



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JANUARY 17, 2024, 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, Stephen Srubas, Susan Ley, David Siegel, and Rebecca Derenne

C. Approval of the Agenda.

- I. Approval of the agenda for the January 17, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 15, 2023, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 23-59) Consideration with possible action on a design review for a porch replacement located at 820 S Quincy Street (Held from the October 18, 2023, Landmarks Commission Meeting).

2. (COA 24-01) Consideration with possible action on a design review for a new shed located at 900 S Jackson Street.
3. (COA 24-02) Consideration with possible action on a design review for windows, doors, stairs, and roof work at 1222 S Monroe Avenue.
4. (COA 24-03) Consideration with possible action on a design review for window replacement located at 1424 Admiral Court (Mason Manor).
5. (COA 24-05) Consideration with possible action on a design review for replacement windows located at 412-414 Porlier Street.

F. Informational.

1. Survey Update, Phase 7, Public Meeting
2. Staff-Level COA Applications.
3. Staff Update.
4. Date of next meeting: Wednesday, February 21, 2024.

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

January 17, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 23-59) Consideration with possible action on a design review for a porch replacement located at 820 S Quincy Street (Held from the October 18, 2023, Landmarks Commission Meeting).

BACKGROUND

Much of the proposed work was presented under COA 23-06 at the May 2023 LC meeting and again as 23-59 at the October 2023 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".

The COA 23-59 was "held", with information on deteriorated columns provided but lacking information on railings, newels, and balusters.

New information submitted since October 2023 includes a picture of the historic balusters and railings, which appear to be re-usable, and a picture of a substantially different and inappropriate baluster and railing that is being proposed as a substitute. The proposed substitutes, which include "face-nailed" balusters (versus "end-nailed"), do not conform to the Secretary of the Interior's (SOI) Standards, particularly numbers 2, 5, 6, and 9, as previously detailed (see below)

The following was presented to the LC under COA 23-06 in May 2023 and again under COA 23-59 in October 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 porch railings and balusters have not been demonstrated to be irreparable (a requirement communicated to the applicant following the May 2023 LC meeting), but rather appear to be available for refurbishment and re-use.
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.
5. The design of the proposed replacement balusters, to be installed using a "face-nailed" method typical on rear decks from the later part of the 20th century, is inappropriate for the front porch on a 'contributing' historic property built c. 1903. The proposed replacement rails and balusters do not "match the old in design, color, texture, and other visual qualities" (ref. SOI Standard #6).

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.

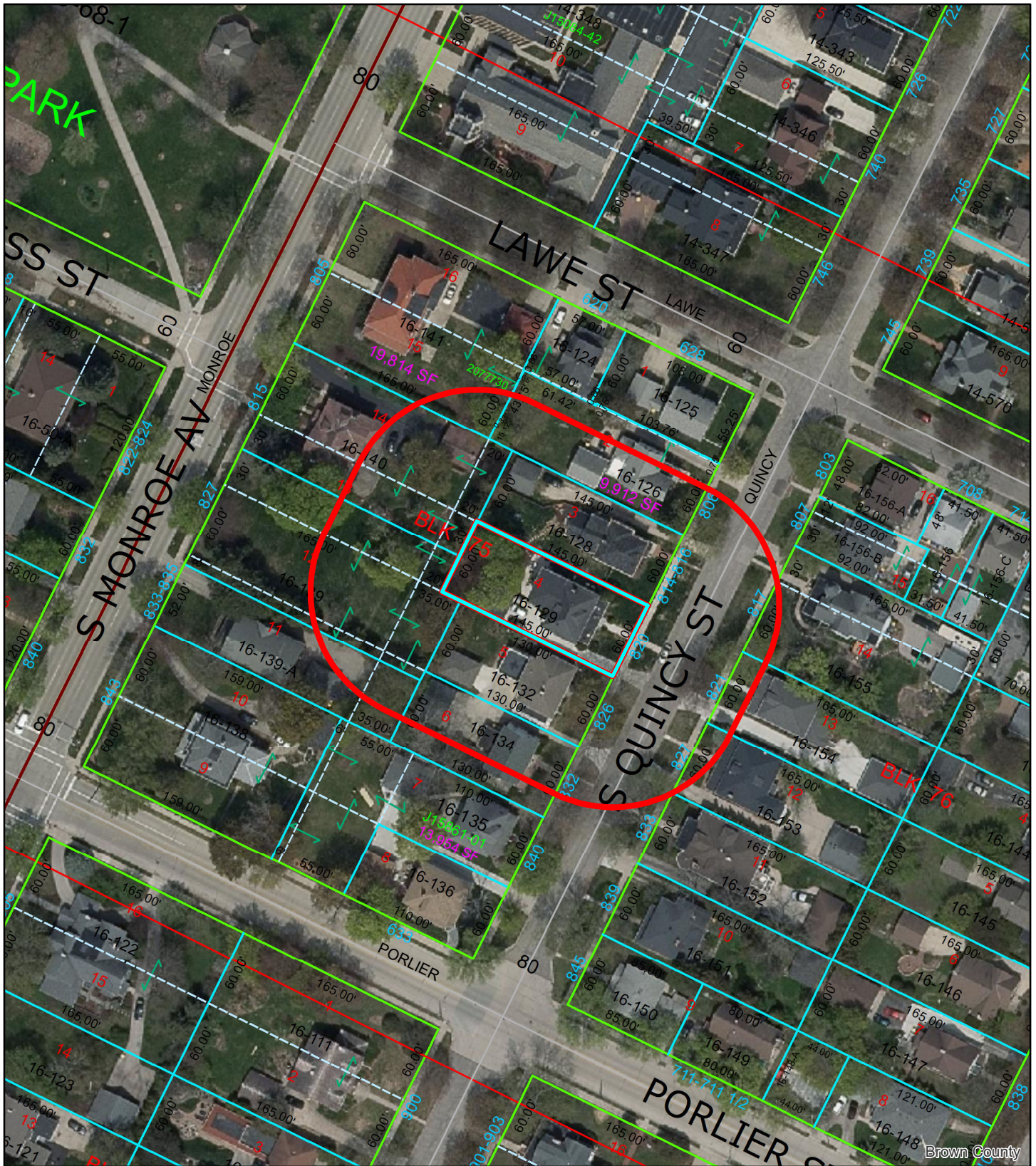
LC staff believes that a different design solution would have a lesser impact to the historic integrity of this house and the district, particularly insofar as the "caged-in" appearance is concerned.

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. COA 23-59, latest proposed railing replacement
13. COA 23-59 Lower Railing Pic 1
14. COA 23-59 Lower Railing Pic 2

15. COA 23-59 Lower Railing Pic 3
16. COA 23-59 Lower Railing Pic 4
17. 820 S Quincy Property Detail Sheet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 11 Apr 2023 X:\Planning\Basemaps\template_8.5x11.mxd

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

0 25 50 100 Feet



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





820

1903





[illegible]







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My Lists
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Notifications
- 
Sign In
- 
Cart

Building Supplies / Columns & Accessories / Columns

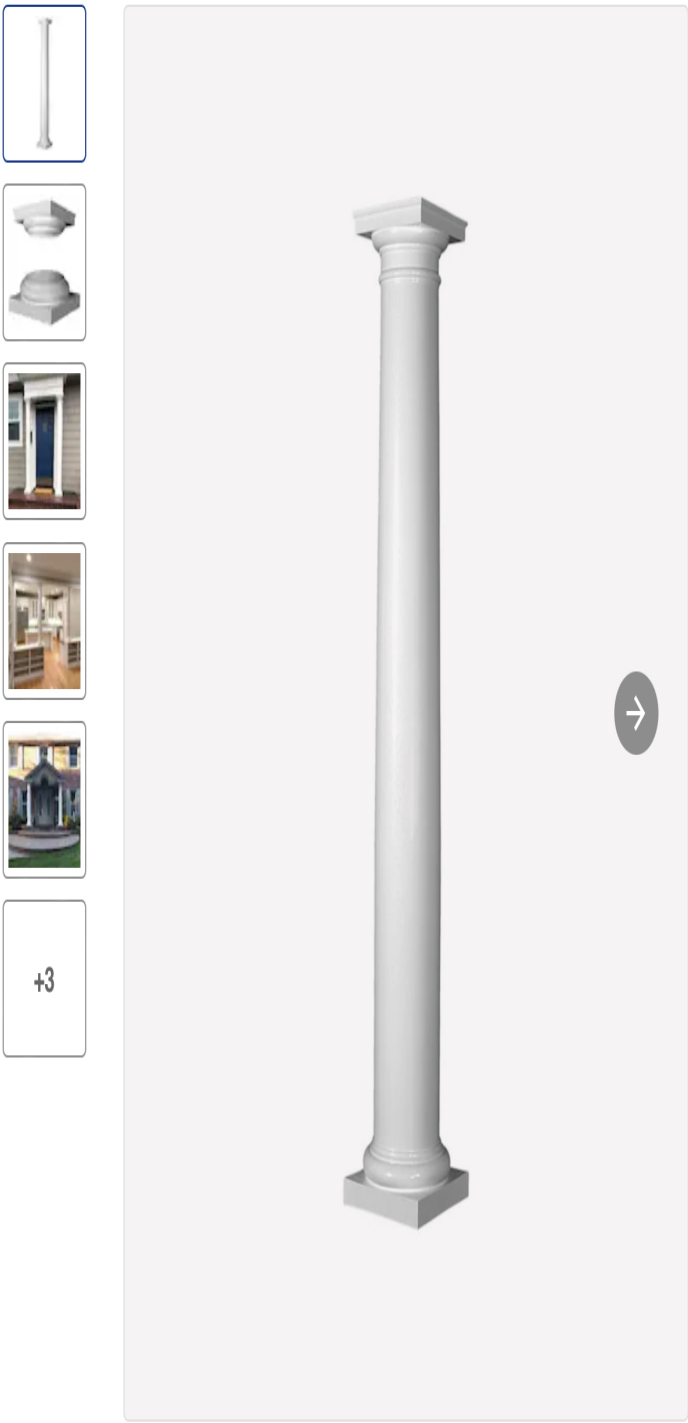
Ekena Millwork Endura-Stone 8-ft x 8-in Unfinished Fiberglass Round Column

Item #5204551 Model #ESK0808ATPSATUTU

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- 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

>

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At Oshkosh Lowe's

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 **Delivery 54904**

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

\$518.53

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▼

- 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



Special Order
2 x 2 x 48" Cedar/Veneer
Boreland One End
309
Special Order
2 x 2 x 42" Cedar
Boreland One End
Stock
308
4 x 4 Cedar Pyramid
Stock
104

1399
2 x 2 x 36" Cedar
Square End
Stock
248
2 x 2 x 36" Cedar
Colonial
Stock
929
2 x 2 x 36" Cedar Knotty
Shaped
Sorry,
this item is no longer
available
Special Order

Treated

6" Green Treated
Railing
Stock
54.48

Green Treated U-Top R
Deck Post
Stock
14.99

4 x 4 Newport
Pyramid
Stock
8.97









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 -



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 17, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-01) Consideration with possible action on a design review for a new shed located at 900 S Jackson Street.

BACKGROUND

900 S. Jefferson, built c. 1896, is a contributing property in the Astor NRHP Historic District. The building currently maintains a fair degree of historic integrity, including its integrity of setting, location, design, and association. Integrity of materials has been diminished through the addition of replacement siding and replacement windows.

This COA application proposes to construct a new gambrel shed, approximately 10' x 12'.

Per the Secretary of the Interior's Standards for Rehabilitation, LC staff recommends consideration of the following:

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

10. New additions and adjacent or related new construction 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.

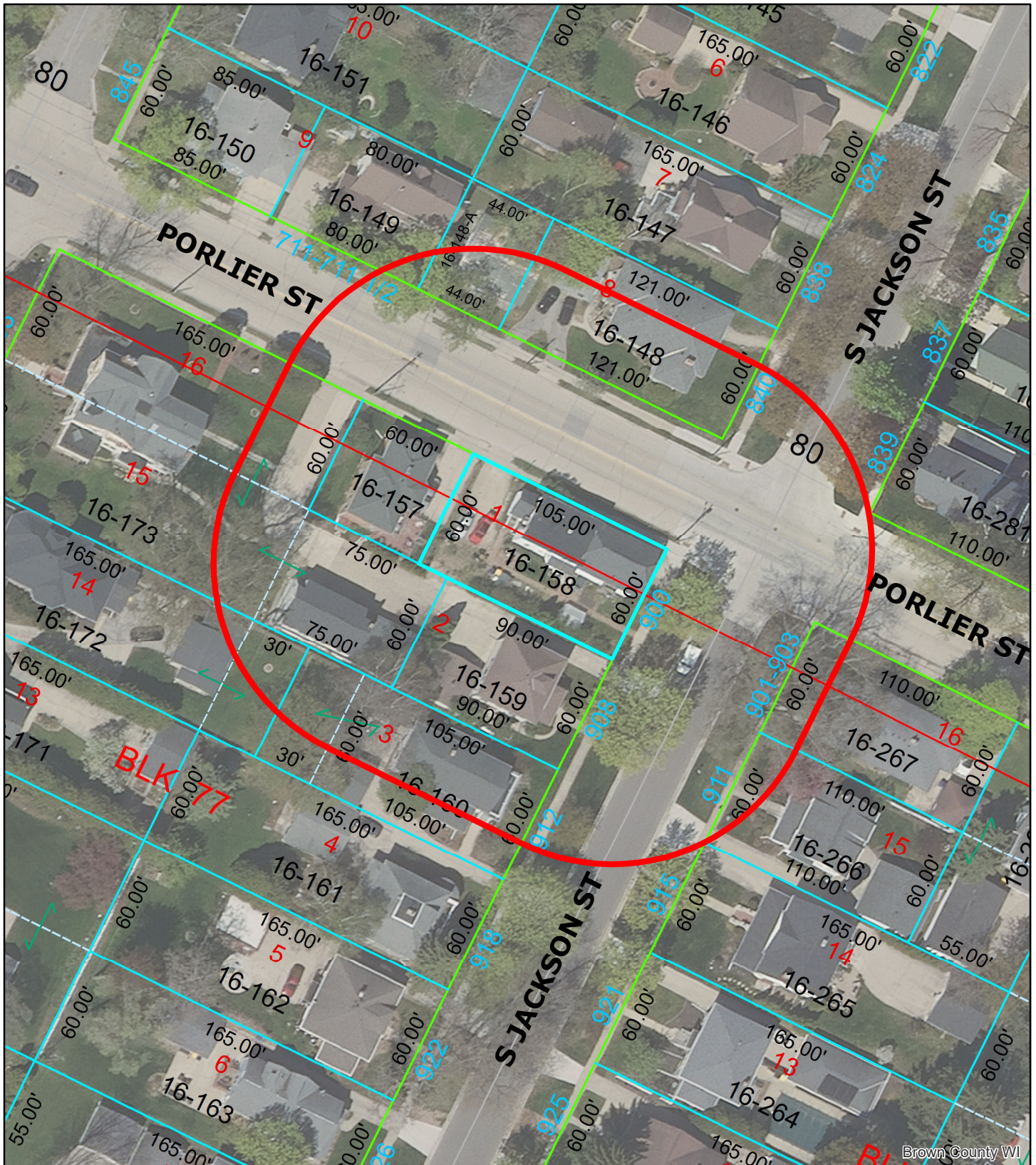
RECOMMENDATION

LC staff is of the opinion that the new shed, as new construction, is generally appropriate for this property and the Astor district. Regarding the Secretary of the Interior's Standards for Rehabilitation (high-level numbers 9, & 10), LC staff notes that the new garage satisfies #9 #10 for new construction. LC staff recommends approval of this COA provided that it will have a painted exterior.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-01 Map
2. 900 S Jackson 2019
3. COA 24-01 Shed Details
4. COA 24-01 Shed Layout
5. COA 24-01, 900 S Jackson, Property Details



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. 09 Jan 2024 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 24-01) Shed at 900 S Jackson Street

0 15 30 60 Feet



- 900 S Jackson
- 100-ft Notification Area

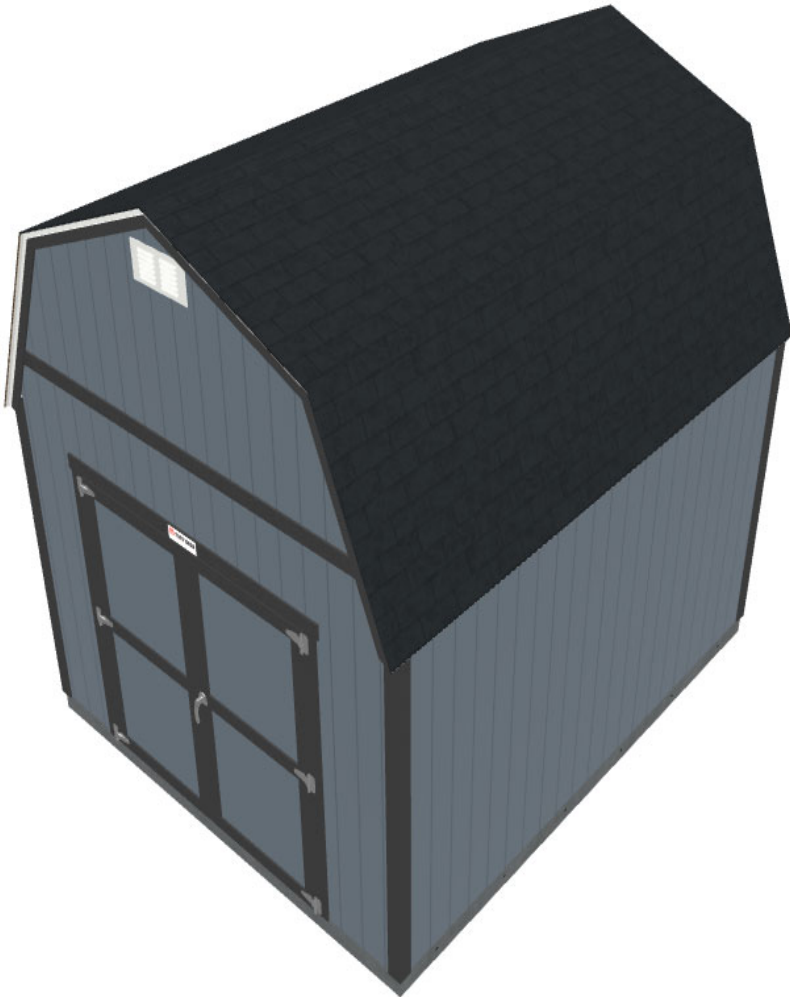




TB-700 - 10' wide by 12' long

\$5,827.20 USD

Details



()



SELECT A ROOF TYPE

Ranch Barn

Lean-To

SELECT A STYLE

TB-800 TB-700

TB-600 KTB-400

MINIMUM SIZE 8' x 6' MAXIMUM SIZE 12' x 24'

Building Type, Style,
& Size

Doors, Windows &
Vents

Walls

Paint

Roof

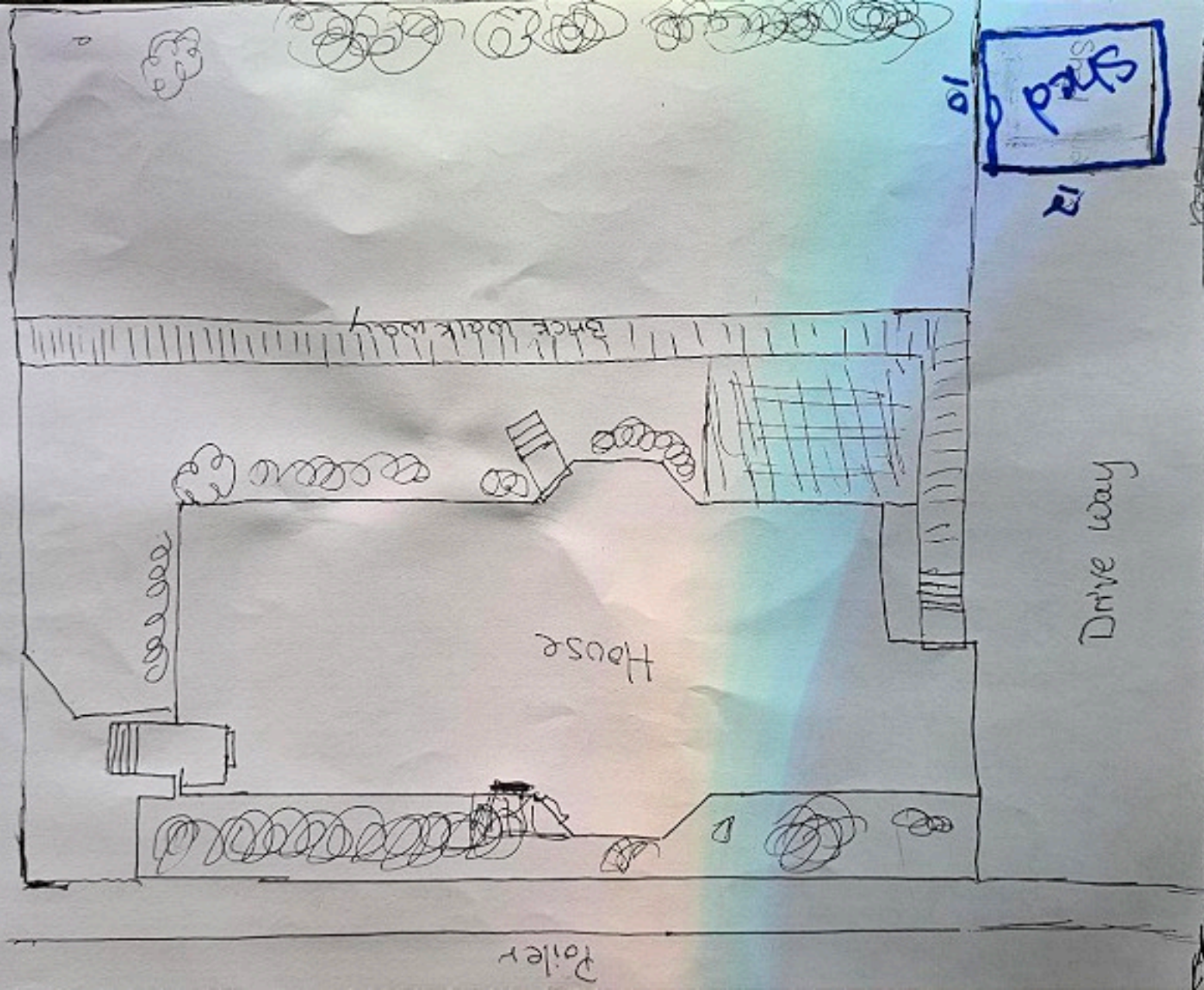
Floor & Anchors

Interior

SAVE YOUR QUOTE

PROCEED TO CHECKOUT

Jackson St.



Address:	900	S Jackson	St			
Parcel No.:	16-158					
WI AHI No.:	52329					
Historic Name:	John L. Tennis House					
Built:	1896					
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:						
	"The full display windows of this older two story structure give it a store-like appearance. The rear of the building is used as an apartment.					
	John L. Tennis, Chief of Police, was the original owner.					
	Owner: Larry R. and Diane J. Zochert, 1216 Cormier Road, Green Bay,					
	WI 54303"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Front gabled with jerkinhead roof.					
	Clapboard profile siding. Large store display windows in front, 1st floor.					
	Polygonal 1st floor bay to north & south under flared shed roofs.					
	Combination store (front) and apartments (rear) which likely had Queen					
	Anne stylings.					
Features -	Unknown.					
Alterations -	Replacement siding & windows. Entry newels & rails.					
Misc -	Corner lot. Form depicted as it currently exists on 1907 Sanborn map.					
	A/C unit in wall.					



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

January 17, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 24-02) Consideration with possible action on a design review for windows, doors, stairs, and roof work at 1222 S Monroe Avenue.

BACKGROUND

1222 S. Monroe is a contributing property in the Astor NRHP Historic District. The building currently maintains a fair degree of historic integrity. The property owner is proposing several changes. Those changes, in the words of the applicant, are as follows (the following is quoted from the e-mail that accompanied the COA application):

- “1. Front porch: Pat is going to install wooden railings that are 24 inches tall. This will be made of square balusters and green treated wood. When the green treatment is fully absorbed in one year, we will paint this railing white.
2. Rear staircase: We are building two exterior staircases, both made out of green treated wood and eventually painted white just like the front porch.
3. Rear lower deck: This is a new deck 12.5 feet wide by 10 feet deep. Railings are 36 inches tall and made with square balusters. All is made of green treated wood and then painted after one year.
4. Rear upper deck: This private deck will replace the roof on top of the back portion of the lower unit (see image 4A for further clarification). This deck will be 18 feet wide by approximately 13 feet deep. This will connect to the new staircase and is made of the same exact materials as the lower deck.
5. Windows: We will be filling in one window on the lower level (shown in image 5A) that has an approximate unit size of 28.5W x 63.5H. In the lower unit's new kitchen we will be adding a new window unit that combines the look of single-hung windows found elsewhere throughout the building with a central picture window (image 5B shows windows to be replaced)(See also attached specs and rendering for new kitchen window). This new kitchen window unit will exist 42 inches off of the floor so that it sits above the countertop. Lastly, the new entrance to the upper unit will include a new triple-window and door unit (see attached specs). The windows in this unit will exist 42 inches off the floor as well. See image 5C for the current windows in this location. All other windows will just be cleaned up or repaired as needed.
6. Driveway: Pat would like to pave the driveway, yes. The area of the existing driveway will be paved, so the original dimensions will not change (approx. 13 feet by 70 feet). Please see image 6A.”

The Secretary of the Interior's Standards for rehabilitation state:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.”

The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings goes on to note:

“A new addition must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future. There is no formula or

prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building.”

Addressing the COA application on a point-by-point basis, LC staff notes the following.

1. Front porch – the proposed railing height is appropriate for the architectural style of the building. Historically, porch rail heights were installed at roughly the same height as the window sills – roughly 24” above the porch deck for this particular house. Balusters must be “end nailed” to the upper and lower rails in a historically appropriate appearance, not “face nailed” in the modern practice of deck railings. All exterior woodwork must have a painted finish.
2. Rear staircase – given the proposed location on the rear / rear-side of the house, this should have a minimal impact on the historic integrity of the house and a minimal impact on the integrity of the larger district. As with porch materials, all exterior woodwork must have a painted finish and balusters must be “end nailed” to upper and lower rails.
3. Rear lower deck – given the proposed location on the rear of the house, this should have minimal impact on the historic integrity of the house and a minimal impact on the integrity of the larger district. As with the porch and exterior staircase, exterior wood must have a painted finish.
4. Rear upper deck - given the proposed location on the rear of the house, this should have minimal impact on the historic integrity of the house and a minimal impact on the integrity of the larger district. As a point of comparison, COA 20-15, which received LC approval, included large changes to the historic form of the rear of a ‘contributing’ property in the Astor district. Here, COA 24-02 similarly proposes large changes to the historic form of the rear of a ‘contributing’ property. As with COA 20-15, the changes proposed in COA 24-02 will remain largely hidden from vantage points in the public right-of-way.
5. Windows – several windows at the rear and on the sides of the rear wing are proposed to be replaced or otherwise altered. Such alterations are generally frowned upon; however, the location of these windows (at the rear and in the rear wing) will have little impact on the appearance of the house from vantage points in the public right-of-way. As an aside, the fenestration elsewhere on this house appears to have been previously altered (see stewardship notes), suggesting that minor alterations to the fenestration on the rear of the house may be less impactful than changes that have already been made elsewhere.
6. Driveway – paving the existing driveway area can typically be approved at the staff level. LC staff recommends that the LC approve the proposed driveway paving as part of this same COA so as to avoid unnecessary administrative complications.

RECOMMENDATION

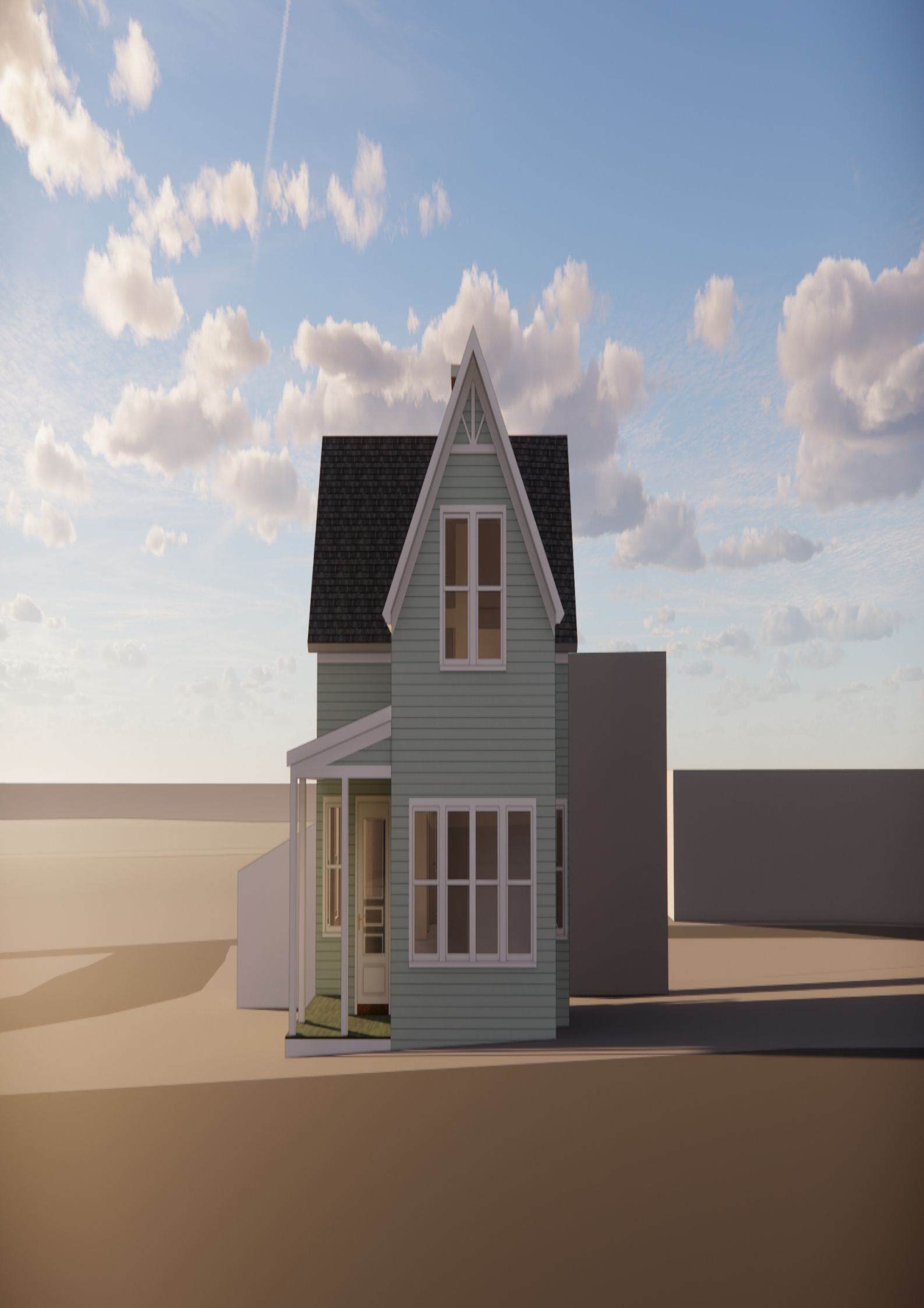
LC staff recommends approval of all proposals included in this COA application, noting that all exterior wood must have a painted finish (within 12 months of completion of the work). The proposed design is compatible with the massing, size, scale, and design of the historic building. Additionally, the location of the alterations on the rear of the building, where they are largely sheltered from public view, is in keeping with the Secretary’s Guidelines.

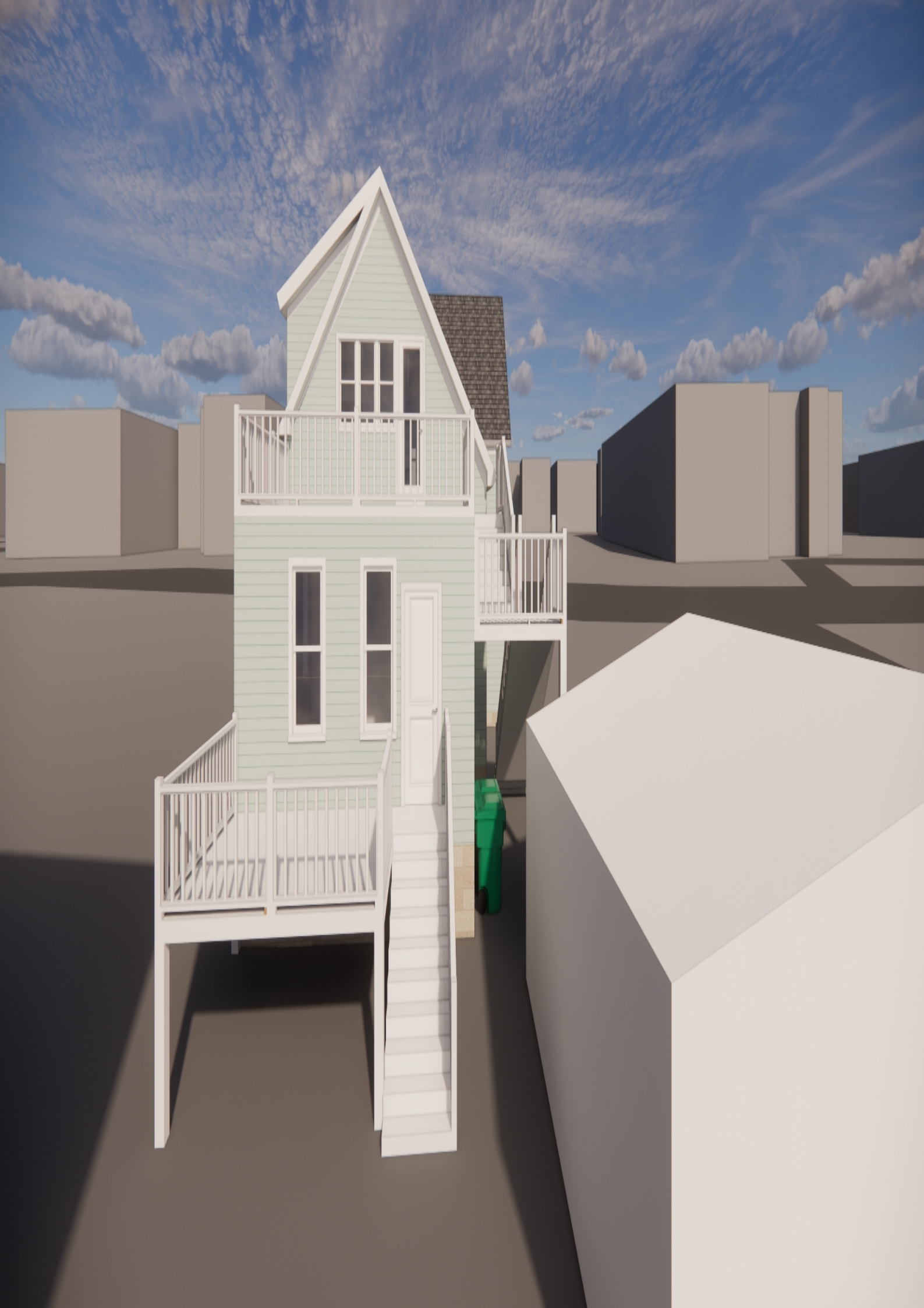
FISCAL IMPACT

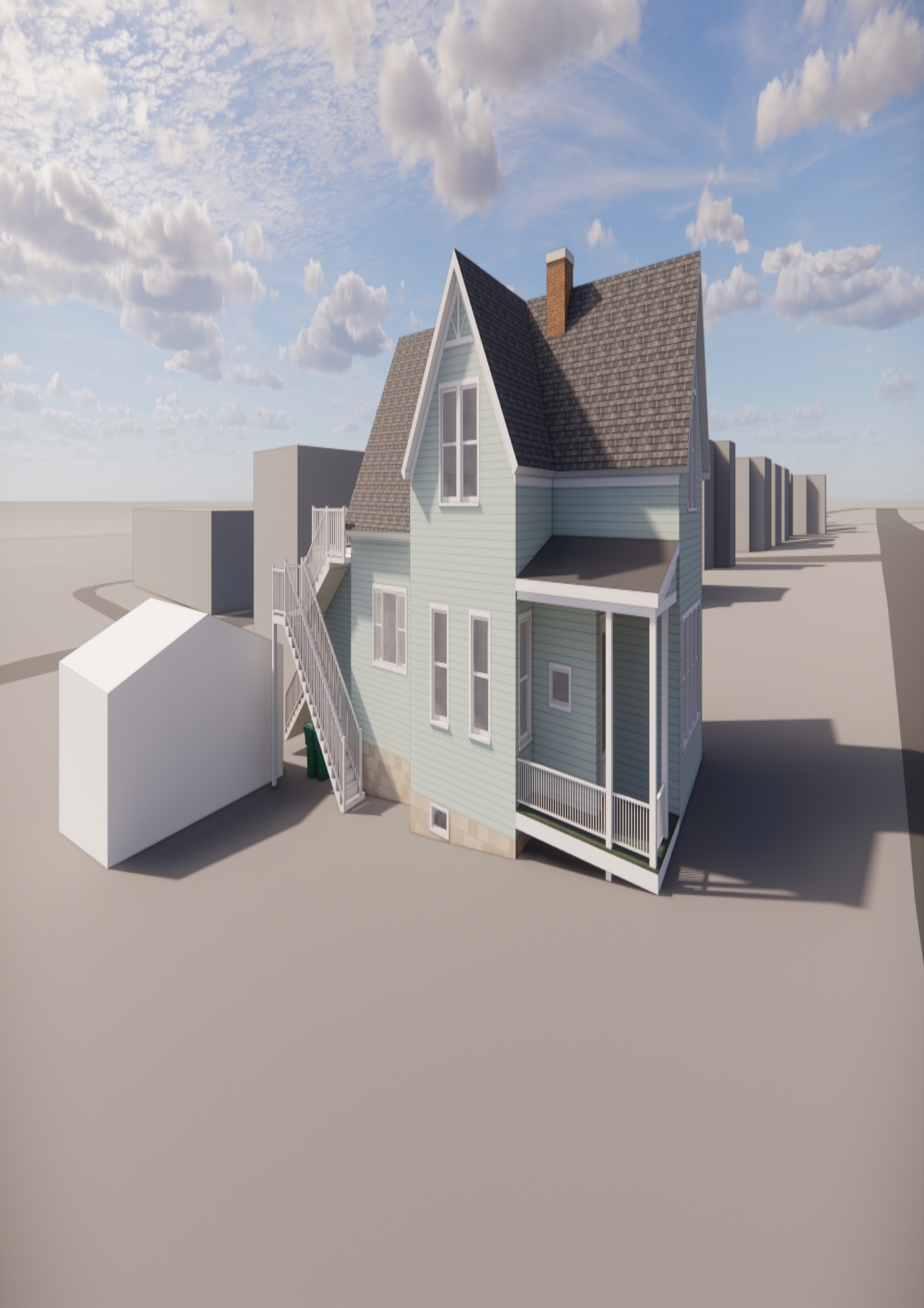
ATTACHMENTS

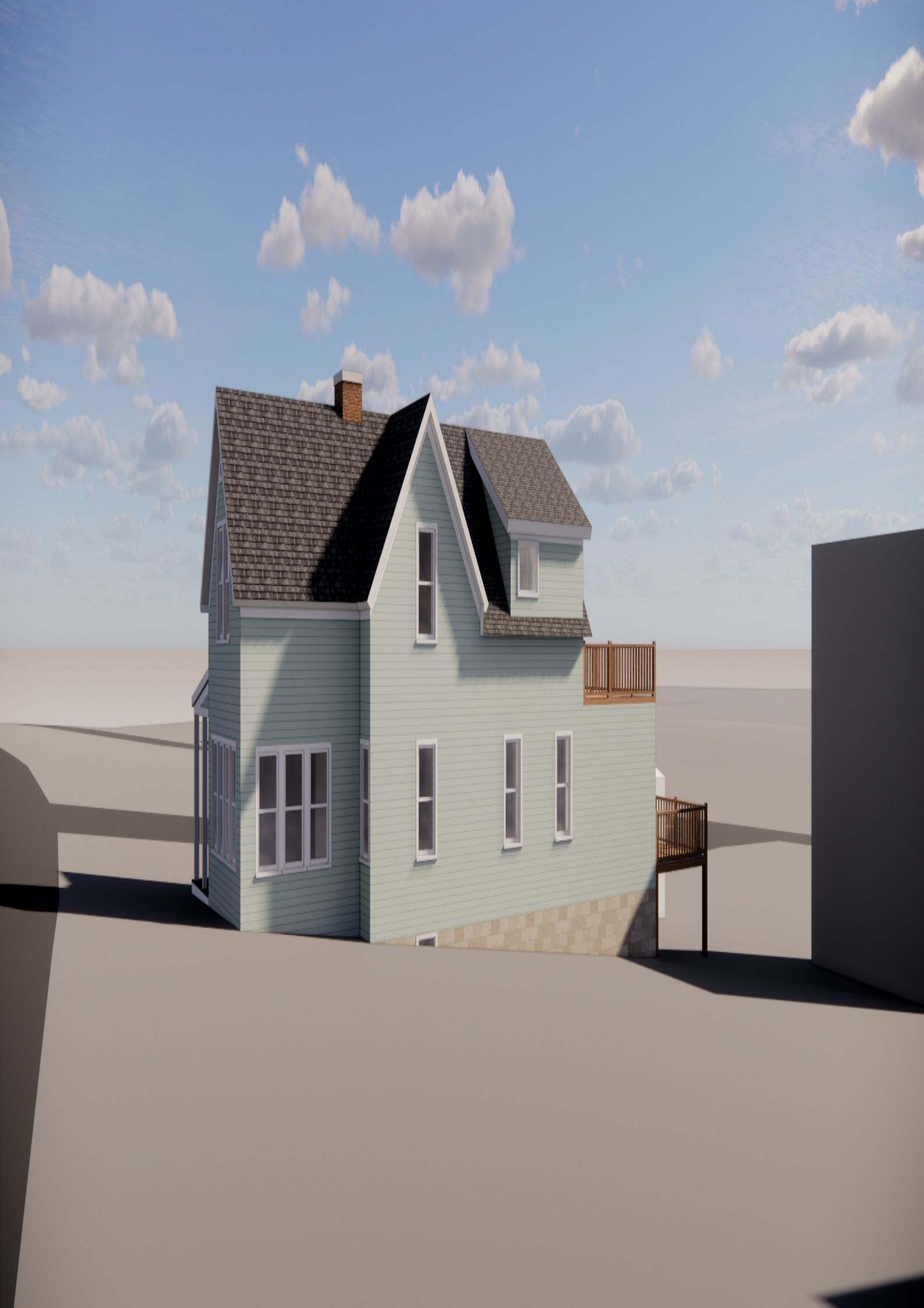
1. COA 24-02 Map
2. 1222 S Monroe 01 2019
3. COA 24-02 Front Rendering
4. COA 24-02 Rear Rendering
5. COA 24-02 Side Rendering
6. COA 24-02 Side 2 Rendering
7. COA 24-02, 4A
8. COA 24-02, 5A
9. COA 24-02, 5B
10. COA 24-02, 5C
11. COA 24-02, 6A
12. COA 24-02 Original Layout
13. COA 24-02 Proposed Floor Plan, Lower
14. COA 24-02 Proposed Floor Plan, Upper
15. COA 24-02, 1222 S Monroe, Property Details
16. COA 24-02 Application











4A



5A



5B



5C



Remove & Fill door

S MONROE AVE

24 ft

13 ft

70 ft

6A





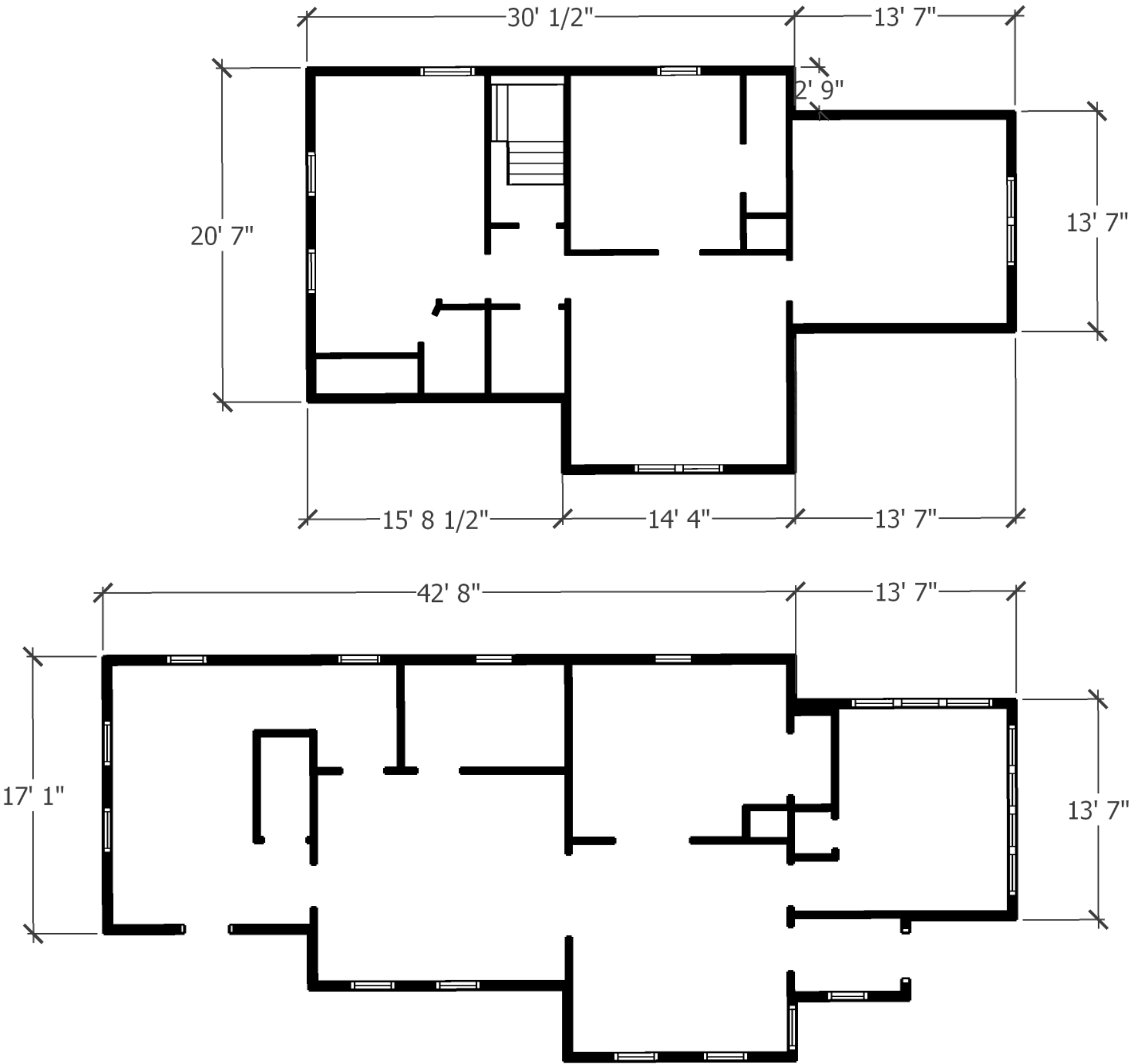
GREEN HOUSE DUPLEXES

1220 S. MONROE ST.
GREEN BAY, WI

ORIGINAL DUPLEX LAYOUT

1 BOTH FLOORS
1/8" = 1'

NOTES:





GREEN HOUSE DUPLEX UNIT

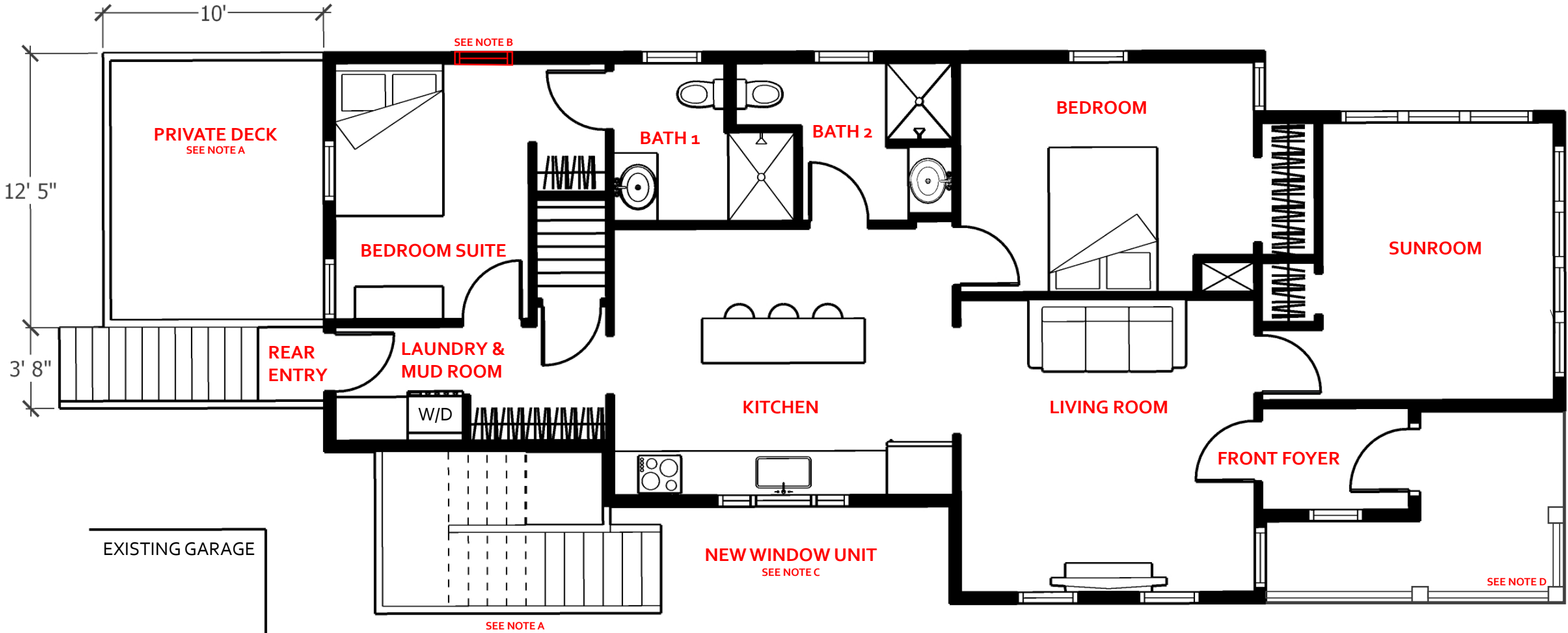
1220 S. MONROE ST.
GREEN BAY, WI

GROUND UNIT FLOOR PLAN

2 LOWER REMODEL
SCALE: 3/16" = 1'

NOTES:

- a. Will be exposed green treated wood for one year until painted white (to match trim). 36in. railing with square balusters.
- b. Existing window removed & filled in. Reference image 5A.
- c. See new windw unit specifications. Window will be 42in. from the kitchen floor.
- d. New 24in. white painted wood railing added to the front porch with square balusters.





GREEN HOUSE DUPLEX UNIT

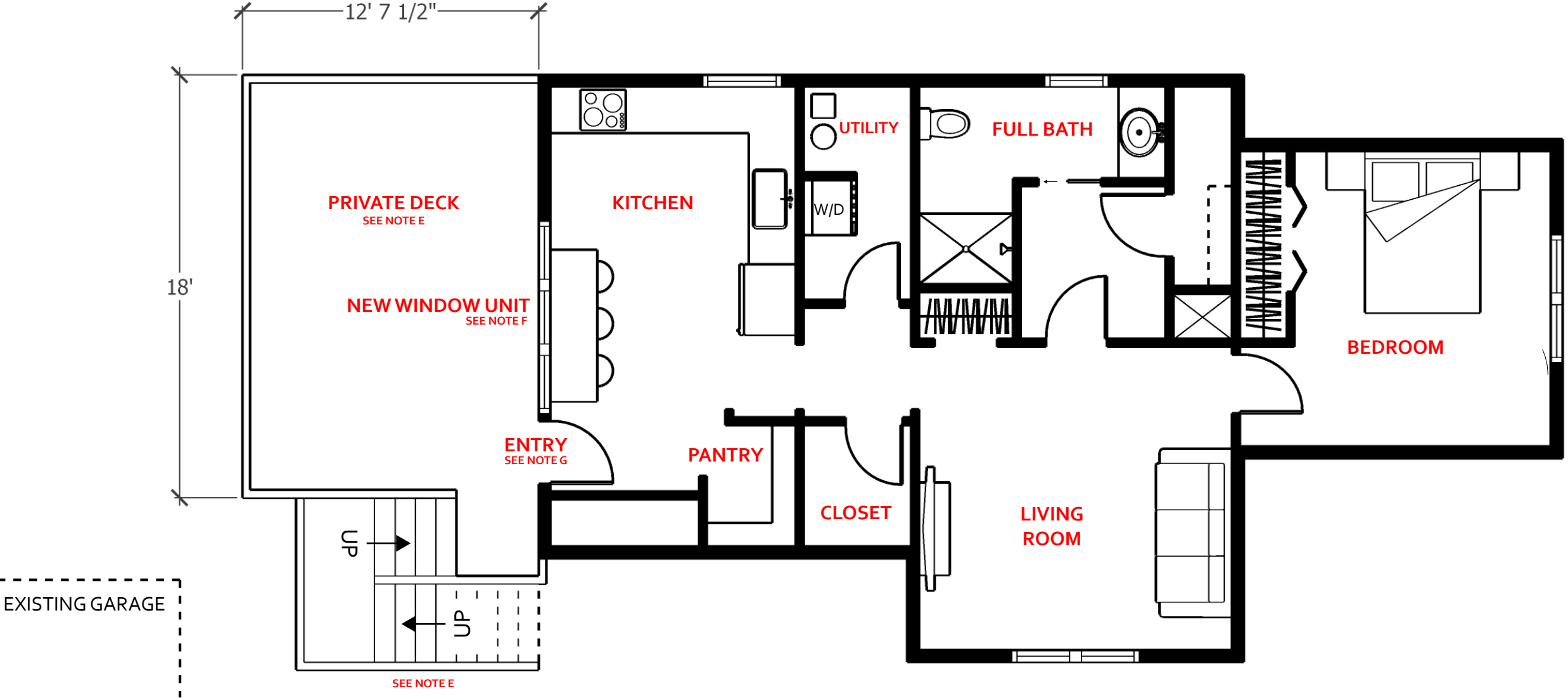
1220 S. MONROE ST.
GREEN BAY, WI

TOP UNIT FLOOR PLAN

3 UPPER REMODEL
SCALE: 3/16" = 1'

NOTES:

- e. Will be exposed green treated wood for one year until painted white (to match trim). 36in. railing with square balusters.
- f. See new windw unit specifications.
- g. See new door specifications



Address:	1222	S Monroe	St			
Parcel No.:	16-84					
WI AHI No.:	53248					
Historic Name:	Andrew A. Johnson House					
Built:	1888					
Historic Use:	house					
Architectural Style:	Queen Anne					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:						
	"This two story Queen Anne home is of frame construction. Additions are present at both the front and rear. The house was built by Andrew A. Johnson, the operator of a shipbuilding concern on the Fox River immediately adjacent to the Astor Historic District.					
	Owner: Roger J. Gucwa"					
	- per NRHP nomination					
Stewardship:						
Character -	Cross gabled form typical of Queen Anne houses of the 1880s & 1890s.					
	Central brick chimney.					
Features -	Unknown. Original features appear to have been covered or removed.					
Alterations -	Current footprint matches 1936 Sanborn map. Replaced siding. Altered fenestration (2nd story windows shortened, 1st story front façade window bank 4-wide). Porch railing & balusters replaced. Replacement windows.					
Misc -	Form & fenestration alterations may now be "historic". Porch is not original (was likely a wrap-around without pergola-like elements), but matches the footprint present in 1936. Chimney was rebuilt a long time ago.					



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: 1222 S Monroe AV

2. Parcel #: 16-84

3. Owner of record: Patrick Drury Phone: 920-339-1011

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

4. Applicant's Name: Patrick 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: multi family G1 residential

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

some window replacement- addition of staircase on the exterior for entrance into the 2nd store
unit

7. Attachments:

☐
☒
☒
☐
☐
☐
☐
☐

Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)

Sketches, drawings, building and streetscape elevations, and/or annotated photos

Exterior photos

Specifications (materials) for the project

Phased development plan for the project (if proposed in phases)

Inspection report (required for demolition requests only)

Cost estimates for all the proposed work

Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____

Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 17, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 24-03) Consideration with possible action on a design review for window replacement located at 1424 Admiral Court (Mason Manor).

BACKGROUND

1424 Admiral Court, also known as Mason Manor, was added to the NRHP in January 2023. The building was built in 1972 and is significant under Criterion A (event). Notably, the building (and other contributing features on the property, such as the retaining wall and spiral cul-de-sac), is not listed under Criterion C, architecture. This fact warrants consideration when assessing the importance of each of the seven aspects of integrity (location, setting, design, materials, workmanship, feeling, and association). For buildings listed under Criterion A, the integrity of materials is somewhat (slightly) less important than other aspects of integrity as compared to buildings listed under Criterion C.

This COA application calls for the replacement of windows, a minor site alteration, and washing portions of the exterior. Please refer to application materials for a complete description of all aspects of the proposed project.

LC staff notes that this project is utilizing historic preservation tax credits and has already received Wisconsin Historical Society / State Historic Preservation Office (SHPO) approvals. These approvals do not require that the LC issue a similar approval, but SHPO requirements tend to be equal to or more demanding than LC requirements.

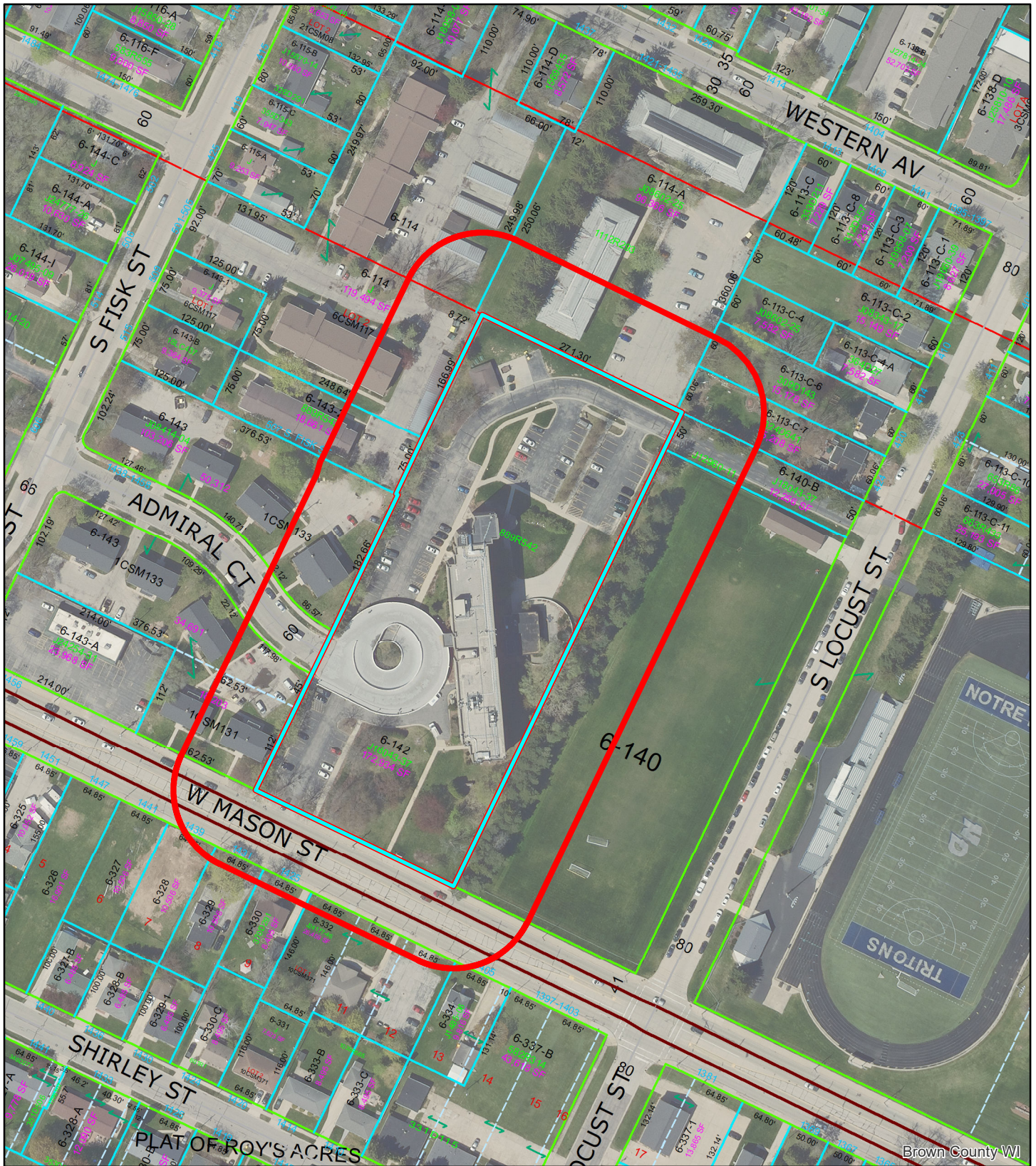
RECOMMENDATION

LC staff recommends approval of the COA, as presented, noting that Wisconsin SHPO has reviewed and approved the project.

FISCAL IMPACT

ATTACHMENTS

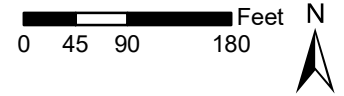
1. COA 24-03 Map
2. COA 24-03 Mason Manor Narrative
3. COA 24-03 Mason Manor Photos
4. COA 24-03, Application



Brown County WI



(COA 24-03) Window Replacement at 1424 Admiral Court



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Jan 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 1424 Admiral Court
- 100-ft Notification Area

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

ITEM 1

ARCHITECTURAL FEATURE: Mason Manor – Project Information

DATE OF FEATURE: 1971, 1984, 2009, and subsequent changes

EXISTING FEATURE AND CONDITION: Mason Manor is located at 1424 Admiral Court in Green Bay, Wisconsin. Completed in 1971 to serve as affordable housing, the subject property is rectangular, 8 stories in height, with a concrete structure clad in masonry. The building occupies a total of 115,619 square feet on a 3.8-acre parcel. The building is clad in brick and precast panels, designed by Nichols and Barone, a Green Bay architecture firm. The primary west elevation and the rear east elevation each feature a mix of brick and pre-cast concrete panels with small, double-hung windows. The north and south elevations are each a solid brick wall with few to no windows.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the building's use will remain as housing on all eight floors, featuring various amenity spaces. The exterior work will include cleaning the pre-cast panels and replacing storefronts and windows. The interior work will include retaining character-defining spaces and materials while updating finishes throughout, replacing non-historic kitchen and bathroom cabinetry, appliances, plumbing fixtures, and updating the MEP's. The building will be modernized to meet current code requirements while meeting the Secretary of the Interior's Standards for Rehabilitation.

The rehabilitation will be undertaken in two phases. As detailed in this application, Phase 1 will include the exterior scope of work and Phase 2 will include the interior scope of work. The phases will occur simultaneously or sequentially. It is anticipated that the project will be undertaken over a 60-month phased rehabilitation. The scope of work for both phases is detailed in this application.

PHOTOS: All (Photos taken by Heritage, October 2022)

DRAWINGS: NA

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

ITEM 2

ARCHITECTURAL FEATURE: Site

DATE OF FEATURE: 1971, 1984, 2009, and subsequent changes

EXISTING FEATURE AND CONDITION: Mason Manor is located in Green Bay's Western Corridor Neighborhood which is a mix of commercial and residential buildings located approximately 2.5 miles northwest of downtown. Mason Manor is orientated on the north-south axis and is centrally located within the lot with a circular drive ramp located directly to the west and a small two car garage at the far northern edge of the site. As such the boundary consists of the building, the ramp, and the small garage (Green Bay Tax Parcel ID #6-142). Site features include surface parking lots to the northeast, west and southwest with walking paths and vegetation throughout.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, a small utility truck parking pad consisting of three parking spaces will be located south of the circular drive, near the service entrance to the mechanical room. A concrete pad to serve as the BBQ grill area will be installed within the existing green space east of the building, adjacent to the existing gazebo. An accessible path from an existing sidewalk to the BBQ area will be installed. Concrete pads will be installed on the ground level along the east and west elevations for mini-split mechanical condensers and will be discussed further in Item 12 below. Should any additional work be proposed at a later time, it will be submitted as an amendment for review and approval.

PHOTOS: Pre-Rehabilitation Photos: 1-22 (Photos taken by Heritage, October 2022)

DRAWINGS: Part 2 Submission Set, KKomfort (Gorman), Sheets M1 and AS101, A111

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

ITEM 3

ARCHITECTURAL FEATURE: Exterior Masonry: Brick & Concrete

DATE OF FEATURE: 1971, 1984, 2009, and subsequent changes

EXISTING FEATURE AND CONDITION:

West Elevation: The west elevation is 14 structural bays wide which includes the 2009 north addition. This primary elevation is defined by horizontal precast concrete bands visually separating each floor. Most bays are comprised of paired, double-hung windows sandwiched between vertical brick piers. With the exception of the central, northern-most, and southern-most bays, the vertical brick piers are narrow and therefore secondary in nature. The central, northern-most, and southern-most bays are clad in brick void of the precast concrete bands seen elsewhere. The primary entrance is centrally located at the second floor (accessed by the elevated drive) and is defined by a rectangular marquee extending the width of the bay displaying the address, “1424 Admiral Court” directly above the entrance doors. This entrance lobby projects from the otherwise mostly flush elevation. This elevation is void of any detailing.

East Elevation: The east elevation mirrors the west elevation at 14 structural bays wide (including the 2009 north addition). Matching the west elevation, this elevation is defined by horizontal bands of precast concrete visually separating each floor. Bays are comprised of paired, double-hung windows sandwiched between vertical brick piers. The central and southern-most bays are clad in brick void of the precast concrete bands seen elsewhere. The two features that vary from the west elevation is the central community room at first floor and the design/cladding of the 2009 north addition. Sitting proud of the east elevation is a one-story structure that houses the community room. This mass is connected to the primary building via a hyphen. The east elevation of this community room features two horizontal concrete bands, one at the base of the building (painted) and the other along the roof line. Between these two bands are windows that span the elevation. Each corner has a brick reveal. The east elevation of the 2009 north addition features a horizontal band of concrete visually separating the floors with windows located between the concrete bands. The north and south ends feature an inside corner brick detail.

North Elevation: The north elevation of the primary building is a flush brick wall, void of windows. The north elevation of the secondary building (community room) features two horizontal concrete bands, one at the base of the building (painted) and the other along the roof line. Between these two bands are windows that span the elevation. The east end of this elevation features an inside corner brick detail. The hyphen’s north elevation features a band of windows with a band of concrete above. This elevation is void of any detailing.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

South Elevation: The south elevation of the primary building is a flush brick wall, void of windows. The hyphen's south elevation features a band of windows with a band of concrete above. This elevation is void of any detailing.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the precast concrete panels on all elevations will be cleaned using water at a maximum of 400 PSI. No cleaning solutions will be used. Mock-ups of cleaning will be submitted to SHPO for review and approval prior to completing the cleaning. Should any additional work be proposed at a later time, it will be submitted as an amendment for review and approval.

PHOTOS: Pre-Rehabilitation Photos: 1-22 (Photos taken by Heritage, October 2022)

DRAWINGS: Part 2 Submission Set, Gorman, Sheets A201 & A2002

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

ITEM 4

ARCHITECTURAL FEATURE: Entrances & Storefronts

DATE OF FEATURE: 1971, 1984, 2009, and subsequent changes

EXISTING FEATURE AND CONDITION:

West Elevation: The primary, west, elevation fronts Admiral Court and is defined by the centrally located two-story entrance vestibule that protrudes one bay from the building's west elevation. This vestibule features a brown anodized aluminum storefront on the north, south and west elevations. Automatic sliding doors lead from the building's central lobby to the parking lot from first floor and the circular drive from second floor. The secondary entrance lobbies, one at the north and one at the south, each have a single-leaf door as part of a two-story tall storefront. Both storefronts are aluminum with a brown anodized finish. The entrances have anodized aluminum-framed storefronts. Just south from the centrally located entrance, is a pair of flush metal doors that lead from grade into the maintenance area on first floor.

East Elevation: The east elevation features no exterior entrances. Bronze-finish anodized aluminum storefront windows exist on the first floor community room building.

North Elevation: The north elevation is secondary in nature. One single-leaf door is found on the first floor of the 2009 addition. This entrance is part of an aluminum storefront with a brown anodized finish. One single-leaf glazed door is also found on the north elevation of the community room building within a similar storefront system.

South Elevation: One single-leaf glazed door is found on the south elevation of the community room building within a matching storefront system.

WORK AND IMPACT ON FEATURE:

West Elevation: As part of the proposed rehabilitation, the three entrance storefronts will be replaced with a bronze aluminum storefront system to match the existing color and design. The first floor center lobby entrance will have sliding doors and the second floor center lobby entrance will have a single leaf door but will match the general appearance of the existing. The two secondary lobby entrances will have single-leaf glazed units to match the configuration of the existing. Just south from the centrally located entrance, the pair of flush metal doors will be replaced in kind.

East Elevation: The east elevation features no exterior entrances. The anodized aluminum storefronts will be replaced to closely match the appearance of the existing.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

North Elevation: The one single-leaf door is found on the first floor of the 2009 addition will be retained. The one single-leaf glazed door found on the north elevation of the community room building will be replaced along with the adjacent storefront. The new door and storefront will be aluminum with a bronze finish.

South Elevation: The one single-leaf glazed door found on the south elevation of the community room building will be replaced along with the adjacent storefront. The new door and storefront will be aluminum with a bronze finish.

PHOTOS: Pre-Rehabilitation Photos: 1-22 (Photos taken by Heritage, October 2022)

DRAWINGS: Part 2 Submission Set, Gorman, Sheets A201, A202, A601, A602, A605

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

ITEM 5

ARCHITECTURAL FEATURE: Windows

DATE OF FEATURE: 1971, 1984, 2009, and subsequent changes

EXISTING FEATURE AND CONDITION: There is a uniformity to the windows amongst the east and west elevations of the original building. Within each bay and on each floor, there are two sets of paired double-hung windows. The windows are aluminum frame windows with a dark brown anodized finish. Metal panels (with similar finish) of varying sizes are found adjacent to the windows within each bay. Because the existing windows were installed in 1984 and because the original windows were sliders, it appears the metal panels were installed to infill the original glazed openings.

The one story community room building features large expanses of glazing on the north, east and south elevations. These windows are aluminum with a brown anodized finish to match the others.

The 2009 addition constructed on the north end of the original building has very few windows. The most glazing is found on the east elevation. The east elevation features a band of glazing at each floor. This glass band consists of three fixed windows with one double-hung window on either end. These windows are also aluminum frame with a dark brown anodized finish. The north elevation has one pair of double-hung windows at each floor. The windows are aluminum frame with a dark brown anodized finish.

There are no windows on the south elevation.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the non-original, double-hung windows and adjacent metal panels found on the east and west elevations will be removed and replaced. The proposed windows will be bronze aluminum sliding windows to match the original design and dimension and restore the window opening to its historic size and configuration.

All windows/storefronts on the community room will be replaced to match the existing windows' dimensions and design.

All windows on the 2009 addition will be retained.

PHOTOS: Pre-Rehabilitation Photos: 1-22 (Photos taken by Heritage, October 2022)

DRAWINGS: Part 2 Submission Set, Gorman, Sheets AE201, AE202, AD111-AD181, A111-A181, A201-A202, A605 and drawing sheet from original drawing set

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Property name Mason Manor NPS Project Number 45652

Property address: 1424 Admiral Court, Green Bay, WI

This amendment addresses condition #1 issued by the NPS on their Part 2 conditional approval dated May 16, 2023. Aside from the information presented in this amendment, all work remains as previously described and approved in the Part 2. Any changes to the approved scope of work will be submitted in an amendment to SHPO and NPS for review and approval.

Specific to the NPS Part 2 conditions, the NPS condition is indicated in *italics* followed by the applicant's response and scope revisions below.

ITEM 5

ARCHITECTURAL FEATURE: Windows

WORK AND IMPACT ON FEATURE:

- 1. Replacement windows must be compatible with the historic building and must have clear glazing. Their appearance, size, design, proportions, and profiles should be based on the historic windows as seen in photographs and original drawings. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings showing them in relationship to the wall assembly must be submitted for review. The drawings should include measured sections of the head, jamb, sill, mullions, and various muntins. You must also include further information about the finish of the windows and the proposed glazing. A mockup may be required to ensure a compatible match.***

In response to NPS condition #1, the applicant is proposing to install aluminum windows manufactured by Quaker throughout, including both the eight-story tower and the one-story community room. The windows in the tower will be sliding windows to match the historic windows in design and operation as seen on sheet A25 from the 1970 drawing set. Windows in the one-story community room will be a mix of sliding and fixed windows to also match the historic design. All windows will have a dark bronze finish (non-anodized) and the glazing will be clear, Cardinal 272.

Attached are the proposed window details. Please note that historic window details could not be produced because the details on sheet A25 were not dimensioned and not to scale. In addition, there are no historic/original windows extant within the building. While there are no details to compare the proposed details with, the

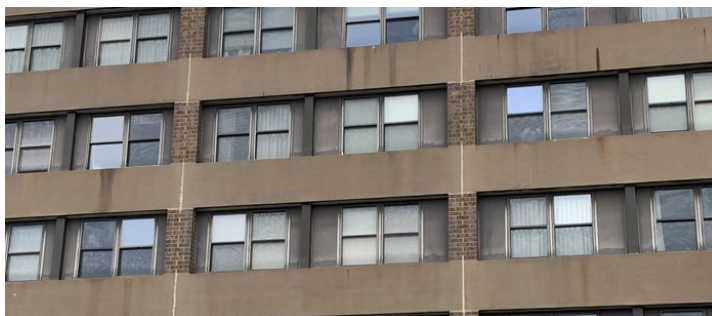
HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Property name Mason Manor NPS Project Number 45652

Property address: 1424 Admiral Court, Green Bay, WI

proposed dimensions are compatible with the original details on sheet A25 in both size and profile.

The proposed windows will be installed within the historic masonry opening. The replacement double-hung windows and metal panels that were installed c. 1980, will be removed and the window configuration will be restored to its original appearance.



Existing windows and metal panels installed c. 1980.

The proposed sliding windows will be installed in the same plane as the original windows were located. As seen on sheet A25, details 9 and 13 show the windowsill and window head aligned with the face of the interior wall. The proposed windows will be installed in this same location per detail A5 on sheet A605.

DRAWINGS: 1970 drawing set, Sheet A25; Quaker Drawing Set, Sheets A1 - A5 and C-1 - C-5; Gorman Drawing Set, Sheet AE201, AE202, A201, A202, A605.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name Mason Manor

NPS Project Number 45652

Property address 1424 Admiral Court, Green Bay, WI

ITEM 6

ARCHITECTURAL FEATURE: Roof

DATE OF FEATURE: 1971, 1984, 2009, and subsequent changes

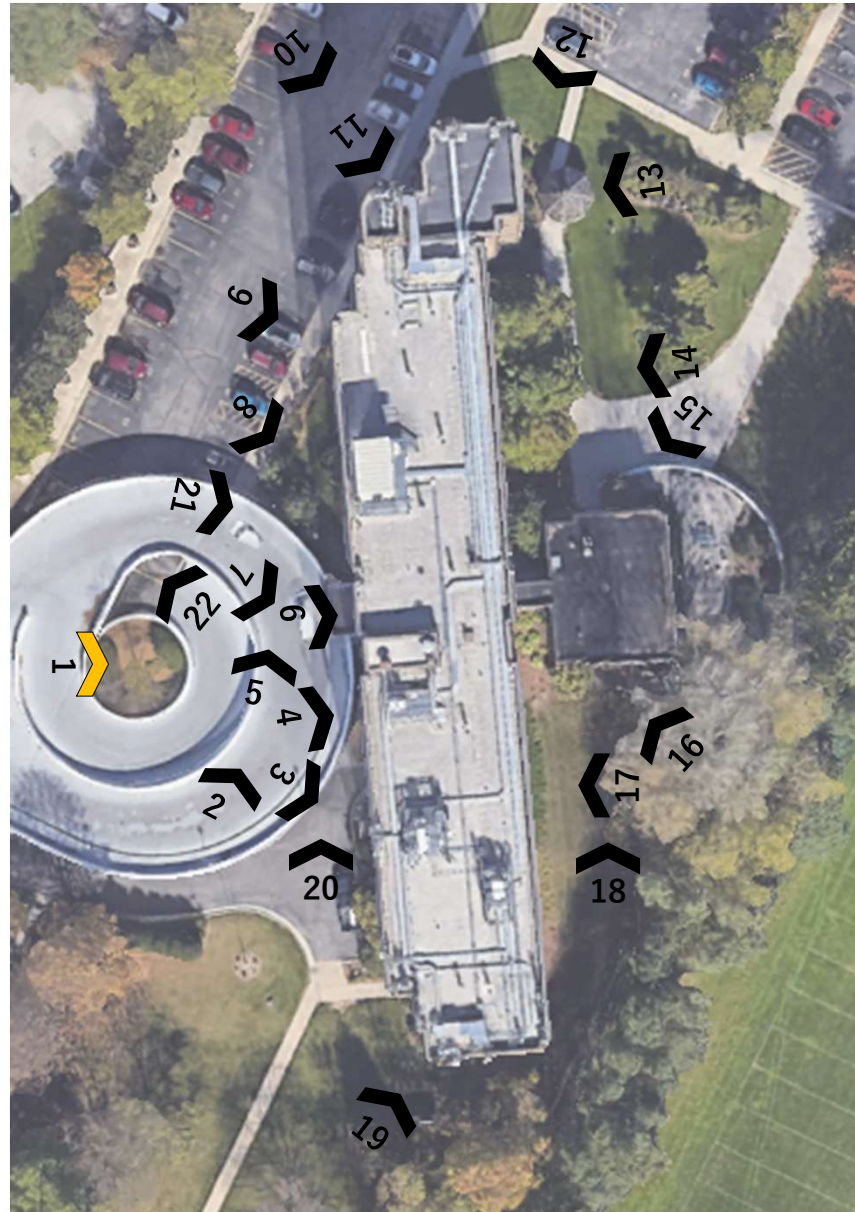
EXISTING FEATURE AND CONDITION: The roof is flat and covered with a ballasted roof system consisting of built up roofing on rigid insulation covered with a stone ballast. The roof pitches to 11 roof drains. It is surrounded by a plain, masonry parapet on all sides.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the roofing will be replaced with a TPO product. The existing down spouts will be retained. New mechanical equipment (mini split condensers) will be installed on the roof, as shown on enclosed Sheet M5. These units are located away from the parapet and are limited in height; therefore they will be minimally visible if at all.

PHOTOS: N/A

DRAWINGS: Part 2 Submission Set, Gorman, Sheets AS101, AE191, A191, M5

Exterior
Photos 1-22
*Yellow arrow indicates
starting point*





1. West Elevation, looking east.



2. West Elevation, looking northeast.



3. West Elevation, looking southeast.



4. West Elevation, looking east.



5. West Elevation, looking northeast.



6. West Elevation, looking east at entrance.



7. West Elevation, looking southeast.



8. West Elevation, looking southeast.



9. West Elevation, looking southeast.



10. North Elevation, looking southeast.



11. North Elevation, looking southeast at entrance.



12. North and East Elevations, looking southwest.



13. East Elevation, looking west.



14. East Elevation, looking west.



15. East Elevation, looking southwest.



16. East Elevation, looking northwest.



17. East Elevation, looking west.



18. Community Center, South Elevation, looking north.



19. South Elevation, looking northeast.



20. West Elevation, looking north at entrance. .



21. West Elevation, looking southeast.



22. Garage, looking northwest at entrance.



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: 1424 Admiral Court, Green Bay

2. Parcel #: 6-142

3. Owner of record: Green Bay Housing Authority Phone: 920-492-3790

<u>1424 Admiral Court</u>	<u>Green Bay</u>	<u>WI</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Gorman & Company (contact - Jen Davel)

<u>200 N. Main Street</u>	<u>Oregon</u>	<u>WI</u>	<u>53575</u>
(Address)	(City)	(State)	(Zip)

<u>608-835-3900</u>	<u>608-609-6856</u>	<u>jdavel@heritage-consulting.co</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: Affordable Housing

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 attached Part 2 application for historic tax credits.

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: Edward B. Math

Owner Signature: Cheryl Kenner-Wigg BBHA

Date Received: _____ Staff: _____



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

January 17, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 24-05) Consideration with possible action on a design review for replacement windows 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 replacement of windows. The application does not specify where each proposed replacement window is to be fitted.

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

LC staff notes that no views of the existing windows have been provided and no assertion has been made that the existing windows are beyond repair. LC staff notes that replacement windows are generally viewed favorably by the LC; however, Wisconsin SHPO lists several requirements for replacement windows on designated historic buildings such as this 'contributing' house. Those Wisconsin requirements effectively address SOI standard # 6 (above) and state, "The reproduction should have an exterior grid, spacer bars between the glass and an interior grid." Additionally, Wisconsin SHPO requirements state, "The glass must be clear and nonreflective with a visual light transmittance of 72 or higher." Reference <https://www.wisconsinhistory.org/Records/Article/CS4308>

The replacement windows, as proposed, have only “GBG” (grille between glass) grilles and a visual light transmittance (VLT) value of 0.5. LC staff notes that the LC has previously accepted replacement windows for houses with a VLT below 0.72. LC staff notes that the LC has previously insisted upon compliance with SHPO requirements for exterior grids, spacer bars between the glass, and interior grids for ‘contributing’ properties such as this one. LC staff notes that the applicant has previously installed “GBG” windows on a ‘non-contributing’ within the district.

RECOMMENDATION

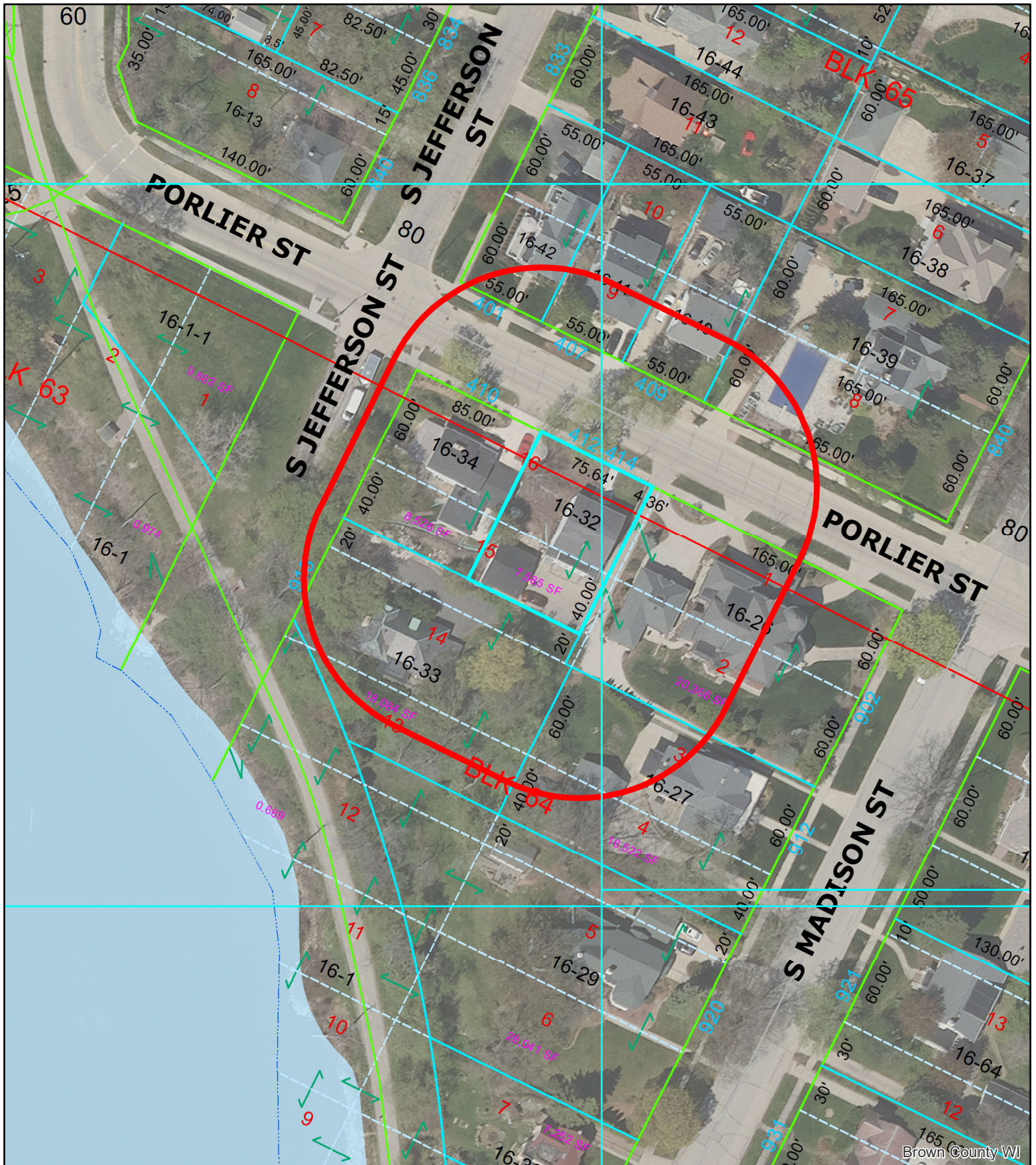
LC staff recommends approval of replacement windows provided that:

1) the replacements are the same size and style (e.g. an existing three-over-one window to be replaced with a new three-over-one type of the same design & appearance) as the windows which are to be replaced, and
2) all multi-pane replacement windows satisfy the SHPO grille requirements (exterior grid, spacer bars, and interior grid). LC staff notes that the Pella brand offers two SHPO-compliant designs, branded as “integral light technology (ILT) grilles” OR “simulated-divided-light grilles WITH spacers”.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-05 Map
2. 412 414 Porlier 01 2019
3. COA 24-05 Final Proposed Design and Color
4. COA 24-05 Window Details
5. COA 24-05 412-414 Porlier Property Details
6. COA 24-05 412-414 Porlier SHPO Summary Notes
7. COA 24-05 Application 1
8. COA 24-05 Application 2



(COA 24-05) Window Replacement at 412-414 Porlier 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. 09 Jan 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 412-414 Porlier
- 100-ft Notification Area






DRURY
DESIGNS
drurydesigns.net



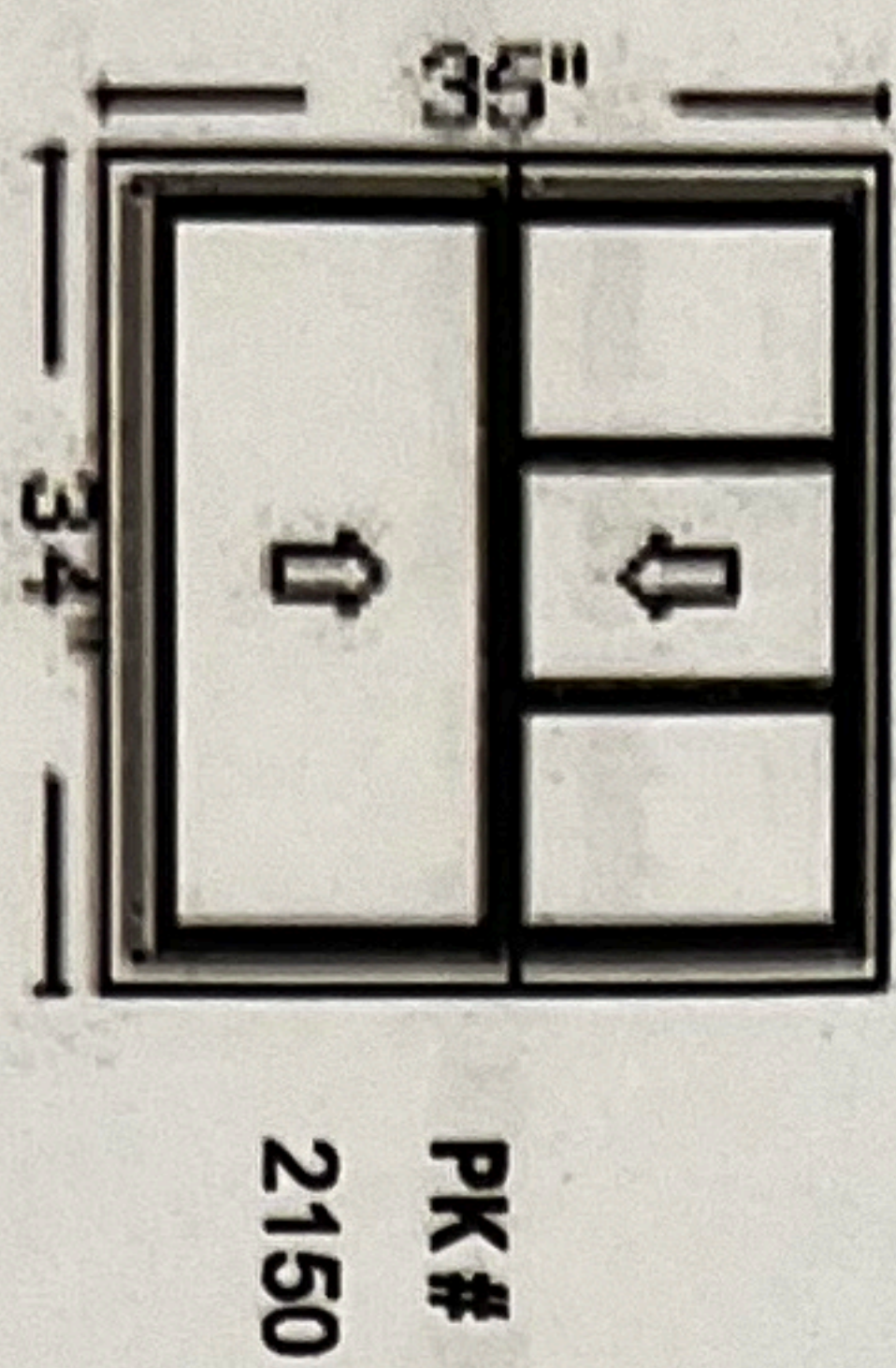
Proposal - Detailed

Pella Window and Door Showroom of Green Bay
500 Pilgrim Way
Green Bay, WI 54304
Phone: (920) 435-3791 Fax: (920) 435-0377

Sales Rep Name: Dallman, Brady
Sales Rep Phone: 920-857-5506
Sales Rep E-Mail: bdallman@pellawi.com
Sales Rep Fax:

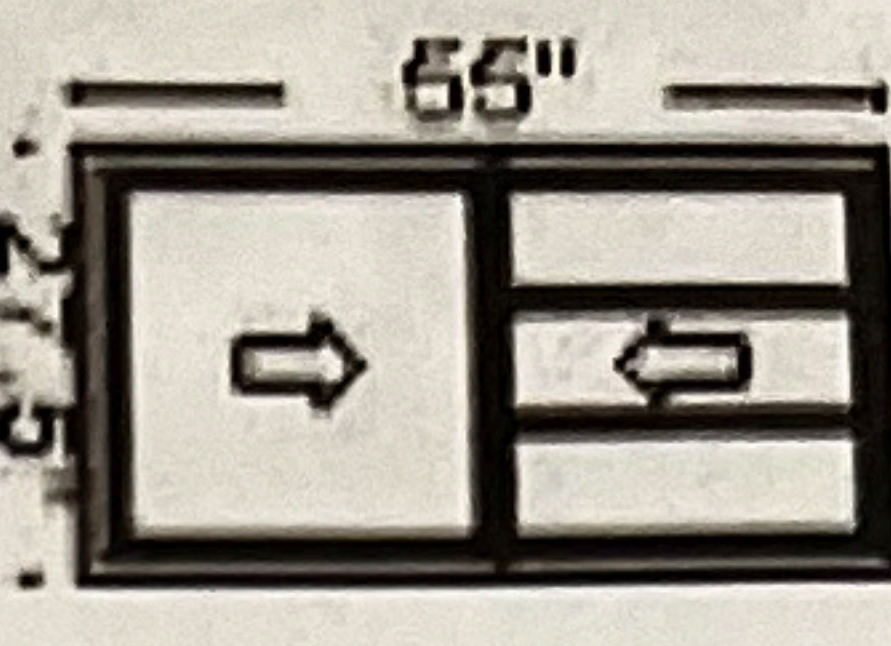
Customer Information		Project/Delivery Address	Order Information
Drury Designs 1252 Marine St Green Bay, WI 54301 Primary Phone: (920) 339-1011 Mobile Phone: (920) 6193244 Fax Number: (920) 3399819 E-Mail: invoices@drurydesignsinc.net Contact Name:		Portier Rental 411 Dousman St Lot # Green Bay, WI 54303-2715 County: Owner Name: Owner Phone:	Quote Name: Portier Rental Order Number: 408 Quote Number: 17587128 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: BRO Cust Delivery Date: None Quoted Date: 11/27/2023 Contracted Date: Booked Date: Customer PO #:
Great Plains #: DRURE Customer Number: 1001965620 Customer Account: 1000209344			
Line #	Location:	Attributes	

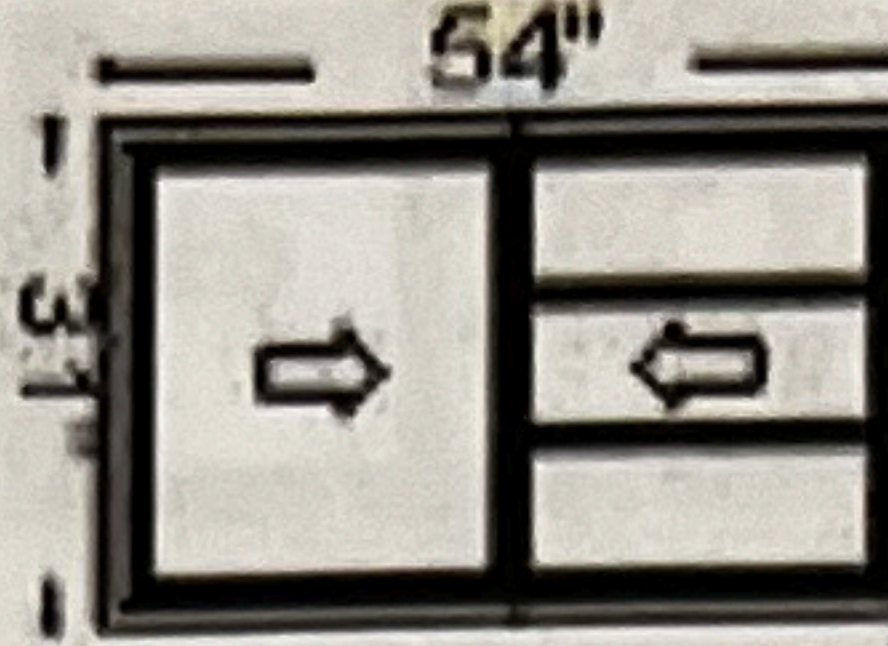
10	Left Lower		
Lifestyle, Double Hung, 34 X 35, Without HGP, White		Item Price	Qty
		\$717.77	1
			Ext'd Price
			\$717.77



PK # 2150
Viewed From Exterior
Rough Opening: 34 - 3/4" X 35 - 3/4"

1: 3435 Double Hung, Equal
Frame Size: 34 X 35
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 1/16", Jambliner Color: Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Provincial Stain Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08/11, Clear Opening Width 30.812, Clear Opening Height 14.25, Clear Opening Area 3.049104, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 1/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 138".

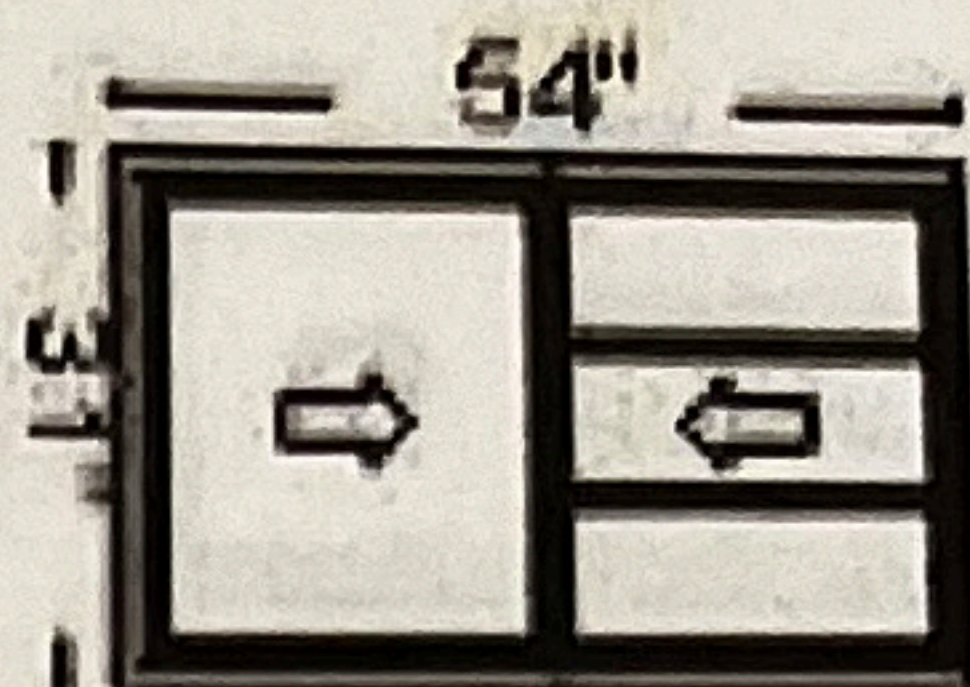
Line # Location:		Attributes		
15	Left Lower		Item Price	Qty Ext'd Price
Lifestyle, Double Hung, 27.5 X 55, Without HGP, White			\$784.27	2 \$1,568.54
Viewed From Exterior				
Rough Opening: 28 - 1/4" X 55 - 3/4"				
				
PK # 2150				
1: 27.555 Double Hung, Equal				
Frame Size: 27 1/2 X 55				
Unit Type: No Program				
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray				
Exterior Color / Finish: Standard Enduraclad, White				
Interior Color / Finish: Provincial Stain Interior				
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude				
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor				
Screen: Full Screen, White, InView™				
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP				
Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 24.312, Clear Opening Height 24.25, Clear Opening Area				
4.094208, Egress Does not meet typical United States egress, but may comply with local code requirements				
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White				
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter				
Length = 165".				

Line # Location:		Attributes		
20	Left Lower		Item Price	Qty Ext'd Price
Lifestyle, Double Hung, 31 X 54, Without HGP, White			\$796.79	2 \$1,593.58
Viewed From Exterior				
Rough Opening: 31 - 3/4" X 54 - 3/4"				
				
PK # 2150				
1: 3154 Double Hung, Equal				
Frame Size: 31 X 54				
Unit Type: No Program				
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray				
Exterior Color / Finish: Standard Enduraclad, White				
Interior Color / Finish: Provincial Stain Interior				
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude				
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor				
Screen: Full Screen, White, InView™				
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP				
Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 27.812, Clear Opening Height 23.75, Clear Opening Area				
4.587049, Egress Does not meet typical United States egress, but may comply with local code requirements				
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White				
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter				
Length = 170".				

Line # Location:

Attributes

25 Left Uppers



PK #
2150

Viewed From Exterior
Rough Opening: 31 - 3/4" X 54 - 3/4"

Lifestyle, Double Hung, 31 X 54, Without HGP, White

Item Price	Qty	Ext'd Price
\$796.79	4	\$3,187.16

1: 3154 Double Hung, Equal

Frame Size: 31 X 54

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Provincial Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 27.812, Clear Opening Height 23.75, Clear Opening Area 4.587049, Egress Does not meet typical United States egress, but may comply with local code requirements

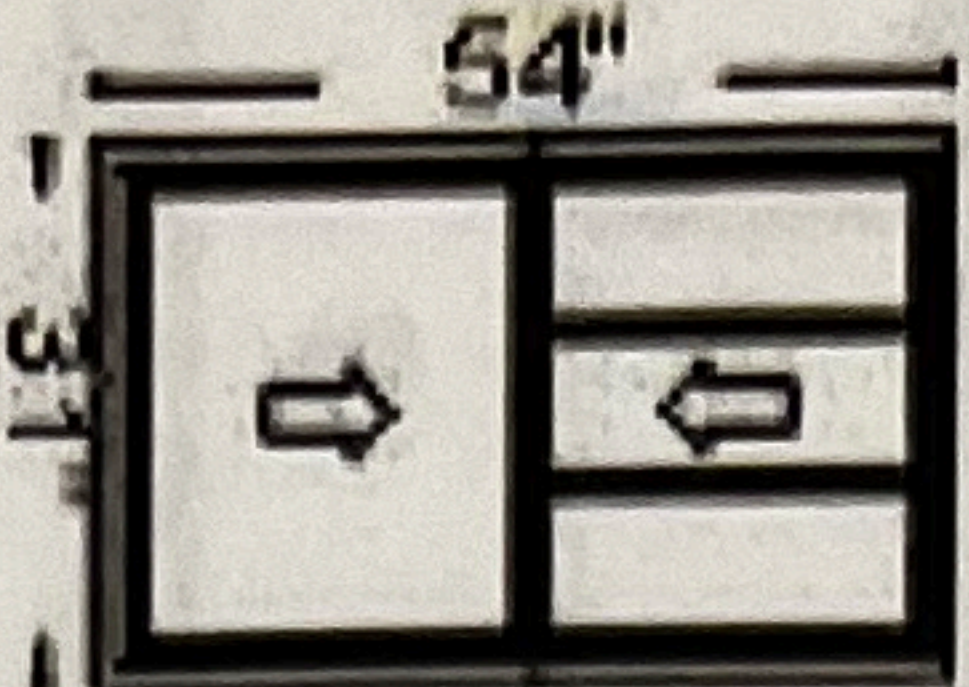
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 170".

Line # Location:

Attributes

30 Front



PK #
2150

Viewed From Exterior
Rough Opening: 31 - 3/4" X 54 - 3/4"

Lifestyle, Double Hung, 31 X 54, Without HGP, White

Item Price	Qty	Ext'd Price
\$796.79	8	\$6,374.32

1: 3154 Double Hung, Equal

Frame Size: 31 X 54

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Provincial Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

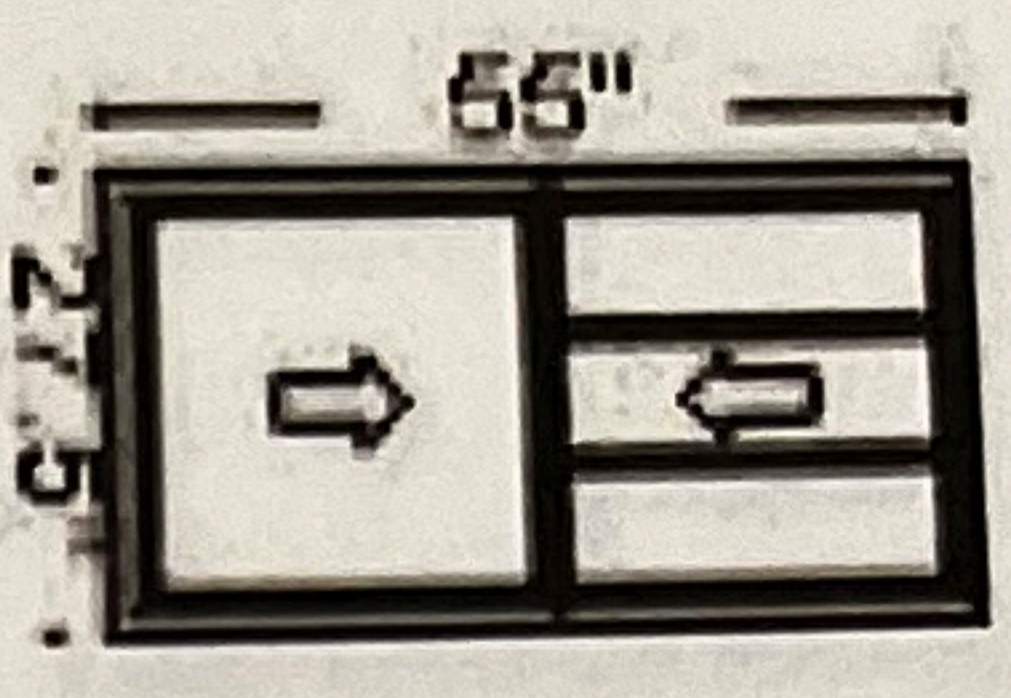
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 27.812, Clear Opening Height 23.75, Clear Opening Area 4.587049, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 170".

Line # Location:		Attributes		
35	Right Lower			
		<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
		\$784.27	4	\$3,137.08

Lifestyle, Double Hung, 27.5 X 55, Without HGP, White



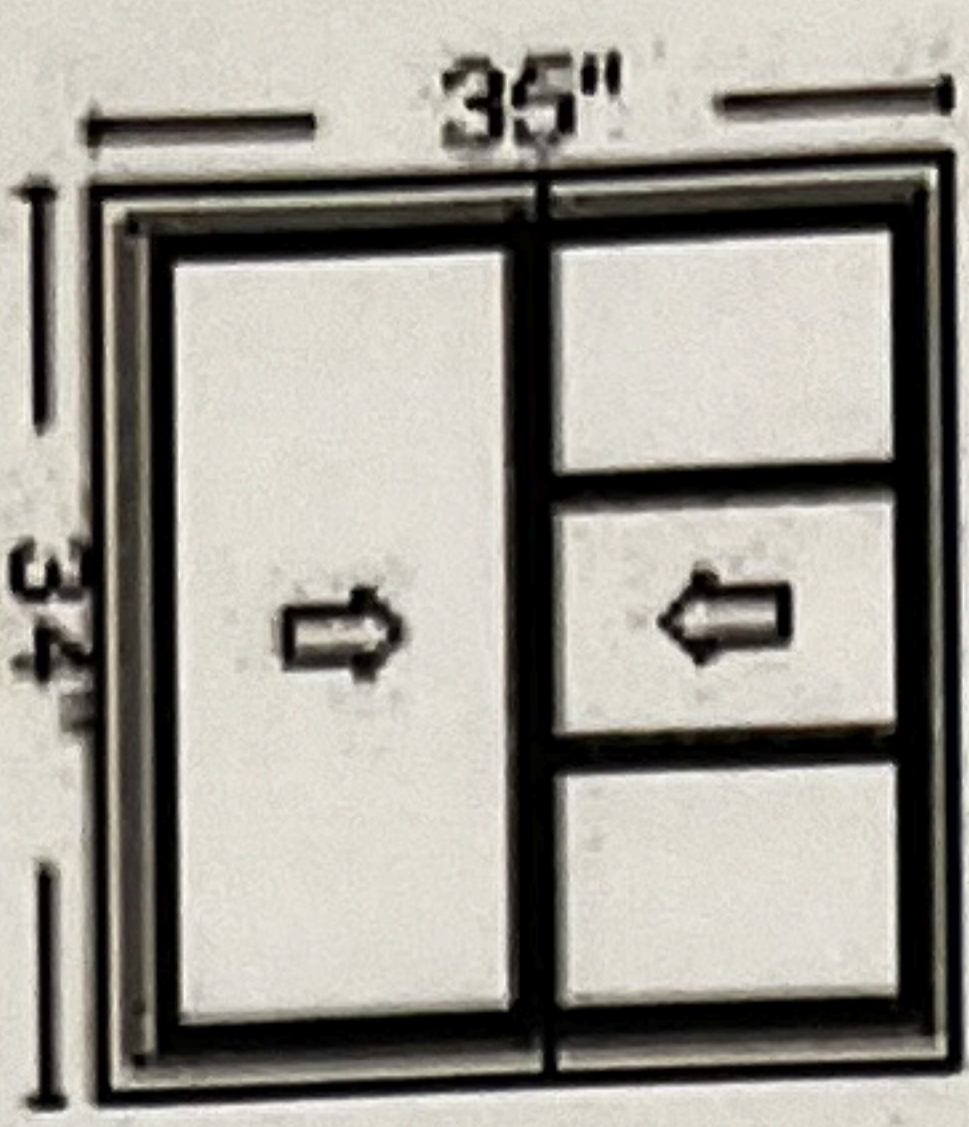
PK #
2150

Viewed From Exterior
Rough Opening: 28 - 1/4" X 55 - 3/4"

1: 27.555 Double Hung, Equal
Frame Size: 27 1/2 X 55
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Provincial Stain Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 0811, Clear Opening Width 24.312, Clear Opening Height 24.25, Clear Opening Area 4.094208, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 165".

Line # Location:		Attributes		
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Lifestyle, Double Hung, 34 X 35, Without HGP, White



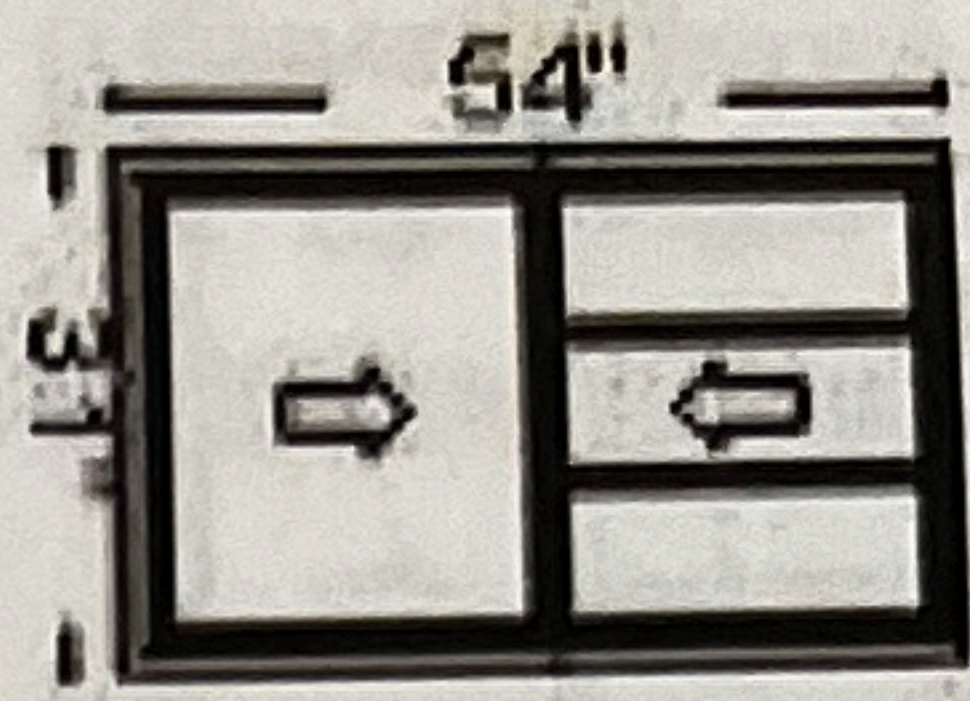
PK #
2150

Viewed From Exterior
Rough Opening: 34 - 3/4" X 35 - 3/4"

1: 3435 Double Hung, Equal
Frame Size: 34 X 35
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Provincial Stain Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 0811, Clear Opening Width 30.812, Clear Opening Height 14.25, Clear Opening Area 3.049104, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 138".

<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
\$717.77	1	\$717.77

Line # Location:		Attributes		
45	Right Uppers			
		Item Price	Qty	Ext'd Price
		\$796.79	4	\$3,187.16



PK #
2150

Viewed From Exterior
Rough Opening: 31 - 3/4" X 54 - 3/4"

1: 3154 Double Hung, Equal

Frame Size: 31 X 54

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Provincial Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP

Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 27.812, Clear Opening Height 23.75, Clear Opening Area

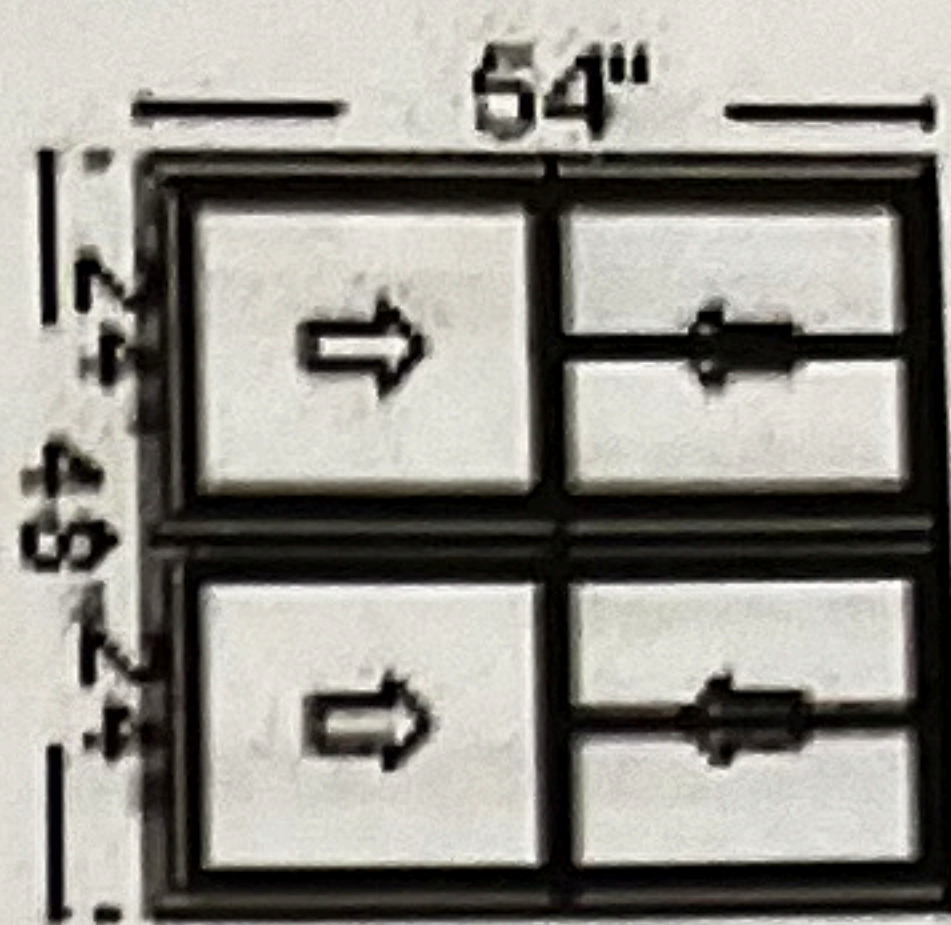
4.587049, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White

Wrapping Information: Foldout Flns, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter

Length = 170".

Line # 50 Location: Back Right



Viewed From Exterior
Rough Opening: 48 - 3/4" X 54 - 3/4"

PK #
2150

Lifestyle, 2-Wide Double Hung, 48 X 54, Without HGP, White

Item Price	Qty	Ext'd Price
\$1,525.59	1	\$1,525.59

1: 2454 Double Hung, Equal

Frame Size: 24 X 54

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Provincial Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 20.812, Clear Opening Height 23.75, Clear Opening Area

3.432535, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 0W0H), Brown, White

2: 2454 Double Hung, Equal

Frame Size: 24 X 54

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Provincial Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 20.812, Clear Opening Height 23.75, Clear Opening Area 3.432535,

Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 0W0H), Brown, White

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction- Vertical

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 204"

Thank You For Your Interest In Pella® Products

Line #	Location:	Attributes		
55	Back			
54" 31" 2150 PK # Viewed From Exterior Rough Opening: 31 - 3/4" X 54 - 3/4"				
Lifestyle, Double Hung, 31 X 54, Without HGP, White				
		Item Price	Qty	Ext'd Price
		\$796.79	4	\$3,187.16
1: 3154 Double Hung, Equal				
Frame Size: 31 X 54				
Unit Type: No Program				
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray				
Exterior Color / Finish: Standard Enduracalad, White				
Interior Color / Finish: Provincial Stain Interior				
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude				
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor				
Screen: Full Screen, White, InView™				
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP				
Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 27.812, Clear Opening Height 23.75, Clear Opening Area				
4.587049, Egress Does not meet typical United States egress, but may comply with local code requirements				
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 0W0H), Brown, White				
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter				
Length = 170".				

Line #	Location:	Attributes		
60	Back Uppers			
54" 24" 2150 PK # Viewed From Exterior Rough Opening: 24 - 3/4" X 54 - 3/4"				
Lifestyle, Double Hung, 24 X 54, Without HGP, White				
		Item Price	Qty	Ext'd Price
		\$743.81	6	\$4,462.86
1: 2454 Double Hung, Equal				
Frame Size: 24 X 54				
Unit Type: No Program				
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray				
Exterior Color / Finish: Standard Enduraclad, White				
Interior Color / Finish: Provincial Stain Interior				
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude				
Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor				
Screen: Full Screen, White, InView™				
Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00002, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Clear Opening Width 20.812, Clear Opening Height 23.75, Clear Opening Area 3.432535, Egress Does not meet typical United States egress, but may comply with local code requirements				
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 0W0H), Brown, White				
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 156" .				

Thank You For Your Interest In Pella® Products

Order Totals	
Taxable Subtotal	\$29,658.99
Sales Tax @ 5.5%	\$1,631.24
Non-taxable Subtotal	\$0.00
Total	\$31,290.23
Deposit Received	\$0.00
Amount Due	\$31,290.23

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:



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: 412/414 Polier St
2. Parcel #: 16-32
3. Owner of record: Patrick Drury Phone: 920-339-1011
- | | | | |
|--------------------|------------------|-----------|--------------|
| <u>410 Porlier</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
4. Applicant's Name: Patrick Drury
- | | | | |
|---------------------|---------------------|-----------------------------|--------------|
| <u>410 Porlier</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>gerenal@drury.design</u> | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |
5. Present use of Property: Multifamily/ Duplex
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/ no replacement of siding (just painting)

Windows- windows will be a multi year project- starting with the front elevation 1st

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: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 17, 2024

PREPARED BY

AGENDA ITEM # F.I

Survey Update, Phase 7, Public Meeting

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

January 17, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.2

Staff-Level COA Applications.

BACKGROUND

- COA 23-63, 840 S Jackson, Driveway
- COA 23-65, 635 S Jefferson, Driveway
- COA 23-67, 840 S Jackson, Jump Porch
- COA 23-68, 303 N Ashland, Porch
- COA 23-69, 412-414 N Maple, Foundation & Masonry Repairs
- COA 23-70, 110 S Adams, Dumpster Enclosure
- COA 23-71, 800 Oregon, Stairs
- COA 24-04, 1002 S Monroe, Fence

RECOMMENDATION

No Action Required

FISCAL IMPACT**ATTACHMENTS**

None