



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MAY 22, 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. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, and Rebecca Derenne.

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, May 22, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 17, 2024, meeting.

E. Regular Business.

- I. (COA 24-17) Consideration with possible action on a design review for a mural located at 130 E Walnut Street.

2. (COA 24-18) Consideration with possible action on a design review for solar panels located at 914 S Quincy Street.
3. (COA 24-19) Consideration with possible action on a design review for roof, window, and siding work located at 735 S Jackson Street.
4. (COA 24-20) Consideration with possible action on a design review for replacement windows and doors at 231 N Broadway.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: June 19, 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

May 22, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 24-17) Consideration with possible action on a design review for a mural located at 130 E Walnut Street.

BACKGROUND

130 E Walnut (AKA 100-106 S Washington, the Bellin Building) is a contributing building in the Downtown Historic District, built 1915.

This COA proposes to paint a mural directly on the painted brick exterior of the rear (west) side of the building, facing an alleyway, visible from E Walnut Street. The mural is to be confined solely to areas of previously painted brick.

LC staff notes that the existing painted brick appears to be in reasonably good condition, with some spalling at ground level. LC staff also notes that there is an existing fire hose connection and some cabling that is present in way of the proposed mural.

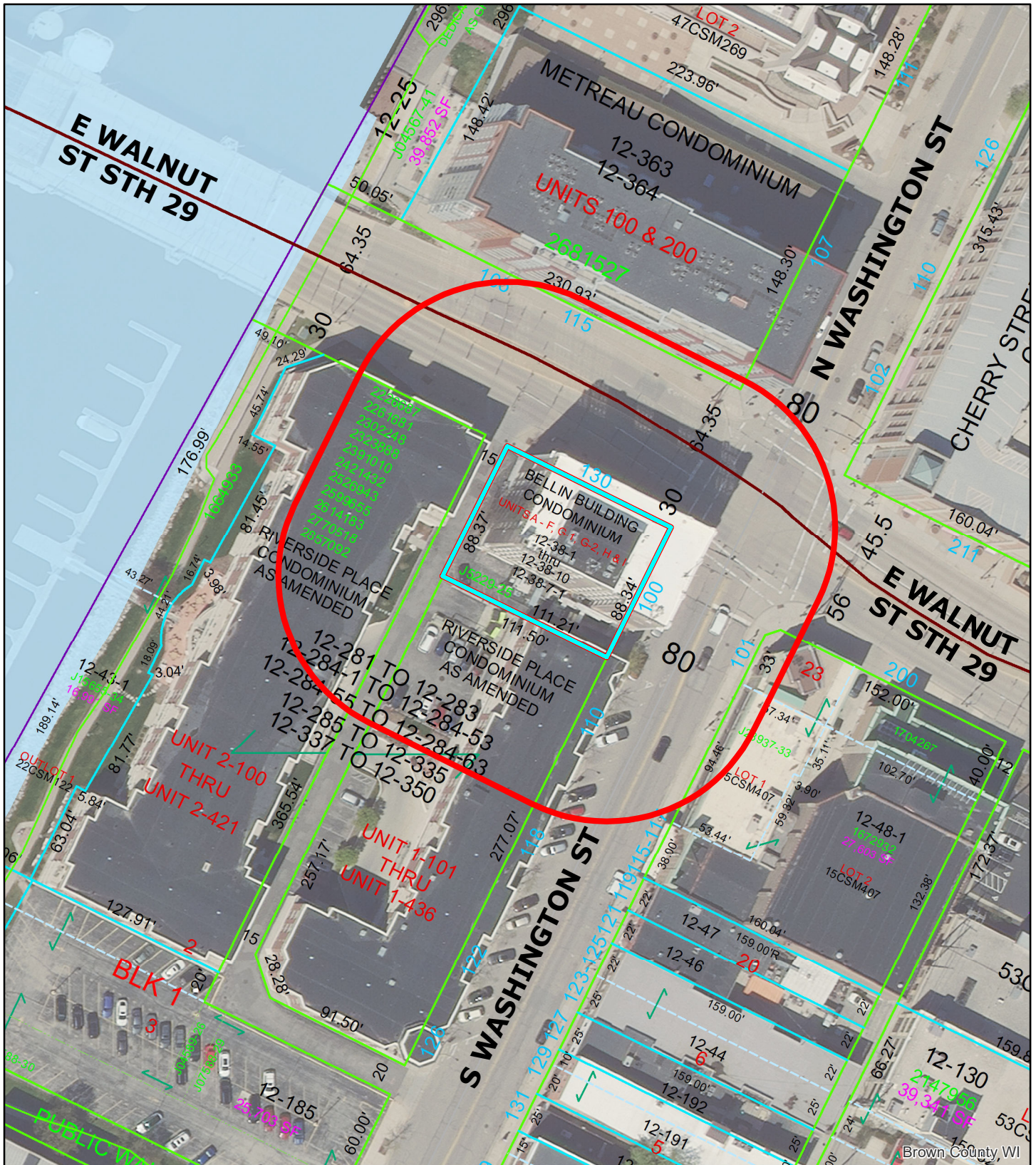
RECOMMENDATION

LC staff recommends approval of this proposed mural if the paints to be used are highly vapor-permeable and all paint is to be confined solely to areas of previously painted brick. As an alternative, attaching painted dibond or some other material in a manner similar to a sign may be appealing.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-17 Map
2. COA 24-17 Application and Details



(COA 24-17) Mural at 130 E Walnut 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. 15 May 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 130 E Walnut Street
- 100' Notification Area



CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-3026
(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: 130 E. Walnut St. - Back of the building

2. Parcel #: 12-38

3. Owner of record: Steve Schneider Phone: 920-662-3063

<u>130 E. Walnut St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Jenny VandenLangenberg - Downtown Green Bay, Inc.

<u>130 E. Walnut St.</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-617-7087</u>	<u>920-676-9363</u>	<u>jenny@downtowngreenbay.co</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: Restaurants & Office Building

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

We are proposing to paint a mural in honor Bart Starr on the Bellin Building which is in
close proximity to the Bart Starr (Walnut St.) Bridge. The existing brick is already painted
white, and this project would not cover up any original uncovered brick. It would also get
painted around the existing utilities located on the outside of the back of the building.

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: _____

Jenny Vanden Janzen Berg

Owner Signature: _____

B. Jiri

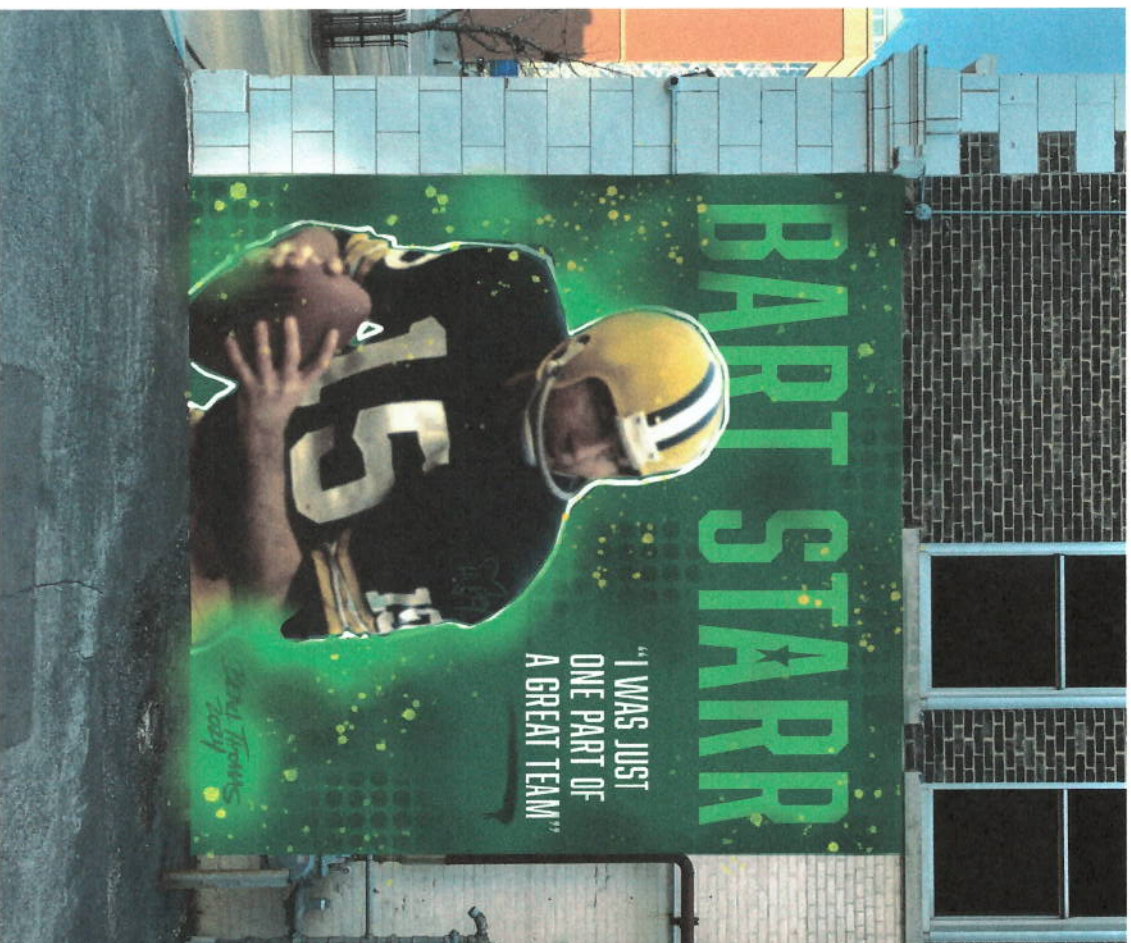
Date Received: _____ Staff: _____



MURAL PROPOSAL

Bellin Building - Back Alley
130 E Walnut St
March 14, 2024

*Design rendering shows the mural's content and composition, not the exact level of detail
(Actual mural will have simplified, painted look)



ESTIMATE

\$4904

50% DUE UP FRONT, 50% DUE UPON COMPLETION



TRACKSIDEDESIGN.COM

BEAU THOMAS
920-639-2836



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 22, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-18) Consideration with possible action on a design review for solar panels located at 914 S Quincy Street.

BACKGROUND

914 S Quincy is a contributing property in the Astor Historic District, built c. 1899. This COA proposes to replace four storm windows with new, wooden storm windows. This COA also proposes to add rooftop solar panels (14 on the street-facing east side and 6 on the neighbor-facing south side).

LC staff notes that the National Park Service (NPS, the federal branch that houses the National Register of Historic Places, under the Secretary of the Interior) offers the following guidance when considering the appropriateness of solar panels on historic properties.

“Solar panels installed on a historic property in a location that cannot be seen from the ground will generally meet the Secretary of the Interior’s Standards for Rehabilitation. Conversely, an installation that negatively impacts the historic character of a property will not meet the Standards.” ... “Although every project is different and must be evaluated on its own merit, the National Park Service has developed this information on how to apply the Standards to the installation of solar panels.”

The NPS offers visual examples of what are considered acceptable solar panel installations on historic properties (see <https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>).

LC staff notes that the proposed solar panel installation of 14 panels on the street-facing east side of 914 S Quincy would negatively impact the historic character of the property and this portion of the district as they would be obtrusively visible from the public right-of-way.

RECOMMENDATION

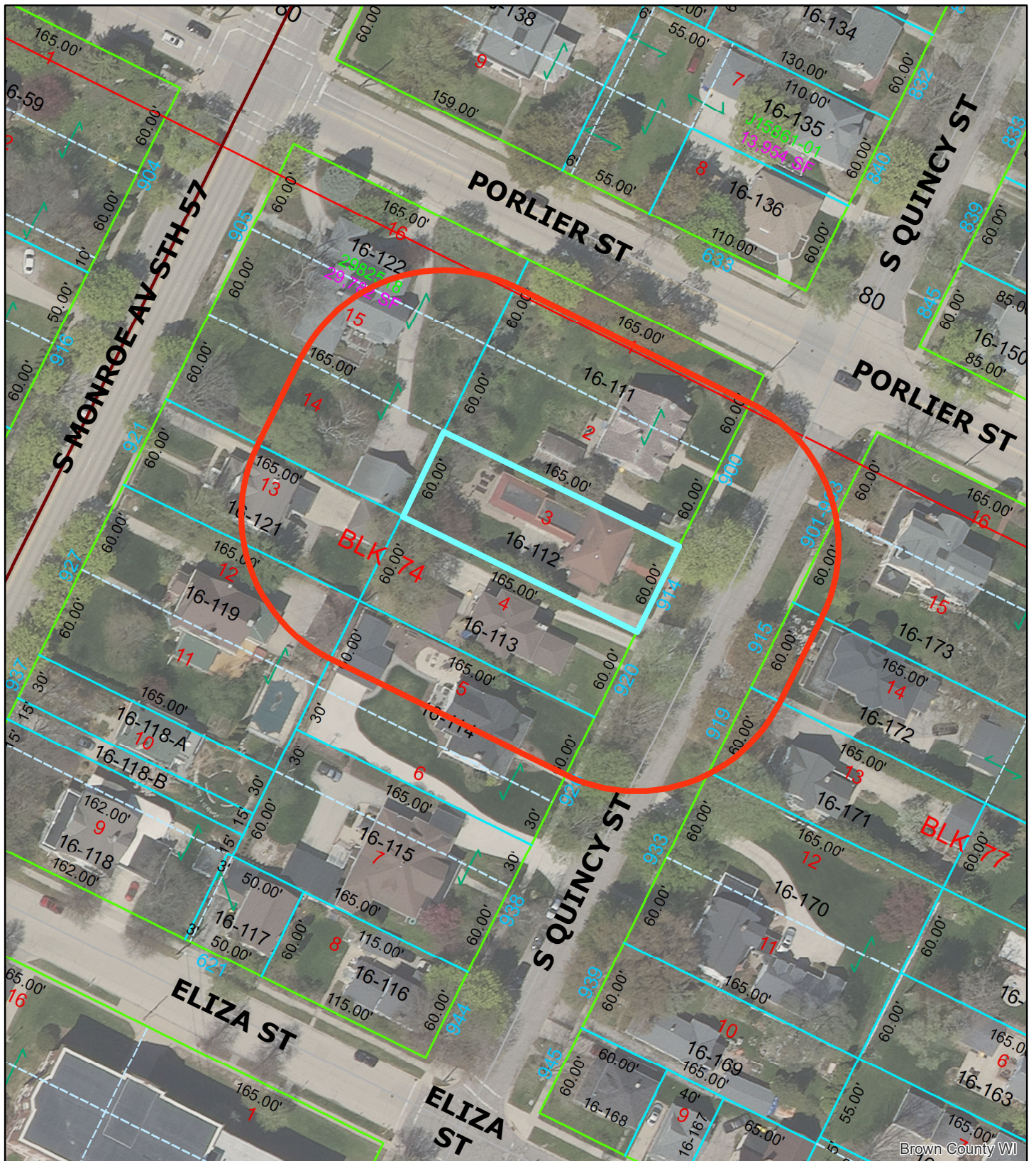
LC staff recommends denial of the proposed solar panel installation on the east (street-facing) side of the roof of 914 S Quincy.

LC staff recommends approval of the proposed wooden storm window replacements.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-18 Map
2. COA 24-18 Storm Windows
3. COA 24-18 Solar Panel Details
4. COA 24-18 Application



(COA 24-18) Solar Panels at 914 S. Quincy Street

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0 20 40 80



Feet



 914 S. Quincy Street

 100' Notification Area

Storm Windows

G & S Woodworking LLC

3409 E. Maria Drive
Stevens Point, WI 54481
Phone: 715-344-4102
gskrutza@yahoo.com

Estimate

Date	Estimate #
3/6/2024	779

Name / Address
Voskuil, Chris PRK Construction Green Bay Wi 920-621-2770 Chrisvoskuil@yahoo.com

This Is Just and Estimate.
A Deposit is required to make this and Order.
Estimates are Good For 30 Days Only

Would need TTC of Bar
~~lots of~~

				Project
Qty	Item	Description	Cost	Total
4	Storm	38 x 60-3/4 dh Wood Storm 1 1/8 Just 2 Lite	145.00	580.00T
4	Storm	38 x 60-3/4 Wood Storm 1 1/8-8 over 1 (4across/2)	225.00	900.00T
4	Priming	Per Window	68.00	272.00T
these are options				↑ only
All Estimates are Good for 30 days			Subtotal	\$1,752.00
			Sales Tax (5.5%)	\$96.36
			Total	\$1,848.36

①

Note Ryan Electric

- They are willing to quote on the garage as well.

Your Solar Design

Modules

SunPower 425W BOW
M-Series AC Module
(SPR-M425-WHT) - 25Yr
Complete Confidence
Warranty (x20)

Inverter

SunPower A5
Microinverter - 25Yr
Product - Production -
Labor Warranty(x20)

System Size

8.5 kW

Estimated Yearly
Production

10,431 kWh

SYSTEM DETAILS



①

Great Meeting with You - Custom Proposals and Quotes - All Energy Solar

From: Justin Growel (justin.growel@allenergysolar.com)

To: kathy_bialkowski@yahoo.com

Date: Friday, March 22, 2024 at 08:32 PM CDT

Hello Kathy,

Thank you for your patience, and I apologize for the late-night email here. I wanted to make sure to get this out for you by Friday. It was great to meet you, and I appreciate you for taking time out of your day to discuss your potential solar project.

I've attached your custom solar proposals, the specs of the panel (50-year lifetime) and the microinverters we discussed, all accompanying warranties, as well as information on the railing system and attachments. Please also find a link below to a gallery of customer installs, as well as a link to Energysage's Top Solar Installers in Wisconsin and a link to the breakdown of the panel we went over for your review. Do not hesitate to reach out if there is anything else you would like to see (a consumption monitoring interface, a proposal with a different number of panels, etc.).

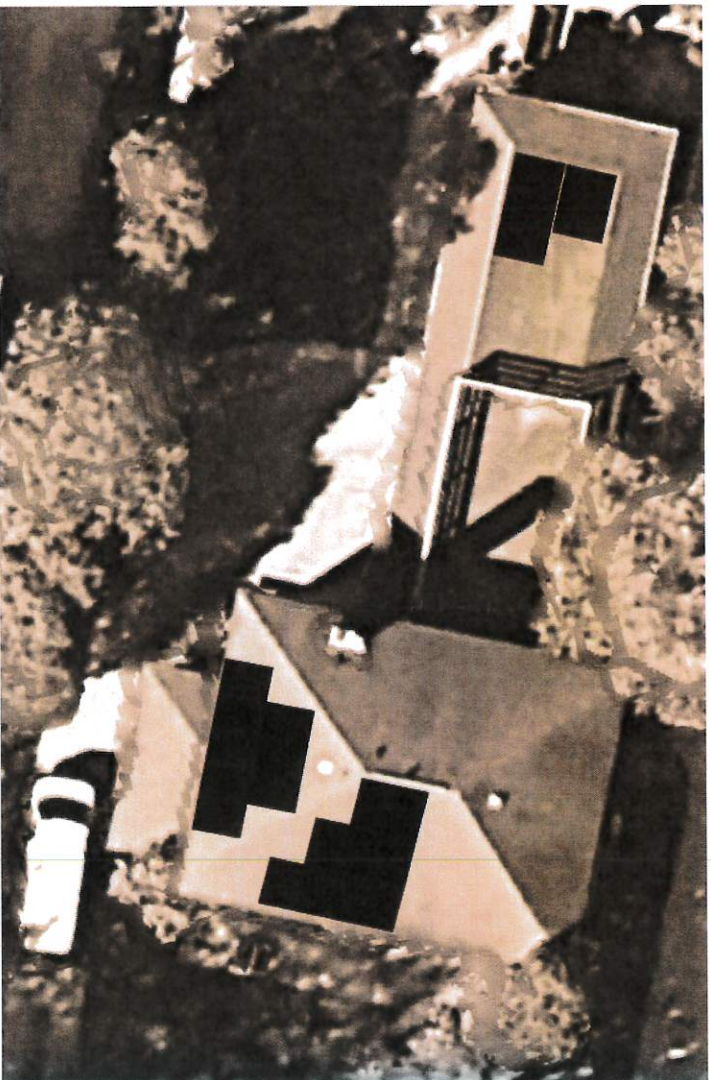
Please also let me know if you would like me to reach out to the two All Energy Solar customers below in your area to get a good time for them to take a call from you. Until then, below is a screenshot of the layout we went over. Please feel free to reach out with any questions or concerns you may have, and have a great week!

Nearby Addresses of two recent All Energy Solar Customers (let me know if you would like more)

229 Gray St
Green Bay, WI 54303-3055

2687 Parkwood Dr.
Green Bay, WI 54304

144 Colt Ct
Green Bay, WI 54302-4438



Option B:

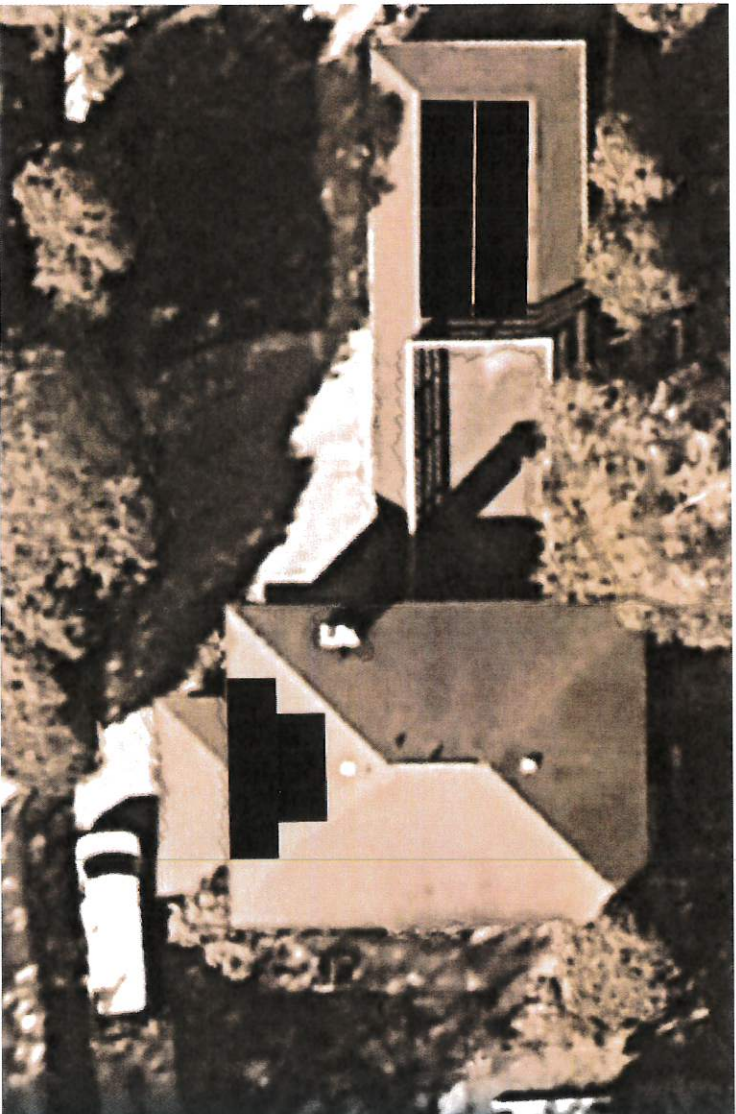


Photo Gallery of Residential and Commercial All Energy Solar Installations (Roof Mount and Ground Mount):

<https://www.allenergysolar.com/our-work/solar-panel-gallery/>

Link to Energysage's Website and Rankings (WI):

<https://www.energysage.com/local-data/solar-companies/wi/>

Link to REC 420's Energysage Breakdown:

https://www.energysage.com/solar-panels/rec-group/2955/REC420AA_Pure-R/

Lastly, if you know any neighbors, friends, family, or business owners (Profit or Non-Profit) who would be interested in a free assessment of their property. For anyone you refer over to me who gets installed, we regularly offer **\$500**, but are now offering **\$2,000 for referrals** and \$100 per proposal delivered **until April 15th!**

Some additional information if interested: commercial properties are available for additional incentives (Accelerated Depreciation, on average \$20,000+ from Focus on Energy, and of course Economy of Size) Paybacks typically range from 3-8 years!

Thank you for considering All Energy Solar, I will leave my cell number for you below, feel free to call, text, or email any questions in the coming days/weeks and going forward.

Justin

Cell #: (608) 400-1557

Justin Growel

Solar Power Consultant

Direct: (608) 400-1557

Office: (800) 620-3370

Website: AllEnergySolar.com



Spread the word about solar & gain rewards!

Referral Bonus Program

*Considering solar? Work with the best
Making the Switch with All Energy Solar*

 Unirac Flat Roof Mount - Ballasted.pdf
582.3kB

 REC Panel Warranty.pdf
590.7kB

 IQ7X Micro inverter Data Sheet.pdf
300.4kB

 Asphault Shingle Roof Attachment Brochure.pdf
612.8kB

 REC Alpha Series Panel Specs.pdf
1.1MB

 Railing System Brochure.pdf
1.1MB

 Kathy Bialkowski All Energy Solar Proposal - Optimal.pdf
2.9MB

 Kathy Bialkowski All Energy Solar Proposal - Option B.pdf
2.9MB



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: 914 S Quincy St Green Bay, WI 54301

2. Parcel #: I don't know my parcel number

3. Owner of record: Lee and Kathy Bialkowski Phone: 920-471-9010

914 S Quincy St Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Kathy Bialkowski

914 S Quincy St Green Bay WI 54301
(Address) (City) (State) (Zip)

N/A 1 920-471-9010 1 Kathy-bialkowski@yahoo.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Home

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

(1) We would like to add solar panels to the roof of the house. Solar panels would be placed east and south end of the roof. Material used would be brackets to hold the solar panels and the solar panels.

(2) Replace storm windows on the first floor facing east (4 panels)
Having the windows rebuilt by C&S Woodworking LLC in Stevens Point.

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 - Storm Windows

☒ Other (please explain): I have two estimates from solar panel installers that I ~~enclosed~~ enclosed.

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

(2) ☒ **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: Kathy Bialkowski

Owner Signature: Kathy Bialkowski

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 22, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 24-19) Consideration with possible action on a design review for roof, window, and siding work located at 735 S Jackson Street.

BACKGROUND

735 S Jackson, built c. 1920, is a contributing property in the Astor NRHP Historic District. The house currently maintains a fair degree of historic integrity, including its integrity of setting, location, association, feeling, and workmanship (insofar as what is known about the history of the property). The house is also presumed to maintain integrity of design. As noted in the stewardship notes, some exterior materials and windows have been replaced.

This COA application proposes to make the following exterior changes.

1. Replace asphalt shingles with asphalt shingles.
2. Replace aluminum gutters with new aluminum gutters.
3. Replace vinyl siding with vinyl siding.
4. Replace two second story exterior doors with new windows.
5. Replace and enlarge two first story windows.
6. Add architectural elements to first and second story soffits on front of house.

Some of the more relevant portions of the Secretary of the Interior's (SOI) 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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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 some details for the proposed changes have been provided.

Regarding #1, Roof:

In general, it is appropriate to replace asphalt shingle roofing with new asphalt shingle roofing (provided that the product is not “high definition”, per WI SHPO, and subject to design review/approval). The proposed replacement material has been specified as CertainTeed Landmark, pewter – an appropriate choice that would be eligible for the 20% WI historic preservation tax credit for homeowners.

Regarding #2, Gutters:

In general, it is appropriate to replace gutters. Currently, aluminum k-style gutters are fitted. The applicant proposes to replace these with new aluminum k-style gutters. This is acceptable as there is no appreciable change in appearance or materials. A superior option, insofar as historical appearance is concerned, would be half-round gutters (instead of k-style). This superior option is not a requirement and is mentioned here for information only.

Regarding #3, Siding:

This house currently has vinyl siding (with an appearance that simulates clapboard siding) on the second story and a stucco exterior on the first story. The rendering provided with this application shows a different type of siding appearance for the second story – a random-width shingle appearance is proposed. Additionally, the rendering shows new clapboard profile siding covering the first story.

LC staff notes that no historic images of this house have been provided, and LC staff does not have a historic image of this house (from the period of significance, corresponding to the c. 1920 construction date for this house up to c. 1950) immediately available. Historic images likely exist (perhaps in private collections), but searching for photographs in private collections is generally beyond the scope of services offered by City.

LC staff notes that the 1979/1980 NRHP nomination for this house states, “This house is stuccoed at the first story and clapboarded at the second. It is identical to 725 S Jackson.” LC staff notes that 725 S. Jackson has its historic wood clapboard siding with mitered corners in the first and second stories. LC staff also notes that the City’s stewardship notes for 735 S Jackson (the subject property) questions the historic nature of the existing stucco exterior.

Turning to the SOI Standards, LC staff notes the following.

SOI # 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.” If the stucco exterior is an original element of this house, it is a character-defining feature and shall be retained and preserved.

SOI #4 – “Changes to a property that have acquired historic significance in their own right will be retained and preserved.” The existing stucco exterior on the first story may have been a change made to this house prior to 1979/1980, but sometime after its initial construction. If it is believed that the stucco is not an original design feature, it remains unclear whether or not the stucco has acquired historic significance. LC staff feels that the question of the stucco’s historic significance is somewhat subjective—lack of historic photographs that might suggest when the stucco was installed makes this a challenging topic.

SOI #6 – “...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.” Based on this Standard, it would be considered inappropriate to substitute siding with a shingle appearance in the second story where a clapboard-like siding is historically appropriate. Currently, clapboard-like siding is installed, and the “identical” house at 725 S. Jackson has clapboard siding in its second story.

Regarding #4, replace doors with windows:

The proposal calls for replacing two doors above the one-story 'sunroom' with windows. These doors are on a side elevation, generally not visible or noticeable from the public right-of-way. It is unclear if doorways were historically present here, but their location on a secondary elevation with limited public view suggests that the proposed changes here would have a minimal impact on the historic integrity of the house and the larger district. No details for the proposed windows have been provided other than a conceptual rendering of the finished appearance.

Regarding #5, replace and enlarge two windows:

The proposal calls for the replacement of a pair of small windows on the rear elevation with a pair of slightly larger windows of similar style. It is unclear if the existing windows are historic (detail views of the existing windows have not been provided). Given the location of this proposed change (rear elevation not visible from public vantage points), this change will have a negligible impact on the historic integrity of the property and that of the larger district.

Regarding #6, add architectural elements:

The proposal calls for the addition of architectural corbels or modillions under the roof eaves where there are currently none. LC staff notes that the rendering provided identifies the locations of these proposed additions – a note of caution, the rendering also may imply that the existing corbels (possibly character-defining features of the property) flanking the front door are to be removed and replaced.

Turning to the SOI Standards, LC staff notes the following.

SOI # 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.” There is no evidence that architectural modillions, as proposed, have ever been installed on this house, nor is there any evidence indicating that they were once present on the 'identical' house at 725 S. Jackson identified in the 1979/1980 NRHP nomination. The proposed modillions are a “conjectural feature” with no precedent at this property, incongruous with the property's own physical record of its time.

RECOMMENDATION

LC staff offers the following recommendations:

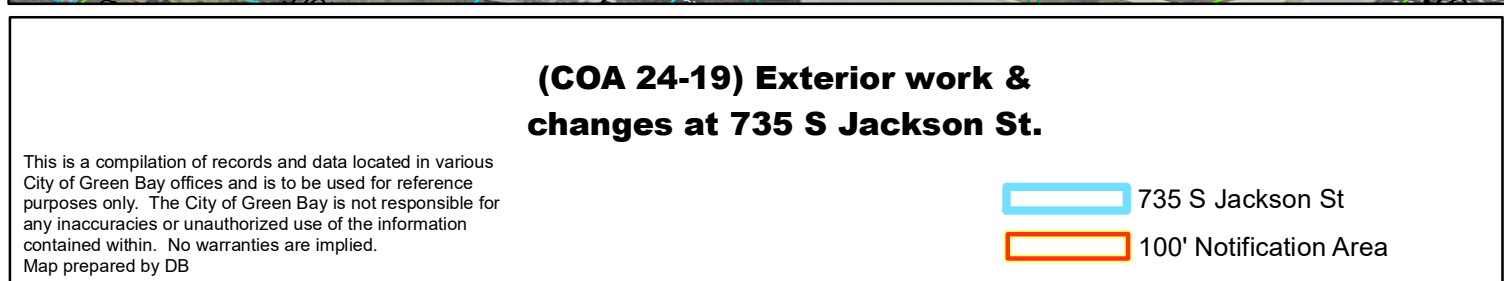
- #1 – Roof – approval, noting tax credit opportunity.
- #2 – Gutters – approval, noting half-round design would be an optional improvement.
- #3 – Siding – discussion. SOI # 6 indicates that shingle-style siding is an inappropriate replacement for clapboard-style siding in the second story, and SOI # 2 & #4 suggests that the stucco exterior at the first story may warrant retention & preservation.
- #4 – doors – approval, provided new windows are appropriate (no details / cut-sheet provided)
- #5 – rear windows – approval, approval, provided new windows are appropriate (no details / cut-sheet provided)
- #6 – corbels/modillions – denial, SOI # 3, conjectural feature. Note unclear if changes are proposed concerning the existing corbels (possibly character-defining features) at front door sides.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-19 Map
2. COA 24-19, Street View
3. COA 24-19 Project Description
4. COA 24-19 rear before

5. COA 24-19 rear after
6. COA 24-19 front corbels
7. COA 24-19 corbel detail
8. COA 24-19 door replacement before
9. COA 24-19 door replacement after
10. 735 S Jackson Property Details
11. COA 24-19 Application



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Map prepared by DB

 735 S Jackson St

 100' Notification Area



Exterior Work for 735 South Jackson Street

1. Replace asphalt shingles with asphalt shingles.
2. Replace aluminum gutters with with new aluminum gutters.
3. Replace vinyl siding with vinyl siding.
4. Replace two second story exterior doors with new windows.
5. Replace and enlarge two first story windows.
6. Add architectural elements to first and second story soffits on front of house.

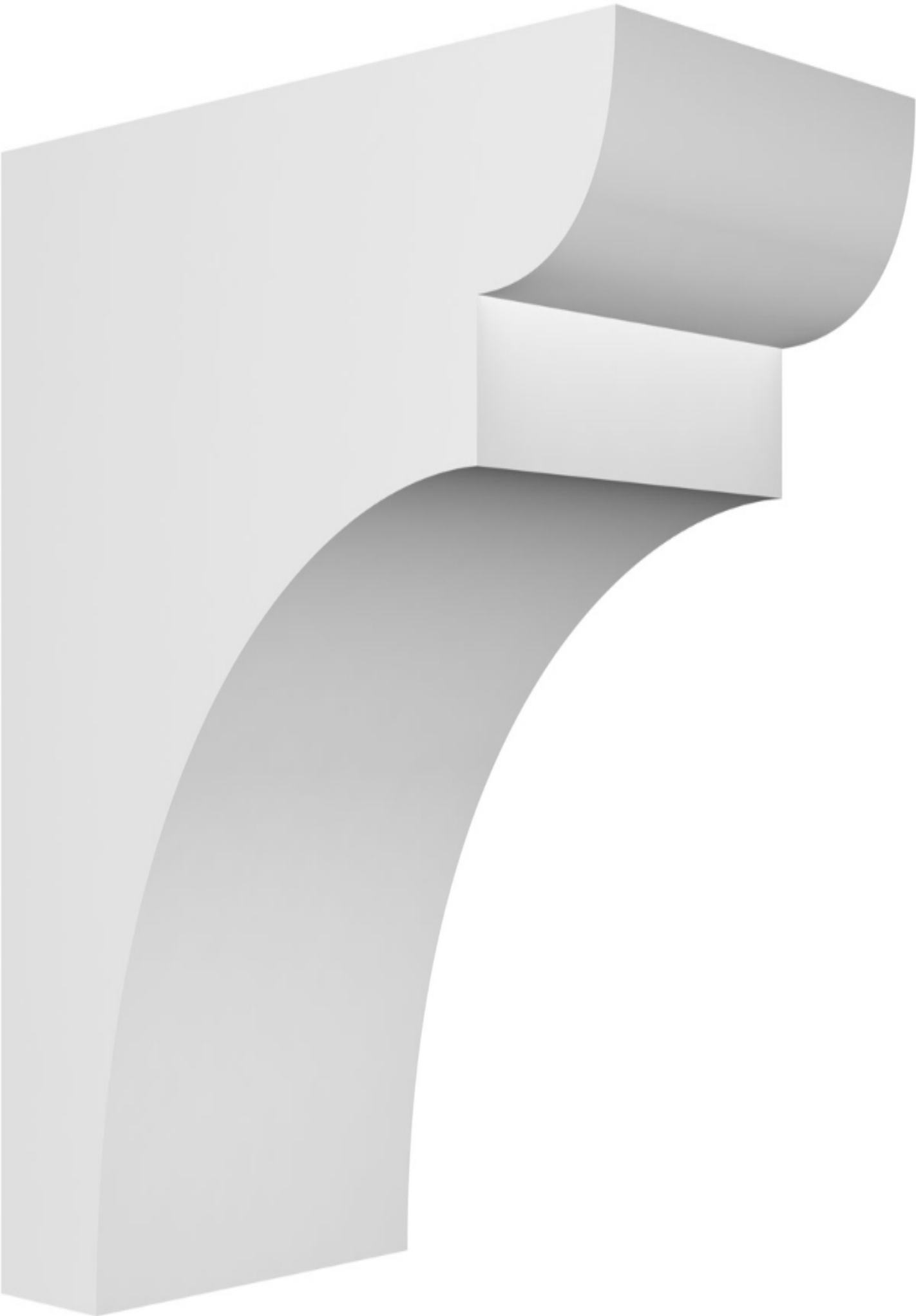
Estimate

Work to be done be Overhead Solutions: \$34,000













Address:	735	S Jackson	St			
Parcel No.:	14-590					
WI AHI No.:	52295					
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 house is stuccoed at the first story and clapboarded at the second.					
	It is identical to 725 South Jackson."					
	Owner not listed					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side-gambreled roof with wide front dormer.					
	Small arched entry. Dutch colonial revival stylings. Eave returns.					
Features -	unknown.					
Alterations -	Replacement vinyl siding. Stucco possibly not original.					
	Replacement windows (?). One story wing to north possibly an addition.					
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: 735 South Jackson Street, Green Bay

2. Parcel #: 14-590

3. Owner of record: Erik & Mary Ann Rinkleff Phone: 9204211326

<u>735 South Jackson Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Erik Rinkleff

<u>735 South Jackson Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>9204211326</u>	<u>erik@rusticroadstudio.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Home

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

1) Replace asphalt shingle roof.

2) Replace vinyl siding.

3) Replace two second story exterior doors with new windows.

4) Replace and Enlarge two first story windows.

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: Erik Rinkleff

Owner Signature: Erik Rinkleff

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 22, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 24-20) Consideration with possible action on a design review for replacement windows and doors at 231 N Broadway.

BACKGROUND

231-233 N Broadway is a contributing building in the Broadway-Dousman Historic District, added to the NRHP in 1999. This building was built circa 1925. The 1999 NRHP nomination notes the following (underlining added).

“Three stories in height, this two-storefront brick building was the last hotel constructed in urban Green Bay until the 1960s; it retains a high level of integrity. The building has two wide storefront bays flanking a narrow entry bay leading to the second and third floor hotel rooms; the bays are demarcated by pronounced piers that extend the height of the building to the plain cornice. Each of the side bays has two sets of paired one-over-one windows at the second and third floors; the entry bay has a single pair of windows at the second and third floors. All of the windows appear to be original and are covered by aluminum storm sash. In each bay, the spaces between the windows, the cornice and the storefront cornice are all marked by a rectangular motif consisting of slightly raised headers extending the length of the window area and marked at the corners with contrasting concrete decorative blocks. The single central entry door has paneled sidelights, a fully glazed, residential-style transom light with a commercial-style multi-light transom over it and in line with the transoms of the adjoining storefronts; although the door itself has been replaced with a steel security door, the door surround is intact. The building has two storefronts; the northernmost appears to be relatively unaltered, while the southernmost has had its storefront windows partially obscured.”

This request for COA calls for the following:

- new aluminum-clad wooden windows to be installed at each floor in both the front and rear elevations.
- new front door and surround
- new storefronts
- brick in-fill in way of second story exit doors (remove doors, replace with windows)
- work at rear to include aluminum hanging decks and patio wall

Some of the more relevant portions of the Secretary of the Interior’s (SOI) 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.

In addition to the SOI Standards, the Wisconsin State Historic Preservation Office (SHPO) has the following relevant requirements concerning replacement windows.

1. "A replacement window can have insulated glass as long as it does not compromise other important aspects of the window match. The glass must be clear and nonreflective with a visual light transmittance of 72 or higher."
2. "The metal clad or aluminum cannot have an anodized finish but rather must have a powdercoated paint or baked on finish."

Some questions about the proposed work must be addressed, including the following.

1. Is the proposed work to be done utilizing state or federal preservation tax credits?
2. Regarding the proposed replacement sash windows and storefront windows, what sort of finish is proposed for the aluminum frames?
3. Regarding the proposed replacement windows and storefront windows, what is the proposed visual light transmittance value?
4. Regarding the proposed new front doors and surround, what is the plan for the existing glass block transom above the existing door surround?

LC staff notes that the proposal to replace existing sash windows in the second and third stories and the proposal to replace the existing door surround in the first story are in conflict with SOI Standards 2, 5, and 6 as these materials were called out in the NRHP nomination as historic materials and features.

Regarding the storefront windows and the sash windows in the second and third stories, LC staff notes that the LC has generally taken a favorable view of replacement windows provided that the replacements match the design, dimensions, and appearance of the historic windows and provided that the window frames do not have an anodized finish. For commercial buildings in Green Bay, the Wisconsin SHPO requirement for a visual light transmittance value of 72 or higher has generally been upheld by the LC.

Regarding the first story door surround in the primary elevation, LC staff notes that the LC has generally required that historic material such as the square glass block transom (above the surround) be maintained rather than replaced. The door surround below this glass block transom has been identified as historic, but LC precedent on these elements is unclear.

Regarding the rear elevation, LC staff notes that the proposal calls for significant alteration of the fenestration (removal of windows and substitution of new, wider, sliding glass doors) as well as the addition of patio decks.

RECOMMENDATION

LC staff notes that resolution of the questions listed above may impact any staff recommendation that follows. Notably, if tax credits are to be utilized, WI SHPO will require adherence to the SOI Standards.

LC staff feels that the proposed replacement windows (upper levels, storefront windows, and side storefront doors) are appropriate (presuming that the proposed dimensions match the existing openings) based on LC precedent provided that the replacements all have an appropriate visible light transmittance (VLT) and the aluminum frames do not have an anodized finish (must be painted or powdercoated). Generally, Wisconsin

SHPO has indicated that the VLT consideration is most important for storefront windows. This SHPO requirement may be of lesser concern for upper-story windows.

LC staff recommends that the glass block transom above the existing front entry door be maintained. The existing glass block is a historic, character defining feature of the building.

LC staff feels that a replacement door surround (at center of first story) may be appropriate given the deteriorated condition of the wooden, paneled surround. No details of the proposed replacement surround have been provided, but LC staff recommends that the replacement satisfy SOI Standard # 6 insofar as design and visual qualities are concerned as well as SHPO requirements for glass visual light transmittance and finish on metal materials.

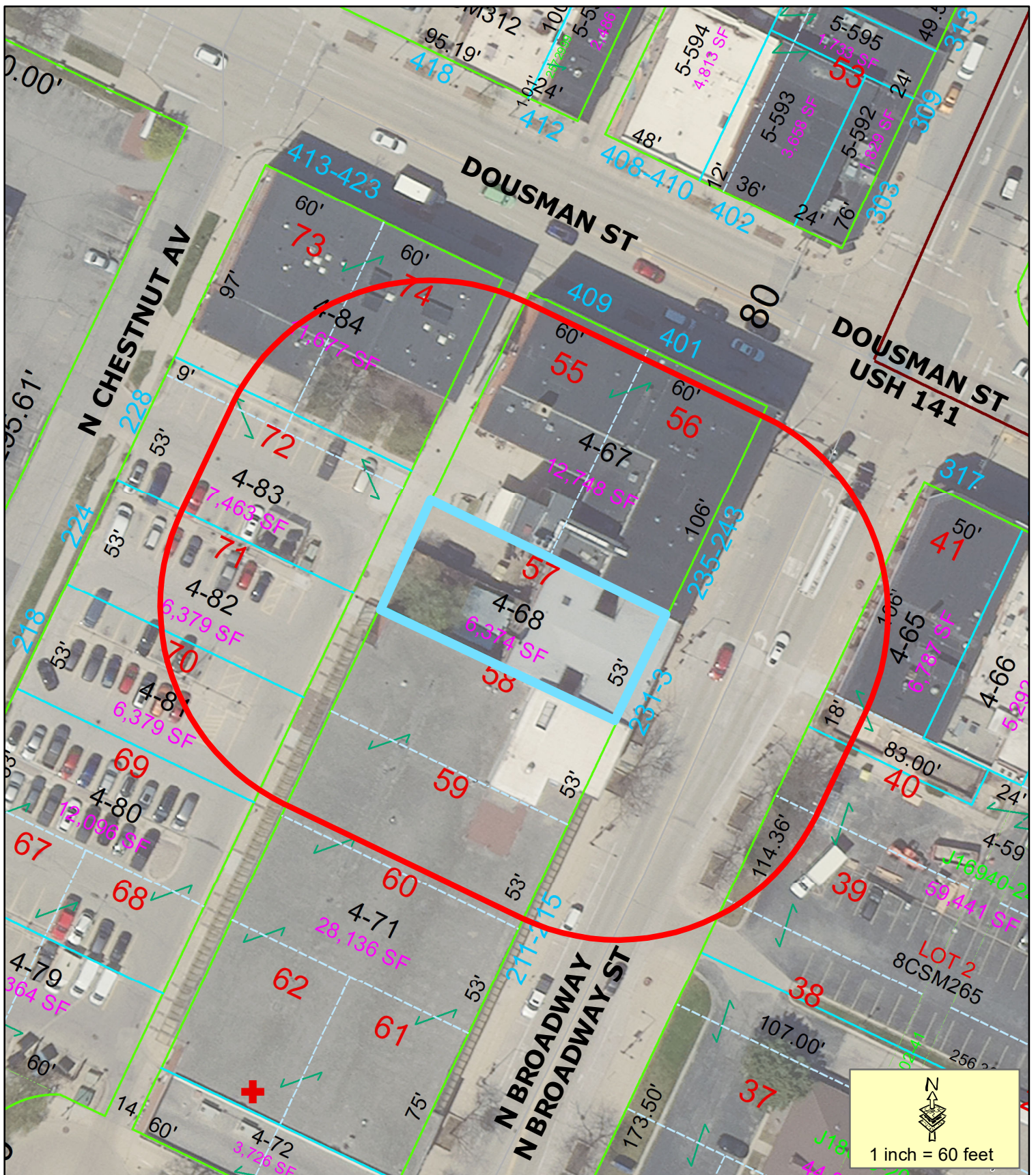
LC staff recommends that the removal of the second story doors on the front elevation be approved, along with their window substitution and brick infill to match the existing brick and existing brick design (the historic brick color, texture, and arrangement with decorative relief work and brick bond).

LC staff feels that the proposed changes to the rear elevation may be generally agreeable as this is not a primary elevation and this is set back some distance from the roadway. As with the front elevation, the aluminum or other metalwork should have a painted or powdercoated finish.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-20 Map
2. COA 24-20 Rendering
3. COA 24-20 Application

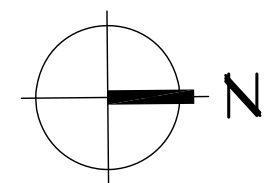
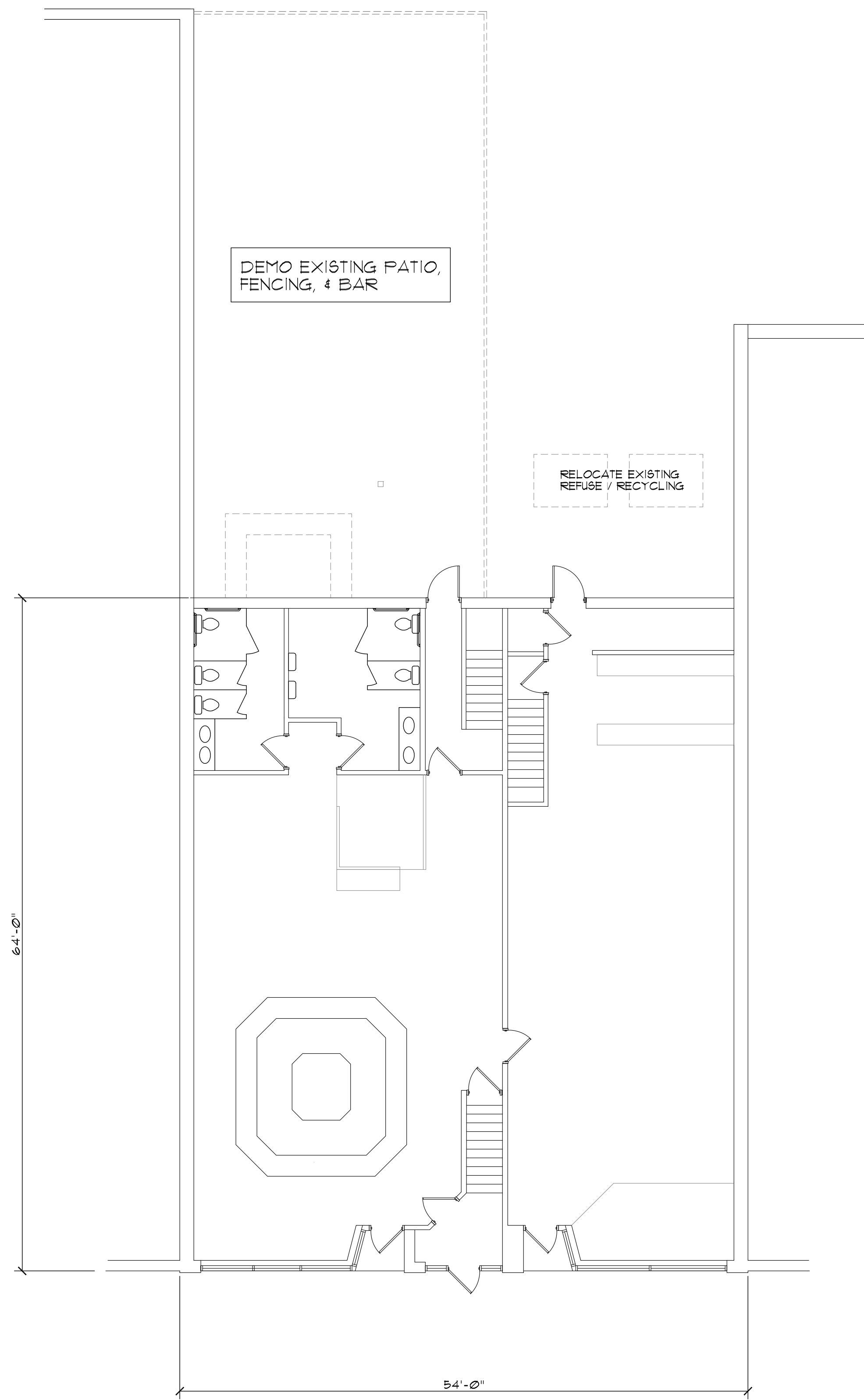


(COA 24-20)

New windows & storefront.

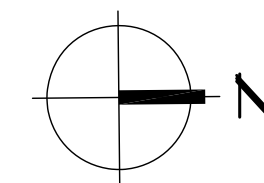
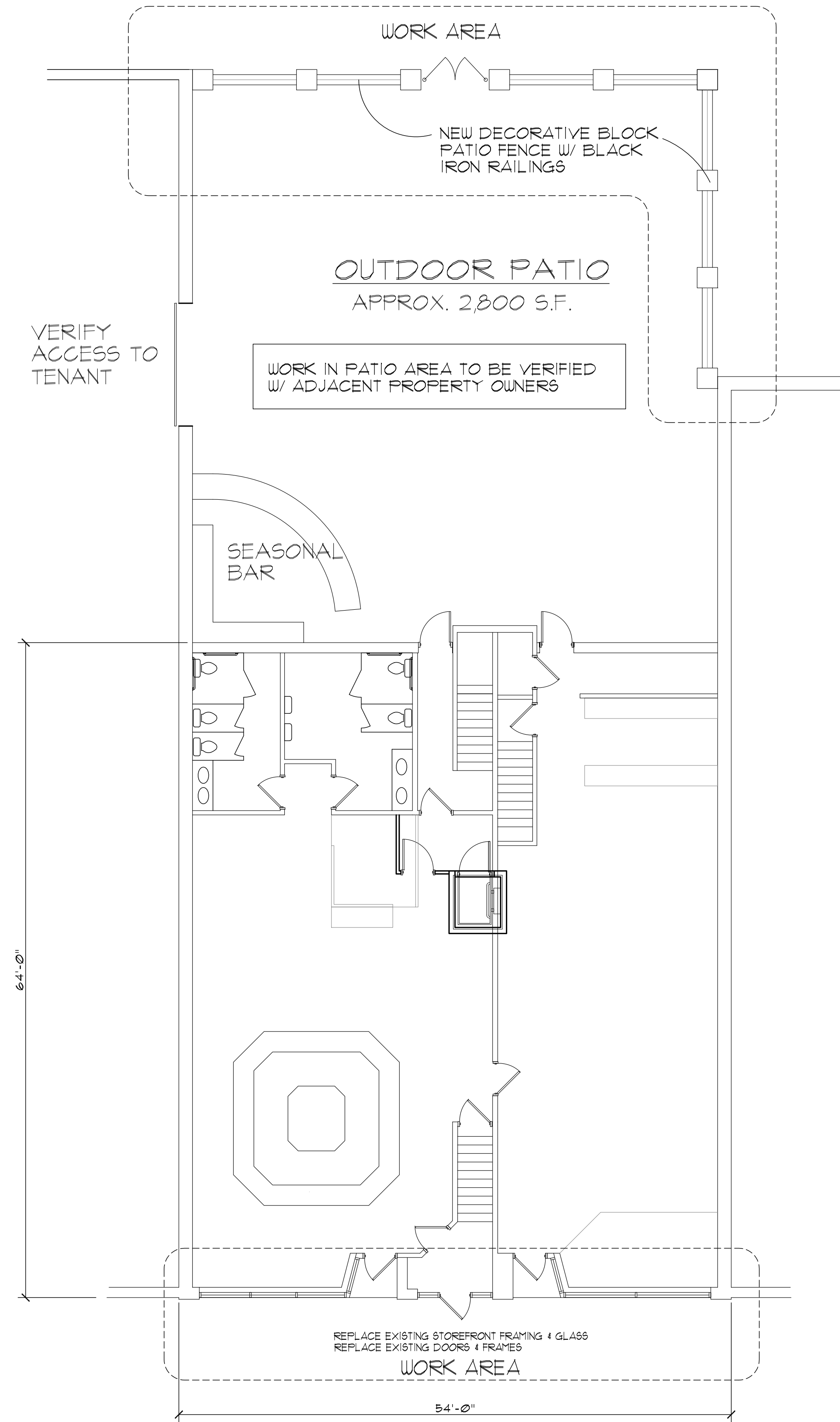
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by DB

- 231-233 N Broadway
- 100' Notification Area



EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

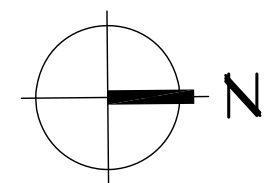
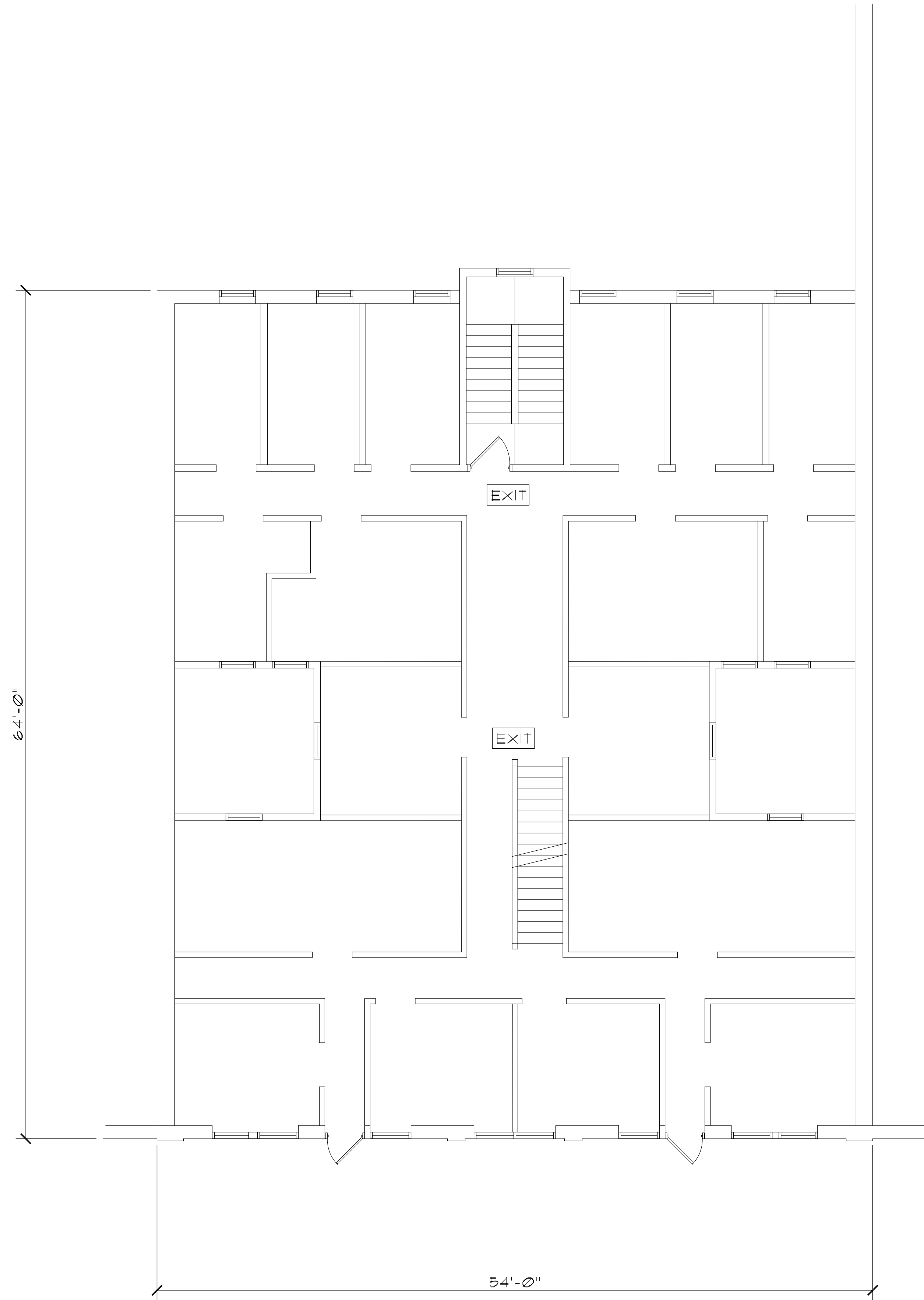
REV. NO.	DATE	DESCRIPTION

Design Associate:
325 E. KALB AVE.
GREEN BAY, WI 54301
(920) 680-4060

One Concept Design & Development

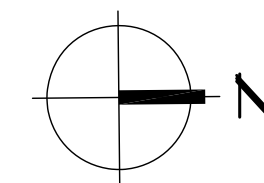
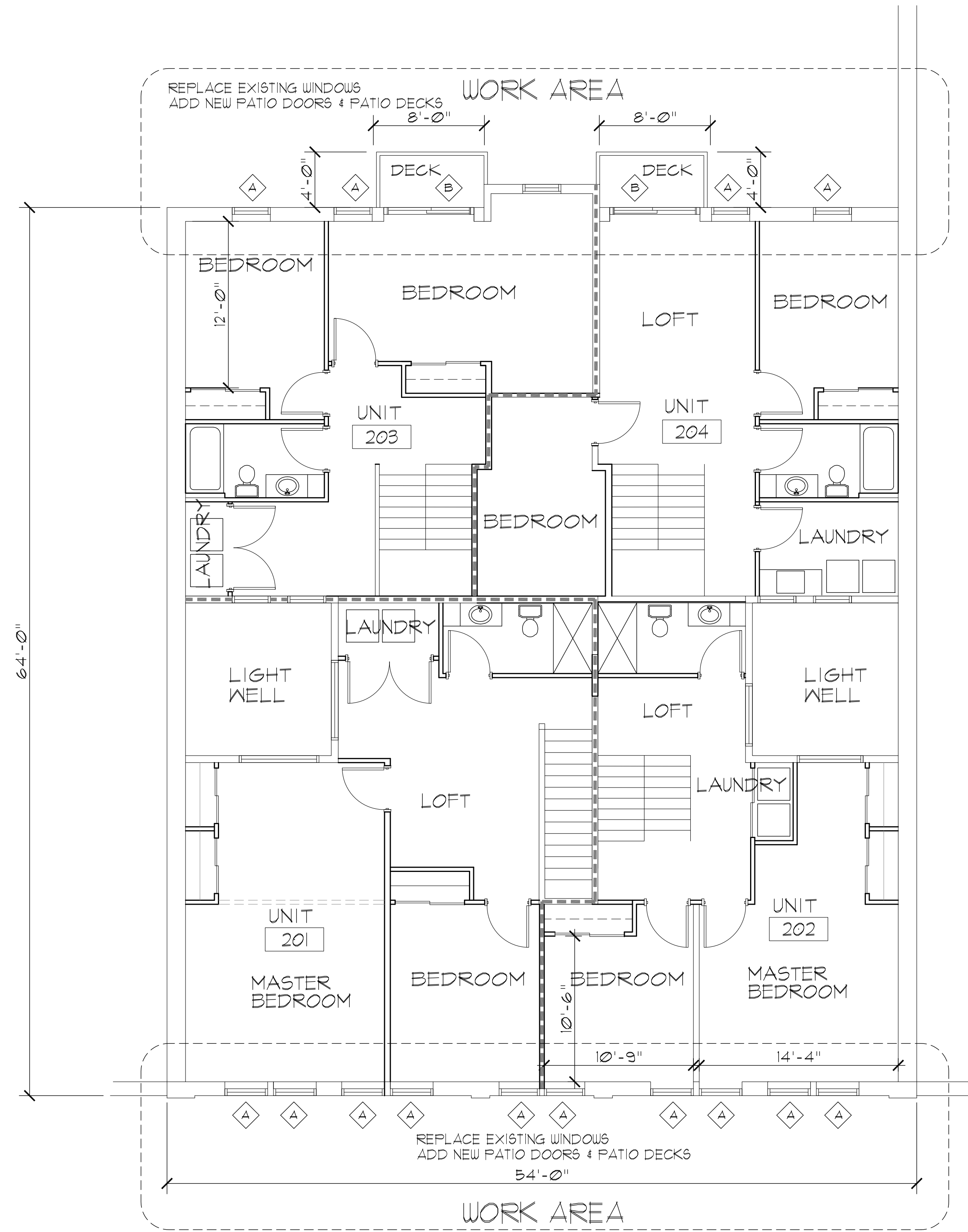
PROPOSED BUILDING ALTERATIONS FOR :
MIKE SCHWANTES
231 N. BROADWAY STREET
GREEN BAY, WISCONSIN

DATE 10/14/22
SHEET A1.1
PROJECT NUMBER 22114



EXISTING SECOND
FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED SECOND
FLOOR PLAN

SCALE: 3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION

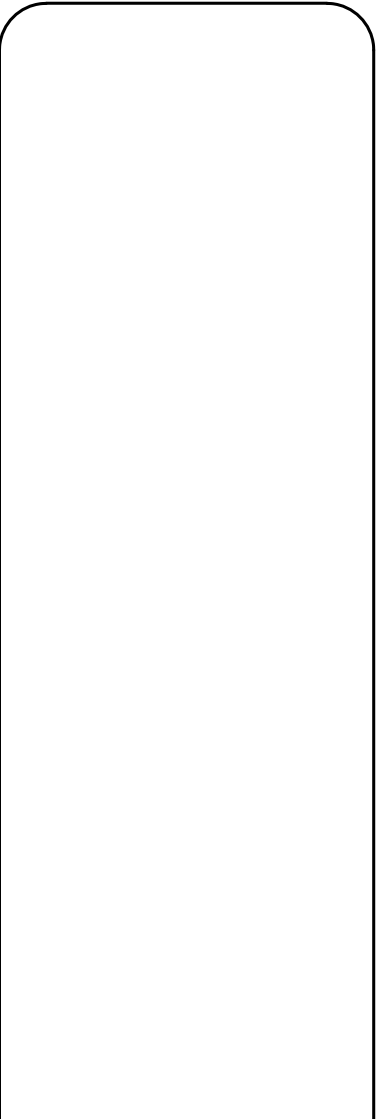
Design Associate:
325 E. KALB AVE.
GREEN BAY, WI 54301
(920) 680-4060

One Concept Design & Development

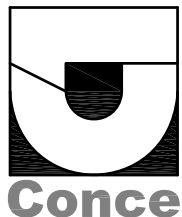
PROPOSED BUILDING ALTERATIONS FOR:
MIKE SCHWANTES
231 N. BROADWAY STREET
GREEN BAY, WISCONSIN

DATE 10/14/22
SHEET A1.2
PROJECT NUMBER 22114

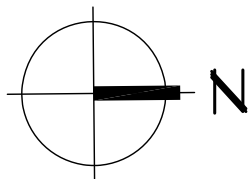
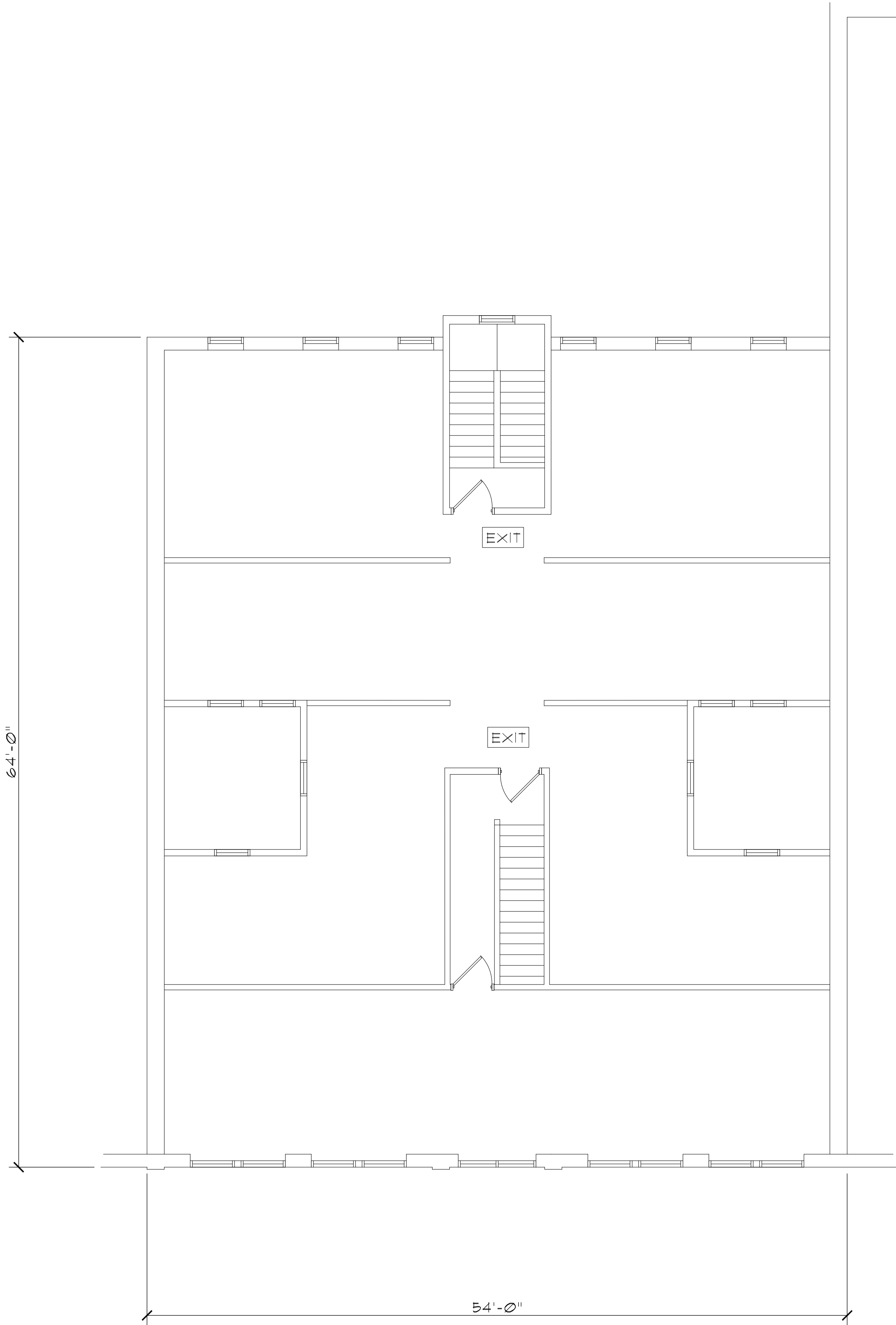
REV. NO.	DATE	DESCRIPTION



Design Associate:
325 E. KALB AVE.
GREEN BAY, WI 54301
(920) 680-4060

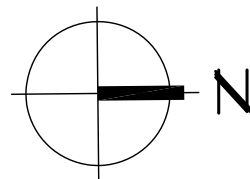
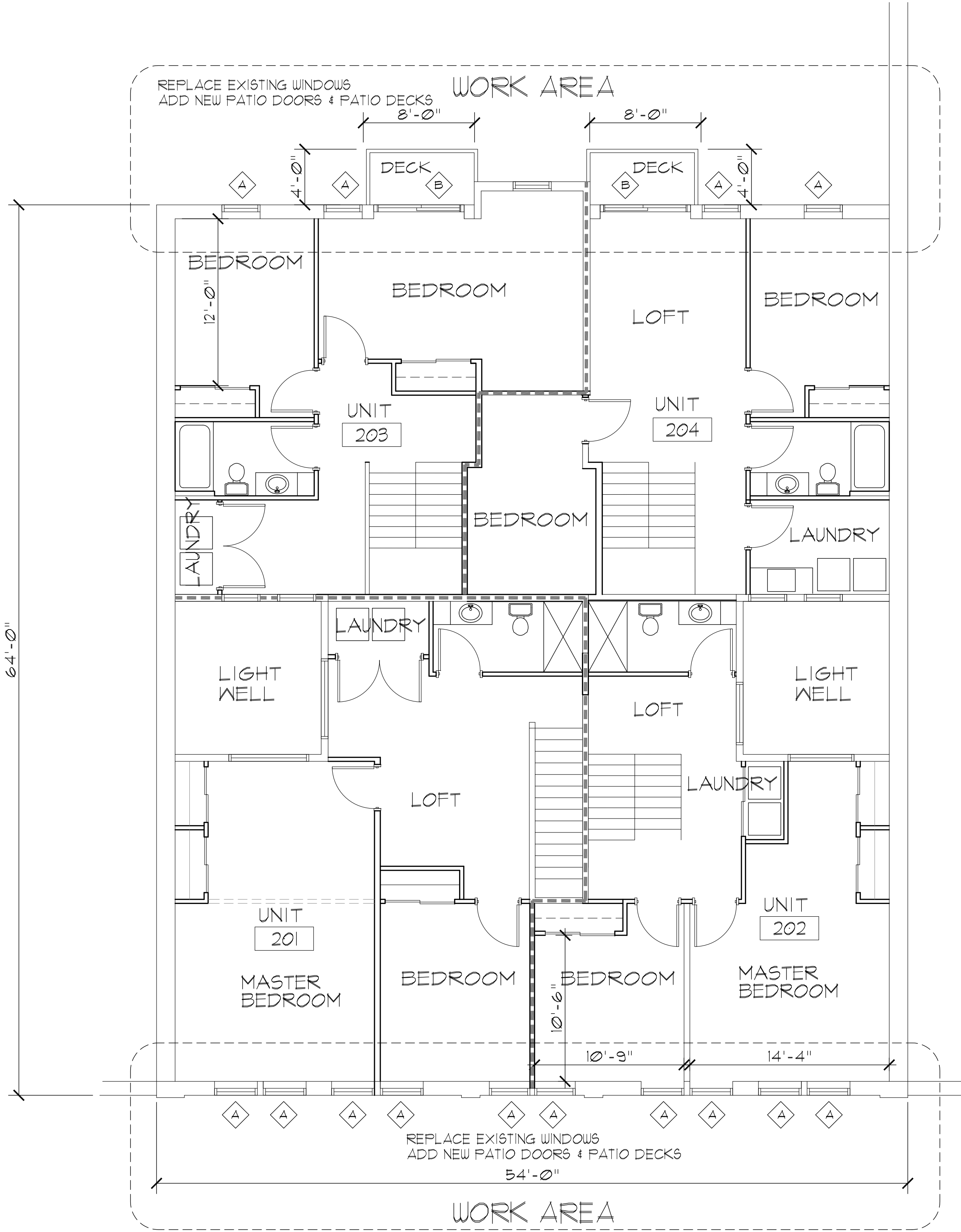

One Design & Development

PROPOSED BUILDING ALTERATIONS FOR :
MIKE SCHWANTES
231 N. BROADWAY STREET
GREEN BAY, WISCONSIN



EXISTING THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



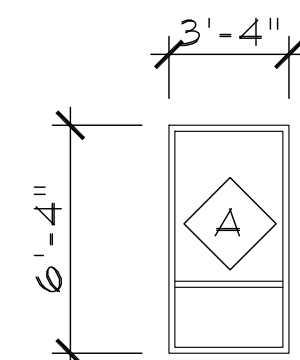
PROPOSED THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION

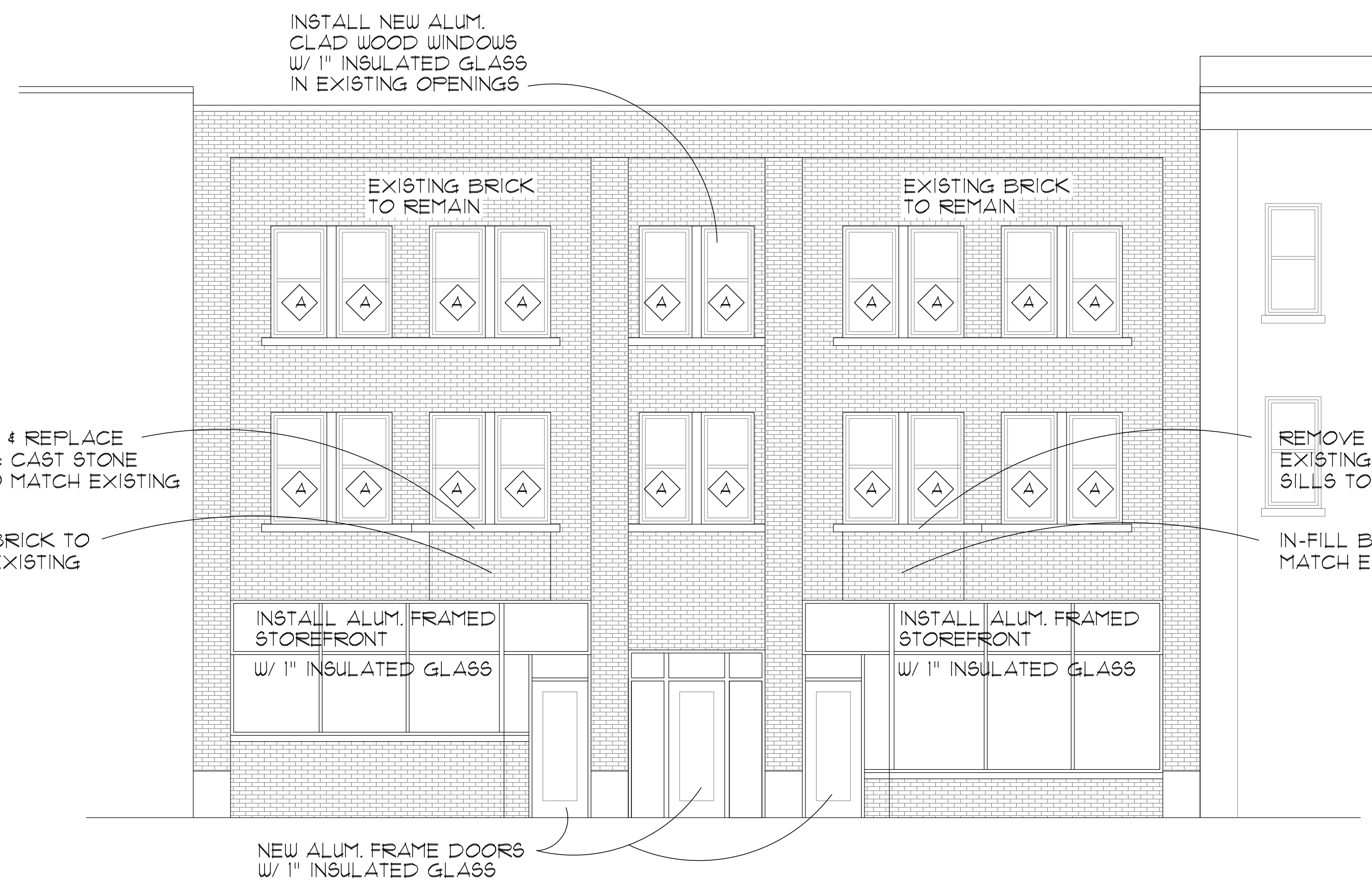
SCALE: 3/16"=1'-0"



ALUM. CLAD WOOD WINDOWS
W/ 1" INSULATED GLASS

WINDOW DETAIL

NOT TO SCALE



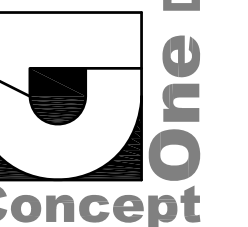
PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

REV. NO. DATE DESCRIPTION

Design Associate:

325 E. KALB AVE.
GREEN BAY, WI 54301
(920) 680-0060



PROPOSED BUILDING ALTERATIONS FOR :

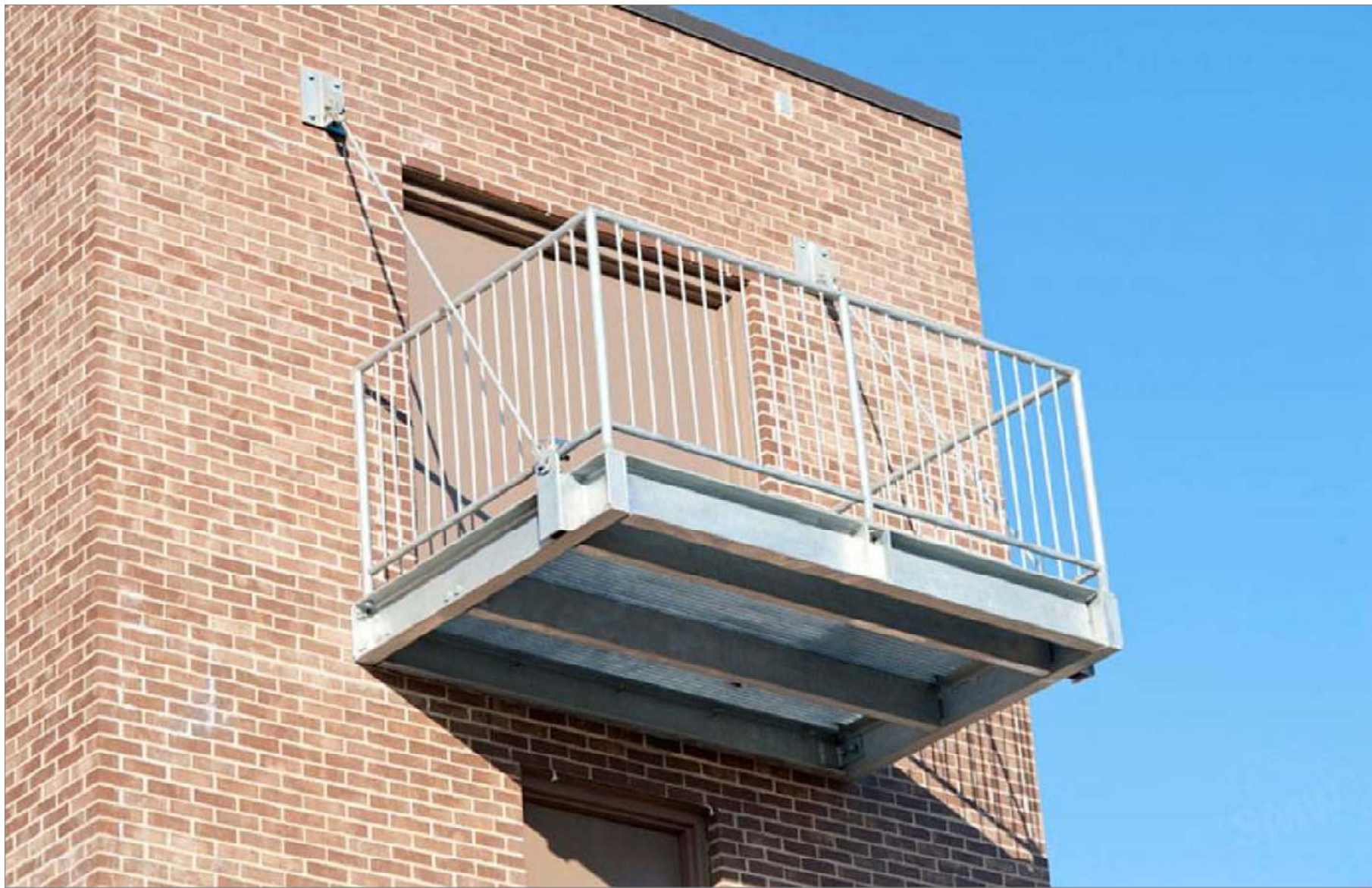
MIKE SCHWANTES

231 N. BROADWAY STREET
GREEN BAY, WISCONSIN

DATE
10/14/22
SHEET

A2.1

PROJECT NUMBER
22114



DECK DETAIL

NOT TO SCALE

ALUMINUM FRAMED HANGING DECK SYSTEM
TO BE SIMILAR TO THIS IMAGE



EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

REV. NO.	DATE	DESCRIPTION

Design Associate:
325 E. KALB AVE.
GREEN BAY, WI 54301
(920) 680-4060

One Concept Design & Development

PROPOSED BUILDING ALTERATIONS FOR :
MIKE SCHWANTES
231 N. BROADWAY STREET
GREEN BAY, WISCONSIN

DATE
10/14/22
SHEET
A2.2
PROJECT NUMBER
22114



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: 231 N Broadway, Green Bay, WI 54303

2. Parcel #: _____

3. Owner of record: Michael Schwantes Phone: 920-432-1166
319 North Broadway Green Bay Wisconsin 54303
(Address) (City) (State) (Zip)

4. Applicant's Name: Michael Garsow
319 North Broadway Green Bay Wisconsin 54303
(Address) (City) (State) (Zip)
920-432-1166 920-412-5111 mgarsow@cbs-global.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: 1st floor: Bar 2nd & 3rd floors vacant (formerly 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.)

Front: Replace doors with windows. Replace all windows and doors. Spruce up store front.

Back: Extend patio to cover entire width of the building. Designed to support Marketplace.

Back: Replace all windows and doors. Replace fire escapes with unit patios.

The next phase of the project will be to renovate the currently 2nd and 3rd floors into apartments.

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
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- ☐ 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

May 22, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-16, 1115 S Van Buren, Fence

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None