacing: 12" On Center

Load Rating: 40 lbs

Stair 1

Height off the ground: 2' 11"

Width: 5' 0"

Length: 3' 8"

Decking

Deck Board Material Type: UltraDeck® Rustic™

Deck Board: Gray

Deck Board Fastener: UltraClip Hidden Fastener Deck Clip

Framing

Framing Material Type: AC2 Green Treated

Joist: 2x8

Beam: 2x8

Framing Post: 6x6 Framing Post

Footing: 16" Poured Footing

Footing Depth: 48" Footing Depth

Incline Footing: 4 x 8 x 16 Solid Construction Block

Ledger Board Fastener Type: FastenMaster® LedgerLOK®

Joist Hanger Type: Galvanized Joist Hanger

Joist Hanger Fastener Type: Joist Hanger Fastener Nail

Cladding Material Type: Rustic Cladding

Cladding: Rustic Gray Cladding

Date: 7/11/2023 - 10:10 AM

Design ID: 329456561380

Estimate ID: 29965

Estimated Price: \$3,262.05

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™

DECK

Railing

Railing Material Type: Williams Aluminum Railing

Railing Style: Bronze Powder Coated

Graspable Handrail: No Graspable Handrail

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 -						



1137 S Monroe (2015)



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.7

(COA 23-41) Consideration with possible action on a design review for replacement front porch columns located at 711 Eliza Street

BACKGROUND

711 Eliza Street is a contributing property in the Astor NRHP District, built c. 1870s/1880s. This house was moved to this location c. 1910 and converted at that time from a large carriage house for the Rufus Kellogg estate, later St. Joseph Academy (Asylum), to a single-family home. This building, in its earlier carriage house form, is the design of notable architect William Waters. As a house, the large front porch of c. 1910 is a character-defining feature and important in the period of significance for the district. This house retains good integrity, but has been threatened with demolition by neglect during the last several years.

COA 22-45 approved exterior remodel work. At that time, repair of the existing (historic) porch columns was proposed. This new COA proposes replacing the historic, wood, front porch columns with new 'Dixie-Pacific DuraCast 6 x 8' Plain Tapered Round Unfinished Fiberglass' columns.

At present, there are four Tuscan-style wood columns at both the first and second story porches (eight columns, total). Close examination reveals that these existing columns do not all match – some have different details at the capitals and bases. With regard to condition, two of the columns at the first story have had their lower thirds removed and replaced with dimensional lumber, resulting in greatly diminished integrity of design. Some columns have woodpecker holes. The bases of each column are arguably in poor condition, and closer examination of each column may reveal hidden damage and/or rot.

The proposed replacement columns appear to be a good match for the existing columns insofar as design / style / appearance are concerned. The new columns are Tuscan-style and are tapered (they appear to have 'entasis' similar to the existing columns).

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

"2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

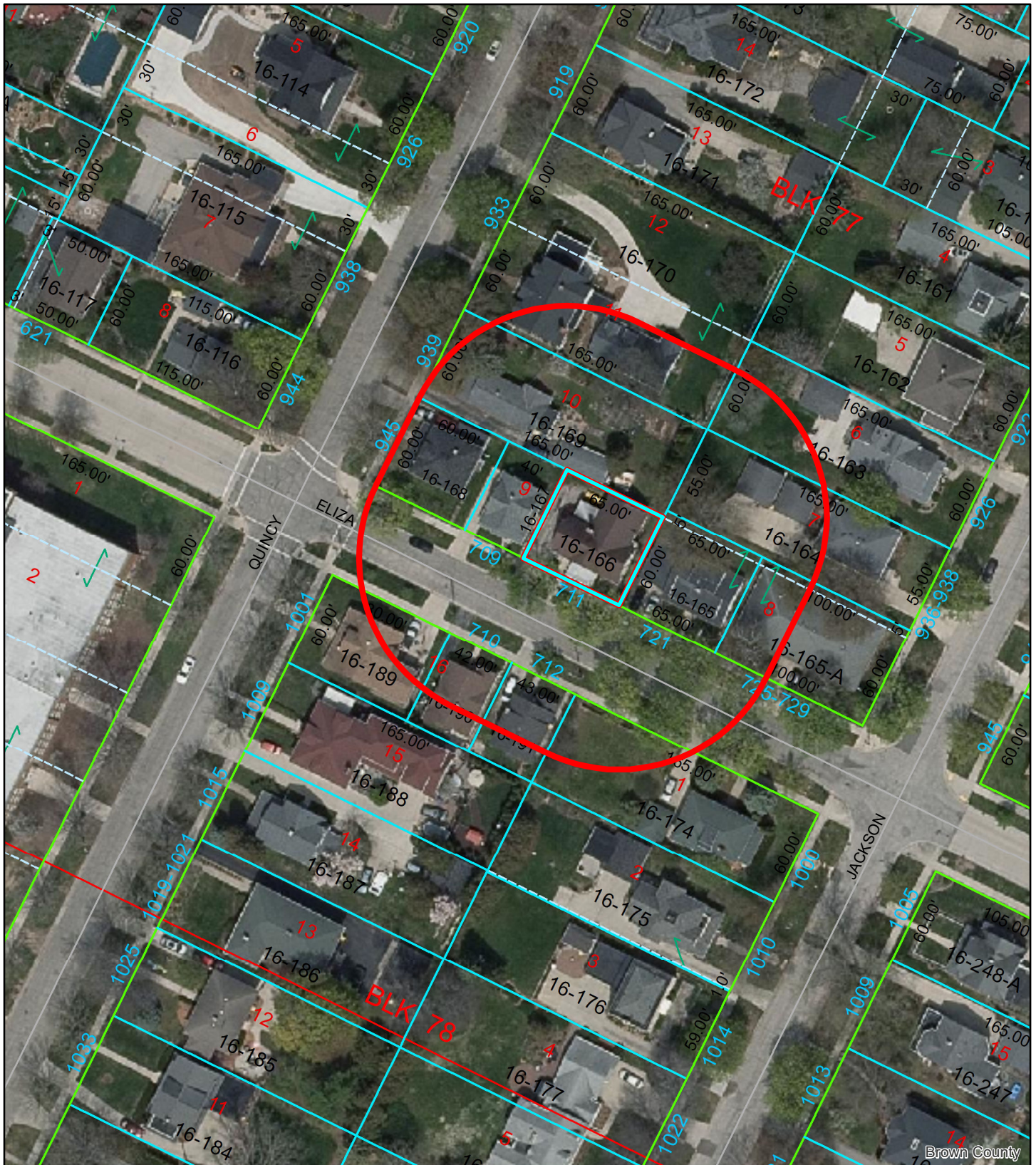
RECOMMENDATION

LC staff recommends approval of the proposed replacement columns noting that 1) the existing columns have suffered severe deterioration, and 2) the replacements are a good match for the historic columns in design, color, texture, and other visual qualities, despite the difference in material (fiberglass vs. wood). Reference Secretary of the Interior's Standard #6.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-41 Map
2. 711 Eliza 2019
3. COA 23-41, Column Details
4. COA 23-41 Column Details 2
5. COA 23-41 Application



(COA 23-41) Porch Columns at 711 Eliza 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. 11 Jul 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 711 Eliza Street
- 100-ft. Notification Area



Dixie-Pacific™ DuraCast™ 6 x 8' Plain Tapered Round Unfinished Fiberglass Column

(Actual Size 5-5/8" Diameter x 8')

Model Number: M70010608PL | Menards® SKU: 1854336



EVERYDAY LOW PRICE

\$137.99

11% MAIL-IN REBATE Good Through 7/9/23

\$15.18

FINAL PRICE

\$122.81 each

You Save \$15.18 with Mail-In Rebate

- Limited lifetime warranty
- Will not rot or decay
- Columns are unfinished fiberglass
- DuraCast™ fiberglass columns are listed with ICC Report #2307A
- Insect proof

[View More Information >](#)

Size: 6 x 8' H



Ship To Store - Free!

Enter Your ZIP Code for store information



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

DuraCast™ fiberglass columns are designed for load-bearing and decorative installations. These columns are ideal for indoor or outdoor applications and can be used to line porches, frame entryways or as decorative accents.



Brand Name: **Dixie Pacific**



Features

- Limited lifetime warranty
- Will not rot or decay
- Columns are unfinished fiberglass
- DuraCast™ fiberglass columns are listed with ICC Report #2307A
- Insect proof
- Cap and base sold separately
- Column is tapered (5-5/8" diameter at the bottom and 5-1/8" at the top)
- Column has a decorative neck ring
- Trimmable

Specifications

Product Type	Column	Material	Fiberglass
Color/Finish	Unfinished	Shape	Round
Nominal Diameter	6 inch	Actual Diameter	5-1/2 inch
Nominal Height	96 inch	Actual Height	96 inch
Safety Load	8000 pound	Manufacturer Warranty	Limited Lifetime year
Weight	37 pound	Shipping Dimensions	97.00 H x 9.00 W x 6.00 D
Shipping Weight	42.0 lbs	Return Policy	Special Order Merchandise (view Return Policy).

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.



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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.

Zip Code

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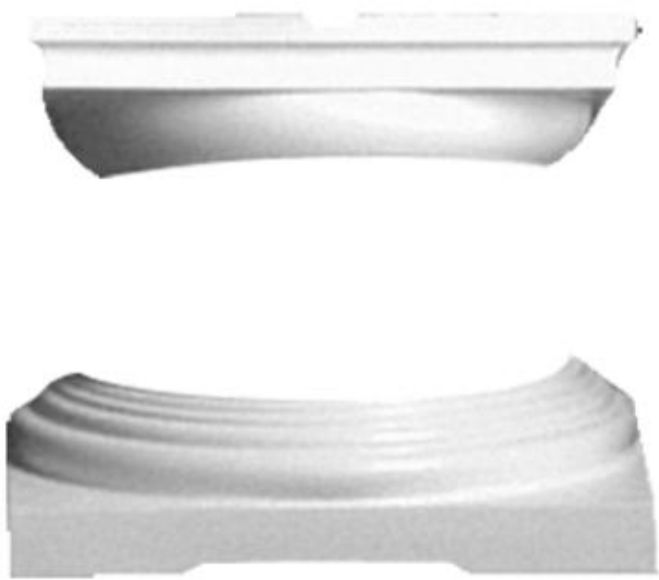
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sales, please enter your email address today to get immediate access! We value your privacy and trust at Menards. We will not distribute your information to any other company. View our [Privacy Policy](#). This site is protected by reCAPTCHA and the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

Dixie-Pacific™ 6" Poly Cap and Base Set for Round Wood Column

Model Number: 13000



EVERYDAY LOW PRICE

\$39.99

11% MAIL-IN REBATE Good Through 7/9/23

\$4.40

FINAL PRICE

\$35.59 each

You Save \$4.40 with Mail-In Rebate

- One year limited warranty
- Will not rot or decay
- Cap and base set are unfinished polyurethane (see Installation Instructions below for finishing and painting instructions)

[View More Information](#) >

Size: 6"



Ship To Store - Free!

[Enter Your ZIP Code](#) for store information



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

The round cap and base set is to be used with the Dixie-Pacific™ round wood column. The caps and bases are manufactured from load-bearing high-density polyurethane and the shaft sits on top of the cap and base.

Brand Name: **Dixie Pacific**



Features

- One year limited warranty
- Will not rot or decay
- Cap and base set are unfinished polyurethane (see Installation Instructions below for finishing and painting instructions)

Specifications

Product Type	Cap & Base Set	Material	Plastic
Color/Finish	Primed	Shape	Round
Nominal Width	7-1/4 inch	Actual Width	7-1/4 inch
Nominal Diameter	7-1/4 inch	Actual Diameter	7-1/4 inch
Nominal Height	3-1/4 inch	Actual Height	3-1/4 inch
Nominal Depth	7-1/4 inch	Actual Depth	7-1/4 inch
Manufacturer Warranty	1 year	Shipping Dimensions	8.00 H x 8.00 W x 6.00 D
Shipping Weight	2.0 lbs	Return Policy	Special Order Merchandise (view Return Policy).

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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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: 711 Eliza St

2. Parcel #: 16-166

3. Owner of record: Helen & Andy Kotke, 711 Eliza LP Phone: 414-303-7901

<u>711 Eliza St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Helen & Andy Kotke

<u>711 Eliza St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>5301</u>
(Address)	(City)	(State)	(Zip)

<u>414-333-0436</u>	<u>inquiries.711Eliza@gmail.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: _____

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.)

Current contractor says he can repair existing pillars, but if he isn't able to we would like the
option to replace pillars on the front of the house with new identical pillars (see attached).

7. Attachments:

- ☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- ☐ Sketches, drawings, building and streetscape elevations, and/or annotated photos
- ☒ Exterior photos
- ☒ Specifications (materials) for the project
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☐ Cost estimates for all the proposed work
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

☐ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **Approval of COA by staff:** (Check all that apply)

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- ☐ Installation of fences
- ☐ Storm window or storm door installation, repair, or replacement
- ☐ Installation of glass blocks in basement window openings
- ☐ Painting of existing unpainted brick
- ☐ Unattached nonvisible accessory structures
- ☐ Replacement of identical siding
- ☒ Replacement or repair to porches identical to existing style and materials
- ☐ Commercial sign replacement of identical dimensions

Petitioner Signature: Helen Kotke

Owner Signature: Helen Kotke

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

AGENDA ITEM # E.8

Public Hearing on the nomination of 414 North Maple Street to Green Bay's Local Register of Historic Places

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.9

Consideration with possible action on the nomination of 414 North Maple Street to Green Bay's Local Register of Historic Places

BACKGROUND

The building at 412-414 N Maple Avenue has been identified by a member of the public as warranting local historic designation.

Per Green Bay Ordinance:

Sec. 44-1547. - Designation of historic structures, sites, and districts.

Pursuant to the provisions of Wis. Stats. § 62.23(7)(em) as it may be amended from time to time, the Landmarks Commission (LC) may after notice and public hearing designate a structure, site, or district as historic.

(1) Standards for designation. The designation may be applied to any area of particular historic, architectural, archaeological, or cultural significance to the City, including those that:

- a. Exemplify or reflect the broad cultural, political, economic, or social history of the nation, State, or community;
- b. Are identified with historic personages or with important events in national, State, or local history;
- c. Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for the study of a period, style, or method of construction or of indigenous materials or craftsmanship;
- d. Are representative of the notable works of master builders, designers, or architects who influenced their age;
- e. Have yielded or may be likely to yield information important to history or prehistory; or
- f. Historic structures and sites which are on the National or State Register of Historic Places shall be designated as a City historic structure or site.

(2) The LC may adopt specific operating guidelines for historic structure, historic site, and historic district designation providing such are in conformance with this Article and Division 5 of Article II of this chapter.

Sec. 44-1548. - Procedure for nomination and designation of historic structures, sites, and districts.

The Landmarks Commission (LC) may after notice and public hearing nominate to the Common Council parcels for historic structure, site or district designation, or recommend rescinding such designation previously made upon application of the criteria herein. No such nomination or recommendation shall be final until approved by the Common Council. The procedure for designation of a historic district may be initiated by the LC or by property owners wishing to be included within a historic district.

(1) The LC shall notify the owners of record by first class mail, as listed in the office of the City Assessor, of all properties proposed for designation or inclusion within a proposed district and all properties within 100 feet of the proposed site or district's boundaries. These owners may confer with the LC prior to final action on the designation.

(2) The LC shall notify all Alderpersons of the proposed district, the Mayor, Director of Public Works, Director of Parks and Recreation Department, Development Services Manager, Zoning Administrator, and the Director of the Department of Community and Economic Development. Each may respond to the LC

with its comments on the proposed designation at or prior to the hearing.

(3) The LC shall conduct the public hearing. It may call witnesses, including experts, and may subpoena such witnesses and records as it deems necessary. The LC may view the properties in question and direct the conduct of an independent investigation into the proposed designation or rescission.

(4) After the close of the public hearing, the LC shall make and forward a recommendation to the Common Council. The owners of record of the above-referenced properties shall be notified in writing by the LC of the date, time, and place the Common Council will act on its recommendation.

(5) The Common Council shall approve or deny the recommendation of the LC.

(6) Upon approval by the Common Council of any nomination or recommendation of the LC, the historic structure, site, or district shall be designated as such on or removed from the City's official zoning map.

The building at 412-414 N Maple warrants local historic designation under ordinance sec. 44-1547, parts 1a. and 1e., as this building is the last of the original "Fort Howard" fort buildings that remains in Green Bay. This is elaborated by the Wisconsin Historical Society's Architecture & Historic Inventory, which states the following:

Architectural Engineering Significance: This building is reported to be the last remnant of the post-colonial period Fort Howard still extant on its original site and as such, it has considerable historic as well as architectural significance. The photo collections of the Wisconsin State Historical Society confirm that the building, which is unique to West Green Bay in style, is in fact, a remnant of Fort Howard. Historical Background The house at 412-414 N. Maple Avenue is undoubtedly one of the buildings of the Fort Howard military installation which operated from 1816 to 1852 as an active fort, and then mothballed from 1852 until its sale to the Chicago and North Western Railway Company in 1863. The fort itself was commissioned as a United States installation in 1816 following British evacuation. The British fort was built of logs, as were the buildings within the compound. In 1831, new frame buildings began to be constructed by the troops and some 13 were completed by 1835. It is this group of buildings from which the house at 412-414 Maple comes.

The question is then raised as to which of these buildings 412-414 is. Common wisdom has declared this to be the surgeon's quarters for the Fort and this building was used as the model for the recreation of Heritage Hill. However, discussions with the staff historian raise some doubts as to that claim. The title of Surgeon's quarters was a convenient one due to the proximity (approximately two blocks) of the old Fort Howard Hospital Building prior to its move to Heritage Hill. In fact, a 1935 newspaper photo refers to the building as an Officers' Quarters Building, and Historian James Hayward of Heritage Hill tends to agree due to the architectural characteristics of the building. Primary document searches do not provide a definite answer other than the surety that the building is from the Fort Howard group.

Historical Significance: The building at 412-414 N. Maple Avenue is considered significant as the last building on the west side which can be definitely traced to the Fort Howard group of structures. Although it has been moved (as were all the buildings connected with the Fort), it has remained in the immediate vicinity of its construction site. By the same token, although the house had had some exterior renovation such as a dormer on the rear, a side oriel window and front entryway, the distinctive style of the Fort Howard group remains intact immediately identifying this house as part of that group.

The Fort Howard Surgeon's Quarters, presently located at 412-414 North Maple Avenue, was likely constructed along with the rest of Fort Howard. Non-extant Fort Howard was built on the site of the previous French Fort La Baye and renamed British Fort Edward Augustus. When the United States Army arrived at what is now Green Bay in 1816, they erected the small fort to oversee trade and movement at the mouth of the Fox River. In 1831, new frame buildings were constructed at Fort Howard to replace the older log ones. Approximately thirteen such buildings were constructed between 1831 and 1835 for the fort. The Surgeon's Quarters was likely among these. The fort remained a military installation until 1852 when it was mothballed. The property was eventually sold to the Chicago and Northwestern Railroad in 1863. Following the end of the Civil War, the remaining buildings of the fort were moved by railway, which converted the site into railway stations and yards. The Surgeon's Quarters building was relocated in the late 1860s to a lot a few blocks away from the fort site. The building has been primarily used as a duplex and

apartments for the last 150 years. The building is a republican period Greek Revival style house with a shed dormer roof and simple colonnade. It appears likely that the foundation, siding, openings, and even interior layout have changed since its original construction. The exact original function of the building is in doubt since it could easily have served as officer's quarters or similar use; however, the building certainly originated with the Fort Howard instillation. All the extant buildings related to Fort Howard were moved from their original locations onto lots in the surrounding neighborhoods on the west side of Green Bay. Typically, remaining near the original fort site. It is possible that the Chicago and Northwestern Railroad when it acquired the land of the former fort, rolled the existing buildings onto empty adjacent lots from 1868 to 1871. People then purchased them and moved them to their preferred locations. Several of the remaining buildings of Fort Howard were moved to Heritage Hill State Park in the neighboring Village of Allouez in 1975. These remnant buildings are listed on the National Register of Historic Places despite being moved from their original locations. The Fort Howard Surgeon's Quarters is the last remaining Fort Howard building that remains at its second, or possibly third, site. The Fort Howard Surgeon's Quarters building is significant under Criterion D: as a likely source of important information regarding the construction methods and daily life at Fort Howard from 1831 to the 1850s. The period of significance for the property would extend from 1831 to 1852 when the fort was shuttered.

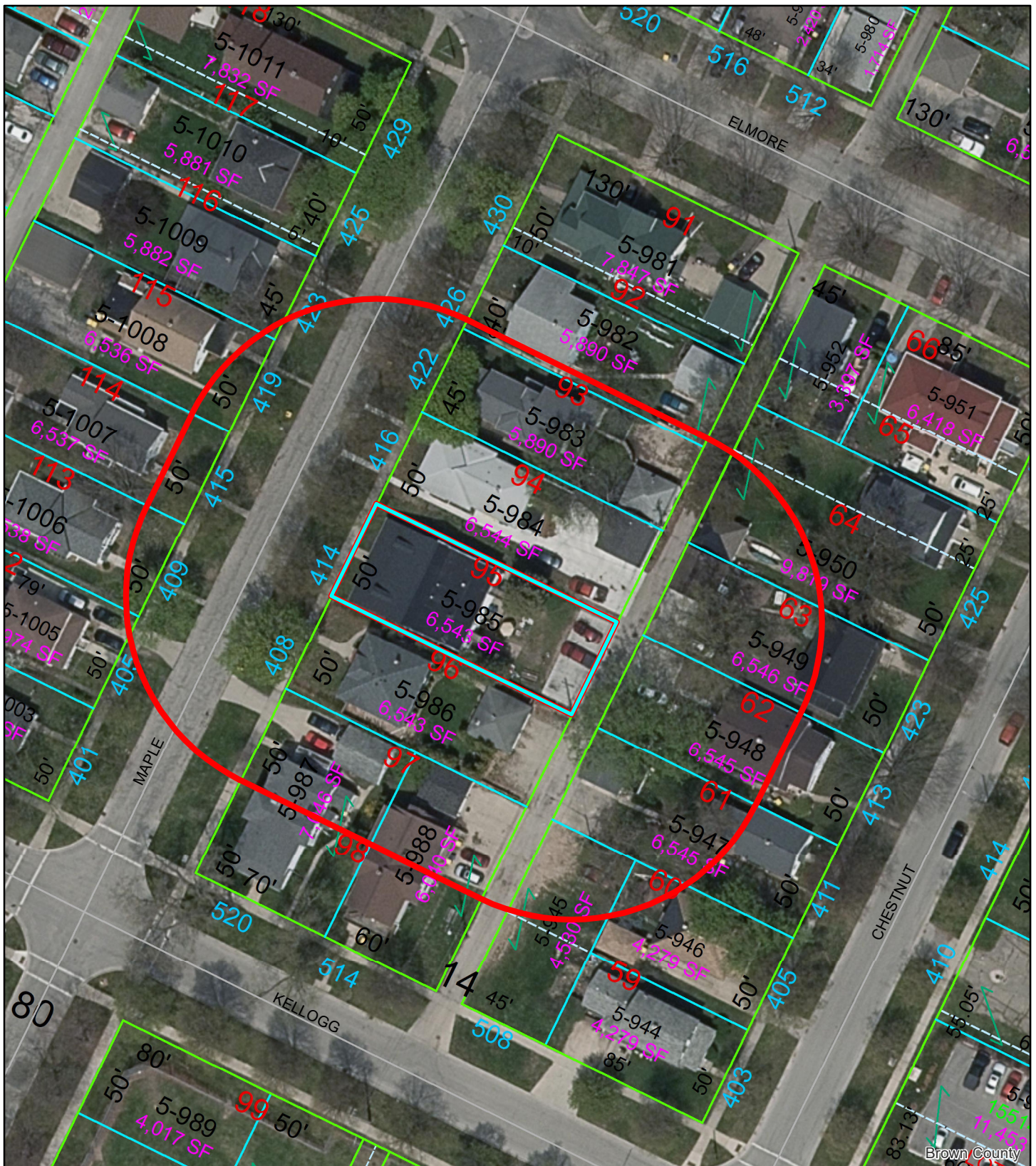
RECOMMENDATION

LC staff recommends initiating the nomination procedure for 412-414 North Maple Avenue for local historic designation. This recommendation is based on the building's importance in: 1) local history, 2) the historic identity of the Fort Howard community, and 3) its National Register of Historic Places eligibility under Criterion D, verified by the State Historic Preservation Officer during a site visit in 2021 to confirm the findings of the Green Bay Architectural and Historical Intensive Survey Report Phase I.

FISCAL IMPACT

ATTACHMENTS

1. 414 N Maple, Map
2. 414 N Maple Pic



Local Nomination of Historic Place 414 N Maple Avenue

0 15 30 60 Feet



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- 414 N Maple Avenue
- 100-ft. Notification Area





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

July 19, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 23-33, 217 E Walnut, Roof
- COA 23-34, 116 N Adams, Parking Lot
- COA 23-35, 700 Emilie, Fence

RECOMMENDATION

No Action Required

FISCAL IMPACT

ATTACHMENTS

None