



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MARCH 20, 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 Wednesday, March 20, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the February 21, 2024, meeting.

E. Regular Business.

- I. (COA 24-12) Consideration with possible action on a design review for replacement garage side door and window located at 1011 S Van Buren Street.

2. (COA 24-13) Consideration with possible action on a design review for basement window size change and replacement located at 840 S Jackson Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: April 17, 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

March 20, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 24-12) Consideration with possible action on a design review for replacement garage side door and window located at 1011 S Van Buren Street.

BACKGROUND

1011 S Van Buren, built c. 1925, 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, and association. Integrity of design and materials has been impacted through additions and altered fenestration. A detached garage is located behind the house, completely hidden from view from all ground-level public right-of-way vantage points.

This COA application proposes to make the following changes to the detached garage – 1) replace a historically appropriate, 3-over-1, wooden window with a new window, and 2) replace a pedestrian door (next to the window) with a larger French double-door.

LC staff notes that the garage and its design appear to be old and appropriate to the property's and district's period of significance. The vehicular doors have been replaced and the pedestrian door is relatively modern. It is unclear if the opening for this pedestrian door is old or if a hole was cut specifically to accommodate the existing door. The window appears to be old.

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

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.

RECOMMENDATION

LC staff notes that the garage is not visible from a public right-of-way and that the proposed changes will have no appreciable impact on the integrity of the property or the district. Although the garage and its wooden window may date to the historic period of significance, its relatively hidden location behind the house greatly diminishes its importance, and precedents suggest that the LC may be amenable to the

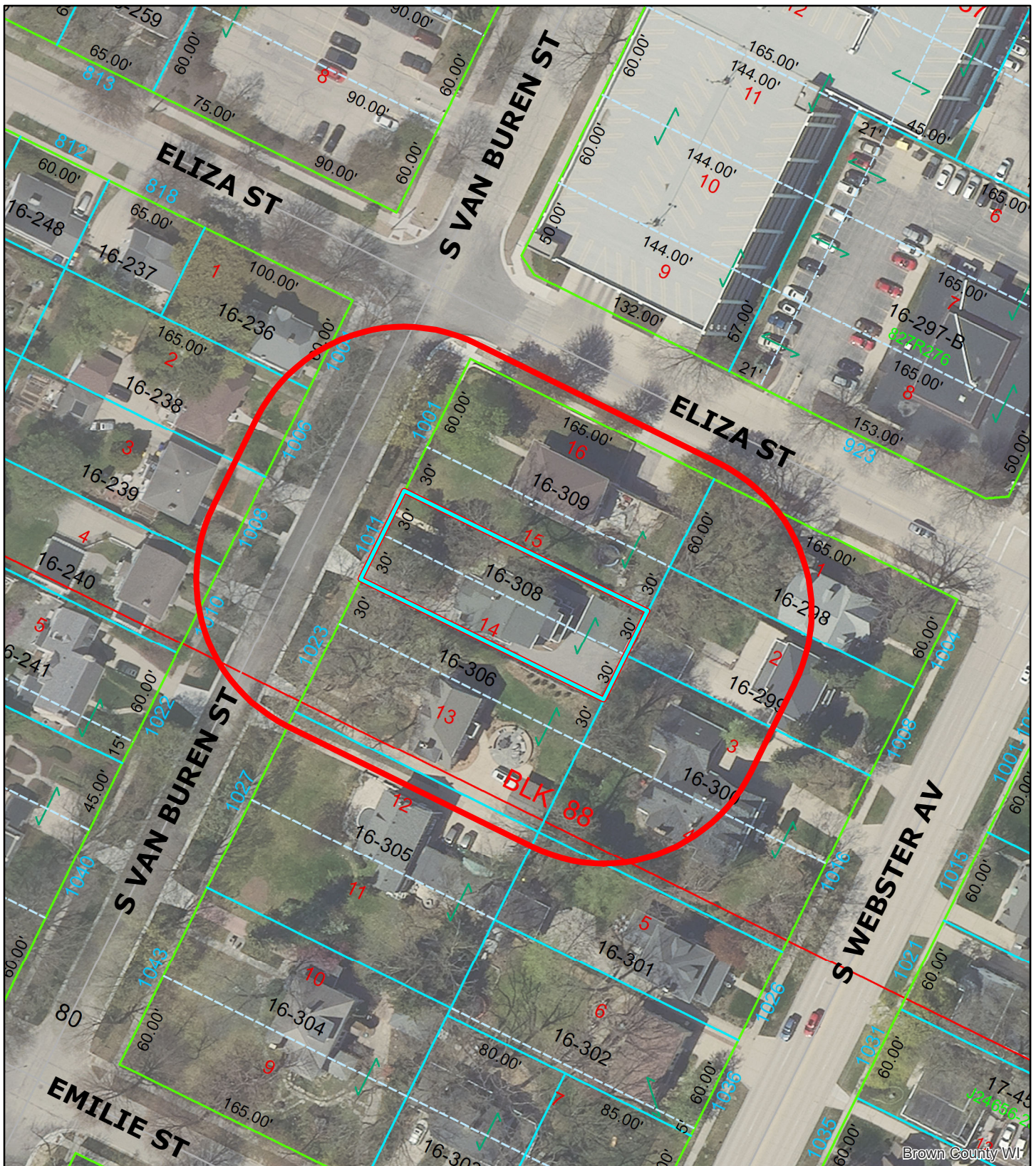
wholesale replacement of this garage. Regarding the SOI standards, the garage (and the old window) does little to contribute to the historic character of the property (#2) and the garage window does little to characterize the property (#5 & #9). The window does not appear to be substantially deteriorated (#6).

LC staff recommends approval of the proposed changes.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-12 Map
2. COA 24-12 Street View
3. COA 24-12 Pic 1
4. COA 24-12 Pic 2
5. COA 24-12 Pic 3
6. COA 24-12 Pic 4
7. COA 24-12 Rendering
8. COA 24-12 Property Details
9. COA 24-12 Application



COA 24-12 Replacement Garage Side Door & Window at 1011 S Van Buren

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. 12 Mar 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 1011 S Van Buren Street
- 100' Notification Area



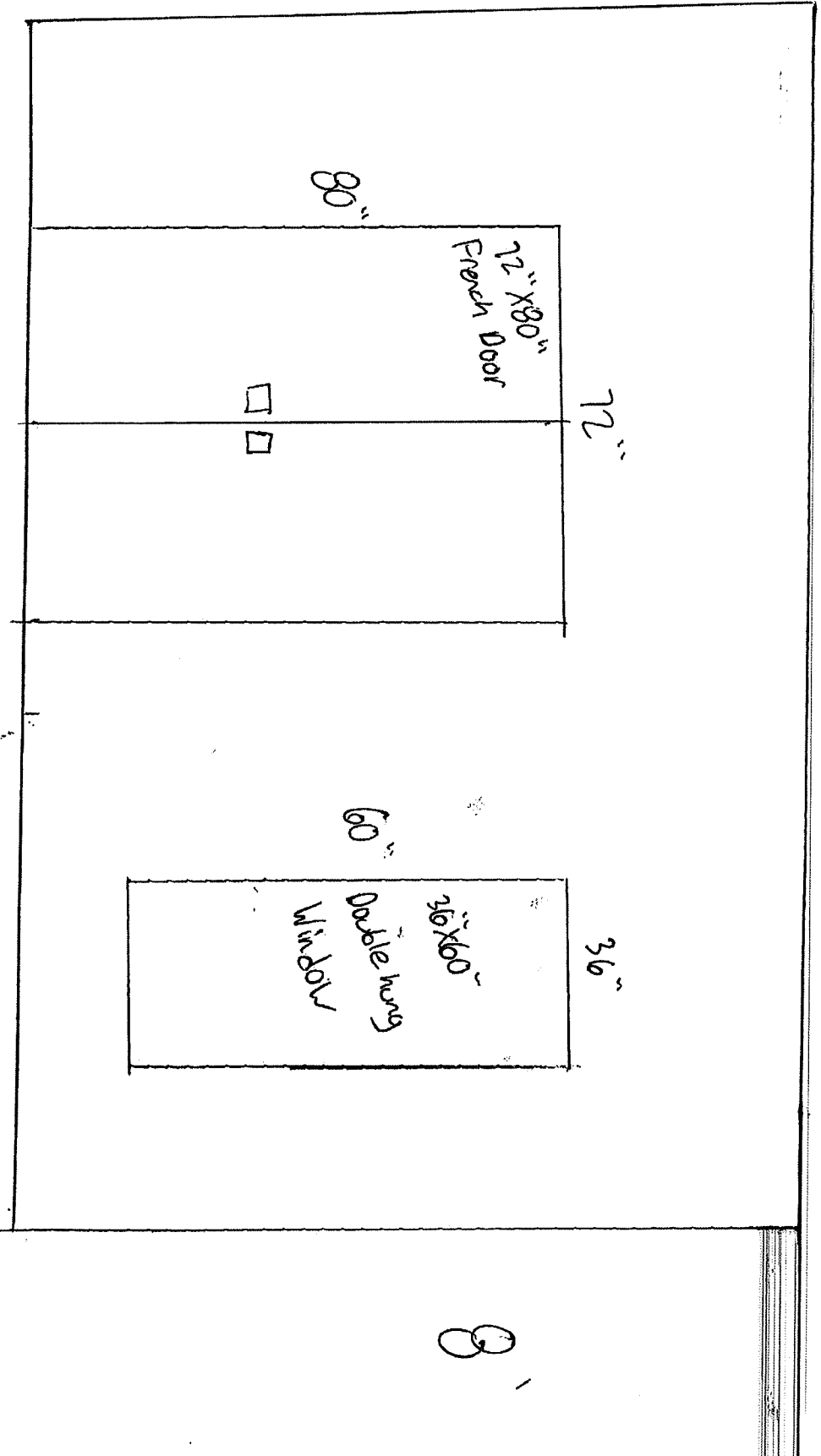








22'



22'

Address:	1011	S Van Buren	St	1009	now	
Parcel No.:	16-308					
WI AHI No.:	53504					
Historic Name:						
Built:	1910	c. 1924/25 per City Directories				
Historic Use:	house	(absent 1923 & before, present 1925)				
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:						
	"Several additions have altered the façade of this two story frame house.					
	Owner: John H. De Wan, 1001 South Van Buren, Green Bay, WI 54301"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Front portion of house is a cross gable form.					
	A main front gable has a shorter front-gabled wing projecting towards the					
	street and a gabled wing projecting to the south. This front portion is					
	roughly 1-1/2 stories in height. A 2-story rear, side-gabled portion of the					
	house is somewhat visible from the street. Clapboard profile siding with					
	corner boards. Rafter tails with plain brackets in the gabled ends.					
	Craftsman style.					
Features -	Wood siding. Rafter tails & brackets. Decorative supports on front					
	wing. Many original windows.					
	(continued below)					
Alterations -	1936 Sanborn map shows this property as it currently exists, with the rear					
	portion used as apartments and the front portion for the property owner.					
	(hence 1007-1011 house number). The form suggests that this was a					
	Craftsman style bungalow to which a 2-story addition was placed at the					
	rear. The front porch has been enclosed (front wing), with a large picture					
	window at front. Rear addition style matches that of the front, suggesting					
	it was constructed on-site (rather than moved here & joined to house).					
	Entry railing & column are old replacements. Additions are now					
	historic (built pre-1936).					
Misc -						



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: _____

1. Address: 1011 S. Van Buren Street, Green Bay, WI 54301

2. Parcel #: _____

3. Owner of record: Josue Hill Phone: 702-232-4886

1011 S. Van Buren Street, Green Bay, WI, 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Josue Hill

1011 S. Van Buren Street, Green Bay, WI, 54301
(Address) (City) (State) (Zip)

702-920-433-7497 702-232-4886 Josue.Hill@Bellin.org
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Home (family)

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.)

Change ^{existing} door and window on the side of one car garage
located in the back of the house. New french door and
new window.

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): \$3,000.00

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: _____ *Joe Hill* 02/29/2024

Owner Signature: _____ *Joe Hill* 02/29/2024

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

March 20, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-13) Consideration with possible action on a design review for basement window size change and replacement located at 840 S Jackson Street.

BACKGROUND

840 S Jackson, built c. 1925, is a contributing property in the Astor NRHP Historic District. The building currently maintains a good degree of historic integrity, including its integrity of setting, location, association, design, materials, feeling, and workmanship (insofar as what is known about the history of the property).

This COA application proposes to remove the basement windows, make those window openings smaller, and fill the smaller openings with glass blocks. LC staff notes that no dimensions appear to have been provided. Glass block basement windows are generally approved under staff authority if there is no change in size of the window. In this case, Landmarks Commission approval is needed.

RECOMMENDATION

LC staff notes that replacing basement windows with glass block is an appropriate change for this property. The change in window opening size will not negatively impact the integrity of the property or the district. Approval is recommended.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-13 Map
2. COA 24-13 Street View
3. COA 24-13 WHS Project Information
4. COA 24-13 Project Report
5. COA 24-13 WHS Project Approval
6. COA 24-13 Pic 1
7. COA 24-13 Pic 2
8. COA 24-13 Pic 3
9. COA 24-13 Pic 4
10. COA 24-13 Pic 5
11. COA 24-13 Property Details
12. COA 24-13 Application





WISCONSIN
HISTORICAL
SOCIETY

This form is used for the state tax credit only.
If you plan to apply for both state and federal tax
credits, use federal form 10-168.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

WHS Project Number

1. **Property Name** 840 S JACKSON ST

Street 840 S JACKSON ST

City GREEN BAY County BROWN Zip 54301

Name of Historic District ASTOR PARK

☒ Listed individually in the National Register/State Register; date of listing National: 2/27/1980; State: 1/1/1989

☐ Located in a Registered Historic District; name of district _____

☐ Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Data on building and rehabilitation project

Date of construction 1925 Cost of rehabilitation (estimated) \$70,000

Type of construction Residential duplex Floor area before / after rehabilitation 1652

Start date (estimated) 05/10/24 Use(s) before / after rehabilitation Residential duplex

Completion date (estimated) 9/10/27 Number of housing units before / after rehabilitation 2

Project phasing: ☐ 2 year or ☒ 5 year

3. Project Contact (if different from the Owner)

Name GRANT KEEBLER

Street 420 S WASHINGTON ST City GREEN BAY Email GRANT.KEEBLER@G

State WI Zip 54301 Telephone 920-461-1941

4. Owner

Name MITCHELL KEEBLER Signature _____ Date _____

Organization _____ Social Security or Taxpayer ID Number _____

Street 840 S JACKSON ST City GREEN BAY Email MITCHELL.KEEBLER@

State WI Zip 54301 Telephone 414-377-1341

WHS Official Use Only

The Wisconsin Historical Society has reviewed the Historic Certification Application for the above-named property and has determined that:

- ☐ The rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This determination is preliminary only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation is complete.
- ☐ The rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ The rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____

For Daina Penkiunas, State Historic Preservation Officer

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name 840 S JACKSON ST WHS Project Number _____
Property address 840 S JACKSON ST GREEN BAY WI 54301

5. Detailed description of rehabilitation

Number <u>3</u>	Feature <u>Roof, gutters & downspouts</u>	Date of Feature <u>1990 (est.)</u>
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Describe existing feature and its condition

Original roof replaced decades ago. Several layers of shingles added since. Gutters in disrepair and not functioning as intended. Downspouts failing to move water away from the structure.

Photo numbers 36, 39, 59-64 Drawing numbers See Tab 3

Describe work and impact on feature

Roof to be replaced with wood-tone colored modern architectural asphalt shingles. Gutters and downspouts to be replaced with a commonly available aluminum product with white factory paint to match existing. 50% of total cost allocatable to income producing unit. See attached proposal. Materials to be selected in accordance with guidance from SHPO.

Number <u>4</u>	Feature <u>Structural</u>	Date of Feature <u>1925</u>
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Describe existing feature and its condition

Structural engineer notes deflection, cracked joists, and rot. "Bird-mouthing" of joists along center bearing beam caused many cracks to develop over time. One joist in separate location appears cracked to do accidental point-load damage. Joists and knee-wall (north side) under bathroom compromised. Water damage, poor original construction, and hap-hazard repairs over time causes concern.

Photo numbers 84, 88-105 Drawing numbers See Tab 4

Describe work and impact on feature

Engineer recommends adding joist hangers and "sistering" of joists for strength at load transfer point along center beam and as other cracks present. Engineer recommends knee-wall repairs, joist "sistering," and additional bearing beam under bathroom area. Extent of knee-wall repairs to be determined as condition exposed by demolition; It is believed about 10-feet of linear wall is at issue, only damaged plaster/lathe to be removed and the stucco facade won't be disturbed. To facilitate load-transfer it may be prudent to remove one original awning type window opening (secondary facade; only visible from narrow yard between homes) as the original header has proved inadequate to transfer load. To reduce static load, it may be prudent to remove bathroom tiling and cast iron tub. Exact extent of work can only be determined after selective demolition. 50% of work allocated to income producing unit. Preserves structure with minimal architectural impact.

October 31, 2023

Mr. Grant Keebler
Keebler & Associates, LLP
420 S. Washington St.
Green Bay, WI 54301

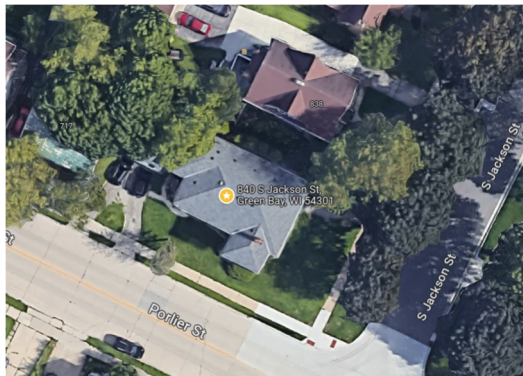
Re: Existing House Structural Assessment
840 S. Jackson Street
Green Bay, WI 54301
Report of Findings

Dear Mr. Keebler,

As requested, Mike DeSautel of Mach IV performed observations of the existing house at 840 South Jackson Street in Green Bay, Wisconsin during a walk-through on October 23, 2023. These observations were performed to provide a structural assessment of the residence and to help determine areas of structural concern. Observations were conducted in the basement, first-floor level and around the exterior of the house. The second floor was not observed since it is occupied by a tenant. The assessment is based only on what was visible and accessible.

PROJECT LOCATION

840 South Washington Street
Green Bay, Wisconsin 54301



On the following pages, we have provided a list of structural observations of the existing building and have identified what we believe to be the priorities for repairs.

OBSERVATIONS (SEE ATTACHED DRAWINGS SK-1, SK-2, SK-3 AND PHOTOS)

Basement Level: Most of the first-floor framing is visible from the basement level.

1. The first-floor framing is primarily constructed of 2x10 joists spaced at about 16" on center. The joists span from the exterior walls to interior wood beams on steel posts.
2. Exterior walls consist of cast-in-place concrete walls to an elevation of approximate 5 feet above the basement floor slab.
3. Where joists run north to south to central wood beams, numerous joists have split at the ends that are carried by those beams.
4. Some members were noted to have been cut in the past for installation of piping or electrical.
5. Some joists were noted to have split or have been damaged along the length of the joists.

6. Significant water damage was observed at the floor joists, floorboards and exterior stud wall near the bathroom above. Additional posts have been installed in this area.
7. A crack in the concrete foundation wall was noted on the north wall of the house in the area of water damage near the bathroom.
8. A steel post and small steel beam had been installed in the past in the area where the water heaters are located. There is a damaged joist over this area. The beam appears to be deflected downward on one end.
9. The north foundation wall has tipped in from top to bottom as much as $\frac{3}{4}$ " to 1".

First Floor Level: No framing is visible on the first-floor level due to being covered by lath and plaster.

1. Numerous ceiling cracks and deformations, most cosmetically repaired in the past, were observed in all first-floor rooms.
2. Several floor cracks were noted in the bathroom.
3. A bump in the floor was observed in the dining room. This is in the area that has the post and small beam in the basement below.
4. A bump in the floor was observed in the spare room. This is in the area of a bearing wall in the basement below.
5. Numerous repaired cracks were observed in the exterior stucco surface. Most of these cracks were in areas of window openings.
6. A large section of stucco was noted to be pushed outward at the northwest corner of the house. Past efforts closed any gaps but did not repair the actual stucco.
7. An exterior deck for the second floor has been erected in at the southwest corner of the house. This deck structure was not assessed.
8. Some water damage may exist at the ceiling over the first floor. See photos.

DISCUSSION

The following discussion is based on the observations above and the attached sketches and photos.

The most significant issues observed consist of:

1. The floor framing and exterior wall framing below the bathroom area exhibit the most deterioration. Some walls studs and joists show signs of dry rot. Several sections of floorboards are also deteriorated. There is significant cracks in the floor. This area has also had posts added to help support the damaged floor structure. Efforts should be made to repair/replace the wall and floor in this area.
2. Most of the joists that bear on the wood beams running east-west have split at the bearing location where the joists meet the beams. The joists were originally cut (bird mouth) so they could sit on top of the beam. It is likely that this caused the members to split. 2x4 members were added to the beam to help support the bottom of the joists. It is unclear whether these members were added due to the damage to the joists or if they are part of the original construction. Efforts should be made to reinforce the ends of these joists and improve connections at the supporting beams.
3. Some joists have splits or damage along the joist length. In some cases, these members should be reinforced.
4. The concrete foundation wall on the north side of the house is tipping inward at the top. The amount of tipping varies but in places it is as much as $\frac{3}{4}$ " to 1". None of the other walls were reviewed for this since there does not appear to be structural issues in other areas. The foundation wall around the house perimeter has been constructed as a retaining wall, but likely was not designed as a retaining wall. These walls only rise to about 5 feet above the basement floor, which is approximately the level of the ground outside. It is likely that this lateral movement occurred early in the life of the house after the exterior soil was backfilled around the basement. This wall movement is not a significant concern at this time.
5. The concrete wall discussed in item 4 above also has a significant crack. This often happens in concrete walls that do not allow for expansion and contraction, and it is not

- considered a major concern. The crack may have occurred soon after construction. At this point, the main concern with this crack is if the exterior water proofing of the foundation wall and wall above fail. Water infiltration could corrode reinforcing bars in the wall (if they exist), or it may allow the buildup of materials that could deteriorate the concrete or allow water into the basement level. There is no current evidence of corrosion or significant water infiltration at this location, so repairs would likely only be for cosmetic purposes.
6. A steel post and beam were added near the water heaters at some time in the past. At least one joist in that area shows signs of damage. This may have been caused by an impact from above or below. The steel beam is cantilevered in two directions over the post, and the beam supports 4 or 5 floor joists. The beam appears to be deflecting on one end but does not show signs of any type of significant distress. The post and beam appear to have created a 'bump' in the floor above. This is likely created due to the beam and post preventing normal deflection of the joists that are supported, but the adjacent joists are deflecting. This is not a structural concern but is more of an aesthetic or functional issue.
 7. A 'bump' in the floor was also observed in what I call the Spare Room. This is likely due to the floor joists in that area spanning over a central bearing wall. This is also more of an aesthetic or functional issue and not a significant structural concern.
 8. There are several repaired cracks in the exterior stucco surface. However, at the location where the stucco has been pushed out causes some concern as to what caused this issue. It is possible that water infiltration in the past weakened the stucco. Or possibly the water infiltration, coupled with a freeze thaw cycle(s) caused the damage. The main concern is that there may be damage to the wall framing that is not visible. It may be prudent to get a contractor to remove this section of stucco so that the studs can be observed. If the studs are not damaged, the stucco can be replaced.
 9. Numerous ceiling and wall cracks were observed at the first floor. This is unfortunately normal for a house of this age and construction type. Normal movement and settlement of the building and lack of control joints typically causes issues like this. This is not a significant structural issue, and if repaired, a qualified contractor should be consulted.

RECOMMENDATIONS

As outlined above, we have provided documentation of observable deterioration and damage of the building along with some discussion of areas of concern. Based on the that effort, Mach IV recommends the following:

1. Repair/replace the floor framing in the bathroom area.
2. Repair/replace a portion of the north wall framing between the foundation wall and first floor framing.
3. Repair the ends of joists that are damaged, especially at the central beam bearing location.
4. Repair joists with damage along their spans.
5. Remove the portion of stucco that has been pushed out to make observations of the support framing.

The next steps should include consulting with a contractor with experience in restoration construction to go over the recommendations. Then, if desired, Mach IV would be happy to provide a proposal for structural design and construction drawings to make the repairs.

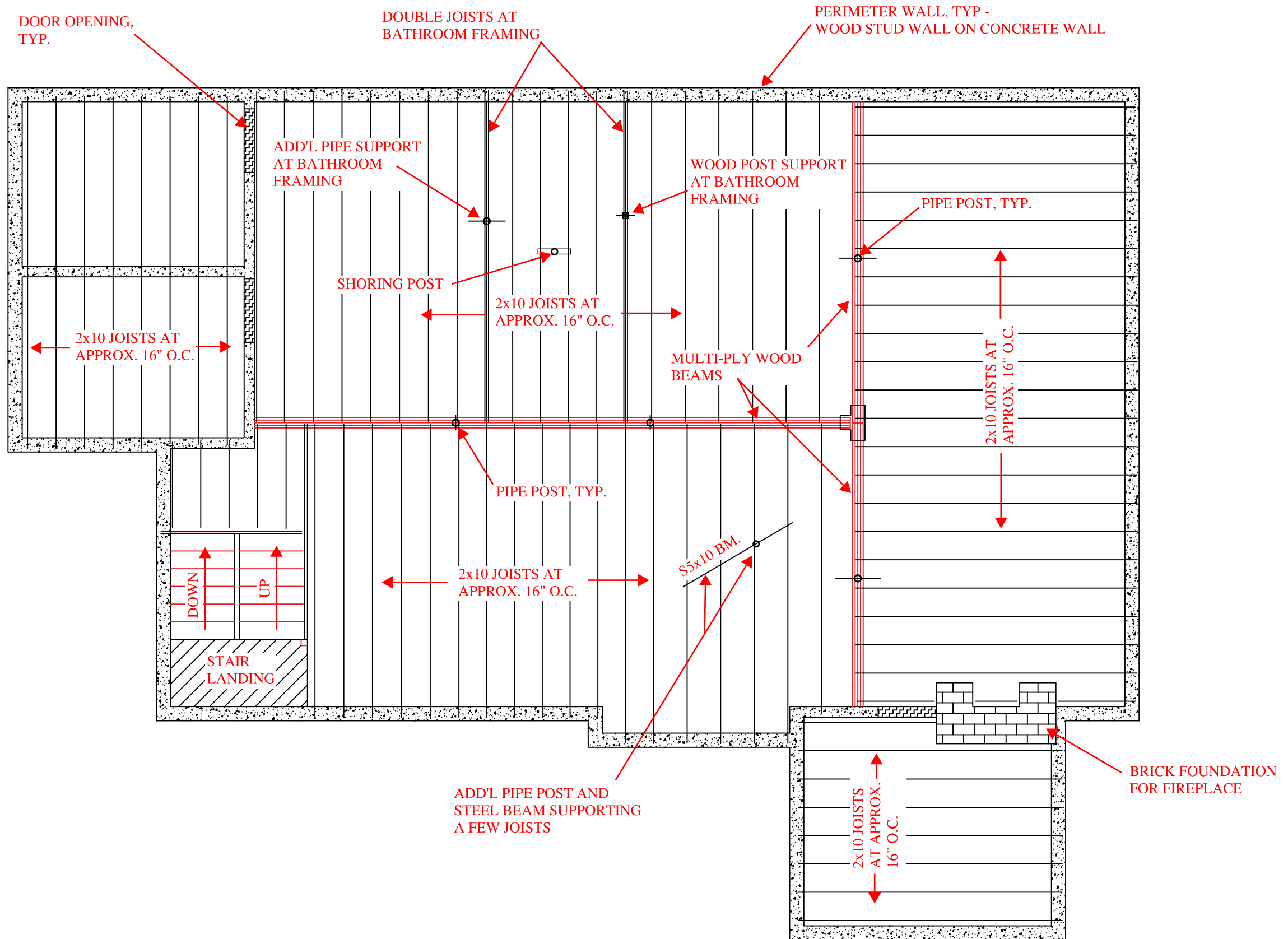
Thank you for the opportunity to provide this assessment. Please do not hesitate to contact us if you have any questions or require any additional information.

Regards,
MACH IV ENGINEERING & SURVEYING LLC

Michael D. DeSautel

Mike DeSautel, PE SE
Attachment: Plan sketches and photos



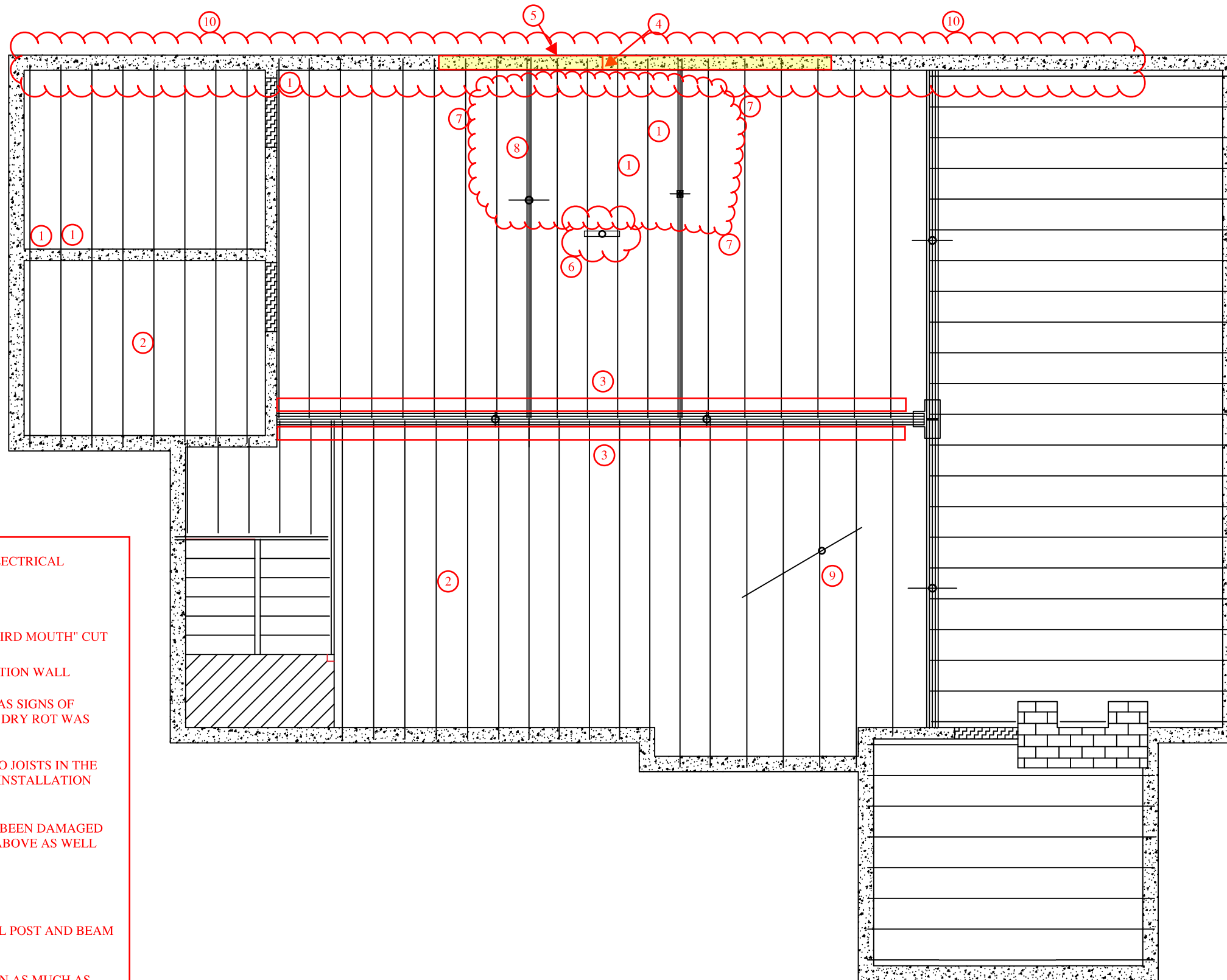


SK-1

BASEMENT LEVEL - EXISTING

FRAMING DEPICTS FIRST FLOOR FRAMING ABOVE

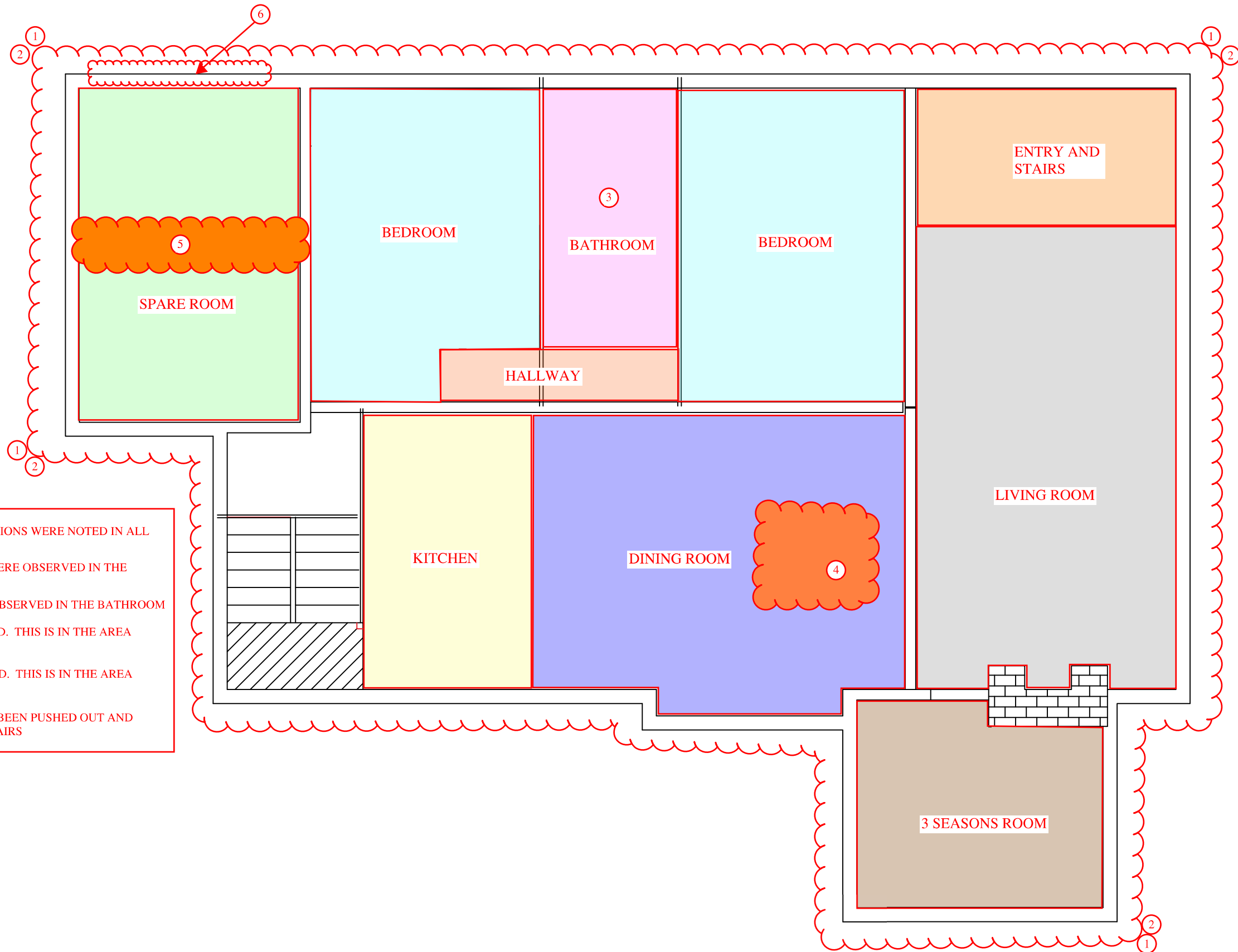




- ① FIELD CUTS IN JOISTS FOR PLUMBING OR ELECTRICAL
- ② JOIST IS SPLIT ALONG SPAN
- ③ NUMEROUS JOISTS SPLIT AT BEARING OF "BIRD MOUTH" CUT
- ④ FULL DEPTH CRACK IN CONCRETE FOUNDATION WALL
- ⑤ STUD WALL ON TOP OF CONCRETE WALL HAS SIGNS OF DETERIORATION DUE TO MOISTURE. SOME DRY ROT WAS OBSERVED
- ⑥ SHORING POST INSTALLED TO SUPPORT TWO JOISTS IN THE AREA OF MOISTURE DAMAGE AND INITIAL INSTALLATION ISSUES
- ⑦ FLOOR JOISTS AND FLOOR SECTIONS HAVE BEEN DAMAGED BY THE MOISTURE FROM THE BATHROOM ABOVE AS WELL AS SOME INSTALLATION ISSUES
- ⑧ DAMAGE TO FLOOR JOIST OBSERVED
- ⑨ DAMAGED JOIST OBSERVED WHERE A STEEL POST AND BEAM HAVE BEEN INSTALLED
- ⑩ CONCRETE FOUNDATION WALL IS TIPPING IN AS MUCH AS 3/4" TO 1" FROM TOP TO BOTTOM (NO OTHER WALLS WERE MEASURED)

SK-2





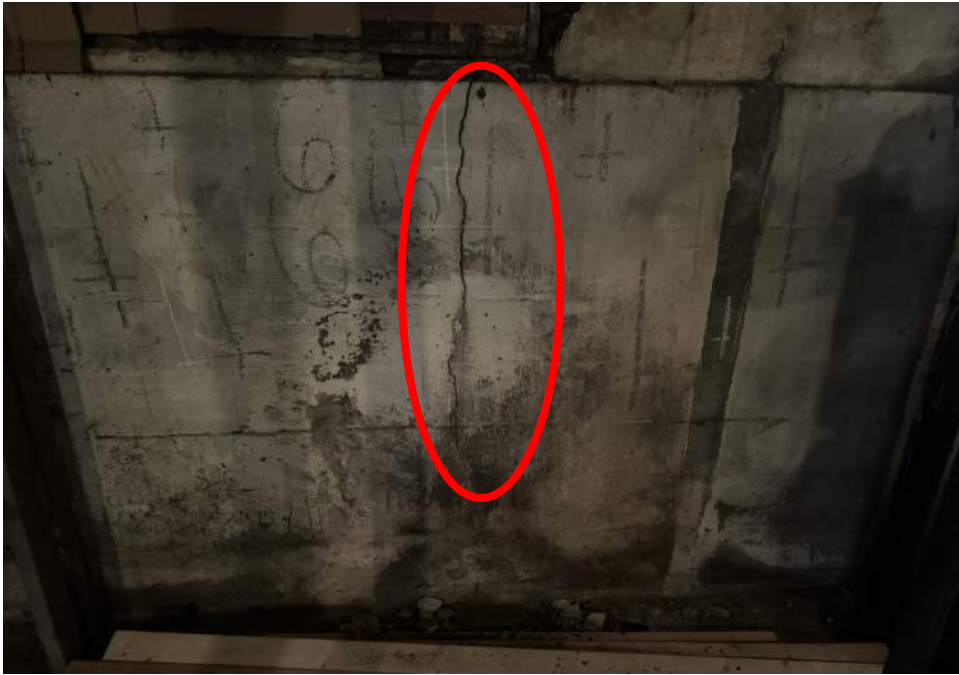
- ① CEILING CRACKS AND DEFORMATIONS WERE NOTED IN ALL ROOMS ON THE FIRST FLOOR
- ② NUMEROUS REPAIRED CRACKS WERE OBSERVED IN THE EXTERIOR STUCCO SURFACE
- ③ SEVERAL FLOOR CRACKS WERE OBSERVED IN THE BATHROOM
- ④ A BUMP IN THE FLOOR WAS NOTED. THIS IS IN THE AREA OF THE POST AND BEAM BELOW
- ⑤ A BUMP IN THE FLOOR WAS NOTED. THIS IS IN THE AREA OF A BEARING WALL BELOW
- ⑥ LARGE SECTION OF STUCCO HAS BEEN PUSHED OUT AND THERE IS EVIDENCE OF PAST REPAIRS

FIRST FLOOR - COMMENTS



SK-3

NOTE: LAYOUT IS APPROXIMATE AND MAY NOT DEPICT ACTUAL CONDITIONS



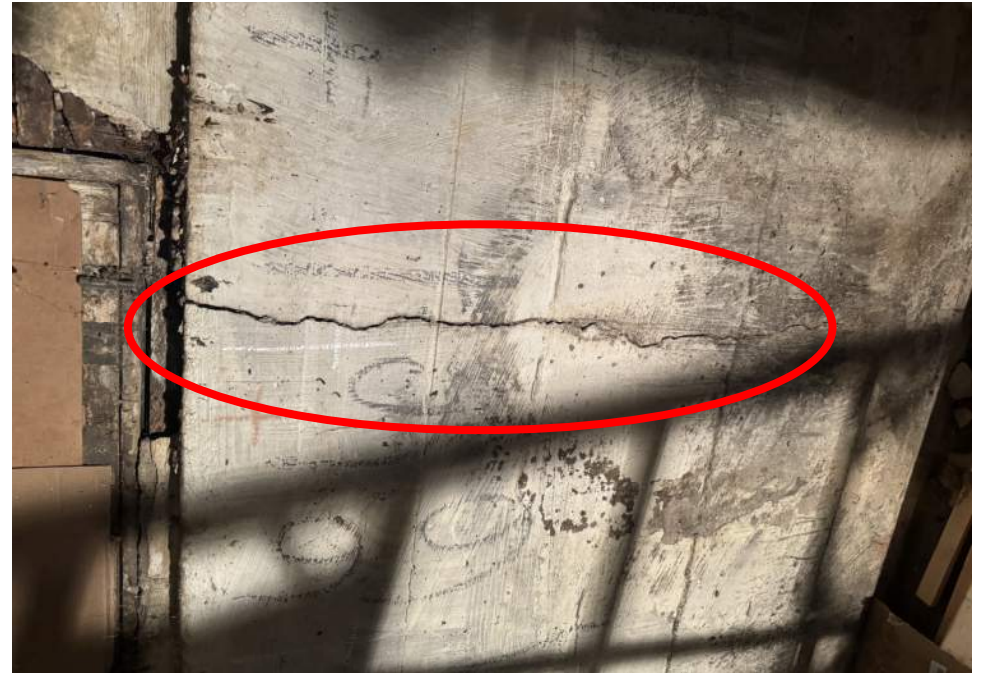
















































THIS MAY INDICATE WATER DAMAGE



DAMAGE AT TUB























WISCONSIN
HISTORICAL
SOCIETY

February 20, 2024

Mitchell Keebler
840 S. Jackson Street
Green Bay, WI 54301

Re: Historic Preservation Certification Application
Project Number WI240035-WI240036 Homeowner, WI240037 Income Producing
Reviewed: **Conditionally Approved**

Dear Mitchell Keebler,

On February 12, 2024, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 840 S. Jackson Street in Green Bay. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" **if the conditions on the following page are met**. Enclosed is a copy of the signed Part 2 application.

The final review of your project on the Part 3 applications will be conducted together when the scope of work of all three of the applications are completed and submitted to our office for review.

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: www.wisconsinhistory.org/preserve-your-building

When all work is completed, the project must be closed out in order to claim/retain tax credit.

1. Take photographs showing the whole house from all sides, as well as detailed photos of the specific work that was completed. These photos should be printed in color and of a high resolution.
2. Keep the pink form included with this letter (*Part 3: Request for Certification of Completed Work*). Fill it out with the *actual* costs of the eligible project work, and submit it with the photos of completed work. This Part 3 form, with a signature from our office, will be required by the Wisconsin Department of Revenue to claim the tax credits.

If you have questions about this approval or the conditions, please contact Paul Porter at 608-264-6491 or Paul.Porter@wisconsinhistory.org.

Sincerely,

Paul Porter
Tax Credit Reviewer-Eastern District



WISCONSIN
HISTORICAL
SOCIETY

ASSIGNED PROJECT CONDITIONS

Homeowner Copy

PROPERTY NAME: 840 S. Jackson Street
PROJECT NUMBER: WI240035-WI240036 Homeowner, WI240037 Income Producing
840 S. Jackson Street
Green Bay

In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.

- 1) Existing paint must be removed from the house in a manner that does not cause damage, either physical or cosmetic, to the wood. Standard methods of removing existing exterior paint, such as scraping and sanding, are approved. Begin with the gentlest means possible such as water with a mild detergent and a hand brush. Removal of paint using chemical cleaners or medium pressure water is also approved if you first test the paint removal method to ensure that no damage will ensue to the house's materials. Always begin with a low setting at 100 to 200 psi with a fan tip held no closer than 12" from the surface and increase incrementally to determine an effective pressure. Pressure should not exceed 600 psi when pressure washing. Sandblasting, shaving, or other abrasive blasting techniques, either wet or dry, is prohibited.
- 2) Asphalt shingles are recognized as an acceptable substitute to wood shingles however the proposed shingle should not create a new aesthetic. Standard 3 tab shingles or architectural shingles with a slight shadow line are acceptable. Architectural shingles with un-even bottom edges or heavy, fake shadow lines are not acceptable. Dark grey, black, dark brown and reddish brown (earth tones) are the most appropriate colors. Red, green and blue shingles are not appropriate unless there is documentation that this was the historic color.
- 3) If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over roll ridge vents (low profile) that run the ENTIRE length of the ridge, covering 100% of any ridge they are installed on, or 2) "mushroom" or "slant-back" vents installed on the rear portions of the roof, not visible from public rights-of-way. If you elect to install other types of vents or vents in different locations, you must submit manufacturer's information for review and approval prior to installation.
- 4) When installing new flashing or counterflashing at a brick surface (e.g. chimney, wall), the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.
- 5) New downspouts must be installed in current locations or in new locations that do not interfere with the home's architectural features. Decorative collector heads at the top of the downspouts must be retained or reproduced to match the originals.
- 6) Retaining the historic windows is essential to maintaining the historic appearance of the building. Sashes and frames must be repaired where possible. These can include wood epoxy for small areas of rot, or replacement of pieces of the sash or frame that are rotted through but are milled to match

the original pieces. Stripping, priming, painting, glazing, restringing sash cords and replacing missing or damaged sash cord weights are eligible activities.

- 7) Installation of wooden combination storm windows is approved only if the new windows meet the following specifications. 1) They must match the overall design of the historic windows. Where divisions are required in the storm window, they should line up with major divisions in the historic primary windows, such as the meeting rail of the upper and lower sashes of a double-hung window. 2) They must conform exactly to the sizes and shapes of the original window openings without blocking them down. 3) The dimensions of the wood framing sections should be no wider than the historic windows so that the glass sizes match the historic primary windows.
- 8) The stucco patching must match the original stucco's appearance, texture and color. The stucco repair mixture must also be sufficiently soft to prevent damage to the surrounding stucco. Sufficiently soft means the mixture must contain more hydrated lime than Portland cement. We recommend you have your contractor complete a test panel in an obscure area; this will give you an opportunity to review the quality/appearance of the patch prior to the completion of the remaining work.
- 9) New vent piping for the boiler must not be on the front elevation or be visible from the public right of way. If a side wall must be used, the vents should be screened with landscaping or some other means, or painted out to match the wall.



Paul Porter for Daina Penkiunas, State Historic Preservation Officer



DATE



WISCONSIN
HISTORICAL
SOCIETY

ASSIGNED PROJECT CONDITIONS

Contractor Copy

PROPERTY NAME: 840 S. Jackson Street
PROJECT NUMBER: WI240035-WI240036 Homeowner, WI240037 Income Producing
840 S. Jackson Street
Green Bay

In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.

- 1) Existing paint must be removed from the house in a manner that does not cause damage, either physical or cosmetic, to the wood. Standard methods of removing existing exterior paint, such as scraping and sanding, are approved. Begin with the gentlest means possible such as water with a mild detergent and a hand brush. Removal of paint using chemical cleaners or medium pressure water is also approved if you first test the paint removal method to ensure that no damage will ensue to the house's materials. Always begin with a low setting at 100 to 200 psi with a fan tip held no closer than 12" from the surface and increase incrementally to determine an effective pressure. Pressure should not exceed 600 psi when pressure washing. Sandblasting, shaving, or other abrasive blasting techniques, either wet or dry, is prohibited.
- 2) Asphalt shingles are recognized as an acceptable substitute to wood shingles however the proposed shingle should not create a new aesthetic. Standard 3 tab shingles or architectural shingles with a slight shadow line are acceptable. Architectural shingles with un-even bottom edges or heavy, fake shadow lines are not acceptable. Dark grey, black, dark brown and reddish brown (earth tones) are the most appropriate colors. Red, green and blue shingles are not appropriate unless there is documentation that this was the historic color.
- 3) If the roofing work involves installation of vents, the following types of vents are approved: 1) shingle-over roll ridge vents (low profile) that run the ENTIRE length of the ridge, covering 100% of any ridge they are installed on, or 2) "mushroom" or "slant-back" vents installed on the rear portions of the roof, not visible from public rights-of-way. If you elect to install other types of vents or vents in different locations, you must submit manufacturer's information for review and approval prior to installation.
- 4) When installing new flashing or counterflashing at a brick surface (e.g. chimney, wall), the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.
- 5) New downspouts must be installed in current locations or in new locations that do not interfere with the home's architectural features. Decorative collector heads at the top of the downspouts must be retained or reproduced to match the originals.
- 6) Retaining the historic windows is essential to maintaining the historic appearance of the building. Sashes and frames must be repaired where possible. These can include wood epoxy for small areas of rot, or replacement of pieces of the sash or frame that are rotted through but are milled to match

the original pieces. Stripping, priming, painting, glazing, restringing sash cords and replacing missing or damaged sash cord weights are eligible activities.

- 7) Installation of wooden combination storm windows is approved only if the new windows meet the following specifications. 1) They must match the overall design of the historic windows. Where divisions are required in the storm window, they should line up with major divisions in the historic primary windows, such as the meeting rail of the upper and lower sashes of a double-hung window. 2) They must conform exactly to the sizes and shapes of the original window openings without blocking them down. 3) The dimensions of the wood framing sections should be no wider than the historic windows so that the glass sizes match the historic primary windows.
- 8) The stucco patching must match the original stucco's appearance, texture and color. The stucco repair mixture must also be sufficiently soft to prevent damage to the surrounding stucco. Sufficiently soft means the mixture must contain more hydrated lime than Portland cement. We recommend you have your contractor complete a test panel in an obscure area; this will give you an opportunity to review the quality/appearance of the patch prior to the completion of the remaining work.
- 9) New vent piping for the boiler must not be on the front elevation or be visible from the public right of way. If a side wall must be used, the vents should be screened with landscaping or some other means, or painted out to match the wall.



Paul Porter for Daina Penkiunas, State Historic Preservation Officer

2/20/24
DATE



WISCONSIN
HISTORICAL
SOCIETY

RECEIVED
FEB 12 2024

BY:

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

AHI 52327

1. **PROPERTY ADDRESS** Street 840 S JACKSON ST
City GREEN BAY County BROWN ZIP 54301

☐ Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY
LISTING NAME _____

☒ Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY
NAME OF HISTORIC DISTRICT ASTOR PARK

☐ **PRELIMINARY CERTIFICATION** Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH PAGES

2. **OWNER'S NAME** MITCHELL KEEBLER
Street 840 S JACKSON ST
City GREEN BAY State WI ZIP 54301 Telephone (days) 414 / 377-1341
Email address MITCHELL.KEEBLER@GMAIL.COM

3. **PROJECT CONTACT** GRANT KEEBLER
Email address GRANT.KEEBLER@GMAIL.COM Telephone (days) 920 / 461-1941

4. **PHOTOGRAPHS** Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

5. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER [Signature] **DATE** 02/07/2024

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI240035

The State Historic Preservation Office has reviewed this application and has determined that:

- ☐ the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
- ☒ the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
- ☐ the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit.
- ☐ **NON-CERTIFICATION:** the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore, the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

[Signature]
For Daina Penkiunas, State Historic Preservation Officer

2/20/24
Date



WISCONSIN
HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION
PART 2 – DESCRIPTION OF PROPOSED WORK

1. **PROPERTY ADDRESS** Street 840 S JACKSON ST
City GREEN BAY County BROWN ZIP 54301
2. **OWNER'S NAME** MITCHELL KEEBLER
Street 840 S JACKSON ST
City GREEN BAY State WI ZIP 54301 Telephone (days) 414 / 377-1341
Email address MITCHELL.KEEBLER@GMAIL.COM
3. **PROJECT CONTACT** GRANT KEEBLER
Email address GRANT.KEEBLER@GMAIL.COM Telephone (days) 920 / 461-1941

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit the *Request for Certification of Completed Work* within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER

DATE 02/07/2024

SEND COMPLETED APPLICATIONS TO

State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 240035

The State Historic Preservation Office has reviewed this application for the above name property and has determined that:

- ☐ the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
- ☒ the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Daina Penkiunas, State Historic Preservation Officer

Date

2/20/24

NON-CERTIFICATION

- ☐ THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
- ☐ THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Daina Penkiunas, State Historic Preservation Officer

Date



WISCONSIN
HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

1. **PROPERTY ADDRESS** Street 840 S JACKSON ST
City GREEN BAY County BROWN ZIP 54301

☐ Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY

LISTING NAME _____

☒ Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY

NAME OF HISTORIC DISTRICT ASTOR PARK

☐ **PRELIMINARY CERTIFICATION** Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH PAGES

2. **OWNER'S NAME** MITCHELL KEEBLER

Street 840 S JACKSON ST

City GREEN BAY State WI ZIP 54301 Telephone (days) 414 / 377-1341

Email address MITCHELL.KEEBLER@GMAIL.COM

3. **PROJECT CONTACT** GRANT KEEBLER

Email address GRANT.KEEBLER@GMAIL.COM Telephone (days) 920 / 461-1941

4. **PHOTOGRAPHS** Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

5. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

SIGNATURE OF OWNER MITCHELL KEEBLER **DATE** 02/07/2024

SEND COMPLETED APPLICATIONS TO State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 240036

The State Historic Preservation Office has reviewed this application and has determined that:

- ☐ the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
- ☒ the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit.
- ☐ the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit.
- ☐ **NON-CERTIFICATION:** the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore, the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

[Signature]
For Daina Perkiunas, State Historic Preservation Officer

2/20/24
Date



WISCONSIN
HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

PART 2 – DESCRIPTION OF PROPOSED WORK

1. **PROPERTY ADDRESS** Street 840 S JACKSON ST
City GREEN BAY County BROWN ZIP 54301
2. **OWNER'S NAME** MITCHELL KEEBLER
Street 840 S JACKSON ST
City GREEN BAY State WI ZIP 54301 Telephone (days) 414 / 377-1341
Email address MITCHELL.KEEBLER@GMAIL.COM
3. **PROJECT CONTACT** GRANT KEEBLER
Email address GRANT.KEEBLER@GMAIL.COM Telephone (days) 920 / 461-1941

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit the *Request for Certification of Completed Work* within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER

DATE

02/07/2024

SEND COMPLETED APPLICATIONS TO

State Historic Preservation Office
Wisconsin Historical Society – Room 312
816 State Street, Madison, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 240036

The State Historic Preservation Office has reviewed this application for the above name property and has determined that:

- ☐ the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
- ☒ the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Daina Penkiunas, State Historic Preservation Officer

Date

2/20/24

NON-CERTIFICATION

- ☐ THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
- ☐ THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Daina Penkiunas, State Historic Preservation Officer

Date



WISCONSIN
HISTORICAL
SOCIETY

This form is used for the state tax credit only.

If you plan to apply for both state and federal tax credits, use federal form 10-168.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

WHS Project Number

WI 240037

1. **Property Name** 840 S JACKSON ST

Street 840 S JACKSON ST

City GREEN BAY County BROWN Zip 54301

Name of Historic District ASTOR HISTORIC DISTRICT

☒ National Register Historic District

☐ Certified State or Local District

☐ Potential District

2. Nature of Request (check only one box)

☒ Certification that the building contributes to the significance of the above-named historic district or National Register/State Register property

☐ Certification that the building does not contribute to the significance of the above-named district

☐ Preliminary determination for individual listing in the National Register/State Register

☐ Preliminary determination that a building located within a potential historic district contributes to the significance of the district

☐ Preliminary determination that a building outside the period or area of significance contributes to the significance of the district

3. Project Contact (if different from the Owner)

Name GRANT KEEBLER

Street 420 S WASHINGTON ST

City GREEN BAY

Email GRANT.KEEBLER@GMAIL.COM

State WI Zip 54301

Telephone 920-461-1941

4. Owner

Name MITCH KEEBLER

Signature [Signature] Date 02/07/2024

Organization _____ Social Security or Taxpayer ID Number 394-08-7171

Street 840 S JACKSON ST

City GREEN BAY

Email MITCHELL.KEEBLER@GMAIL.COM

State WI Zip 54301

Telephone 414-377-1341

WHS Official Use Only

The Wisconsin Historical Society has reviewed the Historic Certification Application for the above-named property and has determined that the property:

☒ Contributes to the significance of the above-named district (or National Register/State Register property) and is a "certified historic structure" for rehabilitation purposes

☐ Does not contribute to the significance of the above-named district

Preliminary Determinations:

☐ Appears to meet the National Register/State Register Criteria for Evaluation and will likely be listed in the National Register/State Register if nominated by the State Historic Preservation Officer

☐ Does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register/State Register

☐ Appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register/State Register if nominated by the State Historic Preservation Officer

☐ Appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register/State Register nomination or district documentation on file with the NPS

☐ Does not appear to qualify as a certified historic structure

Date

2/20/24

[Signature]
For Daina Penkiunas, State Historic Preservation Officer

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name 840 S. Jackson Street WHS Project Number WI 240037



WISCONSIN
HISTORICAL
SOCIETY

This form is used for the state tax credit only.
If you plan to apply for both state and federal tax
credits, use federal form 10-168.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

WHS Project Number

WI 240037

1. **Property Name** 840 S JACKSON ST

Street 840 S JACKSON ST

City GREEN BAY County BROWN Zip 54301

Name of Historic District ASTOR PARK

☐ Listed individually in the National Register/State Register; date of listing _____

☒ Located in a Registered Historic District; name of district Astor Historic District

☐ Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Data on building and rehabilitation project

Date of construction 1925 Cost of rehabilitation (estimated) \$100,000

Type of construction Residential duplex Floor area before / after rehabilitation 1650 (income unit)

Start date (estimated) 05/10/24 Use(s) before / after rehabilitation Residential duplex

Completion date (estimated) 9/10/26 Number of housing units before / after rehabilitation 2

Project phasing: ☒ 2 year or ☐ 5 year

3. Project Contact (if different from the Owner)

Name GRANT KEEBLER

Street 420 S WASHINGTON ST City GREEN BAY Email GRANT.KEEBLER@G

State WI Zip 54301 Telephone 920-461-1941

4. Owner

Name MITCHELL KEEBLER

Signature  Date 02/07/2024

Organization _____ Social Security or Taxpayer ID Number 394-08-7171

Street 840 S JACKSON ST City GREEN BAY Email MITCHELL.KEEBLER@G

State WI Zip 54301 Telephone 414-377-1341

WHS Official Use Only

The Wisconsin Historical Society has reviewed the Historic Certification Application for the above-named property and has determined that:

☐ The rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This determination is preliminary only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation is complete.

☒ The rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ The rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date

2/20/24

For  Daina Penkiunas, State Historic Preservation Officer

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION



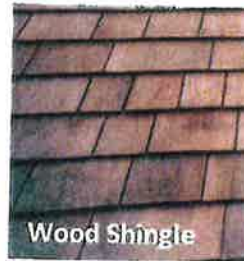
WISCONSIN
HISTORICAL
SOCIETY

Roof Guidelines for Historic Homes

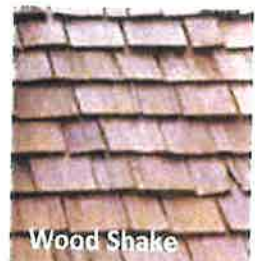
Most houses built before 1920 in Wisconsin were roofed with wood shingles. While some had slate, clay tile or very early forms of rolled asphalt, the vast majority were roofed with white cedar shingles. Wood shingles were almost always laid in straight rows and the shingles were fairly uniform in width and thickness. Wood shakes however vary in width and depth and can be laid unevenly. Very few historic houses had wood shake roofs. Photo documentation will be needed to support a proposal of wood shakes.

Asphalt shingles are recognized as an acceptable substitute to wood shingles however the proposed shingle should not create a new aesthetic. Standard 3 tab shingles or architectural shingles with a slight shadow line are acceptable. Architectural shingles with un-even bottom edges or heavy, fake shadow lines are not acceptable. Dark grey, black, dark brown and reddish brown (earth tones) are often the most sympathetic color choices. Red, green or blue shingles are not appropriate unless precedent exists that proves they were the historic color. These colors were typically used between 1920-1940. If your roof originally had slate, metal or clay tile – please contact our office to discuss appropriate replacement roofing materials.

Venting is also an important aspect of any roofing project on a historic house. Ridge vents are acceptable as long as the ridge vent continues all the way to the roof's edge. Slant-back and mushroom vents are also acceptable but must be located at the rear elevation away from the public right-of-way.



Wood Shingle



Wood Shake



3 Tab



Slight Shadow



Un-even
Bottom Edge



Heavy Shadow
Lines



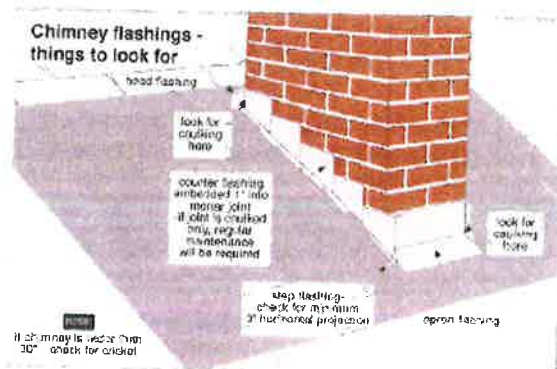
Ridge vent



Slant-back vent



Mushroom
Vent





WISCONSIN
HISTORICAL
SOCIETY

NOW THAT YOUR PROJECT HAS BEEN APPROVED . . .

1 What you need to know now:

- ✓ Proceed with the approved work.
- ✓ Satisfy all conditions placed on your project. Your project will be denied if you do not meet all conditions.
- ✓ If you need to revise the project, write us a letter prior to beginning work for our review & approval.

2 What you need to know to claim your tax credit:

- ✓ Tax credits can be claimed on an annual basis or after the project is complete as long as you complete step 3 below.
- ✓ If you chose to claim tax credits as you go, attach a copy of the signed Part 2 application to Schedule HR.
- ✓ Claim the tax credit by completing Schedule HR.

3 What you need to know to receive final approval:

- ✓ You must receive final certification when the work is finished. Failure to do so may result in loss of the tax credits.
- ✓ Submit the Request for Certification of Completed Work (pink form) along with photographs (all four sides).
- ✓ Do not send receipts or invoices for completed work.
- ✓ If the work was completed per the application and assigned conditions, we will return the Certification signed.

***In order to retain tax credits for any work, our office must review all work being done to the house for 5 years after the project is complete. This is designed to protect the state's investment in restoring and preserving a home. Submit a letter describing work to our office for review and approval.**

4 Who do I call if I have questions?

Wisconsin Tax Credit Districts

■ **Western District**
Andrea Herries
608.264.6490
andrea.herries@wisconsinhistory.org

■ **Eastern District**
Paul Porter
608.264.6491
paul.porter@wisconsinhistory.org





WISCONSIN
HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

1. **PROPERTY ADDRESS** Street _____
City _____ County _____ ZIP _____

2. **OWNER'S NAME** _____
Street _____
City _____ State _____ ZIP _____
Telephone (days) ____/____ Social Security Number _____

3. **FINAL REHABILITATION PROJECT**

Final cost of tax credit-eligible work \$ _____

Construction start date for tax credit-eligible work _____

Completion date for tax credit-eligible work _____

4. **COMPLETION PHOTOGRAPHS** Pictures must be in color, at least 4" x 6" and commercially printed.
() I have enclosed overall pictures of each side of the house.
() I have enclosed detail pictures of work completed.

5. **OWNER'S CERTIFICATION**

I hereby apply for certification of rehabilitation work for the above-named property for purposes of the Wisconsin Historic Rehabilitation Credit program. I hereby attest that the information given is true to the best of my knowledge. I also attest that I own the property described above and that it is my personal residence. I understand that falsification of factual representations in this application is subject to criminal sanctions.

SIGNATURE OF OWNER _____ **DATE** _____

RETURN THIS COMPLETED FORM TO STATE HISTORIC PRESERVATION OFFICE
WISCONSIN HISTORICAL SOCIETY – ROOM 312
816 STATE STREET
MADISON, WI 53706

Foundation, painting, roof, structural, windows Homeowner

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI240035

The State Historical Society, Division of Historic Preservation has reviewed the "Request for Certification of Completed Work" for the above name property and hereby determines that:

_____ the completed rehabilitation meets the "Secretary of the Interior's Standards for Rehabilitation."

_____ the rehabilitation does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.

_____ this project has been approved for a five-year phasing plan.

_____ **DATE** _____
for Daina Penkiunas, State Historic Preservation Officer



WISCONSIN
HISTORICAL
SOCIETY

HISTORIC HOMEOWNER'S INCOME TAX CREDIT
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

1. **PROPERTY ADDRESS** Street _____
City _____ County _____ ZIP _____

2. **OWNER'S NAME** _____
Street _____
City _____ State _____ ZIP _____
Telephone (days) ____/____ Social Security Number _____

3. **FINAL REHABILITATION PROJECT**

Final cost of tax credit-eligible work \$ _____

Construction start date for tax credit-eligible work _____

Completion date for tax credit-eligible work _____

4. **COMPLETION PHOTOGRAPHS** Pictures must be in color, at least 4" x 6" and commercially printed.
() I have enclosed overall pictures of each side of the house.
() I have enclosed detail pictures of work completed.

5. **OWNER'S CERTIFICATION**

I hereby apply for certification of rehabilitation work for the above-named property for purposes of the Wisconsin Historic Rehabilitation Credit program. I hereby attest that the information given is true to the best of my knowledge. I also attest that I own the property described above and that it is my personal residence. I understand that falsification of factual representations in this application is subject to criminal sanctions.

SIGNATURE OF OWNER _____ **DATE** _____

RETURN THIS COMPLETED FORM TO
STATE HISTORIC PRESERVATION OFFICE
WISCONSIN HISTORICAL SOCIETY – ROOM 312
816 STATE STREET
MADISON, WI 53706

STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. WI 24036

The State Historical Society, Division of Historic Preservation has reviewed the "Request for Certification of Completed Work" for the above name property and hereby determines that:

- ___ the completed rehabilitation meets the "Secretary of the Interior's Standards for Rehabilitation."
___ the rehabilitation does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
___ this project has been approved for a five-year phasing plan.

for Daina Penkiunas, State Historic Preservation Officer

DATE _____



WISCONSIN
HISTORICAL
SOCIETY

This form is used for the state tax credit only.
If you plan to apply for both state and federal tax
credits, use federal form 10-168.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

WHS Project Number

WI 240037

1. Property Name

Street

City County Zip

Is property a certified historic structure? ☐ yes ☐ no

If yes, date of certification by NPS OR date of listing in the National Register/State Register

2. Project Data

Project starting date Project completed and building placed in service date

Estimated costs attributed solely to rehabilitation of the historic structure

Estimated costs attributed to other work such as additions, site work, parking lots, landscaping

3. Project Contact (if different from the Owner)

Name

Street City Email

State Zip Telephone

4. Owner

Name Signature Date

Organization Social Security or Taxpayer ID Number

Street City Email

State Zip Telephone

WHS Official Use Only

The Wisconsin Historical Society has reviewed the Historic Preservation Certification Application – Request for Certification of Completed Work (Part 3) for this property and has determined that:

- ☐ The completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation."
- ☐ The completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for State tax credits at this time. It will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register/State Register.
- ☐ The rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Wisconsin Department of Revenue.

Date

For Daina Penkiunas, State Historic Preservation Officer

HISTORIC PRESERVATION CERTIFICATION APPLICATION











Address:	840	S Jackson	St			
Parcel No.:	16-148					
WI AHI No.:	52327					
Historic Name:						
Built:	1925					
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:	stucco					
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:						
	"This large two story home is stuccoed. The second floor double windows are accented by decorative arched brickwork. The arched entrance has sidelights.					
	Owner: Melvin Brunner"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Hipped roof with wide overhanging eaves.					
	2-story wing to the south. Stucco-clad. Arched entry roof. Door with sidelights. Brick chimney. Multi-pane windows. Prairie style.					
Features -	Many original windows.					
Alterations -	Unknown. Brick arches over 1st story front windows possibly original character-defining features, or old alteration--but not typical of the style.					
Misc -	Corner lot.					
	Likely built 1921/1922 - GB PG 17 April 1922, p. 12, "Phone 3859"					
	City directory first appearance 1925, not here 1923					



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: 840 S JACKSON ST

2. Parcel #: 16-148

3. Owner of record: MITCH KEEBLER Phone: 414-377-1341

<u>840 S JACKSON ST</u>	<u>GREEN BAY</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: GRANT KEEBLER

<u>420 S JACKSON ST</u>	<u>GREEN BAY</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-593-1704</u>	<u>920-461-1941</u>	<u>GRANT.KEEBLER@GMAIL.COM</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: 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.)

Basement window header under bathroom is structurally insufficient per PE.

Trimmers and header to be added which will reduce opening size.

Non-primary facade; Narrow yard. Exterior trim and general fenestration to be retained.

Window to be replaced with glass block or as otherwise advised.

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): Interior photos; engineer's report

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: Grant Kuch

Owner Signature: Wm D Van

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

March 20, 2024

PREPARED BY

AGENDA ITEM # F.2

Staff update.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None