



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, SEPTEMBER 13, 2023, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnCjZRXjQUW5qZz09>

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.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the September 13, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 19, 2023, meeting of the Landmarks Commission.

E. Regular Business.

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

3. (COA 23-14) Consideration with possible action on a design review for front window removal and replacement located at 1137 S Monroe Avenue.

The Commission may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Commission will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

4. (COA 23-46) Consideration with possible action on a design review for a garage demolition located at 715 S Adams Street.
5. (COA 23-51) Consideration with possible action on a design review for new balcony railings located at 1036 S Webster Avenue.

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.
3. Date of next meeting: Wednesday, October 18, 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

September 13, 2023

PREPARED BY

AGENDA ITEM # E.1

Election of Officers

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

September 13, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(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."

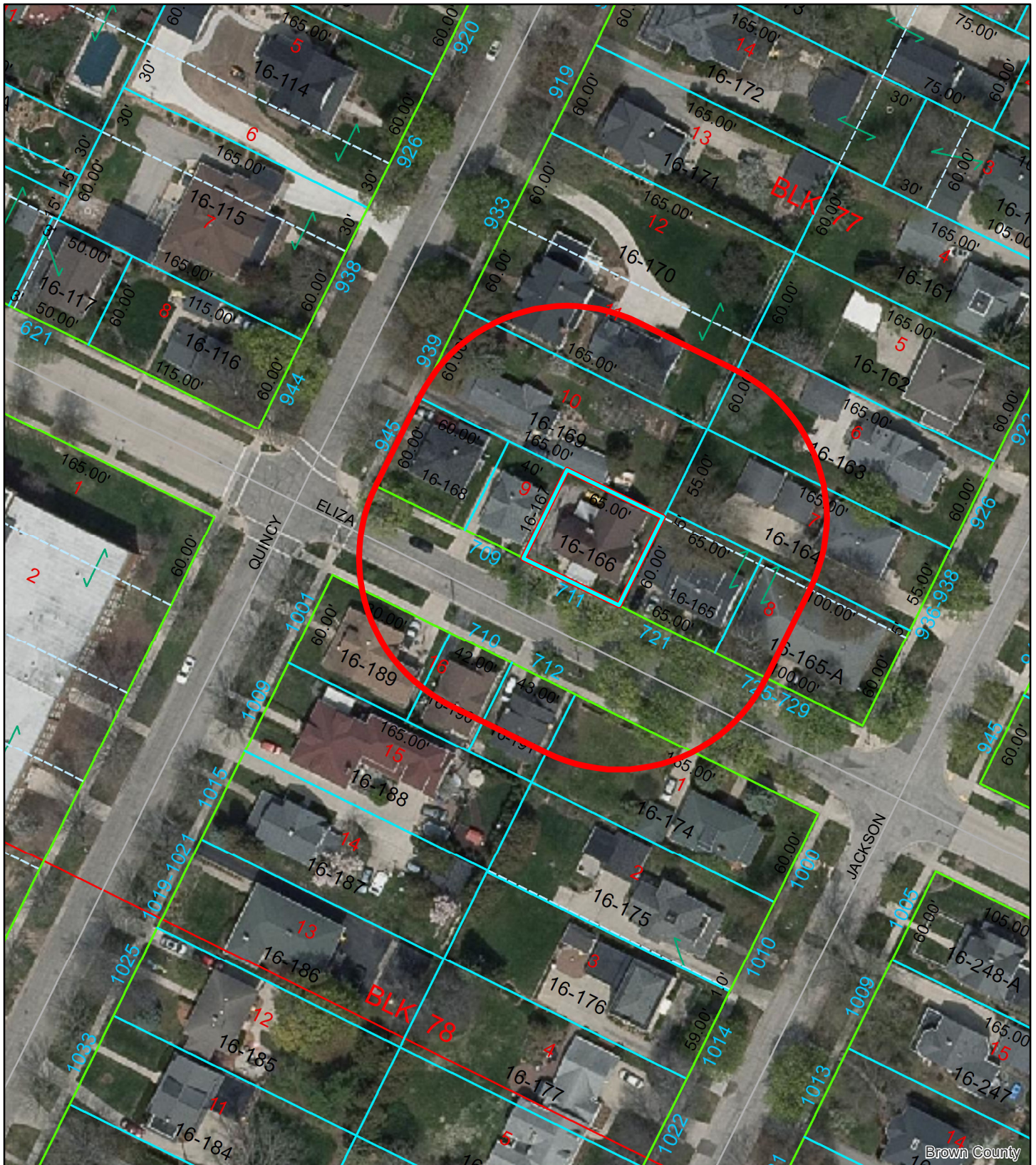
RECOMMENDATION

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
- Trimable

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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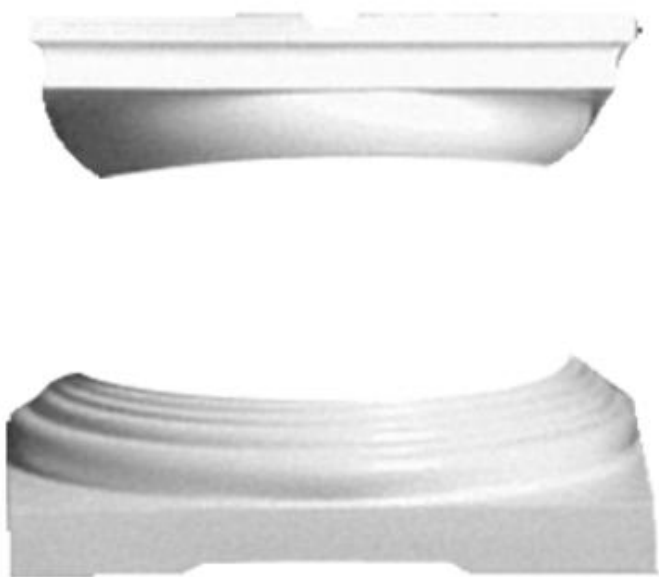
To see our special offers and



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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Zip Code

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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 Kotka

Owner Signature: Helen Kotka

Date Received: _____ Staff: _____



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

September 13, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(COA 23-14) Consideration with possible action on a design review for front window removal and replacement located at 1137 S Monroe Avenue.

The Commission may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating concerning a case which was the subject of any quasi-judicial or quasi-judicial trial or hearing before that governmental body. The Commission will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

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. COA 23-14 was presented to the Landmarks Commission on May 17, 2023. This COA application included various exterior projects, most of which were already completed. The Commission voted to approve the COA with the following conditions:

- The garage is approved as presented, including stucco work.
- **The windows that have already been removed shall be restored to their previous state. This includes all three windows being present at their previous size and material (glass block).**
- The porch/attached pergola was denied.
- The front fence/wall can be reviewed at a staff level if the fence/wall does not touch either 1133 S Monroe or 1137 S Monroe buildings. Please confirm if that is accurate. If it is, I will process a staff-level approval.

A letter and email was sent to the applicant with this information on May 19, 2023. This letter included information on how to appeal this decision. No appeal was received. This also included a request to establish a timeline to restore the above-bolded window project. The applicant asked if the Commission would reconsider the window project. Staff responded that the Commission does not reconsider items once a vote is done and cannot re-open the COA. After another email on June 5, 2023, Staff responded with the following: "The building permit and plan submitted for the permit DID NOT show the window being removed and being replaced with stucco, nor did it show the removal of the other windows for replacement. This was what I printed off at the Landmarks Commission meeting and you agreed at the meeting that this work was not shown on the plan. Again, the Landmarks Commission can't re-open something it's already decided on. If you would like to do something other than the glass block but different than what has been installed, you can apply for a new COA. The work you have already done has been denied by the Commission."

After this email exchange, we decided to do an in-person meeting at 1137 S Monroe on June 23, 2023. The applicant presented building plans that included a note stating "Repair Glass Block Windows" with all drawings showing three windows at this location. We again informed the applicant that the Commission denied this project and he is required to restore the three glass-block windows. This was reiterated via email

on June 30, 2023, asking again for a timeline for compliance. Receiving no answer, staff asked for a timeline again on July 7 and July 11, 2023.

Staff worked with the applicant on other outstanding items that were discovered during the site visit, which were presented in application COA 23-40. This included the front porch, rear porch, and rear/side windows. The Landmarks Commission approved this COA with no conditions on July 19, 2023. A letter was sent to the applicant with this information on July 25, 2023. That letter also included the following note from the previous (COA 23-14) approval: "The Landmarks Commission and its staff note that your submission showed only two windows on the front porch rendering; per COA 23-14, three windows are required. The front window project is not part of this COA application."

On August 8, 2023, staff received a new COA application for the exact same window project noted above. This was part of COA 23-14 and ordered to be restored. Staff discussed with the City's Law Department. It was decided that staff cannot deny or not accept this application since our code doesn't explicitly give a timeframe between applications. For reference, other sections of the municipal code do, generally not allowing a new application for a 12-month period after denial. Staff is currently working on an amendment to our code that would follow this procedure. However, without that section of code in place, the Commission is required to review this application again.

The Landmarks Commission has previously fully considered this application. The Commission came to a decision to partially approve the COA with specific conditions. The applicant then had thirty days to appeal any decision made by the Commission to the Green Bay Common Council. However, no appeal was ever sought. Therefore, since this application has already been heard, and a partial approval of the COA with specific conditions has been granted, Staff recommends the Commission deny the application request for this COA, and refer the applicant back to the original May 17, 2023, COA and its conditions for this building. Generally, when a governing body has previously made a determination on an application, the body is not obligated to rehear any duplicative application. Additionally, staff will also bring forward the appropriate text amendment to close this loophole in the future.

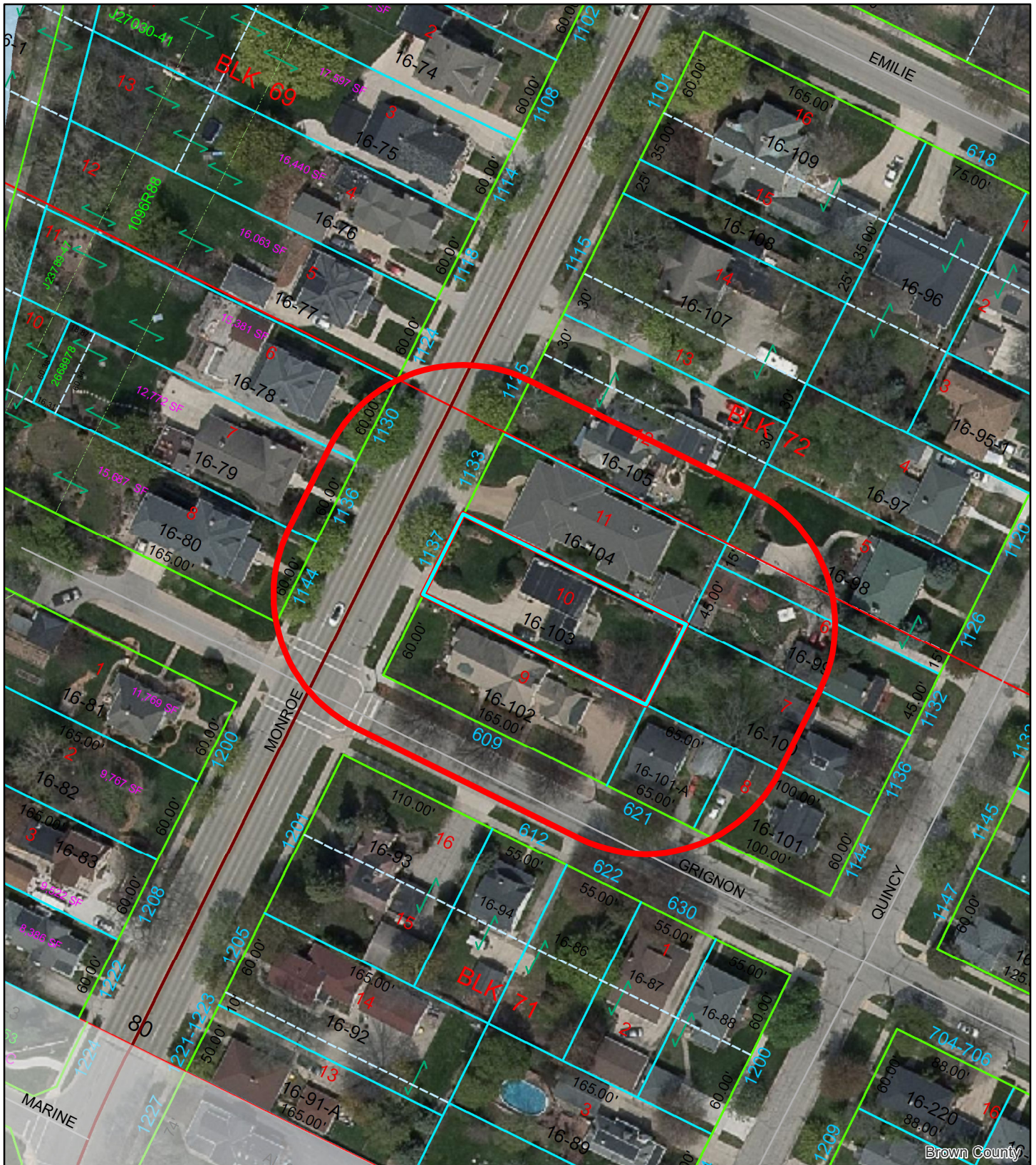
RECOMMENDATION

Denial of the application.

FISCAL IMPACT

ATTACHMENTS

- I. COA 23-45 Map



(COA 23-45) Front Windows at 1137 S Monroe Avenue



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

- 1137 S Monroe Avenue
- 100-ft. Notification Area



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 13, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 23-46) Consideration with possible action on a design review for a garage demolition located at 715 S Adams Street.

BACKGROUND

715 S. Adams, built c. 1880, is a contributing property in the Astor NRHP Historic District. The building currently maintains a modest degree of historic integrity due to extensive use of replacement materials and absence of a front porch deck.

This COA application is to remove an existing 1-story, two(-and-a-half?)-car, detached garage. Per the 1907 Sanborn map, no garage was present. Per the 1936 Sanborn map, a 1-story garage, matching the size and orientation of the current garage, was located at the current garage location, but it is unclear if the present garage is the same as that present in 1936 (some chance that it is). A newspaper article (Green Bay Press-Gazette, 27 Dec 1943 p. 8) mentions a garage fire here and “no loss was reported”. This garage is the subject of a recent raze/repair order, driven in large part by the holes in the roof and the resultant, generally unsafe, condition.

Although circumstantial evidence suggests that this garage may have been built during the district’s period of significance (sometime before c. 1950), there is nothing here that maintains any historic integrity of exterior materials, nor does the design/appearance itself present any visual cues that would differentiate this garage from one built in the 1960s or later. The garage is not mentioned in the 1979/1980 NRHP nomination. The garage was not identified by LC staff as contributing to the historic character of the property or as being a historic feature of the property (see stewardship notes).

RECOMMENDATION

LC staff recommends approval of the request to remove the existing garage. LC staff notes that this garage does not appear to contribute to the historic integrity of the property or the district.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-46 Map
2. COA 23-46 Street View
3. COA 23-46 Property Details
4. COA 23-46 Application



(COA 23-46) Garage Demolition at 715 S Adams Street

0 20 40 80 Feet



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715 S Adams Street

100-ft. Notification Area



Address:	715	S Adams	St			
Parcel No.:	15-57					
WI AHI No.:	51913					
Historic Name:						
Built:	1880	c. 1880				
Historic Use:	house					
Architectural Style:	vernacular			(Queen Anne)		
Wall Material:	vinyl					
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 stone foundation.					
	Owner: Alf Krueger"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form. Fenestration on front façade. Queen Anne stylings.					
	Front-facing ell with inside corner staircase. Full-iwdth / wrap-					
	around porch roof.					
Features -	Fish scale shingles in front gable.					
Alterations -	Queen Anne embellishments mostly lost.					
	Porch deck missing; roof still present.			1/1 windows correct.		
	Vinyl siding. Altered fenestration on sides.					
	Porch brackets & running trim likely replacements.					
Misc -						



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: COA 23-46

1. Address: 715 S Adams Street. Greenbay WI

2. Parcel #: 15-57.

3. Owner of record: _____ Phone: _____

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

4. Applicant's Name: Jehanzeb & Shehla Sheikh.

21542 N. Tiffany Court Kildeer IL 60047
(Address) (City) (State) (Zip)

612-385-7706 sheikh.shehla@gmail.com
(Office Phone #) (Cell 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.)

Stand alone garage demolition.

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): city inspected recommend demo or repair of roof
paint door.

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

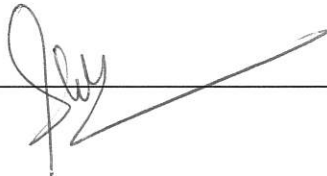
☐ **Approval of COA by Landmarks Commission** (projects not listed below)

☐ **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: 8/21/23 Staff: S. Hummel



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

September 13, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 23-51) Consideration with possible action on a design review for new balcony railings located at 1036 S Webster Avenue.

BACKGROUND

1036 S Webster is a contributing property in the Astor NRHP Historic District, built 1924 per the NRHP nomination. The building currently maintains a high degree of historic integrity, with several historic exterior features remaining. The NRHP nomination states that this is a “high priority” property.

The COA proposes to replace the newels, balusters, and railings on front and rear balconies with new material.

LC staff notes that the current balcony balusters are replacements, with square-profile balusters & newels on the front balcony and turned balusters & newels on the rear balcony. Early photographs and original architectural plans show the original appearance & design of these elements.

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

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

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

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

LC staff notes that the original/historic baluster design called for 1-1/2" thick balusters, made of wood, of a particular design (see historic architectural plans). The proposed new balusters are 2-1/2" thick, made of a composite material, and of a different, but arguably compatible, design. Similarly, original/historic newel posts were wooden and of a particular design (see plans), while the proposed replacements are made of a composite material and have a plan (square) design. In this sense, the proposed replacement balusters & newels are inferior to the originals in that they do not maintain integrity of design and materials, with integrity of feeling also somewhat negatively impacted.

LC staff notes that the proposed new balusters & newels may be superior to the non-historic components currently present. The wood balusters & newels currently present do not match the originals shown on the architectural plans with regard to design or feeling.

RECOMMENDATION

LC staff recommends approval of the proposed replacement balusters & newels (and other balcony elements) on the grounds that the proposed replacements are equal to or better than the non-historic materials currently present insofar as compatibility of design is concerned. LC staff notes that the ideal/superior solution is to re-create new newels & balusters that match those shown on the historic architectural plans, in accordance with Secretary of the Interior's Standards #6, which states, "Replacement of missing features will be substantiated by documentary and physical evidence".

FISCAL IMPACT

ATTACHMENTS

1. COA 23-51 Map
2. COA 23-51 pic 01
3. COA 23-51 pic 02
4. COA 23-51 pic 03
5. COA 23-51 pic 04
6. COA 23-51 pic 05
7. COA 23-51 pic 06
8. COA 23-51 pic 07
9. COA 23-51 Property Detail Sheet
10. COA 23-51 Application



- SOUTH - ELEVATION -



- EAST - ELEVATION -

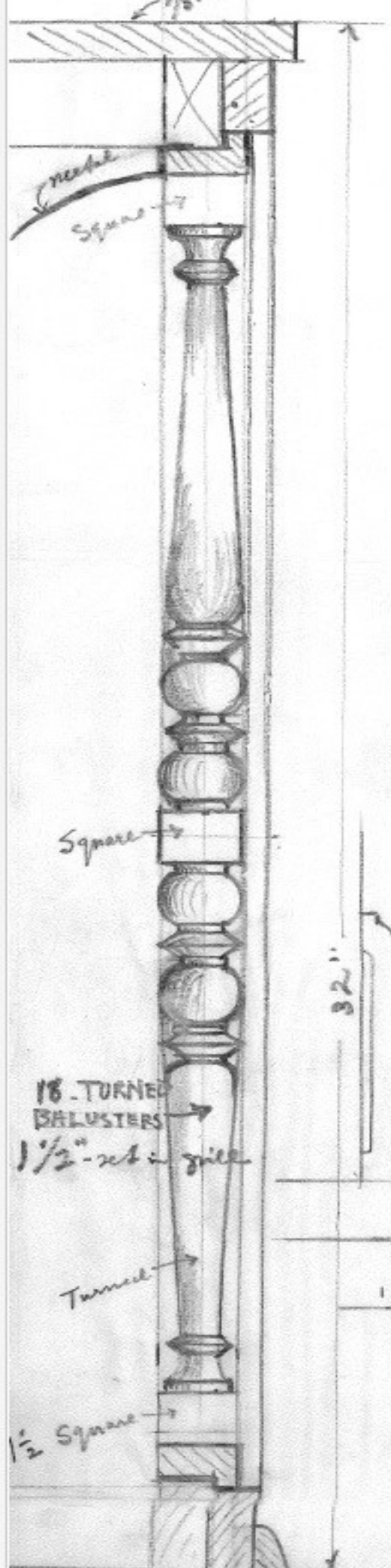
SCALE 1/4" = 1'-0"

FOELLER & SCHOBEL &
BERNERS ARCHITECTS
NICHOLEY BLDG.
GREEN BAY, WISCONSIN

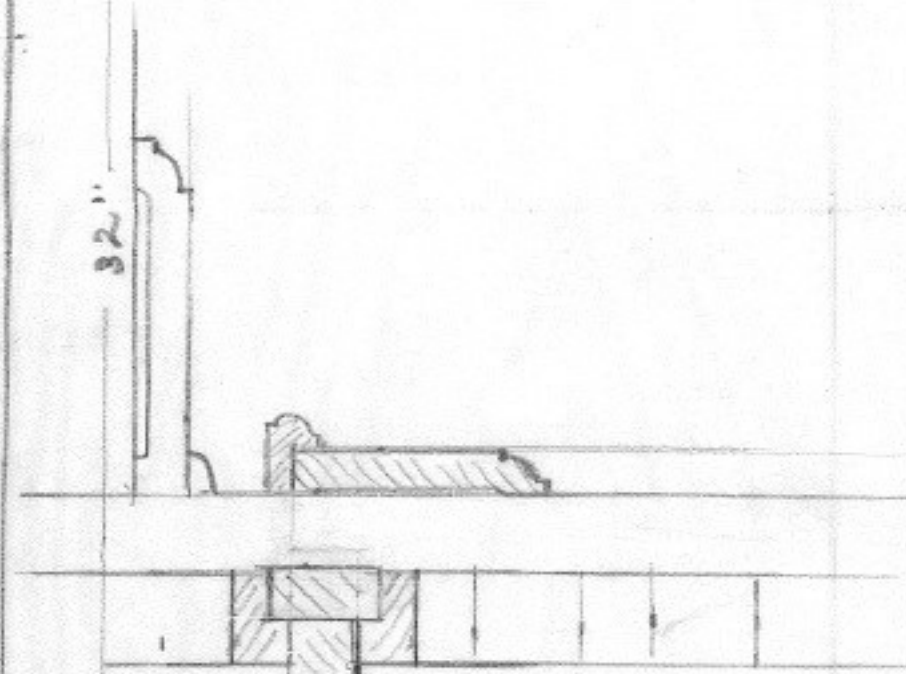
RESIDENCE FOR
H. A. FOELLER, WIS.
GREEN BAY,

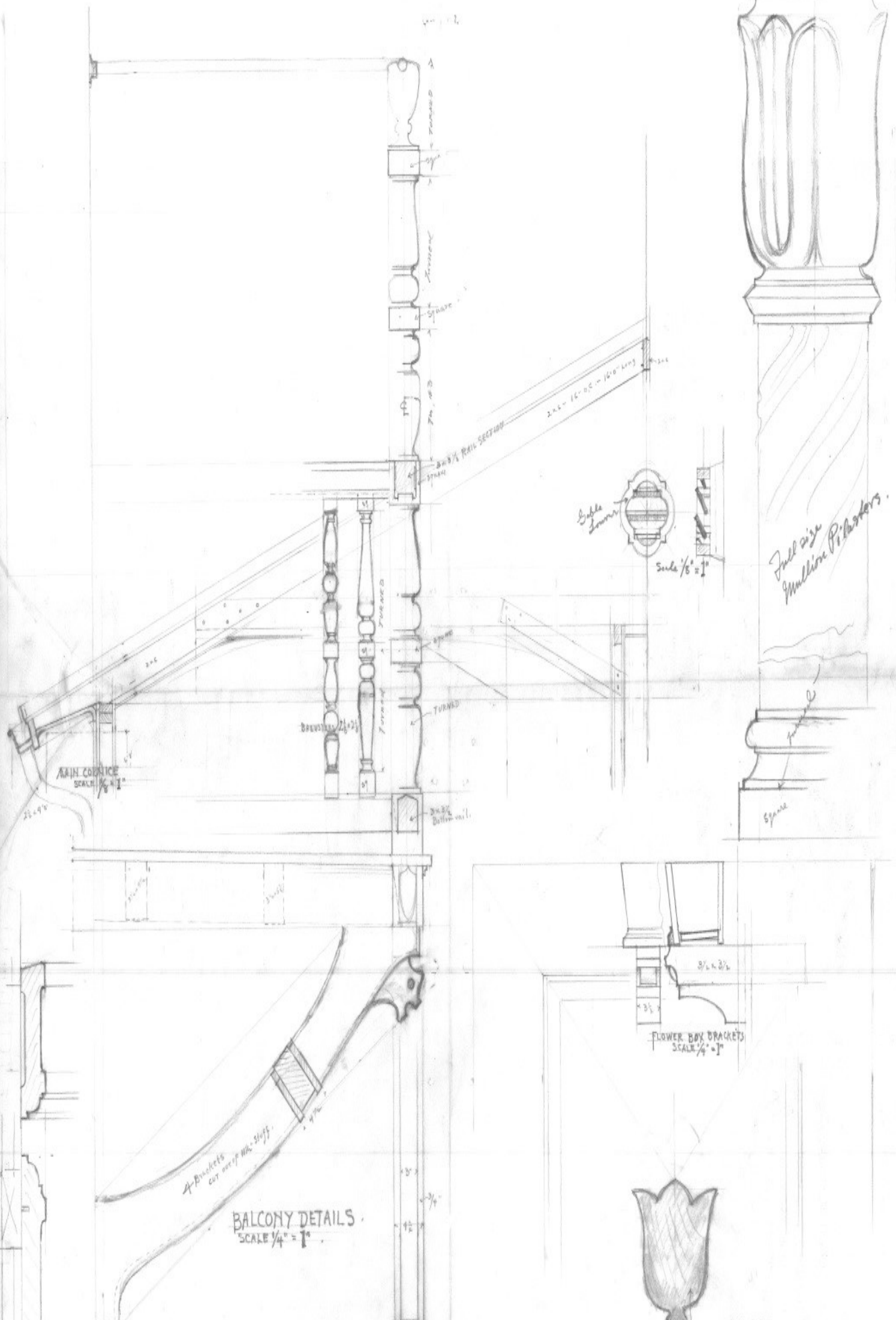
INDICATION OF MATERIALS									
CONC	1274								
DRAWN	WEBER								
TRCD									
CHEK									
DATE	7-27-28								

7 1/8 x 16 - shelf



32"





Full size
Mullion Pilasters.

BALCONY DETAILS
SCALE 1/4" = 1"

FLOWER BOX BRACKETS
SCALE 1/4" = 1"



Find anything for your home...



Urethane Balustrade & Railing Spindles



Project Designer

Need some help pulling this all together? Use our easy to use project designer to show different options you can use to transform your home.



2 1/2-INCH W X 28-INCH H, STOCKPORT BALUSTER - 5 3/8-INCH ON CENTER SPACING TO PASS 4-INCH SPHERE CODE

by Ekena Millwork

★★★★★ 3 customer reviews | Ask a Question

Item No.: BAL02X28ST

WIDTH	HEIGHT
2- 1/2"	28"

CHOOSE SIZES AND OPTIONS...

Size (Width x Height):

2 1/2"W x 28"H

QUICK OVERVIEW

FiberThane combines the strength and durability of fiberglass with the crisp detail of polyurethane. This innovative hybrid balustrade system is available with over 100 unique spindles, can span up to 16' lengths, boasts the easiest installation method in the market, can ship within 72 hrs, and is even the most cost-effective system that exists.

- Will not crack, warp, or split
- Fiberglass top and bottom rails are more durable than any other material on the market
- Can span 16' lengths while still passing construction codes
- Maintenance free - impervious to natural elements
- The Fiberthane system is lightweight making installation a breeze
- Lifetime Warranty









Address:	1036	S Webster	St			
Parcel No.:	16-302					
WI AHI No.:	51907					
Historic Name:	Henry A. Foeller House					
Built:	1924					
Historic Use:	house					
Architectural Style:	Mediterranean					
Wall Material:	brick					
Architect:	Henry A. Foeller					
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 brick and stucco house with half-timber detail has a low-pitched tiled roof and flower boxes under the second story windows. The builder and owner of this house was enry A. Foeller, who designed many of the houses in Astor, from the most popular Queen Anne style to the Mediterranean. Foeller also designed the Brown County Courthouse. Mr. Foeller sold the house to Henry Raasch, manager of the H. C. Prange Department Story Company in Green Bay in the 1920s.					
	Reference: Property Abstract					
	Owner: Florence Raasch"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side gabled with tile roof. Stucco exterior with exterior brick chimney on front façade, left of entry. Semi-circular top entry door with decorative surround, all under a 2nd story balcony supported by a pair of heavy, curved knee-braces. Three recessed arches to right of entry (two to left of chimney), each with a single window, separated by spiral-cut pilasters. 1-car garage to right of arches, with elliptical arch opening. Small oriel above garage door, 2nd story, with tile pent roof and decorated wood window casings. Italian Renaissance style. Stucco exterior.					
Features -	Stucco. Decorative elements, as identified above.					
Alterations -	Replacement windows (now 1/1 or plain, originals were multi-pane). Replacement garage door.					
Misc -	A priority property per NRHP nomination.					



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: 23-51

1. Address: 1036 S Webster Ave

2. Parcel #: _____

3. Owner of record: Troy Dempsey Phone: 920.883.2160

<u>1036 S Webster Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Troy Dempsey

<u>1036 S Webster Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

_____	<u>920.883.2160</u>	<u>troymdempsey@gmail.com</u>	
(Office Phone #)	(Cell Phone #)	(E-mail Address)	

5. Present use of Property: Unoccupied 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.)

Replacing balcony roof railings with components that are more consistent to original-

Painting Garage walls and floor along with some exterior painting

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): _____

*Staff recommendation
in the folder.
8/31/2023
This COA Application is NOT*

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: _____

Tray Dampson

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 13, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 23-42, 709 S Quincy, Fence
- COA 23-43, 140 N Oakland, Porch
- COA 23-44, 715 S Adams, Garage Roof
- COA 23-47, 716 S Quincy, Fence
- COA 23-48, 509 Eliza, Shed
- COA 23-49, 821 S Quincy, Generator
- COA 23-50, 401 Porlier, Driveway

RECOMMENDATION

No Action Required

FISCAL IMPACT**ATTACHMENTS**

None