



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, AUGUST 21, 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, August 21, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

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

E. Regular Business.

- I. (COA 23-07) Consideration with possible action on a design review for a building addition located at 100 S Jefferson Street (held from the April 19, 2023, Landmarks Commission meeting).

2. (COA 24-40) Consideration with possible action on a design review for rear deck railings at 812 Cass Street.
3. (COA 24-41) Consideration with possible action on a design review for a walkway installation at 1008 S Monroe Avenue.
4. (COA 24-43) Consideration with possible action on a design review for a new porch at 636 S Madison Street.

F. Informational.

1. Staff-level COA applications.
2. Date of next meeting: September 18, 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

August 21, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 23-07) Consideration with possible action on a design review for a building addition located at 100 S Jefferson Street (held from the April 19, 2023, Landmarks Commission meeting).

BACKGROUND

100 S. Jefferson St is the Brown County Courthouse, which is individually listed in the NRHP as well as a contributing building within the NRHP-listed Downtown Historic District. 300 E. Walnut is the “Federal Building”—a contributing building within the NRHP-listed Downtown Historic District. Both are designated historic buildings.

Per Wisconsin statute 44.34(10), the Wisconsin State Historic Preservation Office (SHPO) has review/approval authority over unit of government undertakings that will have an adverse effect on designated historic properties. This SHPO review/approval does not replace the City’s Landmarks Commission (LC) review/approval authority, but rather is in parallel to the City’s authority. Both SHPO and the LC must approve of the proposed changes.

The COA application calls for an exterior addition to connect 300 E. Walnut to 100 S. Jefferson. This addition has been designed to minimize its adverse effect on the courthouse (it attaches to the newer courthouse addition) and the Federal building (where it has a narrow connection).

LC staff notes that the proposed addition has been approved by SHPO.

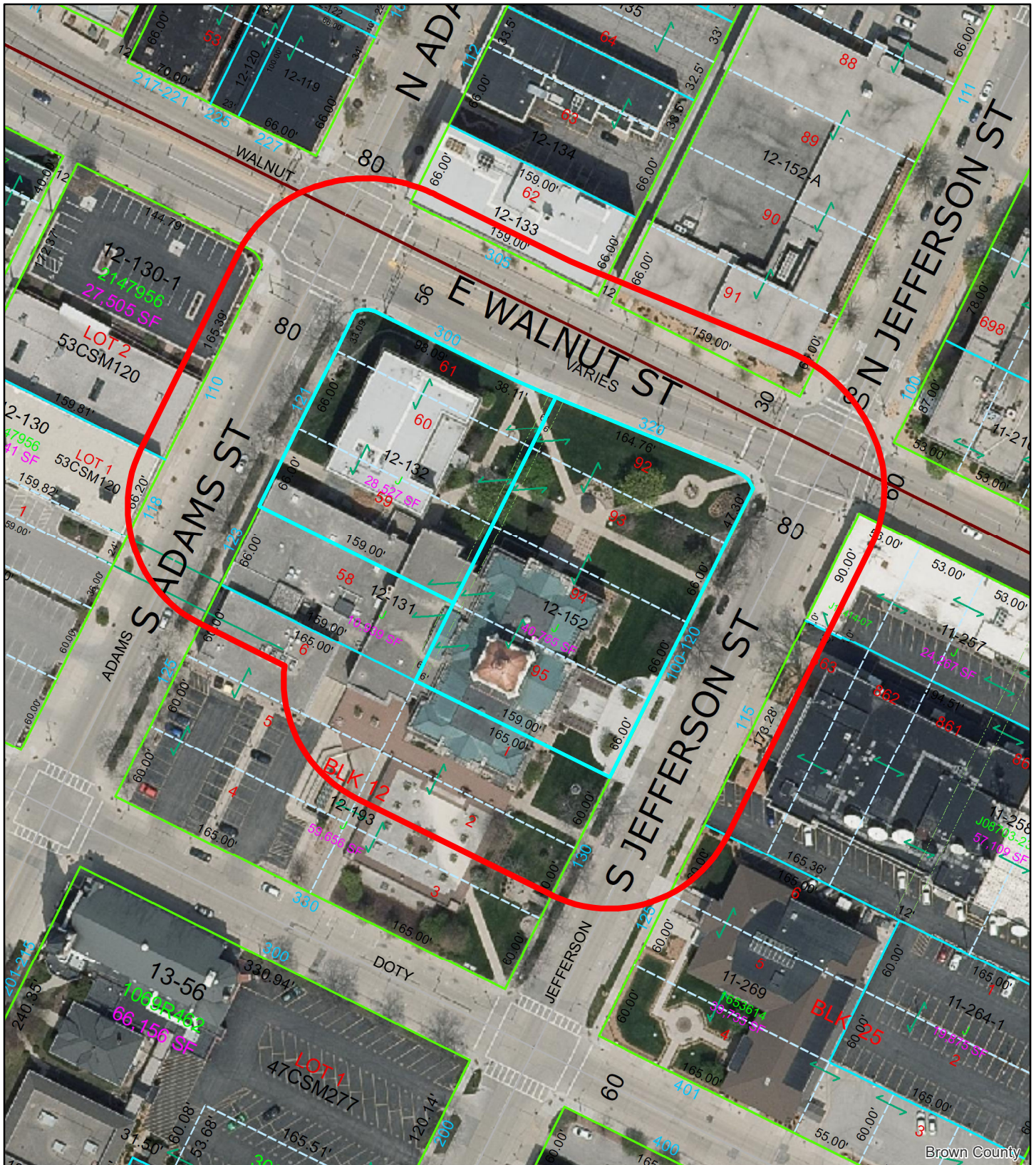
RECOMMENDATION

LC staff recommends approval of the proposed work. LC staff further echoes the SHPO recommendation that the metal panel façade have a color and finish that closely matches the façade of the Federal Building and the courthouse addition.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-07 Map
2. COA 23-07, 2024 update, CH_Security_Vestibule_Rendering_Floor_Plan
3. SHPO Review_23-0450_BR - Brown County Courthouse- Security Vestibule
4. COA 23-07 Application



(COA 23-07) Building Addition 100 S Jefferson Street

0 25 50 100 Feet

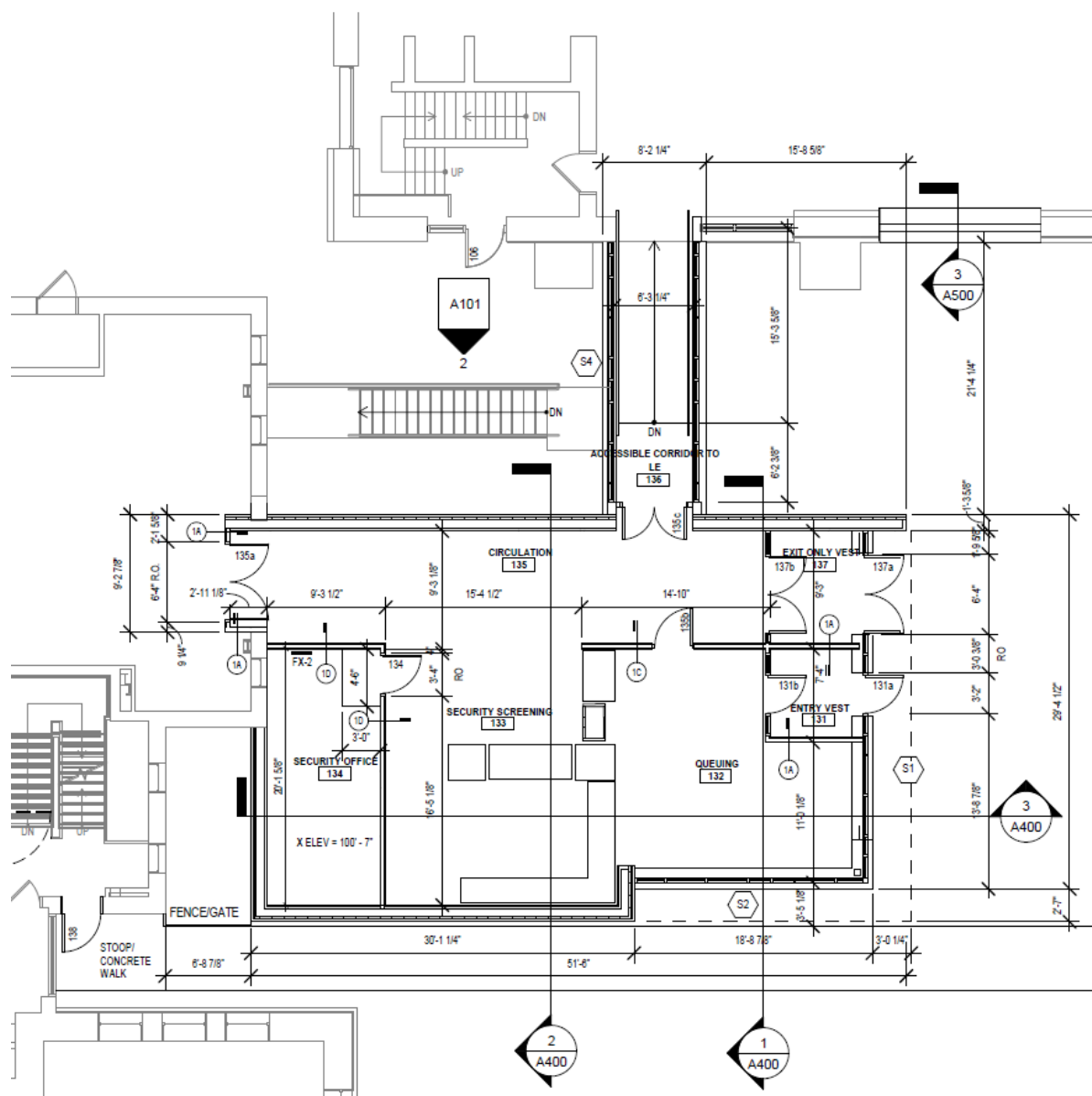


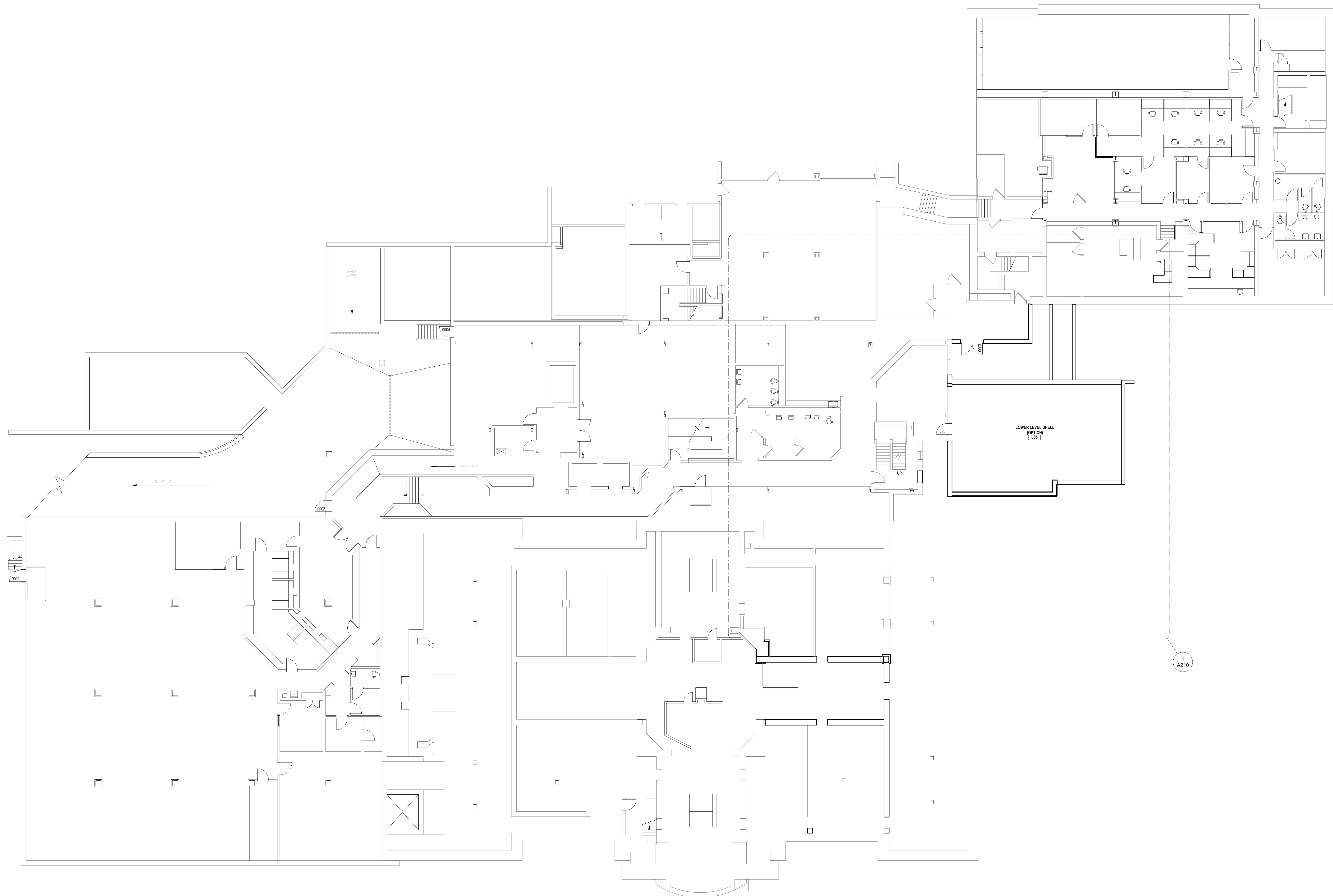
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City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

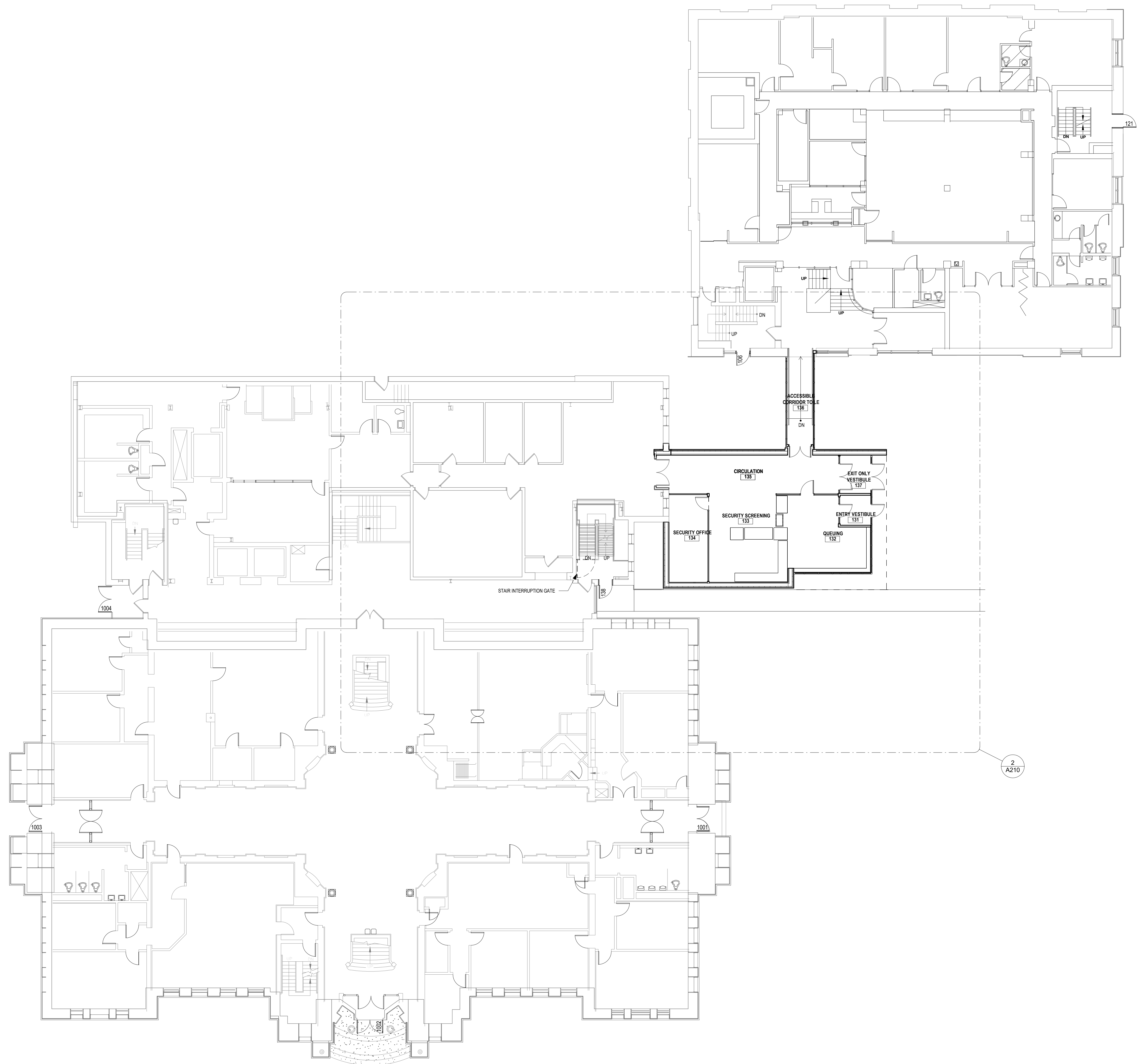
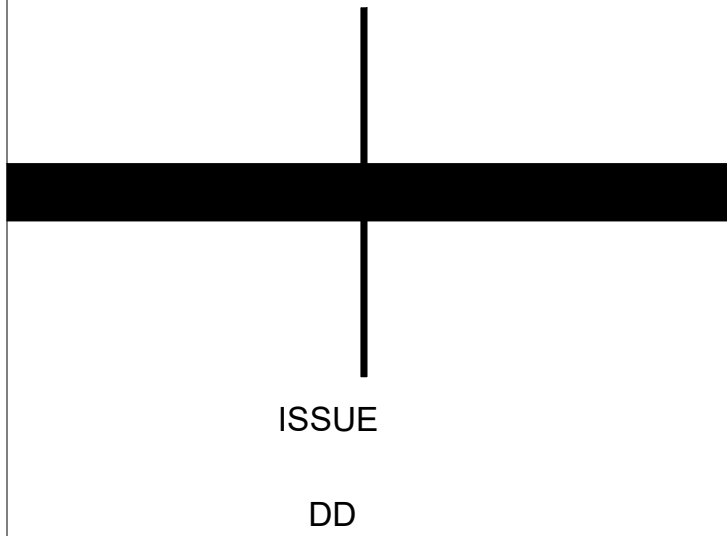
 100 S Jefferson Street

 100-ft. Notification Area









1 FIRST FLOOR PLAN - OVERALL
3/32" = 1'-0"



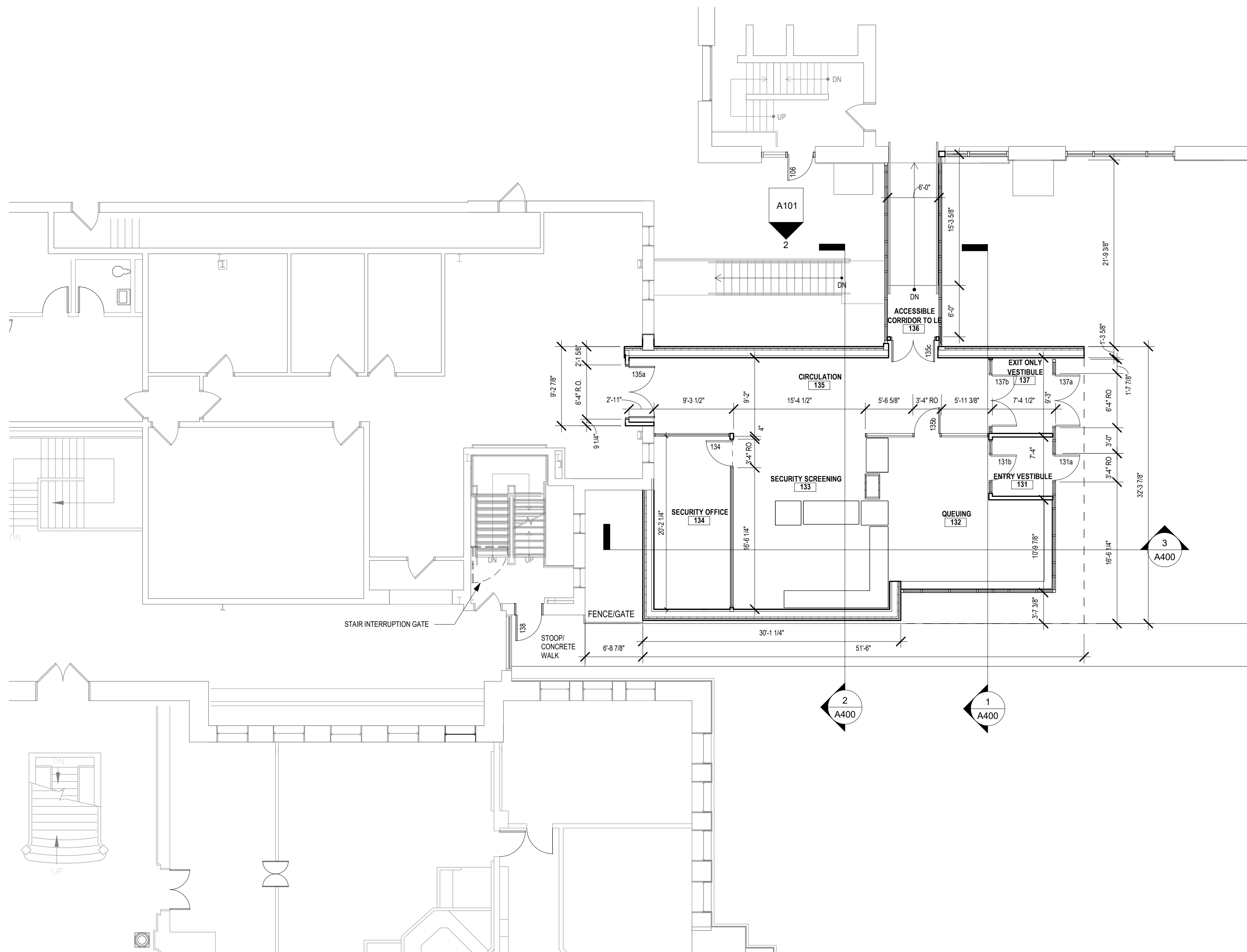
PROJECT
Brown County Courthouse
Security Vestibule

305 E Walnut Street Green
Bay, WI 54301

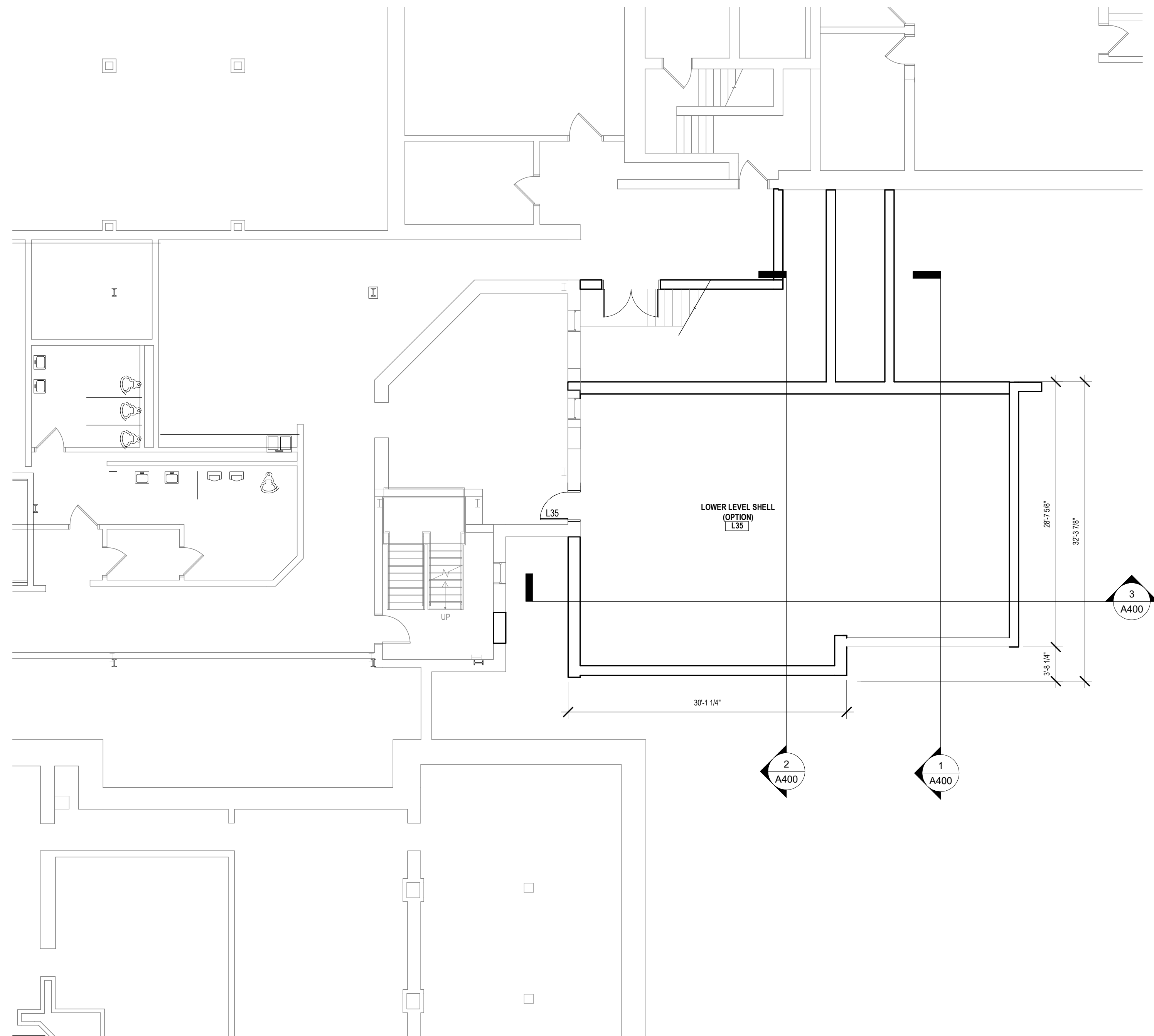
PROJECT NO.
2586

DRAWING
FIRST FLOOR PLAN -
OVERALL

DATE
03.29.24



2 ENLARGED FIRST FLOOR PLAN
1/8" = 1'-0"



1 ENLARGED LOWER LEVEL PLAN
1/8" = 1'-0"



From: alexander.eginton@wisconsinhistory.org
To: [Magnin, Chad](#)
Subject: SHPO Review: 23-0450/BR - Brown County Courthouse- Security Vestibule
Date: Thursday, April 18, 2024 9:05:00 AM

CAUTION External Email: Be safe with links and attachments. Please report bad messages

Dear Chad Magnin,

We have completed our review of WHS #23-0450, Brown County Courthouse- Security Vestibule. The change to the design will minimize the negative impact of the proposed vestibule addition to the historic Courthouse and Federal Building. We do recommend that the proposed metal panel facade be a more neutral color than what is shown in the renderings and changed to a finish more closely match the facade of the Federal building and the courthouse addition. SHPO finds that no eligible properties will be adversely affected.

If your plans change or cultural materials/human remains are found during the project, please halt all work and contact our office.

Please use this email as your official SHPO concurrence for the project. If you require a hard copy signed form, please contact me and I will provide you a signed copy as soon as possible.

Sincerely,
Alex Eginton
State Historic Preservation Office

Wisconsin Historical Society
816 State Street, Madison, WI 53706

alexander.eginton@wisconsinhistory.org

Wisconsin Historical Society
[Collecting, Preserving, and Sharing Stories Since 1846](#)



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: 100 S Jefferson St, Green Bay, WI 54301

2. Parcel #: 12-152

3. Owner of record: Brown County Phone: 920 448 4037

<u>305 E Walnut</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Chad Magnin (Facilities Director)

<u>305 E Walnut</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)
<u>920 448 4507</u>	<u>920 370 6659</u>	<u>chad.magnin@browncountywi</u>	
(Office Phone #)	(Cell Phone #)	(E-mail Address)	

5. Present use of Property: Courthouse

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.)

Brown County is seeking to construct a secure vestibule with attached hallways to the existing
Courthouse Annex and Law Enforcement building on the north side of the courthouse square.
The main courthouse would share a hallway with the proposed plan connecting to the north
windows of the annex and east entrance of the Law Enforcement building. See attached.

7. Attachments:

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

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: Chad Magnin  Digitally signed by Chad Magnin
Date: 2023.03.14 13:58:40 -05'00'

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-40) Consideration with possible action on a design review for rear deck railings at 812 Cass Street.

BACKGROUND

812 Cass, built c. 1923, is a contributing property in the Astor NRHP Historic District. The house currently maintains a good degree of historic integrity, including its integrity of setting, location, association, feeling, and workmanship. The house is also presumed to maintain integrity of materials and design.

This COA application proposes to install a safety rail with balusters for a second story walk-out at the back of the house.

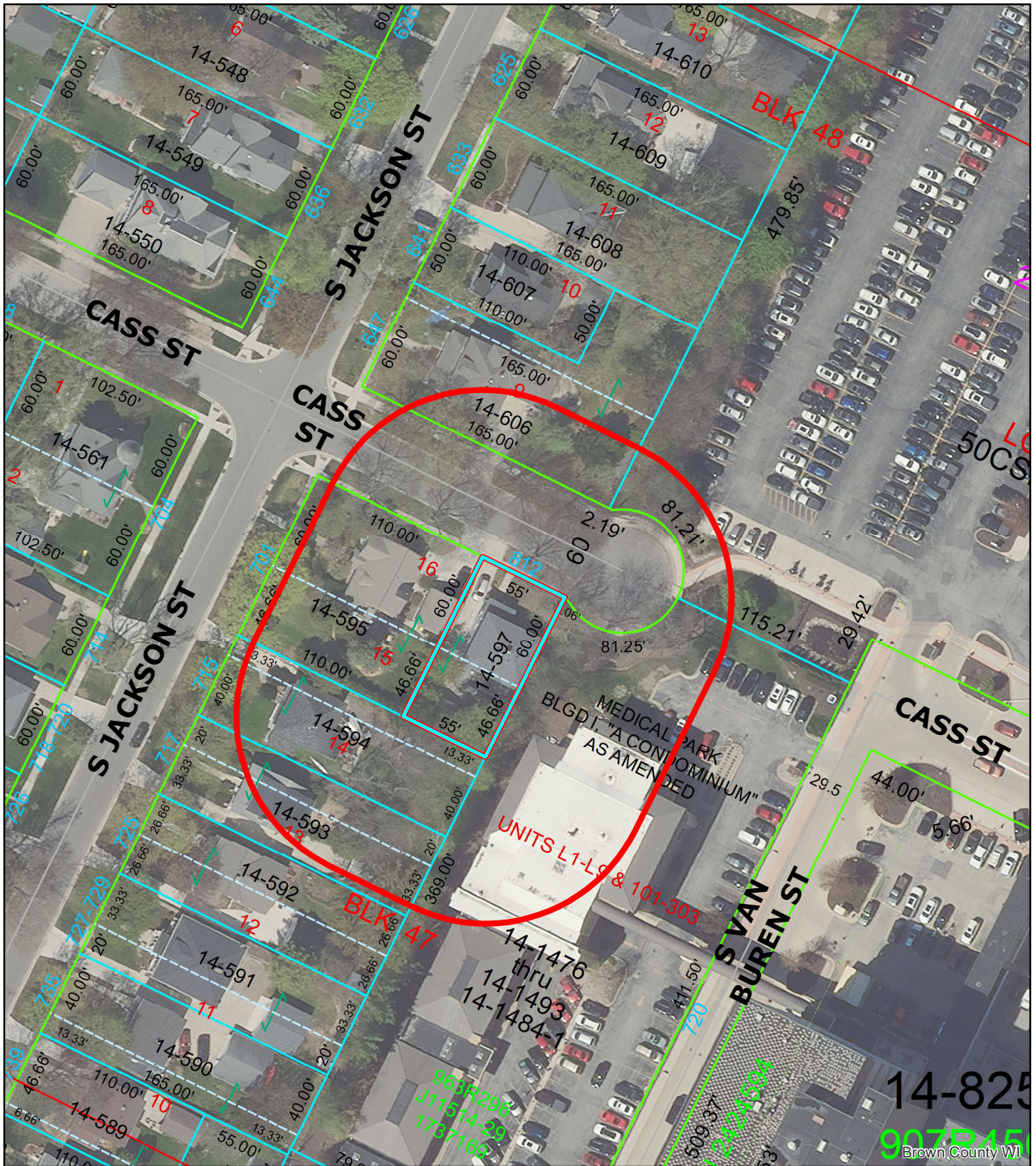
LC staff notes that this second story walk-out and the proposed railing system are not visible from any public right-of-way.

RECOMMENDATION

LC staff recommends approval of the proposed railings, noting that there is no existing material and noting that this area of the house is hidden from public view.

FISCAL IMPACT**ATTACHMENTS**

1. COA 24-40 Map
2. COA 24-40 Railing Details
3. Re_ Application for Installation of Safety Rail at 812 Cass St
4. COA 24-40 812 Cass, Property Details
5. COA 24-40 Application



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 Aug 2024 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 24-40) Rear Porch at 812 Cass Street

0 20 40 80 Feet



- 812 Cass Street
- 100' Notification Area



From: [David Tellock](#)
To: [Stephanie Hummel](#)
Subject: Re: Application for Installation of Safety Rail at 812 Cass St
Date: Tuesday, July 9, 2024 5:16:50 PM
Attachments: [TrexTRailHorizontal_34b936f0-d49a-4dc6-9598-be5ca2185248_5000x.png](#)

Hi Stephanie,

One of the pictures I provided was of a railing that the neighbors across the street from our property have which we would basically mimic. I went online for railing images and the image below of a 36" white composite railing is what we would be looking to install. Does this meet with what you need?

Thanks,
Dave

Sent from my iPhone

On Jul 9, 2024, at 5:02 PM, Stephanie Hummel
<Stephanie.Hummel@greenbaywi.gov> wrote:

Hi! Thanks for the application. I would need something that shows what the railing will look like. Typically people just send specs from wherever they are buying.

Thanks!

Stephanie Hummel, AICP
Planner II

From: David Tellock <tellockdl@msn.com>
Sent: Friday, July 5, 2024 12:08 PM
To: Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>
Cc: David Tellock <tellockdl@msn.com>
Subject: Application for Installation of Safety Rail at 812 Cass St

We just purchased a home at 812 Cass Street last week which is on the Astor Park historic registry. This is a single family residence that is co-owned with my wife, step-daughter and her husband. My step-daughter and family are now residing at this address.

There is a 2nd floor bedroom with a door leading to a flat roof; however, there is no safety rail around this roof area. I've attached the Certificate of Appropriateness application along with a number of photos, including one of a neighbor's property (647 Jackson St) that has a similar flat roof with a railing.

If I'm missing any information that you require, please advise. We haven't been in contact with a contractor yet, so I don't have specifics on cost or exact materials but we will want to use a white composite material that fits with the trim on the house and similar in appearance to the step railing at the front of the house.

Thanks,
Dave Tellock
920-619-2435
tellockdl@msn.com

Address:	812	Cass	St			
Parcel No.:	14-597					
WI AHI No.:	51957					
Historic Name:						
Built:	1923					
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 two story frame house has a hipped roof with extended eaves. A half porch is supported by two square pillars.					
	Owner: David & Paula Hayford"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Prairie style, shallow hipped roof. Half-width porch. Wide overhanging eaves. Central brick chimney. 2nd story window sills unified by horizontal band circling house. Clapboard profile siding with corner boards.					
Features -	Battered square porch pillars. Other unknown.					
Alterations -	Porch step railings & newels. Replacement windows (?). Replacement siding (?).					
Misc -	n/a					



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: 812 Cass Street, Green Bay WI 54301

2. Parcel #: 14-597

3. Owner of record: David & Lynn Tellock, Ryan & Rebecca Mielke Phone: 920-619-2435

<u>812 Cass Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: David Tellock

<u>218 Traders Point Ln</u>	<u>Green Bay</u>	<u>WI</u>	<u>54302</u>
(Address)	(City)	(State)	(Zip)

<u>920-619-2435</u>	<u>tellockdl@msn.com</u>
(Office Phone #)	(E-mail Address)

5. Present use of Property: Single family residence occupied by Ryan & Rebecca Mielke

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.)

Installation of a 3' safety railing - An upstairs bedroom has a door facing the rear (south side)

of the home which opens to the flat roof of a one-story room addition. This roof doesn't have

a railing which poses a safety hazard if someone walks out onto the roof from the bedroom. We

plan to use a white composite spindle type railing and posts similar to the front step hand rails.

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): Additional photo of neighbor property across street with similar situation and rails.

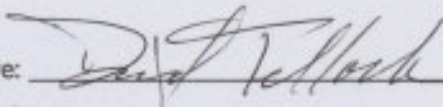
CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

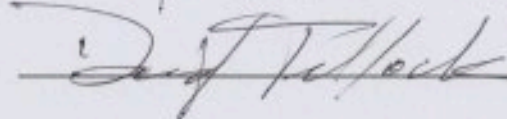
8. The following action is requested:

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

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

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

Petitioner Signature: 

Owner Signature: 

Date Received: _____ Staff: _____



812 Cass St.
(front view)



812 Cass St.
(Rear View)

Safety rail proposed on roof of
1st floor addition



812 Cass St.
(Rear View)
Additional photo showing
1st floor addition

Neighbor at
647 Jackson St.
with similar
proposed railing



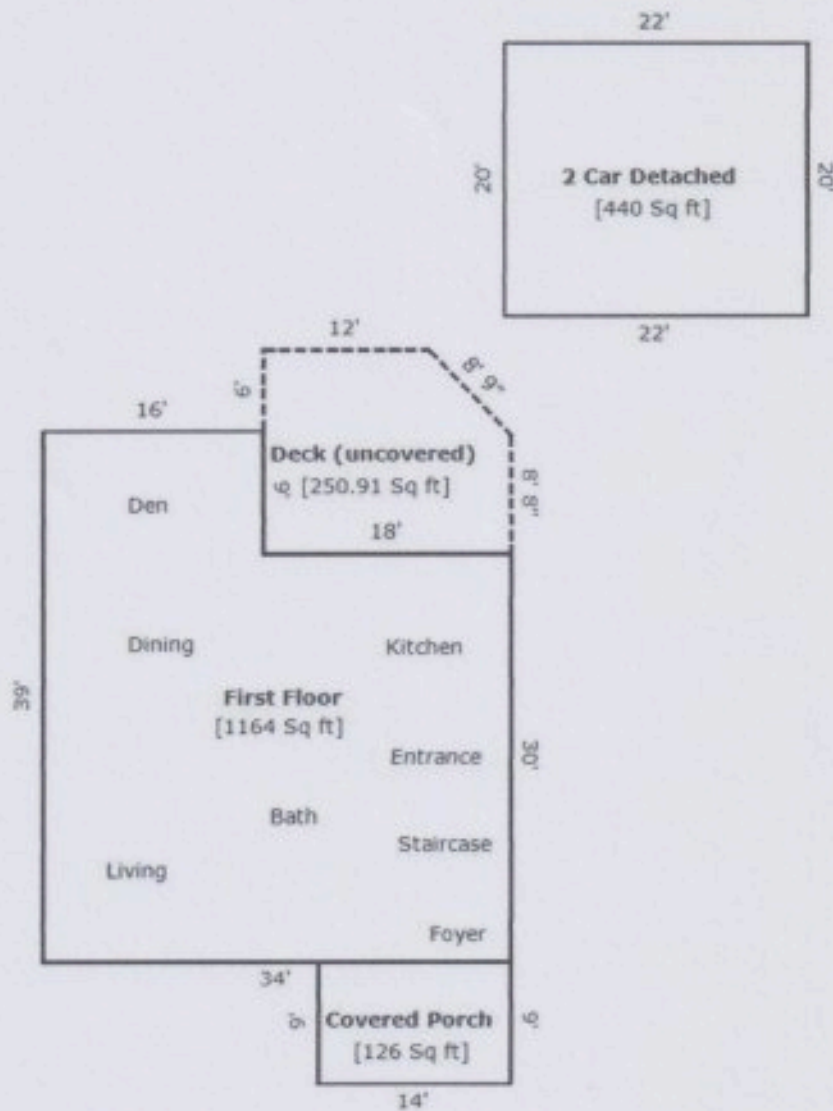
SKETCH ADDENDUM

File # 3290225860

Borrower/Client David & Lynn TellockProperty Address 812 Cass St

City Green Bay County Brown State WI Zip Code 54301

Lender Associated Bank



TOTAL DISEASES BY SEX AND AGE

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1164 Sq ft	$34 \times 30 = 1020$	$9 \times 16 = 144$
Total Living Area (Rounded):	1164 Sq ft		
Non-Living Area			
Covered Porch	126 Sq ft	$14 \times 9 = 126$	
Deck (uncovered)	250.91 Sq ft	$15 \times 12 = 180$	$6 \times 8.64 = 51.82$
		$0.5 \times 6 \times 6.36 = 19.09$	
± Car Detached	440 Sq ft	$20 \times 22 = 440$	

4/25/2024

1 inch = 25.4 mm

† length = 0.00758 inches⁴

*original page size is 8.5" x 11"

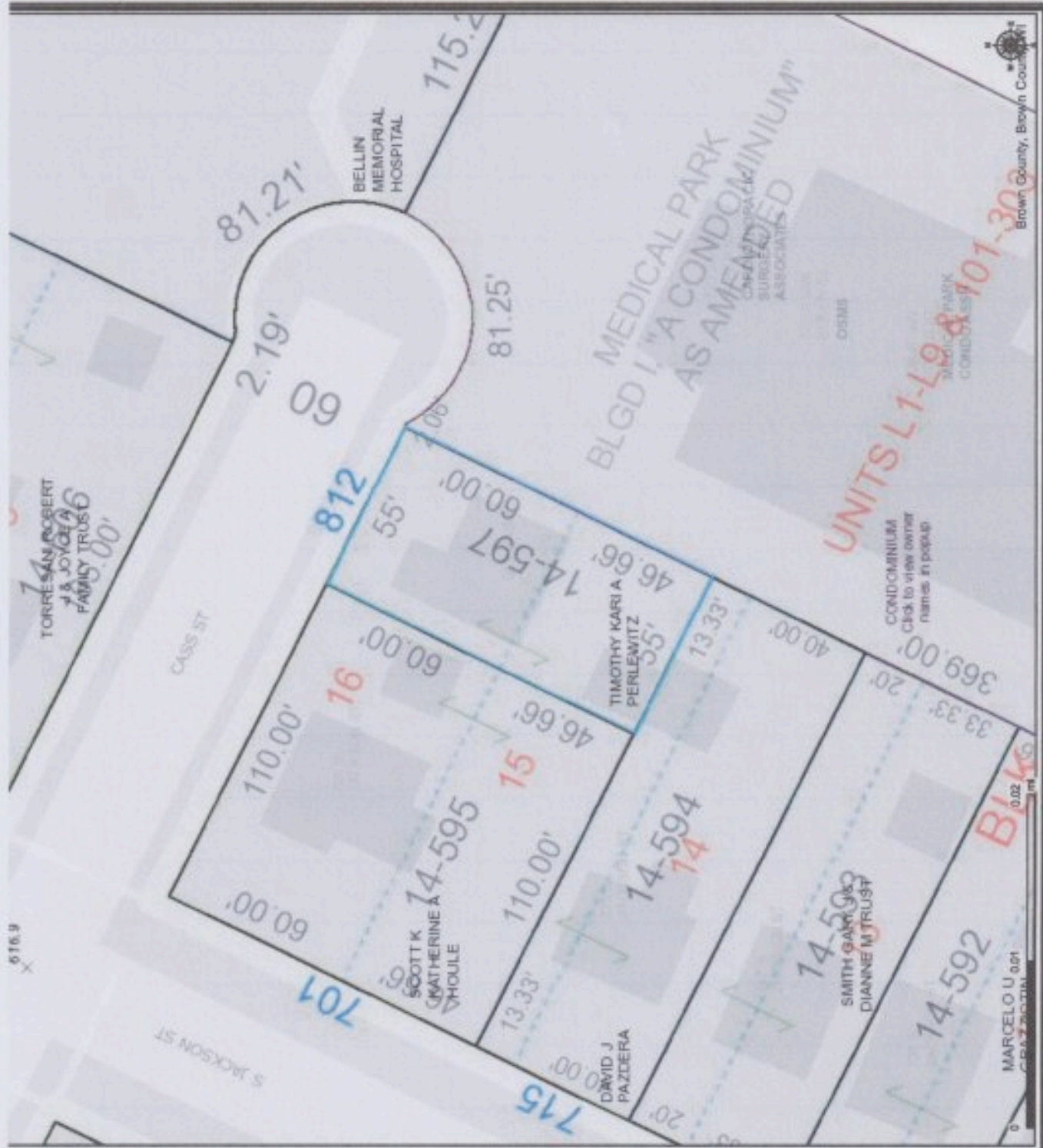
A legend (map key) is available at <http://www.fishbase.org>

any and all comments or suggestions to info@openoffice.org

Brown County Wisconsin
Planning & Land Services
Department

(922) 448-6450

www.browncountywi.gov





Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

August 21, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 24-41) Consideration with possible action on a design review for a walkway installation at 1008 S Monroe Avenue.

BACKGROUND

1008 S Monroe, built c. 1838, is both an individually listed NRHP property and a contributing property in the Astor NRHP Historic District. The house currently maintains a high degree of historic integrity, including integrity of location, design, materials, association, workmanship, setting, and feeling. As noted in the stewardship notes, some changes have been made, including porch changes, parking, and rear/basement entry.

This COA application proposes to re-set a front yard walkway and to add a new brick walkway.

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

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

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

LC staff notes that the proposed work will have no impact on historic materials and can be removed without impacting the form and integrity of the historic property.

RECOMMENDATION

LC staff recommends approval of the proposed walkway work.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-41 Map
2. COA 24-41 site plan of walkway
3. COA 24-41 existing walkway from road
4. COA 24-41 proposed walkway 1
5. COA 24-41 proposed walkway 3
6. COA 24-41 proposed walkway 2
7. COA 24-41 1008 S Monroe, Property Details

8. COA 24-41 Application

Hazelwood Historic
Home and Museum

Parking

To Be
Eliminated

New walk,
same brick

Current walk -
To be taken up and
reset

Shrub
Border

Decorative
Fence

Monroe Ave.









Address:	1008	S Monroe	St			
Parcel No.:	16-69					
WI AHI No.:	2287					
Historic Name:	Hazelwood / Morgan L. Martin House					
Built:	1837	c. 1838	1888 additions			
Historic Use:	house					
Architectural Style:	Greek Revival					
Wall Material:	clapboard					
Architect:	Joseph Jackson					
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:						
	"NRHP 4/28/1970"					
	- per NRHP nomination					
	A 'site file' exists for this property. It contains additional information such as					
	correspondence, newspaper clippings, or historical information. It is a public					
	record and may be viewed in person at the State Historical Society, Division of					
	Historic Preservation. SYMMETRICAL FACADE W/COLUMNED PORCH & FANLIGHT					
	TRANSOMED ENTRY. 2 PEDIMENTED DORMERS. NORTH WING COLLAPSED LONG					
	AGO. ARCHITECT JACKSON AN IRISH IMMIGRANT FROM EAST COAST TO GB IN					
	1837. MARTIN (1805-87) FROM NEW YORK AND DETROIT TO GB IN 1827. THE					
	FIRST 42 PHOTO CODES ARE FILED WITH JAS NEGATIVES, SO ARE J; F STANDS FOR					
	FOX CANAL SURVEY.					
	Doty platted Astor thirteen years before Wisconsin became a state, and several					
	residents played key roles in territorial government and the transition to					
	statehood. Morgan Martin, a territorial delegate to Congress, helped draft the					
	state constitution in 1847 at his home, called Hazelwood (1008 S. Monroe Ave.).					
	He later served in the state Assembly and Senate. Hazelwood, now a museum, was					
	designed by Joseph Jackson and built around 1837. Widely spaced Doric columns					
	span the front and rear facades of the main block, reflecting the fashion for the					
	Greek Revival. Engaged Doric columns and sidelights flank the entry, and two					
	pedimented dormers pierce the side-gabled roof. The one-and-one-half-story wing					
	extending south from the main block was originally matched by a north wing.					
	Astor H.D. National Register #: 80000107					
	- WI AHI -- also note restrictive covenants					
	Individual NRHP ref. 70000027					
Stewardship:						
	Character - Overall form & fenestration. Stewardship under direction of Brown County					
	Historical Society. Greek Revival style.					
	Features - many -- museum house					
	Alterations - Since 1980, a small entry porch was added on the front of the south					
	wing. Parking has also been added. Rear entry & basement museum					
	space may also be after 1980. North wing long-since removed.					
	Misc - Changes should not detract from the historic character of the district.					
	A high-priority property per NRHP nomination.					



CERTIFICATE OF APPROPRIATENESS APPLICATION

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

All fields must be completed before application will be processed.

File Number: _____

1. Address: 1008 South Monroe Ave

2. Parcel #: 16-69

3. Owner of record: Brown County Historical Society Phone: (920)437-1840

<u>1008 South Monroe Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Christine Dunbar

<u>1008 South Monroe Ave</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920- 437-1840</u>	<u></u>	<u>chris@browncohistoricalsoc.o</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: Historical Society Office and Historic House Museum

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.)

Regrade the brick walkway to get rid of low spots and make it safe . Extend the walkway with the a
same style brick around the north side of house to abut with brick patio in back. This will provide
wheelchair accessibility as well as a safe walking surface.

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

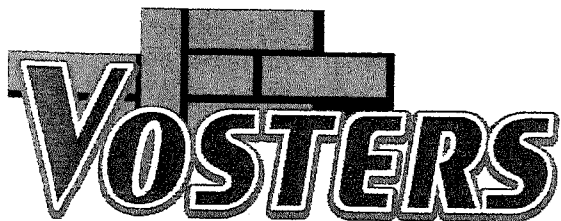
Petitioner Signature:

Christine Dunbar, Exec. Director

Owner Signature:

Christine Dunbar, Exec. Director

Date Received: _____ Staff: _____



CUSTOM BRICK PAVING

W3108 Sunshine Road
Kaukauna, WI 54130
920.830.8504

PROPOSAL

Date: 4/6/24 10:33 am

To: Dan Theno

Phone: (920) 857-9832

Email: Dan.theno@gmail.com

Job: _____

Location: 1008 S Monroe Ave GB

We hereby submit specifications and estimates for:

To supply and install brick walkways approximately 1005 sq ft

- admiral red sq edge
- 8" clear stone base
- palametric joint sand
- concrete edge restraint.

\$16,300.00

Minus cost of using most of existing brick. -\$2,000.00

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Sixteen thousand three hundred dollars	\$16,300.00
--	-------------

Acceptance of Proposal:

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein.

Signature: _____

Date: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Finance charge of 1 1/2% per month, or annual rate of 18% is applied to past due balance of 30 days. All warranties void if payment is not made as specified. Proposal may be withdrawn if not accepted within 30 days.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 24-43) Consideration with possible action on a design review for a new porch at 636 S Madison Street.

BACKGROUND

636 S Madison is a contributing property in the Astor NRHP Historic District. The house maintains a fair degree of historic integrity, including integrity of location, setting, and association. Replacement materials have had varying impacts to the integrity of materials, design, workmanship, and feeling.

This COA application proposes to make the following exterior changes to the porch.

1. Replace deck material.
2. Replace rails & balusters.
3. Replace columns.

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.
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 none of the materials to be replaced are historic, nor have these materials acquired any historic significance. The applicant notes that tax credits are not an option for this income producing property.

Regarding #1, Deck:

The existing wooden deck consists of painted wooden boards (not tongue-&-groove) arranged in a manner

typical for a 20th century rear deck. The proposed replacement is a composite material that effectively matches the existing deck material. In this sense, the proposed replacement is nearly a like-for-like substitution with no change in design. An improvement over the existing design would be a narrower tongue-&-groove material.

Regarding #2, Rails and balusters:

The existing wooden rails and balusters are of simple construction, including face-nailed balusters, typical for a 20th century rear deck. The proposed replacement is a composite material, but superior in that it avoids the appearance of face-nailed balusters (the proposed balusters have an end-nailed appearance). In this sense, the proposed replacement is an improvement in design even if a change in materials. Further improvement could be achieved by lowering the rail height, but this may not be possible due to building code requirements and lack of an existing lower porch railing.

Regarding #3, Columns:

The existing wooden columns have deteriorated and are proposed to be replaced. The replacement design has been specified, but the replacement material has not been specified. Regardless, the proposed replacement appears to be a like-for-like substitution insofar as design is concerned.

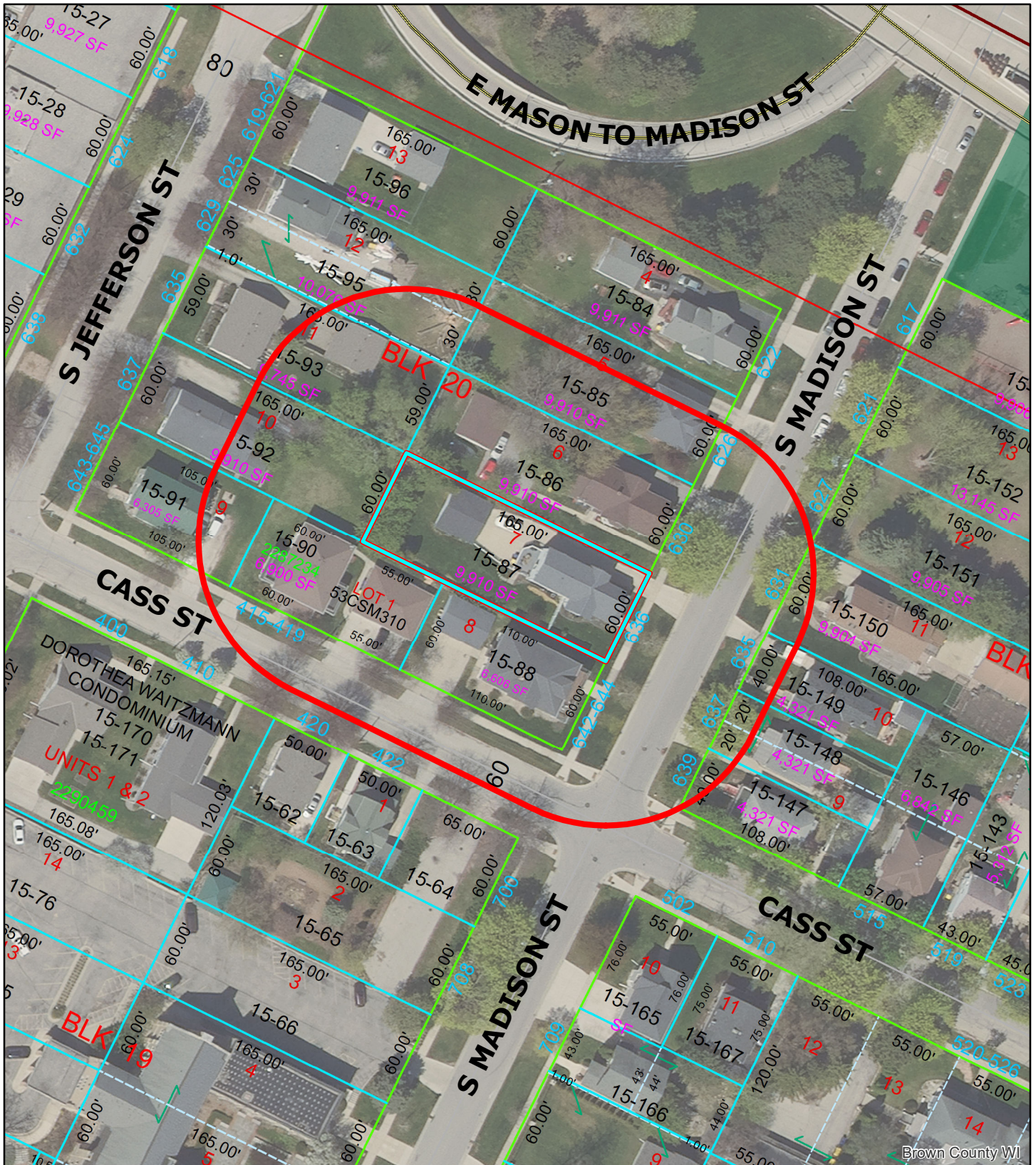
RECOMMENDATION

LC staff recommends approval of the proposed replacements for porch deck, rails, balusters, and columns. The proposed replacements are effectively like-for-like replacements it as design is concerned. Substituting composite material where wood is currently used will not be particularly noticeable given the current material integrity of the house.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-43 Map
2. 636 S Madison 01 2019
3. 636 S Madison 02 2019
4. COA 24-43 Application
5. COA 24-43, 636 S Madison, Property Details



(COA 24-43) Replacement Porch at 636 S Madison 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. 12 Aug 2024 X:\Planning\Basemaps\template_8.5x11.mxd

636 S Madison Street

100' Notification Area







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: 636 S. Madison Street

2. Parcel #: 15-87

3. Owner of record: Tynicalsam LLC Phone: 920-680-9719

2526 Longtail Beach Ln Suamico WI 54173

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

4. Applicant's Name: Ray Krusic

2526 Longtail Beach Ln Suamico WI 54173

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

920-680-9719 raykrusic@yahoo.com

(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: 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.)

Replace front porch decking and railing. None of current materials are historic in nature.

Replacing wood decking with grey composite.

Railings will be white composite as shown in attached photos. Current posts are damaged and not original; will be replaced with same posts shown in attached photo.

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:

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

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- ☐ 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: 
3C064E283CC443A...

Owner Signature: 
3C064E283CC443A...

Date Received: _____ Staff: _____







Floor material & color. Will not be tongue & groove. Home is ineligible for historic tax credits as it is not primary residence.



Railing style.



Replacement columns.



Address:	636	S Madison	St		
Parcel No.:	15-87				
WI AHI No.:	52943				
Historic Name:					
Built:	1910	c. 1910			
Historic Use:	house				
Architectural Style:	Queen Anne				
Wall Material:					
Architect:					
National Register:	2/27/1980				
State Register:	1/1/1989				
Other:					
NRHP nomination link:					
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf				
(district nomination)					
Notes:					
	"The siding on this two story frame Queen Anne home was added at a later date.				
	Owner: Herbert Schwade"				
	- per NRHP nomination				
Stewardship:					
Character -	Overall form & some fenestration. Cross gabled. Queen Anne style.				
	Wrap-around front porch. 1/1 windows. Clapboard profile siding.				
	Decorated gables.				
Features -	unknown. Original features appear to have been removed or covered.				
Alterations -	Replacement siding & windows. Porch reconstructed in its entirety.				
	Fenestration altered (slightly?). Parge coat on foundation.				
Misc -					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

August 21, 2024

PREPARED BY

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-38, 621 S Monroe, Storm Windows
- COA 24-39, 616 Dousman, Fence
- COA 24-42, 626 S Madison, Roof
- COA 24-44, 1222 S Monroe, Roof

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None