



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 18, 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=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.

- 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 October 18, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the September 13, 2023, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 23-58) Consideration with possible action on a design review for an architectural makeover located at 412-414 Porlier Street

2. (COA 23-59) Consideration with possible action on a design review for a porch replacement located at 820 S Quincy Street
3. (COA 23-60) Consideration with possible action on a design review for replacement windows located at 130 E Walnut Street (The Bellin Building)
4. (COA 23-62) Consideration with possible action on a design review for new commercial signs located at 164 N Broadway

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.
3. Date of next meeting: Wednesday, November 15, 2023.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 18, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 23-58) Consideration with possible action on a design review for an architectural makeover located at 412-414 Porlier Street

BACKGROUND

412-414 Porlier Street is a contributing property in the Astor Historic District. Per the NRHP nomination, this house was built c. 1920. Per LC staff research, this historic duplex was built c. 1937 (ref. permit issued for Harry Jenquine, Green Bay Press-Gazette, 23 April 1937, p. 11). Historic photos of this house have not been provided, but the more recent photos that are available show a vernacular Colonial Revival style house characterized by an exterior clad entirely in clapboard profile siding.

This request for COA calls for the removal of significant portions of the exterior clapboard-style siding and replacing that material with stucco and stone veneer. The applicant's stated goal is to change the existing/historic style of the house (vernacular Colonial Revival) to "Make it look more tudor style".

Additional Background

September 15 - LC staff met with the applicant to discuss multiple projects. LC staff verbally told the applicant that a COA would be required for any exterior work to be done on 412-414 Porlier (as well as for other projects discussed). At this time a small portion of siding had been removed from the entry gable above the front doors, exposing old tar paper that was behind this siding.

September 25 - LC staff sent a text reminder for the property owner to submit a COA. In response, an e-mail from the applicant's representative was received on September 25 acknowledging that a COA application would be submitted to the City.

October 2 - LC staff sent a reminder e-mail, stating that no COA application had been received.

October 3 - The applicant submitted a COA application via e-mail. That COA application shows work has already begun, with portions of siding removed, new water resistant barrier (WRB) house wrap installed on sides of the gabled entry wing, and stone veneer material staged in anticipation of installation.

October 4 - LC staff requested a stop-work order on the property. COA applicant phoned LC staff prior to execution of that stop-work order and expressed the position that the applicant 1) does not recognize the LC's approval authority over his private property, 2) will proceed with the design that he has planned, and 3) will file a lawsuit against the City. (These are the main points, as summarized by LC staff, and are not direct quotes, but serve as notes taken at the time of the phone call).

Some of the more relevant portions of the Secretary of the Interior's (SOI) Standards for Rehabilitation are as follows (note particularly numbers 2, 3, 5, 6, and 9).

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a

property shall be preserved.

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

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

The work proposed in the COA application significantly alters the historic character of the property (see SOI #2 above), creates a false sense of historical development through the addition of conjectural features (see SOI #3 above), replaces a distinctive clapboard-profile exterior with a stucco and stone exterior (see SOI #5 above), provides no evidence that the proposed Tudor Revival style was historically present at this property (see SOI #6 above), and fails to protect the character and historic integrity of the property and its environment (see SOI #9 above).

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

"RECOMMENDED – Replacing in kind extensively deteriorated or missing components of entrance and porch features when there are surviving prototypes, such as railings, balustrades, cornices, columns, sidelights, stairs, and roofs, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish."

NOT RECOMMENDED – Using replacement material that does not match the historic entrance or porch feature."

Historic Integrity, which is to be preserved to the greatest extent possible, is defined as having seven aspects. The proposed work will have no impact to the integrity of LOCATION, but other aspects will be negatively impacted. The seven aspects of integrity, with a succinct definition of each, are as follows, as well as the impact of the proposed work described in the COA application.

LOCATION – the particular point or position where the historic property was constructed, the significant person made their contribution, or the historic event occurred.

- No impact

SETTING – the character of the place where the historic resource is located.

- Altering the architectural style of this house will impact the historic setting of the surrounding properties. This impact is arguably not as severe as other aspects of integrity.

DESIGN – the combination of elements that creates the form, plan, space, structure, and style of a property.

- Altering the architectural style of this house significantly reduces its integrity of design.

MATERIALS – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- Introducing new materials (stucco and stone) that have never been present here significantly reduces this house's integrity of materials.

WORKMANSHIP – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

- Altering the style of the house hides traces of historic workmanship behind new workmanship.

FEELING – a property's expression of the aesthetic or historic sense of a particular period of time. To have the aspect of feeling, a property must have surviving physical features that express its historic character and help the visitor experience an awareness of its history and importance.

- Altering the architectural style of this house significantly reduces its integrity of feeling as its historic character will have been altered or erased.

ASSOCIATION – the direct link between an important historic event or person and a historic property. This connection can occur only if the property's historic physical features, or character, survives.

- Altering the architectural style of this house significantly reduces its integrity of association as its historic character will have been altered or erased.

Per the City's Historic Preservation Ordinances:

Sec. 44-1552. - Powers and duties of Landmarks Commission.

(2) Regulation of construction, reconstruction, alteration, and demolition.

b. Upon filing of any application for a COA with the LC, the LC shall approve the application unless:

1. In the case of a designated historic structure or designated historic site, the proposed work would detrimentally change, destroy, or adversely affect any exterior feature of the improvement or site upon which said work is to be done;

3. In the case of any property located in a designated historic district, the proposed construction, reconstruction, exterior alteration, or demolition does not conform to the purpose and intent of this article and Division 5 of Article II of this chapter, or to the objectives and design criteria of the historic preservation plan for said district;

g. Work done without a COA.

1. If a COA is not obtained prior to the commencement of work, a fee will be assessed as provided in the City Fee Schedule.

2. When work or demolition has been done upon a designated historic structure, designated historic site, or structure within a designated historic district without a COA, and the LC finds that the work or demolition requires a COA but does not qualify for a COA, that work or demolition constitutes a violation of this article and the LC may require the owner to restore the structure or site to the condition the structure or site was in before the inappropriate work was conducted or modify the work so that it qualifies for a COA. Any owner who fails to restore work or demolition as ordered by the LC, in accordance with this section, shall forfeit not less than \$1.00 nor more than \$1,000.00. Any owner who violates this section within 24 months after committing a previous violation of this section shall forfeit not less than \$200.00 nor more than \$2,000.00.

3. If the owner does not comply with the restoration or modification requirement within 60 days, the LC may seek an order from the Circuit Court to require the owner to restore the structure or site to its former condition or to modify the work so that it qualifies for a COA.

4. If the owner does not comply or cannot comply with the order of the court, the LC or its agent may elect to, but is not required to, enter the property and conduct work necessary to restore the structure or site to its former condition or modify the work so that it qualifies for a COA in accordance with the court's order. The cost of the work shall be charged to the owner and may be levied by the City as a special assessment against the property. When acting pursuant to said order of the Circuit Court, the LC or its agents may enter a property for purposes of this section.

Sec. 44-1555. - Guidelines for renovation of existing buildings.

The Landmarks Commission (LC) will consider the following factors in arriving at its recommendation:

(1) Whether there is a change in use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) Whether the historic character of the property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use and maintaining features and architectural elements of the period shall be encouraged.

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

(5) Deteriorated historical features should be repaired rather than replaced, where feasible. Where replacement is necessary, the new feature shall match the old in design, color, texture and other visual qualities, and, where possible, materials.

(6) The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest methods possible.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.

(7) New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(8) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(9) The Secretary of the Interior's Standards for Rehabilitation (36 CFR 67 and 68, as amended).

RECOMMENDATION

LC staff feels that the proposed work described in the COA application does not warrant approval under City Ordinance Sec. 44-1552. The proposed work does not satisfy Sec. 44-1554 of the ordinances or the Secretary of the Interior's Standards because: 1) those standards expressly forbid the changing of one architectural style for another on a designated historic ("contributing") property without supporting documentary evidence, and 2) no documentary evidence has been provided by the applicant showing that this property ever had a Tudor Revival appearance.

The work proposed in the COA application significantly alters the historic character of the property (see SOI #2), creates a false sense of historical development through the addition of conjectural features (see SOI #3), replaces a distinctive clapboard-profile exterior with a stucco and stone exterior (see SOI #5), provides no evidence that the proposed Tudor Revival style was historically present at this property (see SOI #6), and fails to protect the character and historic integrity of the property and its environment (see SOI #9). The proposed work significantly diminishes this "contributing" property's integrity, as defined by the seven aspects of integrity, and negatively impacts the district's integrity. The overall result is that the proposed work would adversely affect this historic property and the proposed alterations do not conform to the purpose and intent of the City's historic preservation ordinances.

LC staff believes that a design solution consistent with the property's historic vernacular Colonial Revival style would have a lesser impact to the historic integrity of this house and the district.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-58 Map
2. 412-414 Porlier, Street View
3. COA 23-58, Application and Attachments
4. COA 23-58, 412-414 Porlier, Property Details
5. COA 23-58, 412-414 Porlier WI SHPO Notes



Brown County WI



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Oct 2023 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 23-58) Remodel at 412-414 Porlier Street

0 15 30 60 Feet



412-414 Porlier Street

100 Feet





CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

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

File Number: _____

1. Address: 412/414 Porlier St

2. Parcel #: 16-32

3. Owner of record: Patrick J Drury Phone: 920-339-1011 / 920-619-3244

<u>410 Porlier ST</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Patrick J Drury

<u>410 Porlier St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-339-1011</u>	<u>920-619-3244</u>	<u>general@drury.design</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: rental

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

Stone on front entrance/ add stucco panels at top window line around exterior/ paint the rest of the exterior. Make it look more tudor style

Cost estimate \$5,000

7. Attachments:

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

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

- ☐ Roof repair/replacement
- ☐ Gutter repair/replacement
- ☐ Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- ☐ 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

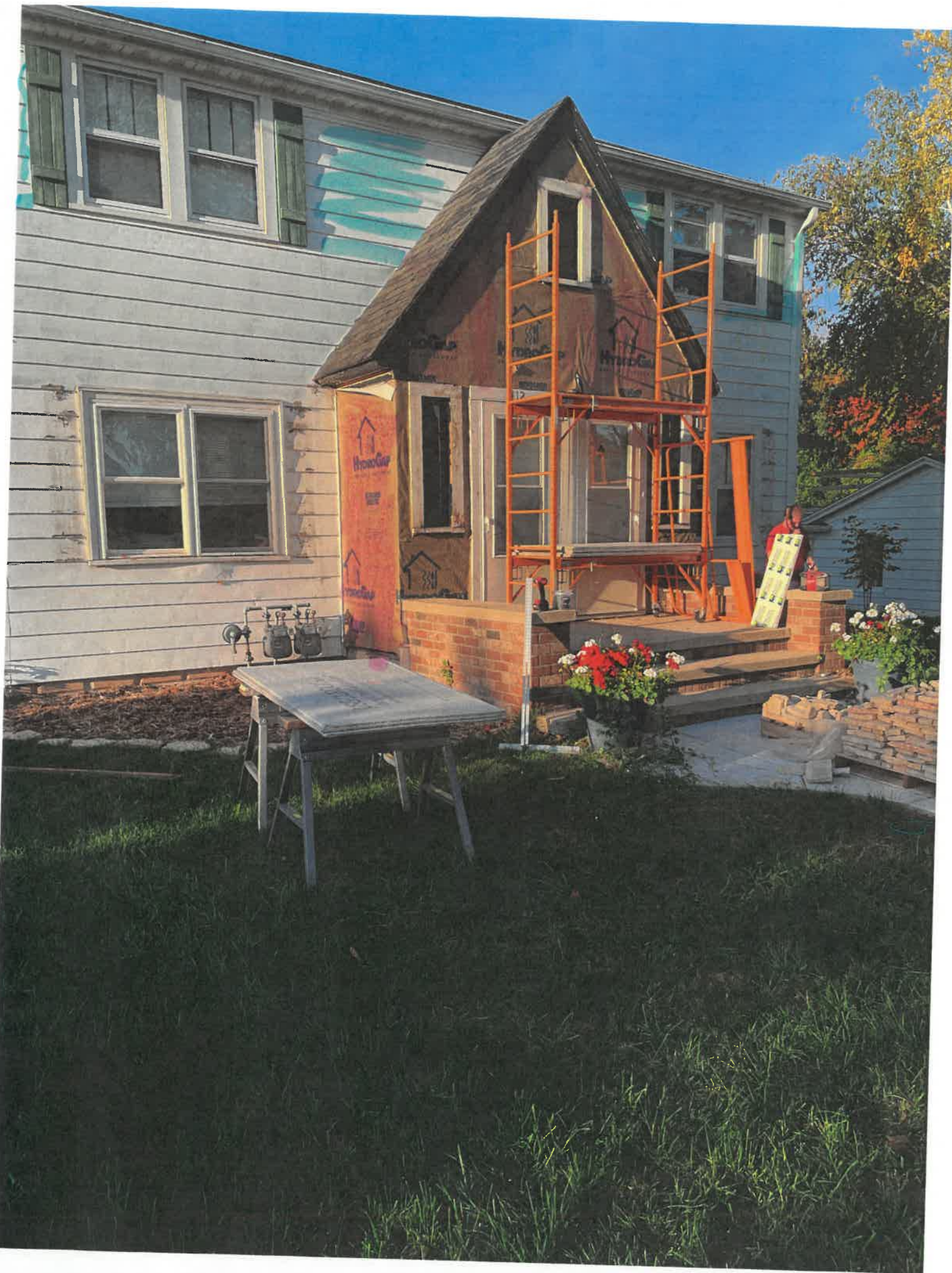
Petitioner Signature: _____

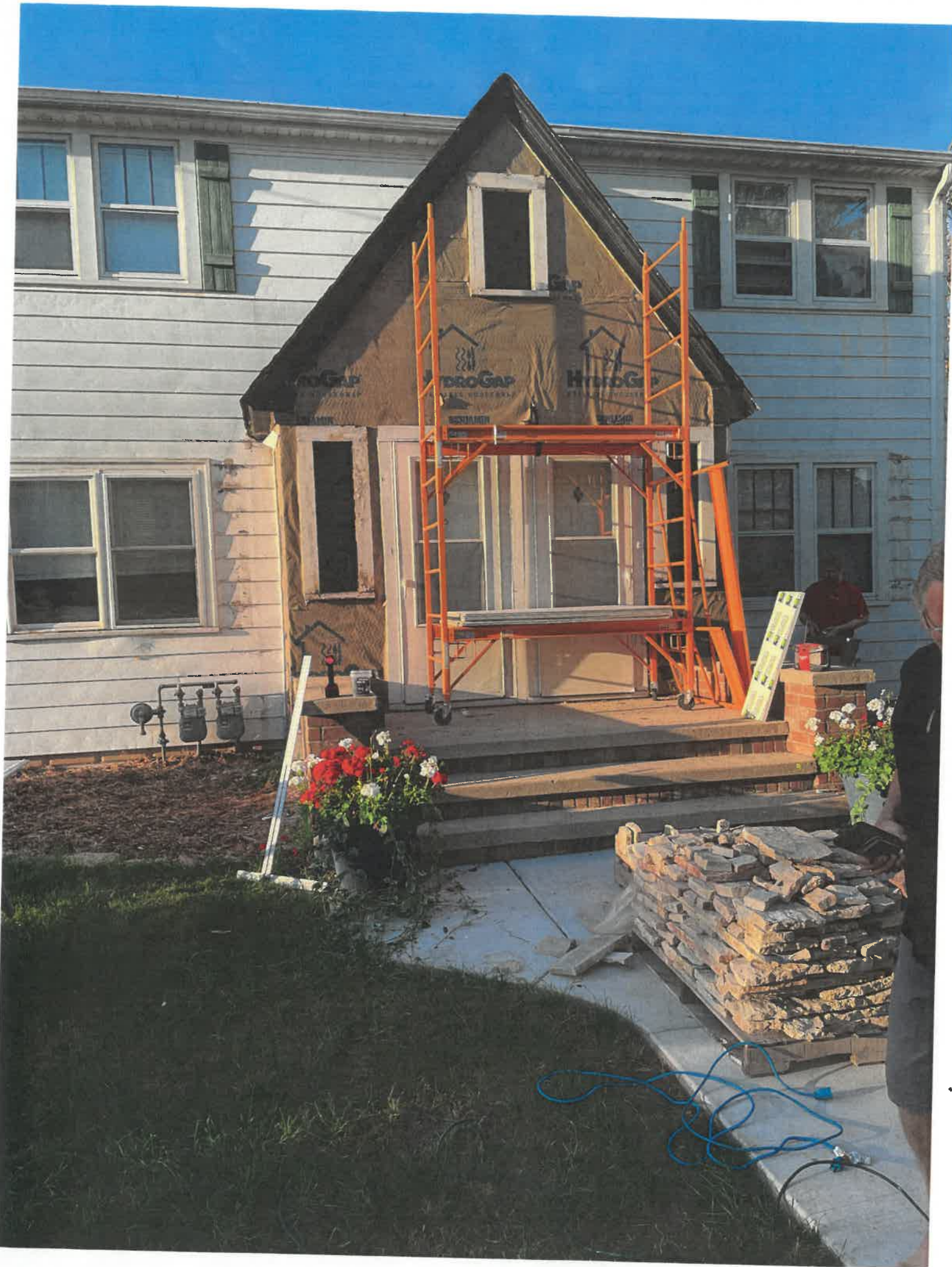
Pat Drury

Owner Signature: _____

Pat Drury

Date Received: _____ Staff: _____







Stone
using

412 Porlier St



Green Bay, Wisconsin
Google Street View
Jul 2023 See more dates



— Stone
— Stucco panels



Map printed on
10/3/2023

1:240

1 inch = 20 feet*

1 inch = 0.00379 miles*

*original page size is 8.5" x 11"

Appropriate format depends on zoom level

A legend (map key) is available at:
tinyurl.com/BrownDogLegend

Brown County Wisconsin
Planning & Land Services
Department



(920) 448-6480

www.browncountywi.gov

Address:	412	Porlier	St			
Parcel No.:	16-32					
WI AHI No.:	53291					
Historic Name:						
Built:	1920	c. 1920				
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:						
	"This home is a small two story frame structure.					
	Owner: Dr. Westley P. Gould"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side-gabled with entry doors in a centered gable wing. Symmetric façade with paired windows. Clapboard style siding. Vernacular / Colonial Revival style.					
Features -	Original windows at sides of & above entry doors. Some old windows (probably original) of 3/1 style.					
Alterations -	Possible replacement siding & windows.					
Misc -						
	Harry Jenquine, permit 412-414 Porlier, \$7.5k, 23 April 1937 p 11					



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **53291**

PROPERTY LOCATION

Location (Address): **412-414 PORLIER ST**

County: **Brown**

City: **Green Bay**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1920**

Additions:

Survey Date: **1980**

Historic Use: **house**

Architectural Style: **Other Vernacular**

Structural System:

Wall Material:

Architect:

Other Buildings On Site:



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 18, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 23-59) Consideration with possible action on a design review for a porch replacement located at 820 S Quincy Street

BACKGROUND

Much of the proposed work was presented under COA 23-06 at the May LC meeting. The COA 23-06 approvals were:

- **The first-floor porch decking may be replaced with the proposed material but shall be replaced with a tongue-and-groove style decking, installed in the same direction as the existing deck boards.**
- **The first-floor columns, railings, and balusters shall not be replaced as they have not been shown to be irreparable. If you would like to provide evidence that these features are beyond repair, please submit a new COA application.**
- **A second-floor porch railing can be installed but shall be installed at a historically appropriate height (24") with a booster-rail system to allow the height to reach the building code minimum of 36".**

Since that time, the porch has been removed in its entirety and additional photos of the porch columns have been provided. No photos of the existing (now removed) porch balusters and railings have been provided to demonstrate their suitability for re-use, and no information has been provided detailing the new porch ceiling material.

The following was presented to the LC under COA 23-06 in May 2023.

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

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

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

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

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

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

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

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

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

Revision (new, updated information for the May 2023 meeting) –

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

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

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

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

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

3. Details for the proposed replacement columns, balusters, newels, railings, and decking could be addressed through a manufacturer cut sheet or dimensioned drawing of each element. Re-use of the existing columns, balusters, and railings (for the first story) is the preferred option per the Secretary of the Interior's Standards and would not require any additional information (this would be ordinary maintenance). For the second

story, the information provided is unclear if the proposed newels are round or box-shape, along with any details about the railing and balusters. As noted above, a design that mimics a lower rail height with a booster rail above would be a preferred design choice.

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

RECOMMENDATION

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

1. Existing historic columns, railings, and balusters have not been demonstrated to be irreparable,
2. Proposed new rail height creates a "caged-in" appearance, whereas a different design approach, such as a "booster rail", could mitigate this issue.
3. A tongue-&-groove decking material would better maintain the historic character of the front porch.
4. No information on the old or new porch ceiling and header dimensions has been provided.

LC staff notes the following issues at the second story:

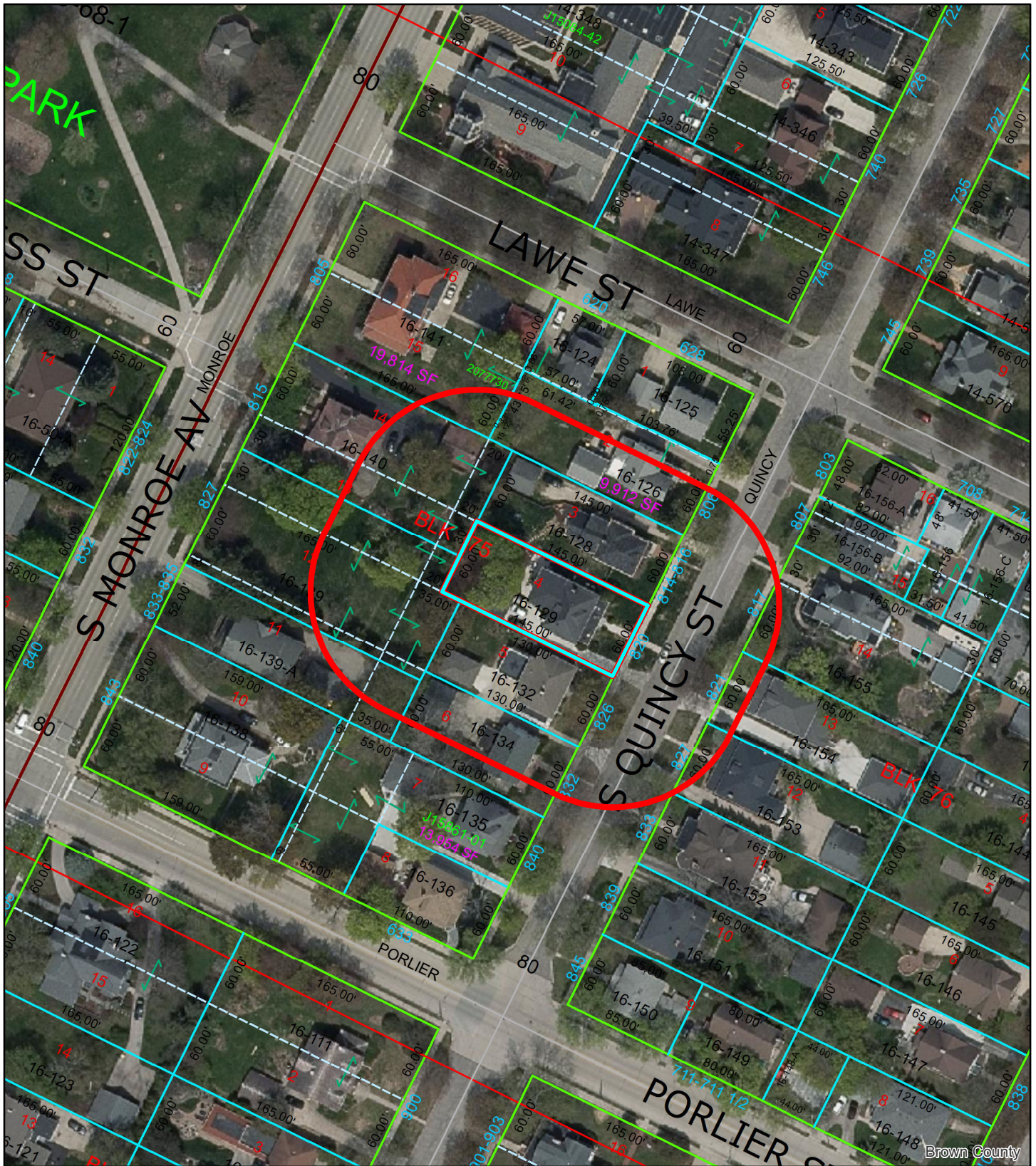
1. Proposed new rail height creates a "caged-in" appearance, whereas a different design approach, such as a "booster rail", could mitigate this issue.

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

FISCAL IMPACT

ATTACHMENTS

1. COA 23-59 Map
2. COA 23-59 Pic 1
3. COA 23-59 Pic 2
4. COA 23-59 Pic 3
5. COA 23-59 Pic 4
6. COA 23-59 Plans
7. COA 23-59, Column Pic 1
8. COA 23-59, Column Pic 2
9. COA 23-59, Column Pic 3
10. COA 23-59, Replacement Columns
11. COA 23-59, Replacement Column Details
12. 820 S Quincy Property Detail Sheet
13. COA 23-59 Application



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(COA 23-59) New Porch 820 S Quincy Street

0 25 50 100 Feet



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





1903

820







[illegible]







Shop

Savings

Installations

DIY & Ideas

 What are you looking for today?

- 
My Lists
- 
Notifications
- 
Sign In
- 
Cart

Building Supplies / Columns & Accessories / Columns

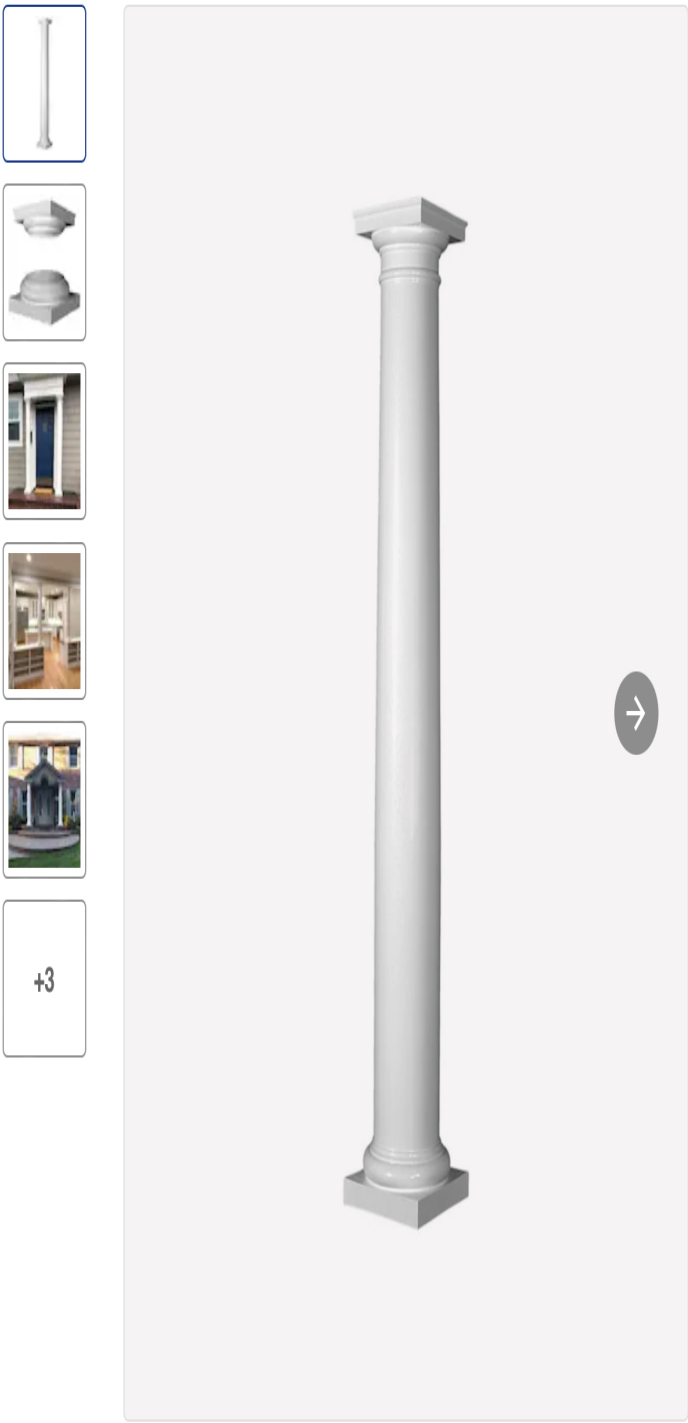
Ekena Millwork Endura-Stone 8-ft x 8-in Unfinished Fiberglass Round Column

Item #5204551 Model #ESK0808ATPSATUTU

Shop Ekena Millwork







\$518.53

 **\$492.60** when you choose 5% savings on eligible purchases every day. [Learn how](#)

OR

\$87/mo suggested payments with 6 month special financing. [Learn how](#)

- PLAN TYPE A: All Components Unsplit/Whole
- Tuscan Base and Tuscan Capital
- Holds up against natural elements like heat, cold, and water

Common Height (Feet)

8

>

Common Width (Inches)

8

>

Pickup & Delivery Options

 **FREE Pickup**

Ready Mon, Jun 12 (Est.)

At Oshkosh Lowe's

Curbside Available

 **Delivery 54904**

Sat, Jun 10: From \$79

Delivery Scheduling in Checkout

[More Delivery Options](#)

 Longer wait time than usual (30+ days)

Ekena Millwork Endura-Stone 8-ft x 8-in Unfinished Fiberglass Round Column

\$518.53

Add to Cart

Shop Ekena Millwork

☆☆☆☆☆

▼

- Overview
- Specifications
- Compare
- Reviews
- Q&A

Specifications

^

Actual Height (Feet)	8	Load Capacity (lbs.)	10000
Actual Length (Inches)	8	Manufacturer Color/Finish	White
Actual Width (Inches)	8	Material	Fiberglass
CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S) -	Series Name	Endura-Stone
Color/Finish Family	White	Style	Tuscan
Common Height (Feet)	8	Type	Round
Common Width (Inches)	8	Use Location	Interior/Exterior
Finish	Unfinished	Warranty	Limited lifetime
Fluted	X	Wood Species	N/A

Compare

▼

Reviews

☆☆☆☆☆

▼

Community Q & A

▼

Feedback

Chat Now

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

Historic Name:

Built: 1903
Historic Use: house
Architectural Style: vernacular
Wall Material:
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>
(district nomination)

Notes:

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

Stewardship:

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

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

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

Misc -



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: COA 23-59

1. Address: 820 S. QUINCY ST.

2. Parcel #: _____

3. Owner of record: B. WOYAK Phone: 715 252 2252

820 S. QUINCY ST. GREENBAY WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: BRYAN WOYAK

820 S. QUINCY ST. GREENBAY WI 54301
(Address) (City) (State) (Zip)

715-252-2252 baw98@msu.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Residence

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

See email

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: Bry Wf

Owner Signature: Bry Wf

Date Received: _____ Staff: _____



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

October 18, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 23-60) Consideration with possible action on a design review for replacement windows located at 130 E Walnut Street (The Bellin Building)

BACKGROUND

130 E. Walnut is a contributing property in the Downtown NRHP District, built c. 1915. The building is notable as the City's only remaining Chicago Commercial Style building and its white terracotta façade.

The COA proposes replacing an unspecified number of windows in unspecified locations with new Pella Impervia single-hung windows. No information has been provided on the existing windows (photos – are they historic?). The Visual Light Transmittance of the proposed replacement windows has also not been specified. New windows are proposed to be fiberglass, powdercoated gray.

LC staff has requested additional information from the applicant (ref: e-mails of October 2 and October 10). No additional information has been received as of October 10.

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

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

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

RECOMMENDATION

Replacing historic windows will have a negative impact to the historic integrity of any building. New vinyl windows are not historically appropriate; however, vinyl windows have been approved as replacements on other designated historic houses in Green Bay. LC staff recommends holding or denying this application until sufficient information has been received to allow for a meaningful evaluation.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-60 Map
2. COA 23-60, Window Details, Pella Architectural Impervia Single Hung
3. COA 23-60, Project Quotes
4. COA 23-60, Application



Impervia® Single-Hung Windows

Detailed Product Descriptions

Frame

- Frame is Duracast® fiberglass composite – five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- Overall frame depth is 3".
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .070" thick.
- Frame corners are mitered, joined and bonded with corner lock and mechanically fastened with injected polyurethane adhesive.
- Sill is fitted with weep valve assemblies.
- Jambs contain factory drilled (counter-bored) installation screw holes. Block and Flush Flange frames only.

Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation₁] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner lock and sealed with injected polyurethane adhesive.

EXTERIOR / INTERIOR

- Duracast fiberglass composite surfaces with powder-coat paint finish.
 - Color is [White] [Brown] [Black] [Tan] [Morning Sky Gray].
 - or –
 - Dual-color option [Brown] [Black] exterior with White interior₂.

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure₃] [clear] [[Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, [with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] sealed and bonded to sash.
- High altitude glazing available.

Weatherstripping

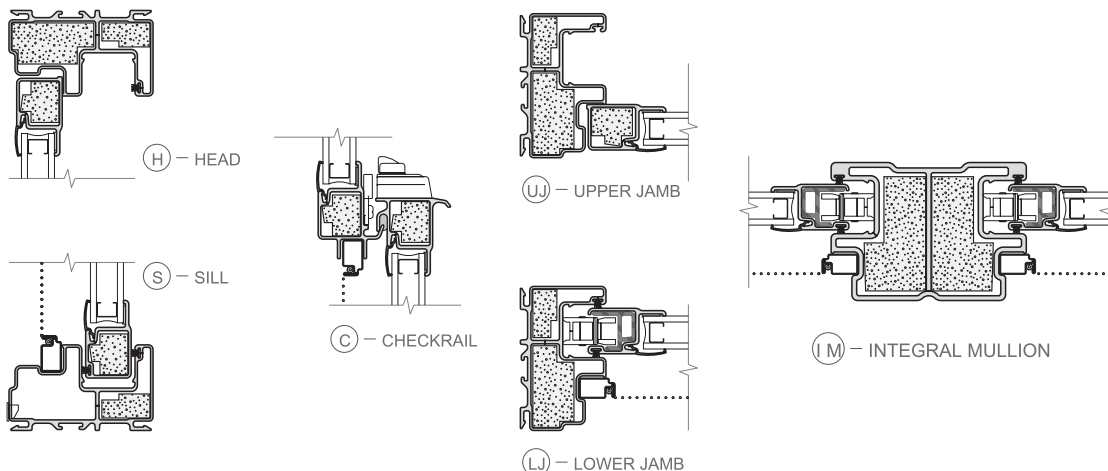
- Sash is weatherstripped around the perimeter with a dual fin-type pile weatherstrip.

Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Lower sash shall be fully operable for ventilation.
- Window jamb has take-out clips to remove vent.
- All fasteners are of a corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Brown] [Black] [Tan] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

Foam Insulation Inserts₁

Single Hung



- (1) Foam insulation inserts are not available with clear glazing.
 (2) Dual-color finish is not available on products with integral nailing fin.
 (3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

Optional Products

Screens

- InView™ Screen
 - Half-size with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
 - Set in aluminum frame and fitted to outside of window.
 - Supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match exterior.

Grilles

- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Grilles are factory prefinished [White] [Brown] [Black] [Tan] [Morning Sky Gray] to match interior and exterior finish.

Hardware

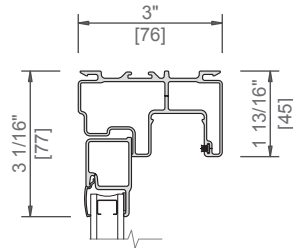
- Optional limited opening device available for field installation on vent units in [White] [Brown] [Black] vinyl to match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Brown] [Black] [Tan] [Morning Sky Gray].



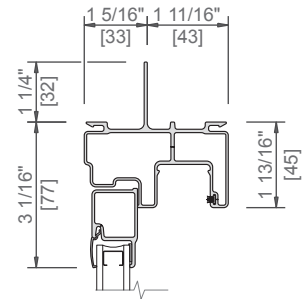
Impervia® Single-Hung Windows

Frame Types

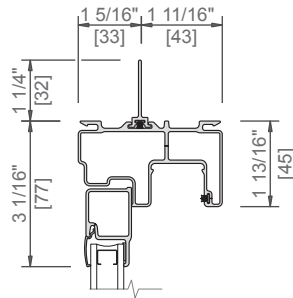
STANDARD
BLOCK FRAME



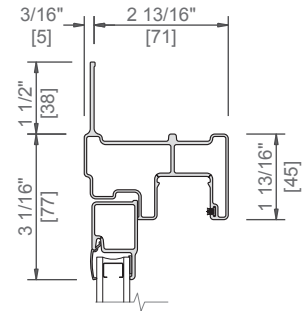
INTEGRAL NAILING FIN



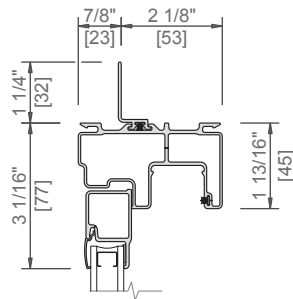
BLOCK FRAME
STANDARD FIN



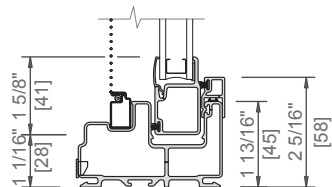
FLUSH FLANGE



BLOCK FRAME
OFFSET FIN



BLOCK FRAME
DP50 SILL DAM



Scale 3" = 1' 0"

All dimensions are approximate.



Date: August 4, 2023
Project: **Bellin Building Options**
Location: 130 E. Walnut Street
Green Bay, WI 54301

Attn: **Dan Schneider**
Email: dschneider22@new.rr.com

We offer to furnish and install Morning Sky Gray Pella Impervia Fiberglass Windows per the attached takeoffs dated 8-4-2023.

OPTION #1: T. Wickham Schmidt's Law Office (9 Windows) #17044224
- (14) IMPERVIA FIBERGLASS SINGLE HUNG WINDOWS
FOR THE SUM OF..... \$35,653.01 (includes tax)



OPTION #2: REMAING WINDOWS ON THE 8TH FLOOR (15 Windows) #17153579
- (15) IMPERVIA FIBERGLASS SINGLE HUNG WINDOWS
FOR THE SUM OF..... \$36,479.77 (includes tax)



OPTION #3: REMAING WINDOWS ON 2ND - 7TH FLOOR (156 Windows) #17153876
- (156) IMPERVIA FIBERGLASS SINGLE HUNG WINDOWS
- OPTION 3 IS A BUDGET PRICE UNTIL EVERYTHING IS CONFIMED.
FOR THE SUM OF..... \$368,456.45 (includes tax)

TOTAL FOR BOTH OPTIONS ABOVE: \$440,589.23 (includes tax)

NOTE: INCLUDES RE-USING EXISTING WOOD SILLS ON INTERIOR

Terms of Payment: Net 30

This offer is subject to the conditions and notice of lien rights printed on the reverse side hereof, which are made apart of this offer, and is subject to written acceptance, by endorsement below, within thirty (30) days of its date.

Respectfully Submitted,

Joe Paye

Joe Paye

Date Accepted: _____

Accepted By: _____

Pella Windows & Doors of Wisconsin, a division of VerHalén, Inc.
500 Pilgrim Way
Green Bay, WI 54304
1-800-242-1008
920-435-3791
FAX 920-435-0377



WINDOWS & DOORS

OF WISCONSIN

Date: May 30, 2023
Project: Bellin Building – 9th Floor
Location: 130 E. Walnut Street
Green Bay, WI 54301

Attn: Dan Schneider
Email: dschneider22@new.rr.com

We offer to furnish and install White Pella Impervia Fiberglass Windows per the attached takeoffs dated 5-30-2023.

OPTION #1: (10) IMPERVIA FIBERGLASS SINGLE HUNG WINDOWS X
FOR THE SUM OF \$16,788.59 (includes tax)

OPTION #1: (2) IMPERVIA FIBERGLASS SLIDING WINDOWS IN ELEVATOR ROOM
FOR THE SUM OF \$2,764.32 (includes tax)

Note: Does NOT include any interior jamb extensions or interior trim. Interior finish work to be completed by other. We can provide interior finish work if needed for an additional price.

Terms of Payment: Net 30

This offer is subject to the conditions and notice of lien rights printed on the reverse side hereof, which are made apart of this offer, and is subject to written acceptance, by endorsement below, within thirty (30) days of its date.

Respectfully Submitted,

Joe Paye

Date Accepted: 7/25

Accepted By:

Pella Windows & Doors of Wisconsin, a division of VerHalén, Inc.
500 Pilgrim Way
Green Bay, WI 54304
1-800-242-1008
920-435-3791
FAX 920-435-0377



CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

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

File Number: _____

1. Address: 130 East Walnut St Green Bay WI 54301

2. Parcel #: _____

3. Owner of record: Steve Schneider Phone: 920-489-9550
Bellin Building Association #607
130 E Walnut St Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Daniel Schneider

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

(Office Phone #) 920-716-3104 (Cell Phone #) dschneider22@new.m.com (E-mail Address)

5. Present use of Property: RENTAL - RESTAURANT

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

Replace existing windows with Fiber glass
powder coated windows. 9th Floor - Attorney
Office on 5th Floor.

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: Daniel F. Schneider Rep.

Owner Signature: [Signature]

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 18, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 23-62) Consideration with possible action on a design review for new commercial signs located at 164 N Broadway

BACKGROUND

164 N. Broadway is a contributing property in the Broadway-Dousman NRHP Historic District (see 163 Pearl Street, the former Alois Thomas Wholesale Cheese building, built c. 1911 with a historic 1945 addition and several non-historic additions). This district was added to the NRHP in 1999. At that time the district consisted of 15 buildings (12 contributing, 3 non-contributing)—today there are 11 contributing buildings and 2 non-contributing buildings.

The COA proposes adding signs to the “north, east, and south” façades – note this should read “north, west, and south” and all perspective views in the application are incorrectly labeled.

The actual west-facing sign is proposed to be mounted to a non-historic addition to the building.

The actual north-facing sign is proposed to be mounted to a historic brick façade.

The actual south-facing sign is proposed to be mounted to a non-historic addition to the building.

Staff believes these signs are appropriate for the district, but the north-facing sign will likely impact the historic brick material. The proposed sign design, consisting of individual channel letters with electric service, likely requires an excessive number of foundation penetrations that will not line up solely with mortar joints on this historic exterior wall. More information would be appropriate to facilitate this analysis & discussion.

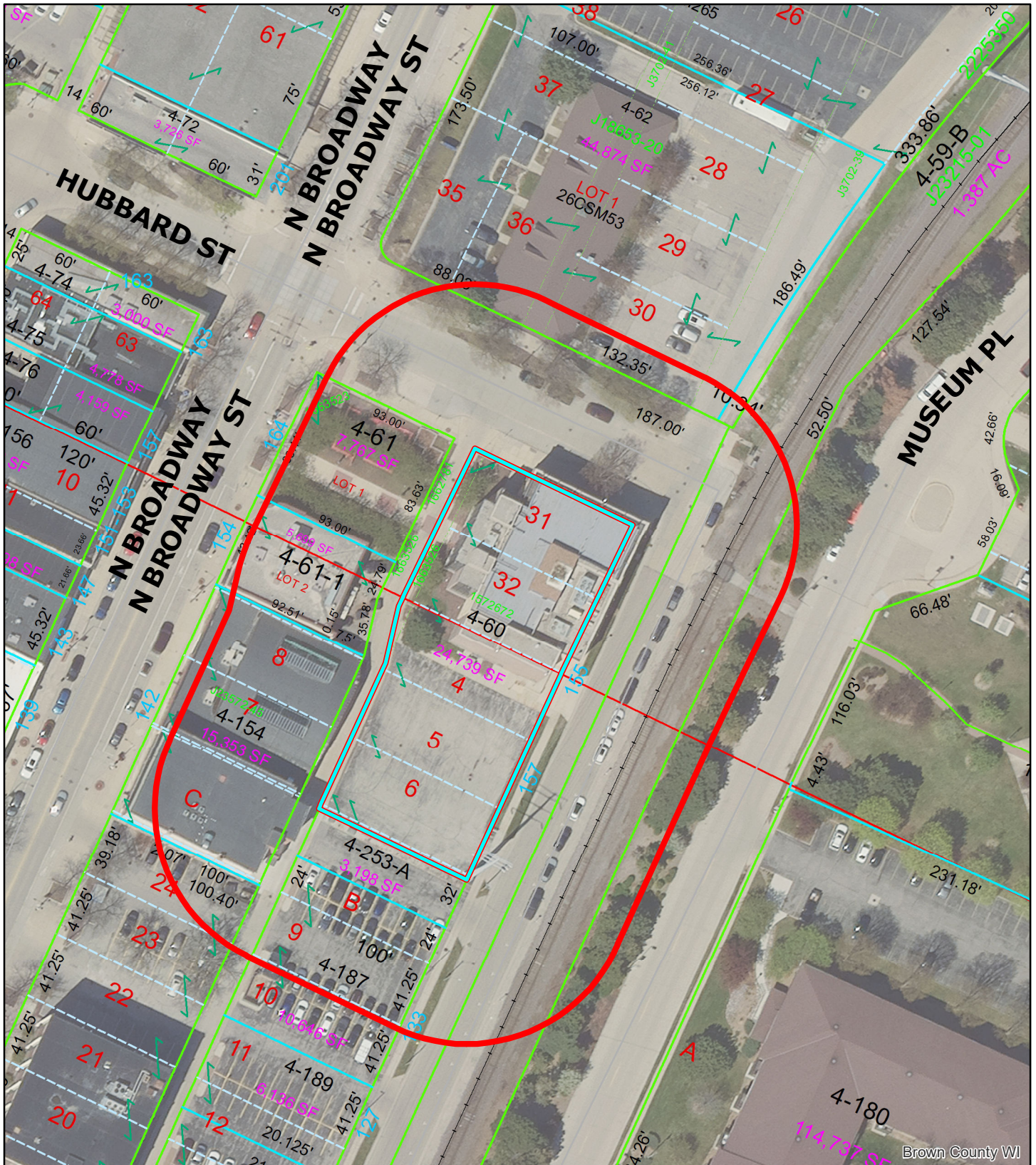
RECOMMENDATION

- 1) Approval of the proposed sign installations on the non-historic west and south façades which will have no impact to historic material. All penetrations to be appropriately sealed.
- 2) Approval of the proposed sign installation on the historic north façade ONLY if the foundation, mounting hardware, and other wall penetrations are demonstrated to avoid penetrating any of the exterior brick material (mortar penetrations are ok), and all penetrations to be appropriately sealed.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-62, Map
2. COA 23-62 Sign Exhibit
3. COA 23-62 Application



Brown County WI



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Oct 2023 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 23-62) New Signs 164 N Broadway

0 20 40 80 Feet



 164 N Broadway

 100 Feet

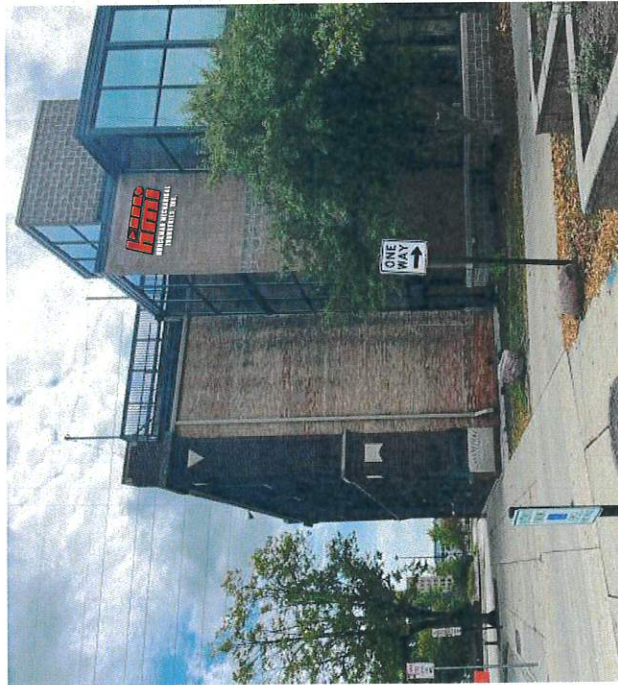


CHANNEL LETTERS

East Side - mounting to Cinder Blocks



NIGHT VIEW



11'-0" AVAIL.

7'-8 1/8"

3'-1 1/2"



SPECIFICATIONS

FRONT-LIT CHANNEL LETTERS

Face Material: 150 White Polycarb
Graphics: Laminated Digitals
Trim Cap: 1" Black
Return Depth: 5"
Return Color: Pre-Finished Black
Illumination: White LEDs
Mount: To Brick Bldg.

SQ. FEET

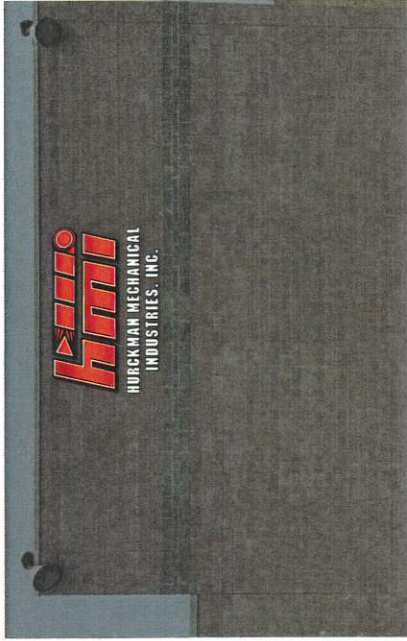
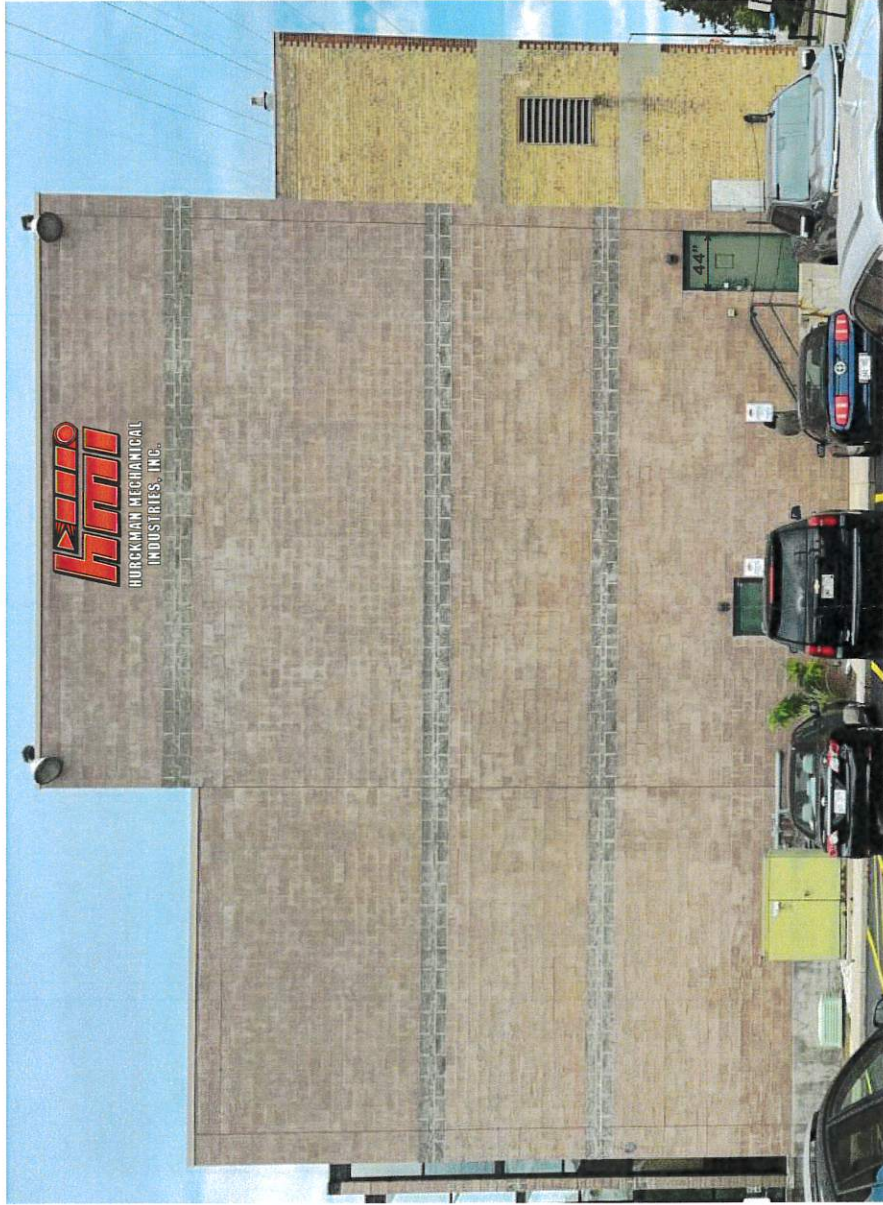
Total: 31.63

elevate97 800-514-1119 ELEVATE97.COM		CLIENT - HURCKMAN MECHANICAL ADDRESS - 168 BROADWAY, GREEN BAY, WI DATE - SEPTEMBER 20, 2023 SCALE - 1/2"=1'-0" AE - GARY SPIELBAUER DESIGNER - JM		DESIGN # - 13002 JOB # - REVISION # - 01 REVISED DATE - 9-25-23	☒ CONCEPTUAL ☐ FINAL ☒ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☐ COLORS TO BE DETERMINED	WWW.ELEVATE97.COM ALL CONCEPTS ARE PROPERTY OF ELEVATE97 © 2023 ELEVATE97 WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.	
		PAGE - 1			CLIENT APPROVAL -	DATE -	



CHANNEL LETTERS

North Side - Cinder Blocks



NIGHT VIEW



SPECIFICATIONS

FRONT-LIT CHANNEL LETTERS

- Face Material: .150 White Polycarb
- Graphics: Laminated Digitals
- Trim Cap: 1" Black
- Return Depth: 5"
- Return Color: Pre-Finished Black
- Illumination: White LEDs
- Mount: To Brick Bldg.

SQ. FEET
Total: 64.27

	CLIENT - HURCKMAN MECHANICAL ADDRESS - 168 BROADWAY, GREEN BAY, WI DATE - SEPTEMBER 26, 2023 SCALE - 3/8"=1'-0" AE - GARY SPIELBAUER DESIGNER - JM	DESIGN # - 13002 JOB # - REVISION # - REVISED DATE -	☒ CONCEPTUAL ☐ FINAL ☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☐ COLORS TO BE DETERMINED	WWW.ELEVATE97.COM ALL CONCEPTS ARE PROPERTY OF ELEVATE97 ©2023 ELEVATE97 WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLOR, AND MATERIALS ARE FINAL. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES. CLIENT APPROVAL - DATE -
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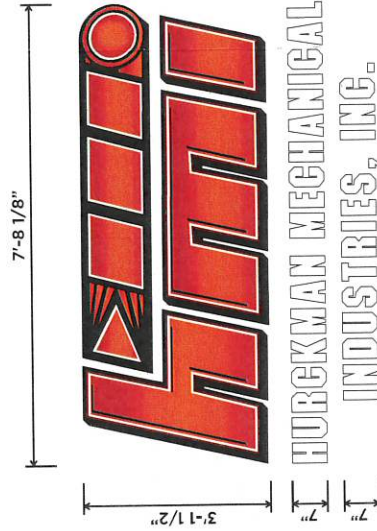


CHANNEL LETTERS

South Side



NIGHT VIEW



SPECIFICATIONS

FRONT-LIT CHANNEL LETTERS

Face Material: 150 White Polycarb
Graphics: Laminated Digitals
Trim Cap: 1" Black
Return Depth: 5"
Return Color: Pre-Finished Black
Illumination: White LEDs
Mount: To Brick Bldg.

SQ. FEET
Total: 31.63

 800-514-1119 ELEVATE97.COM	CLIENT - HURCKMAN MECHANICAL ADDRESS - 168 BROADWAY, GREEN BAY, WI DATE - SEPTEMBER 26, 2023 SCALE - 1/2"=1'-0" AE - GARY SPIELBAUER DESIGNER - JM	DESIGN # - 13002 JOB # - REVISION # - REVISED DATE -	☒ CONCEPTUAL ☐ FINAL ☒ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☐ COLORS TO BE DETERMINED	WWW.ELEVATE97.COM ALL CONCEPTS ARE PROPERTY OF ELEVATE97 © 2023 ELEVATE97 WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE LISTED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.



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 23-62

1. Address: 164 N Broadway

2. Parcel #: 4-60

3. Owner of record: BLH Holdings LLC Phone: 920-499-8771

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

4. Applicant's Name: Liz Doxtator

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

<u>920-241-0115</u>	<u>lizdoxtator@hurckman.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Offices for Hurckman Mechanical Industries, Inc.

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

We would like to place our company logo onto the north, east, south. We'd be mounting this
to the brick of the building. Material is Polycarb

East Side (Front of building) would be mounting to cinder blocks, North Side would be mounting
to cinder blocks, South side would be mounting to brick

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: _____

King Dostator

Owner Signature: _____

[Signature]

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 18, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 23-53, 705 S Adams, Fence
- COA 23-54, 100 N Jefferson, Roof
- COA 23-55, 820 S Jackson, Garage Roof
- COA 23-56, 1126 S Quincy, Driveway
- COA 23-57, 410 Porlier, Roof
- COA 23-61, 622 S Madison, Chimney

RECOMMENDATION

No Action Required

FISCAL IMPACT**ATTACHMENTS**

None