



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, SEPTEMBER 25, 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, September 25, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

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

E. Regular Business.

- I. (COA 24-45) Consideration with possible action on a design review for a new replacement sign located at 1008 S Monroe Avenue.

2. (COA 24-48) Consideration with possible action on a design review for window replacement located at 830 S Jefferson Street.
3. (COA 24-50) Consideration with possible action on a design review for a replacement rear porch located at 810 Lawe Street.
4. (COA 24-51) Consideration with possible action on a design review for exterior updates to a garage located at 738 S Jackson Street.
5. (COA 24-52) Consideration with possible action on a design review for a replacement window located at 840 S Jackson Street.
6. (COA 24-54) Consideration with possible action on a design review for replacement windows, driveway, and roof located at 735 S Quincy Street.
7. (COA 24-55) Consideration with possible action on a design review for new storefront windows and doors, and new signage at 240 N Broadway.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: October 16, 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

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 24-45) Consideration with possible action on a design review for a new replacement sign located 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 install a new sign.

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 sign.

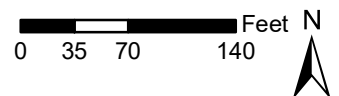
FISCAL IMPACT**ATTACHMENTS**

1. COA 24-45 Map
2. COA 24-45 Sign Rendering
3. COA 24-45 Aerial view
4. COA 24-45 Sign Rendering, Measurements
5. COA 24-45 sign estimate
6. COA 24-41 1008 S Monroe, Property Details
7. COA 24-45 Application

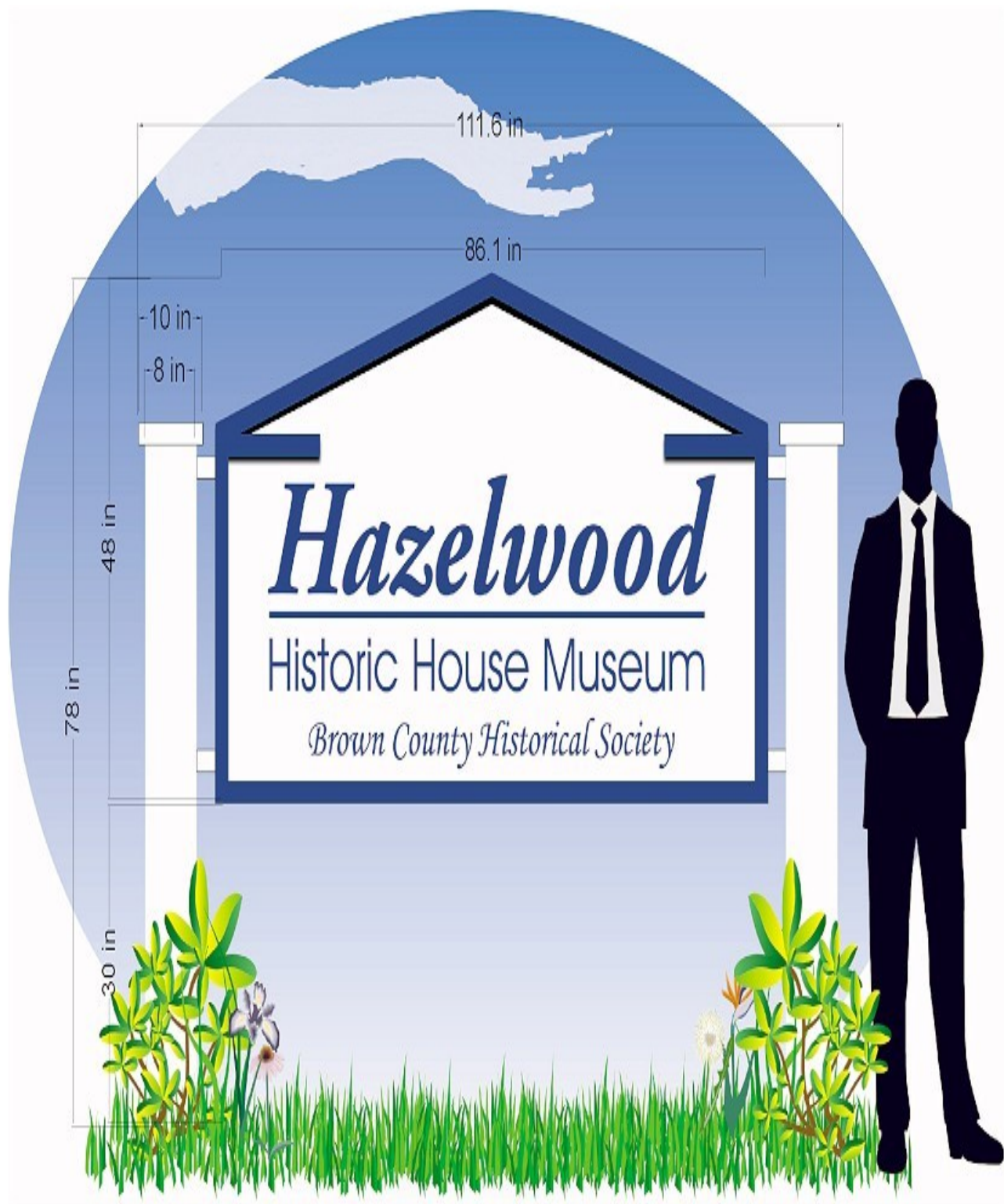


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 12 Aug 2024 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 24-45) New Sign at 1008 S Monroe Avenue



- 1008 S Monroe Avenue
- 100' Notification Area



REINHOLD
SIGN SERVICE

2070 HOLMGREN WAY GREEN BAY, WI 54304
(920) 494-7161 FAX(920) 494-8720

LAYOUT



APPROVED



CHANGES

ALL COPY RIGHTS RESERVED
NO DUPLICATION ALLOWED
WITHOUT PERMISSION

SALESPERSON

SIGNED BY: _____ DATE: _____

TERI MOEN



New
Sign



SIGN
112

188"

43"

38"

38"



SIGNAGE ESTIMATE

CLIENT NAME & ADDRESS:
Hazelwood Historic House & Museum 1008 S Monroe Green Bay WI 54301 920-857-9832 Dan Theno

DATE
06/05/24

P.O. NO.	TERMS	REP	PHONE
	50% Down/Net 30	Teri	920-494-7161

LOCATION
Hazelwood House- Green Bay WI

ITEM	DESCRIPTION	QTY	COST PER	TOTAL
Non-Illuminated Monument	Remove/Install custom non-illuminated sign structure over all size to be 106" x 78" x 6" deep. Between mount w/ custom routed HDU sign face to be 48"x 86" per approved layout. Pillars to be Alum. 8"x 8 " painted w/ alum deco caps. Face to be installed back to back on 2" alum tube painted white. Remove existing sign dispose off site. Install new site it same area.	1		\$ 9,960.00
ADDITIONAL Permit	PERMIT will be bill at cost per City, Village. Town and is subject to change based on regulations	1	\$185.00	
Total:				\$ 9,960.00

Customer Signature: _____

Date: _____

Estimate does not include WI sales tax.

DUE TO UNPREDICTABLE MARKET VOLITILITY, THIS ESTIMATE IS VALID FOR 14 DAYS FROM THE DATE LISTED ABOVE.

Prices as indicated above are minimum estimates for art or sign work only. Changes, delays caused by the client, special consultations, and/or all other work expenses that cannot be accurately estimated in advance will be billed extra unless otherwise specified herein.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. In the event of delinquent payments, the client will be charges a rate of 1.5% interest for every month after the first 30 days

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 Green Bay, WI 54301
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 (Executive Director)
- | | | | |
|--------------------------|-------------------------------------|------------------|--------------|
| <u>1008 South Monroe</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
| <u>920-437-1840</u> | <u>chris@browncohistoricalsoc.o</u> | | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |
5. Present use of Property: Brown Co. Historical Society office and Hazelwood 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.)
- This project is to remove the existing sign in the front of the building and replace it with a similarly sized sign. The new sign will remain in the front yard but be moved to a more visible location. This will assist in creating awareness that Hazelwood is a museum.
- The current sign is in poor condition and has been chewed on by squirrels.

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 Deunka

Owner Signature: _____

Christine Deunka

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-48) Consideration with possible action on a design review for window replacement located at 830 S Jefferson Street.

BACKGROUND

830 S Jefferson, built c. 1910 or earlier, is a contributing property in the Astor NRHP Historic District. The house currently maintains a good degree of historic integrity, including integrity of location, setting, workmanship, and association. As noted in the stewardship notes, some changes have been made, but much of the historic material, design, and feeling remains intact.

This COA application proposes to install a new windows.

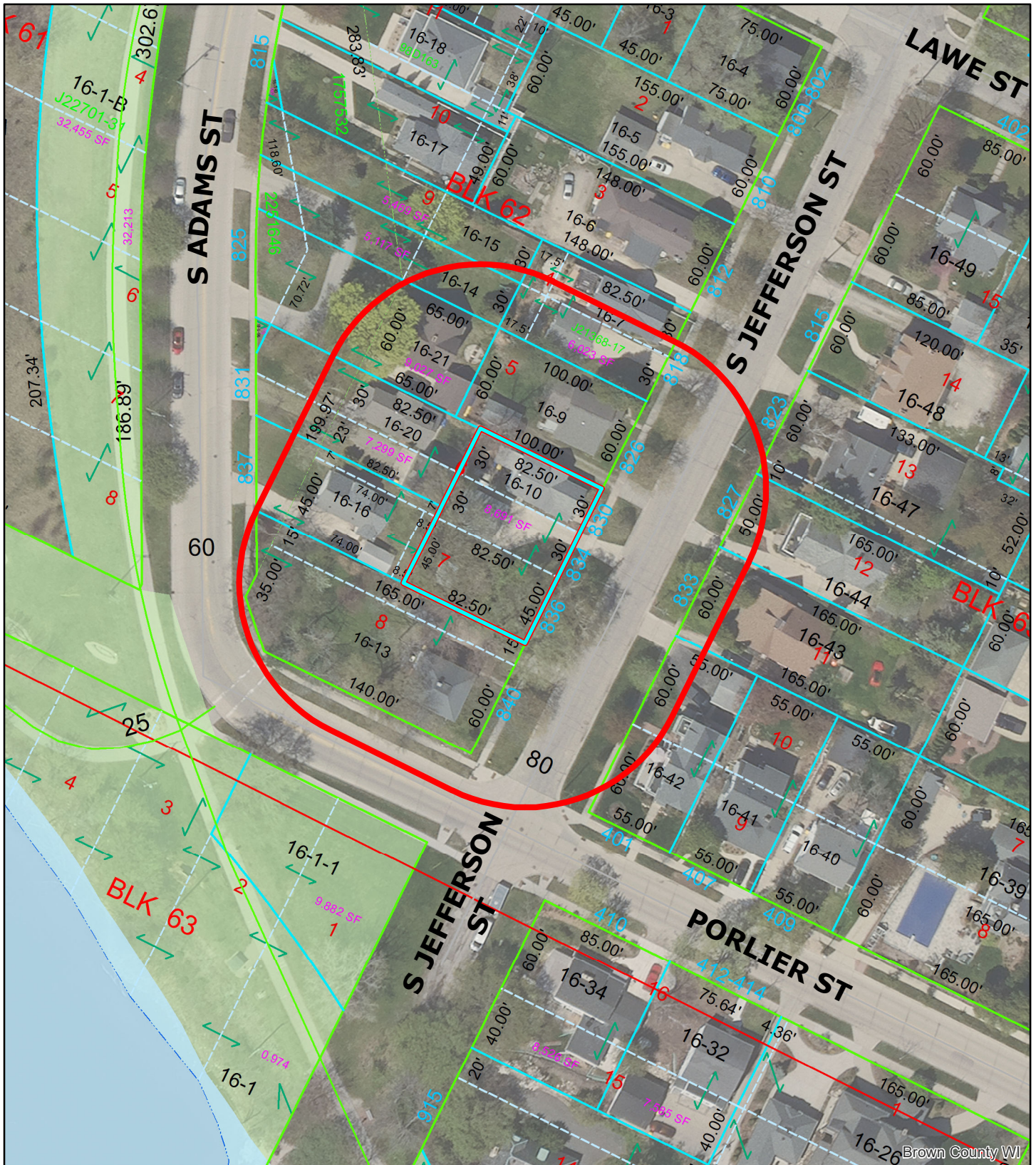
LC staff notes that the COA application is incomplete. The application does not identify which windows are to be replaced, nor does it provide adequate information on the appearance of the replacement windows.

RECOMMENDATION

LC staff recommends holding this COA application until sufficient information is received for evaluation.

FISCAL IMPACT**ATTACHMENTS**

1. COA 24-48 Map
2. COA 24-48 830 S Jefferson Property Details
3. COA 24-48 Application



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(COA 24-48) Window Replacement at 830 S Jefferson Street

0 20 40 80 Feet



 830 S Jefferson Street

 100' Notification Area

Address:	830	S Jefferson	St			
Parcel No.:	16-10					
WI AHI No.:	52787					
Historic Name:	David Grignon House					
Built:	1910	c. 1910				
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 house is of frame construction.					
	Owner: Keith Mutchler"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Cross-gabled Queen Anne. Siding of clapboards, cornerboards, and fancy cut shingles in gables. 1/1 windows.					
Features -	Wood siding. Bargeboards.					
Alterations -	Replacement windows (?). Original porch was wrap-around type.					
	Porch railing, balusters, & newels replaced. Rear addition or alteration, 2 stories in height, with shallow pitch roof and tripartite windows.					
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: 830 S. Jefferson St
2. Parcel #: 16-10
3. Owner of record: Patrick & Emilie Heil Phone: 920-327-1823
830 S. Jefferson St Green Bay WI 54301
(Address) (City) (State) (Zip)
4. Applicant's Name: Patrick & Emilie Heil
830 S. Jefferson St Green Bay WI 54301
(Address) (City) (State) (Zip)
— 920-241-9349 patrickjayheil@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: residence
6. Description of Project: Describe each item of the project separately. Include existing condition(s) when describing item. Also, describe the proposed work, material(s) to be used and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)
Replacing some existing windows - 2 set of front windows, 2 sets of side windows facing south, one upper set of windows facing north. 10 total windows. Windows are currently inoperable. Replacing with energy efficient vinyl casement triple pane windows with powder coated galvanized steel hinges and hardware that will not change appearance of home.
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): email from Trulista, sent to Tim Meves

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 24-50) Consideration with possible action on a design review for a replacement rear porch located at 810 Lawe Street.

BACKGROUND

810 Lawe is a contributing property in the Astor NRHP Historic District, built c. 1920. 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 reconstruct a rear “jump porch”, including a small porch area below.

LC staff notes that none of the materials to be replaced are/were historic, nor have any of those materials acquired any historic significance.

The new porch material is proposed to be wood with composite decking and metal railing.

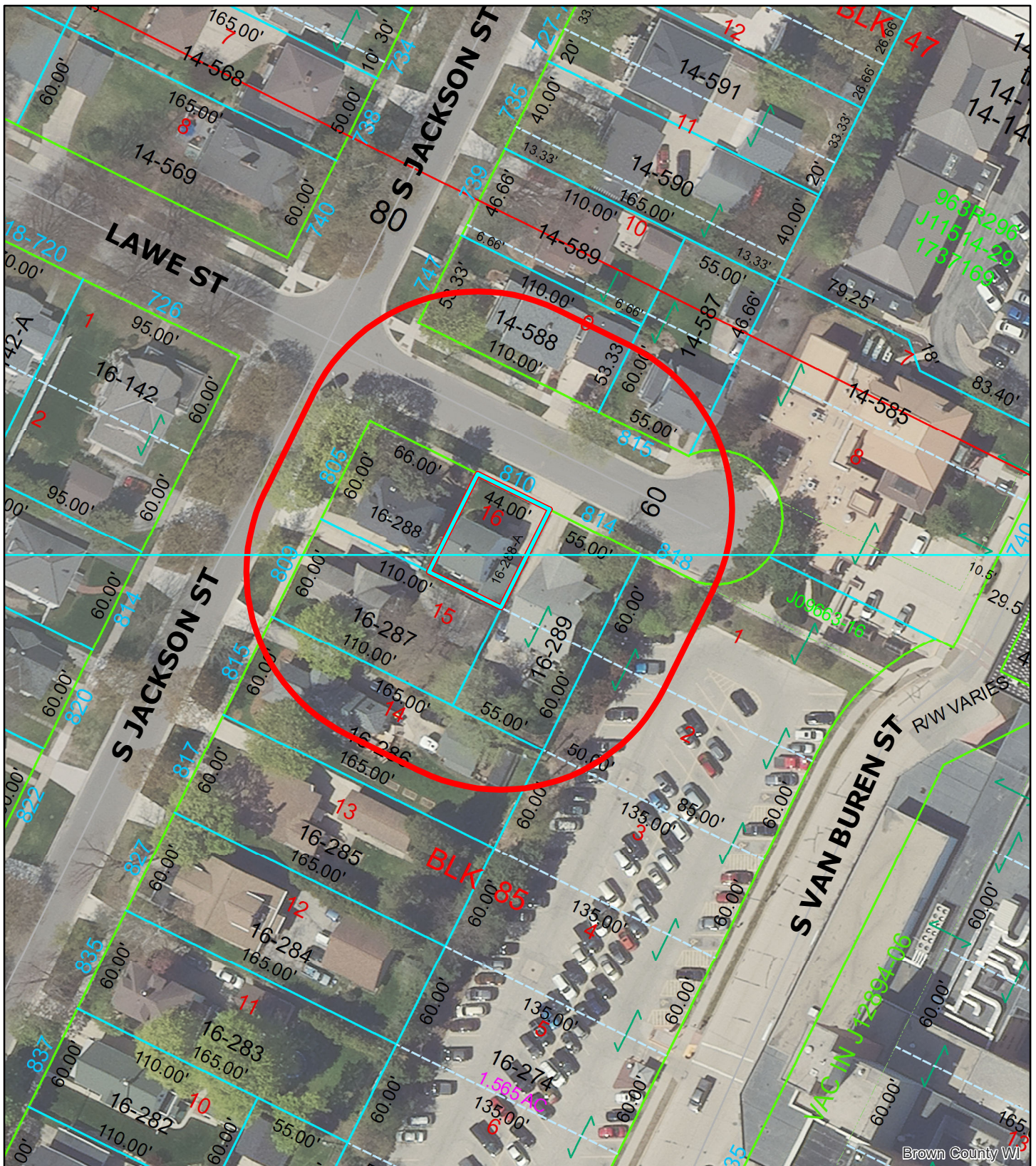
RECOMMENDATION

LC staff recommends approval of the proposed replacement porch provided that all wood has a painted finish. LC staff notes that the porch location is at the rear of the house and only the upper portion is visible from a narrow perspective from S. Jackson Street (an observer would have to make a considerable effort to see this – 810 Lawe is not on a corner lot).

FISCAL IMPACT

ATTACHMENTS

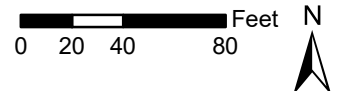
1. COA 24-50 Map
2. COA 24-50 Street View
3. COA 24-50 Site Layout 1
4. COA 24-50 Site Layout 2
5. COA 24-50 Pictures
6. COA 24-50 810 Lawe Property Details
7. COA 24-50 Application



Brown County WI



(COA 24-50) Rear Porch at 810 Lawe Street

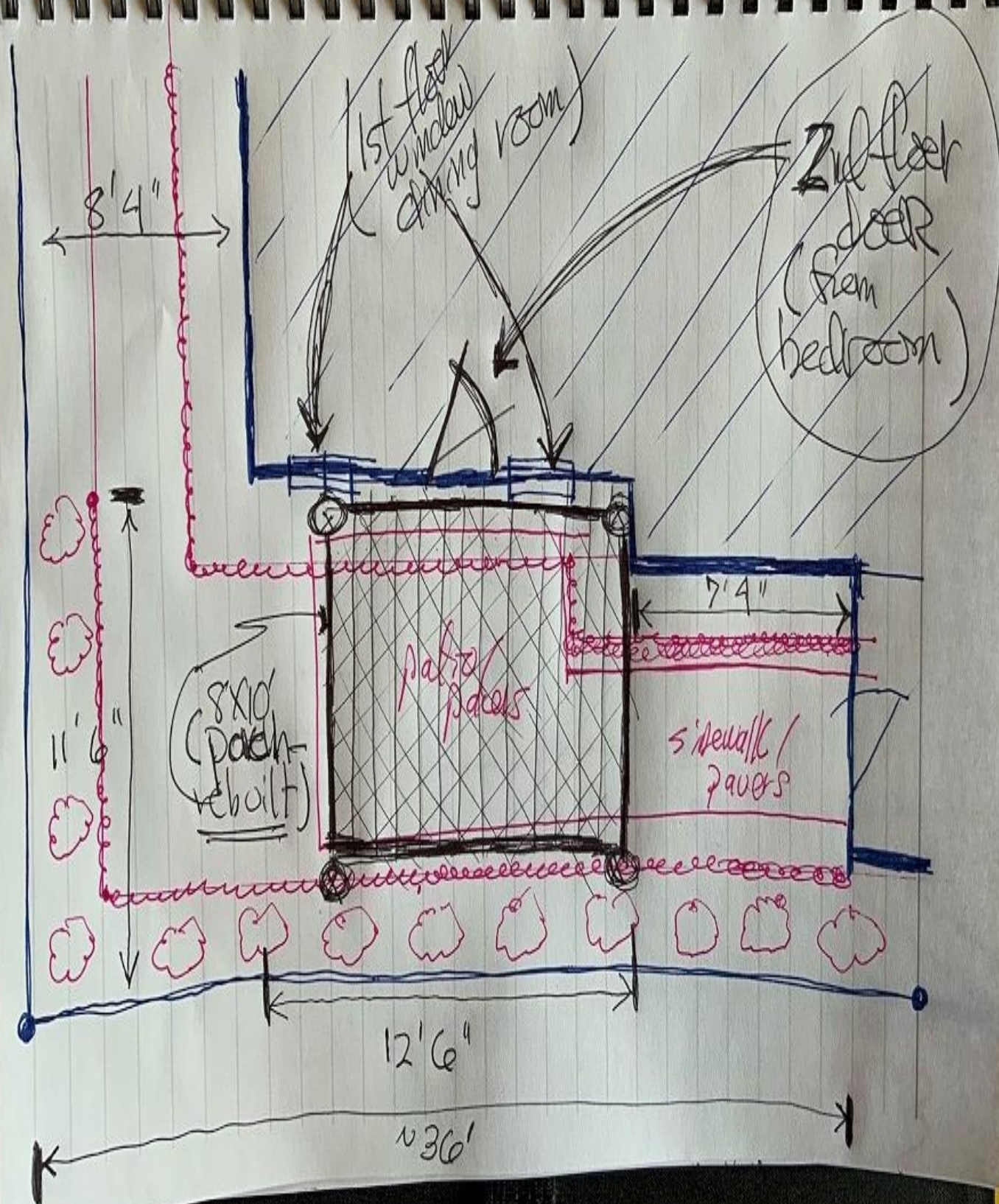


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- 810 Lawe Street
- 100' Notification Area









Address:	810	Lawe	St		
Parcel No.:	16-288-A				
WI AHI No.:	52918				
Historic Name:					
Built:	1920	c. 1920			
Historic Use:	house				
Architectural Style:					
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 simple two story frame home is square in plan.				
	Owner: Wilfred Goodwin"				
	- per NRHP nomination				
Stewardship:					
Character -	Overall form & fenestration. Modest colonial revival stylings.				
	6/6 & 8/8 window styles. Side-gabled roof.				
Features -	Small entry with arched transom window over front door. Central brick chimney. Some original windows (?).				
Alterations -	Replacement siding. Replacement windows (?). Lean-to 1-car garage.				
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: 810 Lawe Street, Green Bay, WI 54301

2. Parcel #: 16-288-A

3. Owner of record: 810 Lawe Street, LLC Phone: 920-436-7674

<u>740 South Jackson Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: 810 Lawe Street, LLC

<u>c/o 740 South Jackson Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-436-7674</u>	<u>920-362-7674</u>	<u>jacksonstreethotel@gmail.com</u>
(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.)

When purchased (2022) this small home on a tiny lot had a second story cantilevered porch on its rear (south) exterior face. The porch was wooden, rotte, and manifestly unsafe. I have removed the porch (Spring 2024) and sealed the access door (temporarily). I now need to replace/rebuild it
The porch is not visible from the street. It overlooks a newly fenced, tiny backyard. See Exhibits.

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: McCoy, Timothy  Digitally signed by McCoy, Timothy
Date: 2024.08.28 10:21:25 -05'00'

Owner Signature: McCoy, Timothy  Digitally signed by McCoy, Timothy
Date: 2024.08.28 10:21:37 -05'00'

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 24-51) Consideration with possible action on a design review for exterior updates to a garage located at 738 S Jackson Street.

BACKGROUND

738 S Jackson is a contributing property in the Astor NRHP Historic District, built in the 1920s or 1930s. The house maintains a very good degree of historic integrity, noting some replacement windows. This COA concerns the detached garage (built c. 1943 per property owner)

This COA application proposes to make the following exterior changes to the detached garage at the rear of the property.

1. New roof.
2. New siding.
3. New fascia & soffit.
4. New doors.

The five original 6/1 windows will be scraped, refinished, sealed/caulked, and painted.

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.

Regarding #1, Roof:

The existing roof is asphalt shingle. The proposed replacement is CertainTeed Landmark asphalt shingles,

color as yet unspecified.

Regarding #2, Siding:

The top layer of 10" fiberboard has been removed, revealing asphalt shingle siding with a faux brick appearance. Property owner proposes to remove this asphalt shingle siding and replace with 'Designer Accent Norandex Rustic Shake 5" siding' in a 'grey/slate' color.

Regarding #3, Fascia & Soffit:

New metal fascia and soffit are proposed.

Regarding #4, Doors:

The existing three fiberglass vehicle doors are proposed to be replaced with new 8' x 8' insulated doors with windows in the top panels.

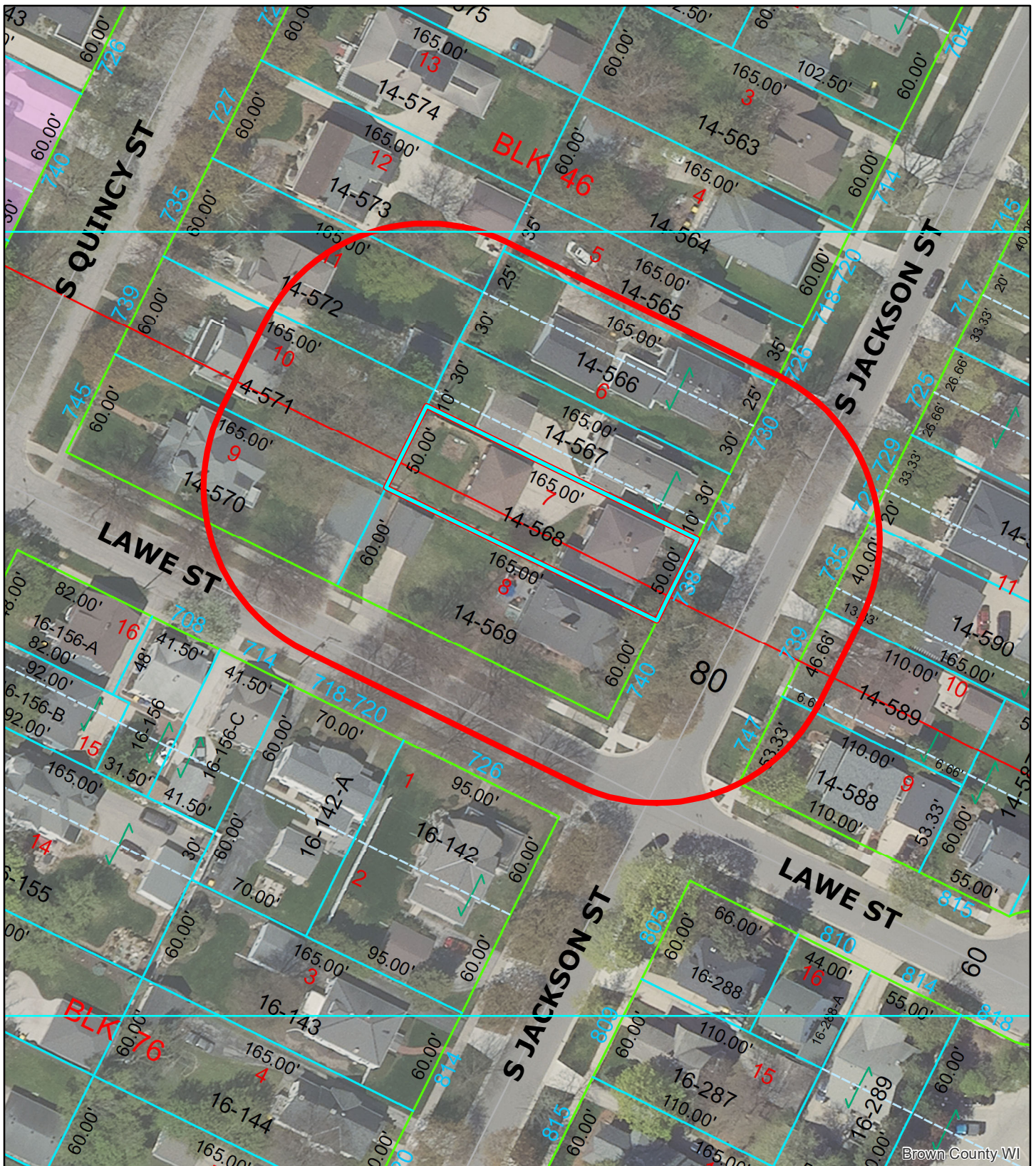
RECOMMENDATION

LC staff recommends approval of the proposed replacement materials for the detached garage at 738 S. Jackson Street. LC staff notes that this detached garage is relatively hidden from public view and further notes that the materials intended to be replaced are in a condition beyond what can be repaired. The proposed replacement materials are not a match for the existing materials, but their use on this garage will have a minimal impact on the integrity of this property and the integrity of the larger district.

FISCAL IMPACT

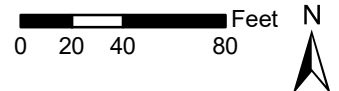
ATTACHMENTS

1. COA 24-51 Map
2. COA 24-51 Street View
3. COA 24-51 Pictures
4. COA 24-51 Work Quote and Details
5. COA 24-51, 738 S Jackson, Property Details
6. COA 24-51 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. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Sep 2024 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 24-51) Garage Work at 738 S Jackson Street



- 738 S Jackson Street
- 100' Notification Area









ROOFING, SIDING, WINDOWS & DOORS AND TRIM CONTRACT

TIM MCCOY (MCCOY, TIM)

738 South Jackson Street, Green Bay, WI 54301

(920) 362-7674

Office phone (920) 490-9100

Customer #C2238185

Project #C2238185

License #DC-021000095

8/19/2024

Sales: Pete Ermis

 pete@overheadsolutionsinc.com  (920) 737-6983



Prepared for:

Tim McCoy (McCoy, Tim)
738 South Jackson Street
Green Bay, WI 54301
(920) 362-7674
Customer #: C2238185



Date: 8/19/2024

2368 East Deerfield Ave
Suamico, WI 54173
Office: (920) 490-9100
License #: DC-021000095
Project #: C2238185



ROOFING SCOPE OF WORK

- ✓ Secure all necessary permits for construction.
- ✓ Protect property using plywood and tarps.
- ✓ Tear-off all areas of existing roofing material down to the wood deck below. All asphalt shingles will be recycled and not sent to the landfill.
- ✓ Dispose of debris off site while exceeding all OSHA requirements for worker and pedestrian safety. Overhead Solutions will provide waste removal services. Dump trailer will be placed in the driveway and removed upon completion of work.
- ✓ Inspect all decking and remove/replace any deteriorated wood decking at a rate of \$4 per linear feet of roof boards and \$60 per sheet of OSB. Included in this proposal is the replacement of (3) three sheets of OSB at no charge.
- ✓ Furnish and install Winterguard Granular ice and water barrier extending 3 ft from the gutter line up the roof. Ice and water barrier will also be installed around all roof penetrations, in all valley locations, and at roof-to-wall intersections.
- ✓ Furnish and install new RoofRunner Underlayment high quality synthetic roofers underlayment.
- ✓ Furnish and install new starter shingles on all gutter edge.
- ✓ Furnish and install new drip edge metal where applicable.
- ✓ Furnish and install new shingles (options below) in the color of your choice in accordance with manufacturer's printed instructions manual.
- ✓ Clean up and haul away all debris. A magnet will be used to retrieve loose nails.

 Initials

ROOFING PACKAGE OPTIONS

✓ Selected

LANDMARK®

CertainTeed Landmark

\$3,990.92

- Lifetime Limited Warranty
- Upgrade to shadow hip and ridge cap shingles
- Upgrade to Winterguard Ice barrier
- Upgrade to synthetic underlayment
- 130MPH wind warranty
- 25yr Algae warranty

Color options



10 color options

Undecided



TruDefinition®
DURATION®
Shingles with Patented SureNail® Technology

Owens Corning Duration

\$4,145.92

- Lifetime Limited Warranty
- SURENAIL TECHNOLOGY STRIP
- Upgrade to ProEdge hip and ridge cap shingles
- Upgrade to WeatherLock Ice and Water
- 130MPH wind warranty
- 30-year Algae warranty

Color options



24 color options

LANDMARK® **ClimateFlex**®

CertainTeed Landmark
ClimateFlex

\$4,529.30

- Lifetime Limited Warranty
- SBS Modified Hail Impact Rated Shingles
- Upgrade to shadow hip and ridge cap shingles
- Upgrade to Winterguard Ice barrier
- Upgrade to synthetic underlayment
- 130MPH wind warranty
- 25yr Algae warranty

Color options



6 color options



SIDING

SCOPE OF WORK

- ✓ Remove and dispose of existing siding material.
- ✓ Secure all necessary permits for construction.
- ✓ Inspect wall surface for proper installation on new siding product. Secure all loose nails and wall substrate and replace as necessary on a time a material basis of \$85 per man hour plus any additional material cost.
- ✓ Inspect all decking and remove/replace any deteriorated wood decking at a rate of \$4 per linear feet of roof boards and \$60 per sheet of OSB.
- ✓ Furnish and install new Norandex House Wrap (9'x100') house wrap. All seams will be taped and sealed and all windows will be sealed with a Tyek or similar tape which secures the underlayment to the window.
- ✓ Furnish and install new metal starter for strong bottom course.
- ✓ Furnish and install new j-channel around all wall penetrations and overhangs.
- ✓ Furnish and install new utility channel under all windows and overhangs.
- ✓ Furnish and install new master blocks behind all light fixtures and recessed outlet boxes around electrical and water outlets.
- ✓ Furnish and install new outside corner posts in Norandex Cedar Knolls Graphite.
- ✓ Furnish and install a new Designer Accent Norandex Rustic Shake 5" siding. Location: Entire Garage
- ✓ Furnish and install new Prebent Drip Cap (10ft) Drip Cap - Pre Fabricated in White.
- ✓ Clean up and haul away all debris.
- ✓ Apply all finish caulking as necessary.

 Initials



WINDOWS & DOORS

SCOPE OF WORK

- ✓ Removal of existing garage doors and installation of 3 8'x8' insulated garage doors and rail system. 2 of doors to be hooked up to existing openers and 1 door to have no opener. Garage doors to have windows in the top panels.

 Initials



TRIM SCOPE OF WORK

Soffit and Fascia

- ✓ Furnish and install new pre-fabricated aluminum fascia metal in your choice of color: White
- ✓ Furnish and install new traditional soffit paneling along the eaves and on the rakes of the home.
- ✓ Furnish and install new Pine 1x6x12" Fascia Board on all eave and rake edges of home in Bare Pine (fascia Board) color:
- ✓ This soffit and fascia estimate includes the removal of the entire wood soffit and fascia, rebuild of all existing rafter tails (end 2 ft) that are needed, installation of 1x6 pine fascia, aluminum solid pan soffit and 6" prevent fascia.

 Initials



ADDENDUM NOTES

N/A

LIFETIME WORKMANSHIP WARRANTY

Overhead Solutions, Inc. warrants to the homeowner named , subject to the terms, limitations, and conditions set forth herein, in which this Workmanship Warranty is effective.

- This warranty program covers workmanship done by Overhead Solutions only. Leaks, blown or dropped shingles caused by manufacture defects are covered by manufacturer's limited warranty and any complaints or claims we will assist you in directing them to the manufacturer or distributor.
- If home owner, another roofing company, or anyone other than a representative/employee of Overhead Solutions performs, alters, or attempts to repair a leak or blown shingle before Overhead Solutions is allowed to remedy the problem this warranty will be null and void and Overhead Solutions will not be held liable for damage to roof or property of homeowner.
- Every roof installation by Overhead Solutions has minimum of 3 feet of ice and water shield installed on all roof eaves and valleys where two roof sections meet together. This product does not prevent ice dams from forming during the winter months. In the event of ice forming or build up on your roof and moisture entering the home, most commonly on an exterior wall and/or ceiling, Overhead Solutions will not be held liable for any interior damage. To prevent ice dams forming on your roof, Overhead Solutions recommends keeping the bottom 3 feet of your roof clear of ice dams so the water can flow down the roof properly. Overhead Solutions offers ice removal and snow removal services for your roof, please contact us for any additional information and pricing.
- In the event of foundation leveling, remodeling, restructuring or tampering of any kind is done to home, roof or surroundings of home by a contractor, construction crew/lawn care crew, Overhead Solutions will not be held liable for damage to roof or property of homeowner caused by contractor, construction crew, homeowner or anyone that is NOT a representative/employee of Overhead Solutions.

TERMS, LIMITATIONS, CONDITIONS

- Installation of the roofing, siding, and/or gutter materials must have been performed by Overhead Solutions.
- This warranty does not cover failure of Overhead Solutions material if in Overhead Solutions good faith determination, the failure was caused by:
 - Natural disasters including, but not limited to, the direct or indirect effect of lightning, floods, hail, fire, tornadoes, or other extraordinary natural occurrences.
 - Vandalism, acts of war, mechanical damage or abuse, traffic or storage of material on roof, negligence, accidents, structure settlement, defects or failure in other material or application of other material not supplied by Overhead Solutions.

PROJECT TOTALS & BALANCE DUE

Roofing	\$3,990.92
Siding	\$11,748.49
Windows & Doors	\$8,800.00
Trim	\$5,435.03
Subtotal	\$29,974.44
Promotions (if available)	\$0.00
Total	\$29,974.44
Down payment amount	\$0.00
Balance due after down payment	\$29,974.44

- Each of the above separate amount totals are viewed as individual contracts, and as such may be billed at the time of completion of that specific contracted work. For example, if you are purchasing roofing and gutters; when roofing is complete you will receive a roofing invoice, when gutters are complete you will receive a gutter invoice.
- By signing this form homeowner agrees that there have been no verbal agreements made and all contractual obligations and expectations are in writing either in the contract or above.
- For multi-faceted projects, any discounts given, or deposits collected will be spilt equitably among the contracts based on the total initial contract value of individual contract.

Signature

Homeowner authorized signature:

Overhead Solutions authorized signature:

Not Signed



Date: 8/19/2024 Time: 8:42 PM

General condition - PROJECT START DATE: N/A - N/A

GENERAL CONDITIONS AND TERMS:

Contractor agrees to fully execute the Work described in the Contract Documents and reasonably inferable by Contractor as required to produce the result intended by the Contract Documents. Contractor is responsible for, and shall have sole control of the construction methods, sequences, and coordination of the Work, unless expressly stated to the contrary.

Commencement of Work

Owner warrants that the structures on which Contractor is to work are in sound condition and capable of withstanding normal activities of construction, equipment, and operations. Contractor's commencement of the work indicates only that the surface appears satisfactory to Contractor for the attachment of roofing, siding, or window materials. Contractor is not responsible for the construction, undulations, or structural sufficiency of any related products or surfaces that may be affected during normal construction activities. This includes but is not limited to interior drywall damage, stucco dislodging or falling off, decking or rafter cracks

or breaks, soffit overhang damage or other damage that does not relate to roofing and could not be easily identified during normal working activity.

Construction Materials

Excess materials delivered to job site and/or materials not physically attached to the structure after Substantial Completion of the work contemplated by this Contract shall remain the property of Contractor.

Insurance

Contractor shall maintain workers' compensation, automobile liability, commercial general liability and such other insurance as required by law. Contractor will furnish a Certificate of Insurance evidencing the types and amounts of its coverage, upon request. Owner shall maintain homeowners' or property insurance covering all physical loss expressly including, but not limited to, coverage for collapse, fire, wind damage, theft, vandalism and malicious mischief, naming Contractor as additional insured.

Environmental Hazards

Contractor is not responsible for any environmental hazards identified or released at Jobsite. Owner acknowledges that hazardous materials may be released by Contractor during the normal course of Contractor's work. Such hazardous materials may include, without limitation, mold, dust, chimney soot, creosote, and other particulates that may or may not become airborne. Owner expressly acknowledges ownership of any waste generated at the Jobsite, whether such waste contains hazardous materials. Except to the extent of the Contractor's negligent or intentional acts or omissions, Owner shall be solely responsible for

all risk, shall indemnify and hold Contractor harmless and free of liability, and shall bear the costs of any removal or correction of environmental materials at the Jobsite.

Asbestos

This Contract is based on Contractor not discovering or encountering asbestos-containing materials ("ACMs"). Contractor is not responsible for expenses, claims or damages arising out of the presence, disturbance or removal of ACMs. Contractor shall be compensated for additional expenses resulting from the presence of ACMs. Owner agrees to indemnify Contractor from and against any liability, damages, loss, claims, demands or citations arising out of the presence of ACMs.

Noise, Fumes and Emissions

Owner is aware that roofing construction produces noise and roofing products emit fumes, vapors and odors during the application process. Some people are more sensitive to these noises and emissions than others. Owner shall hold Contractor harmless from claims from third parties relating to noise, fumes and odors that are emitted during the normal roofing process.

Jobsite Conditions

If the conditions encountered at the Jobsite are (a) conditions materially different from those indicated in the Contract Documents; or (b) unusual or unknown conditions materially different from those ordinarily encountered or generally recognized as inherent in the Work provided for in the Contract Documents, the Contractor shall stop Work in the affected area and give prompt notice of the condition to the Owner. The Contractor shall not be required to perform any Work relating to the unknown condition without the written mutual agreement of the Parties. Any change in the Contract Price or Contract Schedule shall be determined

as outlined in the section herein titled Changes.

Marketing/Advertising

Homeowner/building owner will allow Contractor to utilize photos of the home where services will be/have been provided in print and/or digital marketing.

Safety

Contractor is not responsible for the safety of persons on the roof other than its subcontractors and employees. Owner agrees to indemnify and hold Contractor harmless from claims for personal injury by persons or entities that Owner has allowed or authorized to be on the roof or inside construction zone.

Payment

Owner shall timely make all payments (within 30 days from date of completion) required by this Contract and the attached Payment Schedule. Time is of the essence as to all terms of payment. Owner agrees that, in addition to other remedies available to Contractor, if payment is not timely made, Contractor shall be entitled to 2% interest on all outstanding payments after 30 days on all past due amounts, plus, if not contrary to any law, all costs of collection including actual attorneys' fees. Final Payment shall constitute acceptance and approval of all Work, and a waiver of all claims by Owner, except those arising from liens or the warranty

included in this Contract. No retention shall apply to any of the work.

Changes

Contractor may request, or the Owner may order changes in the Work or the timing or sequencing of the Work that impacts the Contract Price or the Contract Schedule. All such changes shall be memorialized in a written Change Order to be signed by the Parties prior to Contractor's commencement of any new work. For changes in the Work, Owner and Contractor shall negotiate an adjustment to the Contract Price or the Contract Schedule in good faith and conclude negotiations as expeditiously as possible.

Disputes

These Conditions shall be deemed to have been made in and governed by the laws of the State of Wisconsin. Any legal suit or action regarding these Conditions or the Work hereunder may, at Contractor's option, be venued in a Wisconsin Circuit Court for the county in which the Jobsite is located or in the Brown County Circuit Court. Contractor may also, at Contractor's sole discretion, elect arbitration and/or mediation in place of civil litigation, without regard to whether litigation has been commenced by Owner. If arbitration is selected by Contractor and an Arbitrator cannot be agreed upon, Contractor can petition Circuit Court for

same. No matter which method of dispute resolution is selected, Contractor shall be entitled to recover attorney's fees and costs incurred in prosecuting, defending, or collecting from any dispute with Owner.

Warranty

Contractor warrants that all materials and equipment shall be new unless otherwise specified, of good quality, in conformance with the Contract Documents, and free from defective workmanship and materials. The Contractor further warrants that the Work shall be free from material defects not intrinsic to the design or materials required in the Contract Documents. The Contractor's warranty does not include remedies for defects or damages caused by normal wear and tear, use for a purpose for which the Work was not intended, improper or insufficient maintenance, modifications performed by the Owner, or abuse. Contractor, at the

homeowner's request, shall assign and provide to Owner all manufacturers' warranties which apply to products, workmanship, or materials incorporated into the Work. Any products or materials which are covered by a manufacturer's warranty shall be covered exclusively by that warranty. Manufacturer warranties may be transferred one time to the next homeowner. A written notification of transfer MUST be sent to Overhead Solutions within 12 months of change of ownership.

Indemnification

To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the Owner and its employees from all claims for bodily injury or property damage, other than to the Work itself and other property insured, including reasonable attorneys' fees, costs and expenses, that may arise from the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Contractor and its employees, subcontractors, and material suppliers. The Contractor shall be entitled to reimbursement of any defense costs paid above the Contractor's percentage of liability for the underlying claim to the extent

provided for in this subsection. To the fullest extent permitted by law, the Owner shall indemnify and hold harmless Contractor and its employees, subcontractors, and material suppliers from all claims for bodily injury and property damage, other than property insured, including reasonable attorneys' fees, costs, and expenses, that may arise from the performance of work by the Owner, but only to the extent caused by the negligent

acts or omissions of the Owner or its employees. The Owner shall be entitled to reimbursement of any defense costs paid above the Owner's percentage of liability for the underlying claim to the extent provided for in this subsection.

Termination of Contract

In the event of cancellation of the Contract by the Owner, Contractor shall receive compensation from the Owner for all costs of materials purchased that cannot be returned (this includes all special-order roofing, all window materials, all door materials and all siding materials) and all other expenses incurred through that date. Contractor may unilaterally terminate this Contract at any time for any reason, including, without limitation, Owner's failure to timely pay and Owner's failure to timely make decisions relative to the Work. Owner shall remain obligated to pay Contractor for the value of all Work completed and materials

ordered as of the date of termination.

Contract Interpretation

The Contract Documents and subsequently issued Change Orders are essential parts of this Contract, and a requirement occurring in one is binding as though occurring in all. In resolving conflicts, discrepancies, or errors the following order of precedence shall be used: (a) the Contract (including modifications by Change Order), (b) these General Conditions, and (c) the drawings, plans or specifications, or (d) the other documents comprising the Contract Documents.

Non-Waiver

Failure by Contractor to insist upon strict performance of any terms or conditions of this Contract or failure or delay in exercising any rights or remedies provided herein or by law shall not be deemed a waiver of any right of Contractor to insist upon strict performance hereof or any of its rights or remedies in the future. Severability The provisions of this Contract are severable. If any provision shall be determined to be illegal or unenforceable, such determination shall have no effect on any other provision hereof, and the remainder of

the Contract shall continue in full force and effect so that the purpose and intent of this Contract shall still be met and satisfied.

Survival

All terms, conditions and provisions of this Contract, which by their nature are independent of the period of performance, shall survive the cancellation, termination, expiration, default or abandonment of this Contract.

LIEN NOTICE

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, OVERHEAD SOLUTIONS LLC HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED Overhead Solutions LLC, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY CALENDAR DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL PROBABLY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. Overhead Solutions LLC AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S.

NOTICE OF RIGHT TO CANCEL

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the date of the signed contract. If you cancel, any property traded-in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the seller, at your residence, in substantially as good condition as when received by you, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the

seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice or telegram, to: 2368 E Deerfield Ave Suamico, WI 54173

Initials

 Initials

DISCLOSURES

N/A

 Initials

LABOR / PROJECT
ACKNOWLEDGEMENT(S)

- ✓ Garden lights & Garden accessories: Please have all garden lights removed as they can/will be damaged during the roofing process.
- ✓ Pet feces: Please have all areas around the home cleaned up for our installers.
- ✓ Lawn: This must be mowed prior to arrival.
- ✓ Patio furniture / Flower Pots etc.: Please have items moved to allow our installers to work 15-20’ away from home minimum. Overhead Solutions will not be held responsible for damage to items that are not moved.
- ✓ Material ground drop: If materials are delivered onto the grass; lawns may/will be affected; turn yellow. In most cases 2-3 weeks of watering and it will come back.
- ✓ Existing Roofing Material: You may see a large gap between the new shingles and the siding on the areas where the roof meets the wall. Depending on your type of siding damage may occur.
- ✓ Lighting: In most cases, your lights cannot go back on your home without an electrician. IF they can, Overhead Solutions will re-install. IF they cannot, the homeowner will be responsible for having an electrician out to install.
- ✓ Clean Up: If your job goes in Winter a Spring clean-up is normal, please call us.
- ✓ Renovate Right: Acknowledgment of receiving the “Renovate Right” pamphlet (for homes built before 1978)
Right to Cure: Acknowledgment of receiving the “Right to Cure” pamphlet.

 Signature

Homeowner authorized signature:

Not Signed

Overhead Solutions authorized signature:



Date: 8/19/2024 Time: 8:42 PM

Address:	738	S Jackson	St			
Parcel No.:	14-568					
WI AHI No.:	52296					
Historic Name:						
Built:	1922					
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:	brick					
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 house is built of brick. An arch over the entrance is supported by two rounded columns. Owner: David & Barbara Roznowski"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Shallow hipped roof with wide overhanging eaves. Brick sides, primarily in running bond, with soldier & rowlock between 1st & 2nd story. Entry with sidelights & tripartite arched transom. 6/1 windows.					
Features -	brick. Arched entry/windows. Some original windows.					
Alterations -	Replacement windows (?). One story wing to south possibly an addition (now historic).					
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: 738 South Jackson Street, Green Bay, WI 54301

2. Parcel #: 15-568

3. Owner of record: 738 South Jackson, LLC Phone: 920-436-7674
c/o 740 South Jackson Street Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: 738 South Jackson, LLC
c/o 740 South Jackson sTREET Green Bay WI 54301
(Address) (City) (State) (Zip)
92-436-7674 920-362-7674 jacksonstreethotel@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Single Family 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.)

Older home (1935?) built 3 bay garage in August 1943. Garage is in very poor condition, but
worth saving. Primary problems are cracked/settling concrete floor and some cracked/repared
roof trusses. I do not intend to further repair those. However the exterior of the garage must be
re-sided, and re-roofed, with new (i) fascia, (ii) sofit, (iii) doors, and (iv) siding. See Exhibits.

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: McCoy, Timothy  Digitally signed by McCoy, Timothy
Date: 2024.08.28 11:26:12 -05'00'

Owner Signature: McCoy, Timothy  Digitally signed by McCoy, Timothy
Date: 2024.08.28 11:26:23 -05'00'

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 24-52) Consideration with possible action on a design review for a replacement window 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).

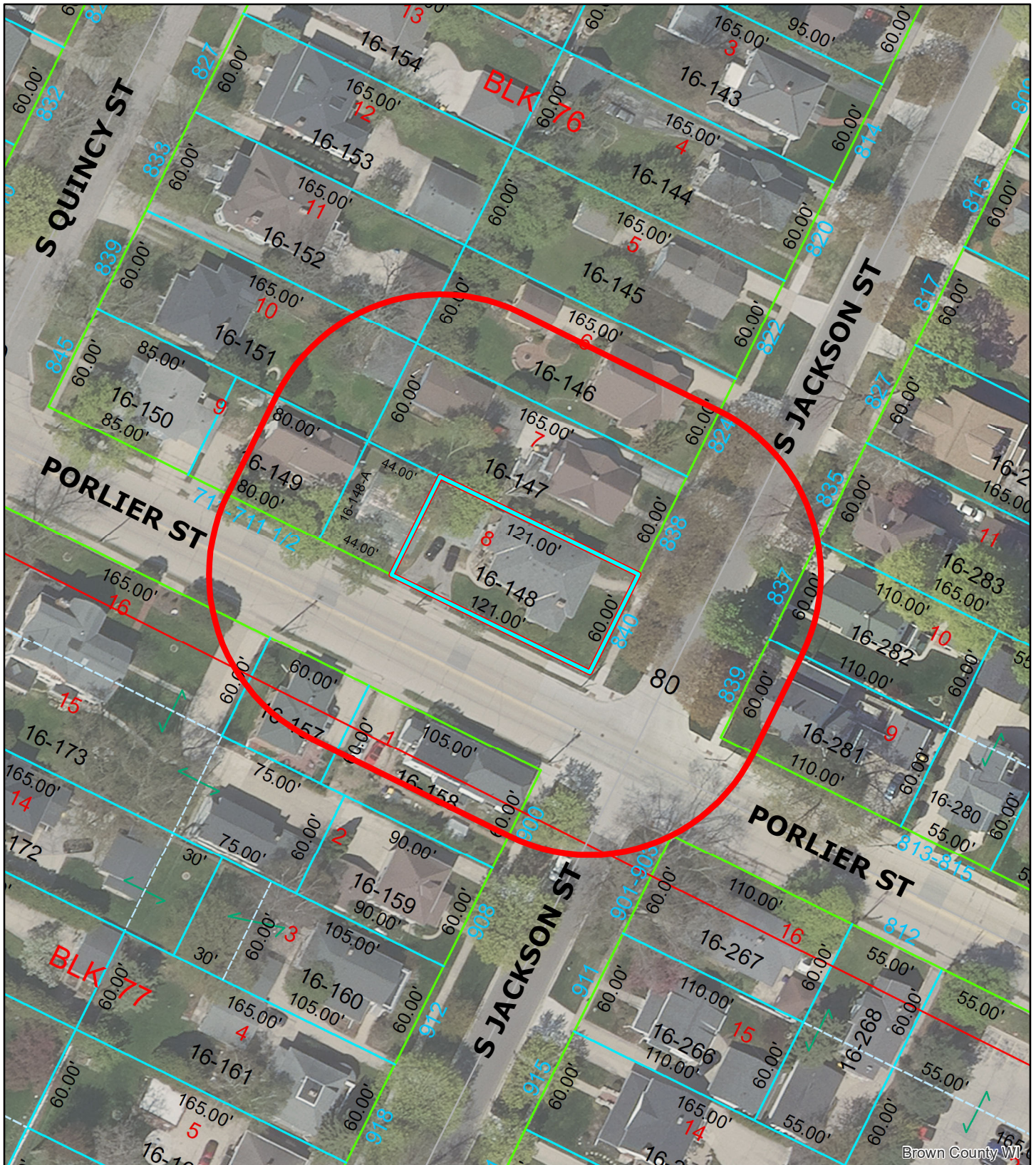
This COA application proposes to replace non-historic vinyl bathroom windows with new “Ultimate Wood” Marvin windows (simulated divided light with interior and exterior grids and grid between glass).

RECOMMENDATION

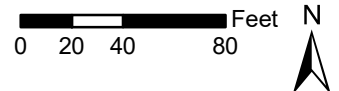
LC staff notes that replacing existing vinyl windows with superior wooden windows is an appropriate change for this property. The window opening size will not be changed. Approval is recommended.

FISCAL IMPACT**ATTACHMENTS**

1. COA 24-52 Map
2. COA 24-52 Pic 1
3. COA 24-52 Pic 2
4. COA 24-52 Product Details
5. COA 24-52 Application
6. COA 24-52, 840 S Jackson, Property Details



(COA 24-52) Replacement Window at 840 S Jackson Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Sep 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 840 S Jackson Street
- 100' Notification Area





Mark Olejniczak
920-321-9104

Mark D.
Olejniczak
Realty, Inc.

920-432-1007
olej.com

TWO FAMILY

Keebler Residence Bathroom windows

Quote #: 4HJWQRG

A Proposal for Window and Door Products prepared for:

Job Site:
54115

Shipping Address:
PACKERLAND GLASS PRODUCTS
3654 Packerland Dr
De Pere, WI 54115

Featuring products from:

MARVIN 



TONY STROMER
PACKERLAND GLASS PRODUCTS
3654 PACKERLAND DRIVE
DE PERE, WI 54115
Phone: (920) 499-6214

Email: tony@packerlandglass.com

This report was generated on 8/16/2024 7:59:48 AM using the Marvin Order Management System, version 0004.09.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

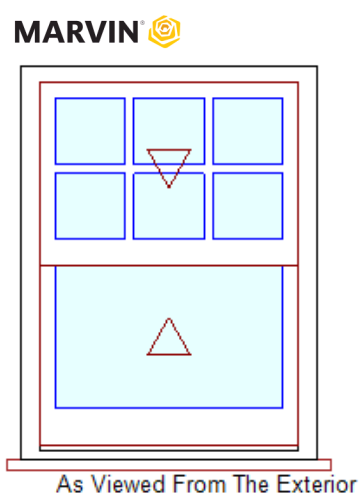
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2		TOTAL UNIT QTY: 2		EXT NET PRICE: USD		4,856.48
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
3	Lower Bathroom	Ultimate Wood	Double Hung RO 29" X 37 3/4"	2,428.24	1	2,428.24
4	Upper Bathroom	Ultimate Wood	Double Hung RO 26" X 37 3/4"	2,428.24	1	2,428.24

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #3	Mark Unit: Lower Bathroom	Net Price:		2,428.24
Qty: 1		Ext. Net Price:	USD	2,428.24



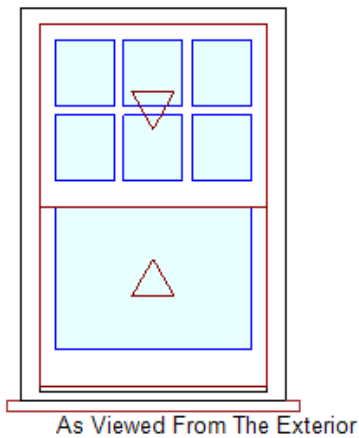
FS 28" X 37 1/4"
RO 29" X 37 3/4"
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.43
Visible Light Transmittance: 0.49
Condensation Resistance: 56
CPD Number: MAR-N-68-07492-00001
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Wood Double Hung
Frame Size w/ Subsill
28" X 37 1/4"
Rough Opening w/ Subsill
29" X 37 3/4"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E1 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Primed Pine Ext - Painted Interior Finish - White - Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Tempered Low E1 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
White Jamb Hardware
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None
Primed Pine Standard Subsill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Upper Bathroom	Net Price:		2,428.24
Qty: 1		Ext. Net Price:	USD	2,428.24



Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Wood Double Hung
Frame Size w/ Subsill
25" X 37 1/4"
Rough Opening w/ Subsill
26" X 37 3/4"
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E1 w/Argon
Black Perimeter and Spacer Bar



FS 25" X 37 1/4"

RO 26" X 37 3/4"

Performance Information

U-Factor: 0.3
Solar Heat Gain Coefficient: 0.43
Visible Light Transmittance: 0.49
Condensation Resistance: 56
CPD Number: MAR-N-68-07492-00001

Performance Grade

Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

- 7/8" SDL - With Spacer Bar - Black
- Rectangular - Special Cut 3W2H
- Primed Pine Ext - Painted Interior Finish - White - Pine Int
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Painted Interior Finish - White - Pine Sash Interior
- IG - 1 Lite
- Tempered Low E1 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- White Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jambs
- Exterior Casing - None
- Primed Pine Standard Subsill
- No Installation Method
- ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
- Field application may require special sizing.
- ***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	4,856.48
5.500% Sales Tax: USD	267.11
Project Total Net Price: USD	5,123.59

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

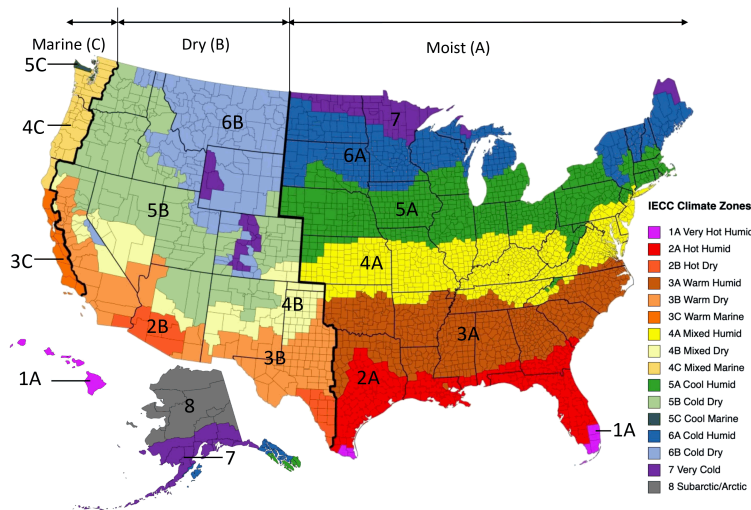
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

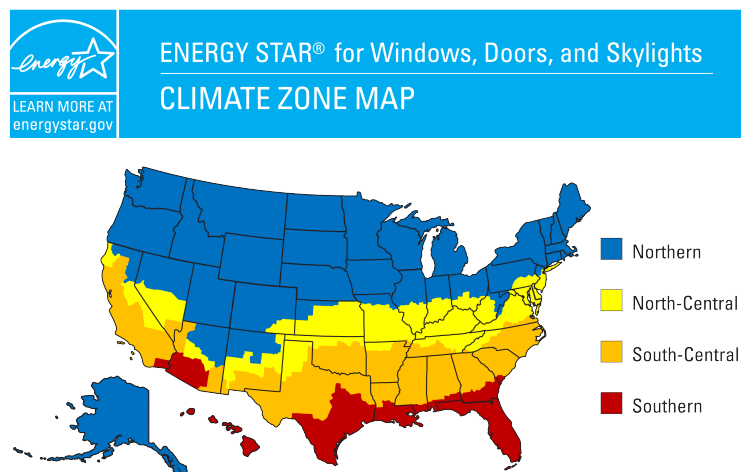
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:





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 WASHINGTON 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.)

The bathroom windows were replaced many years ago with an economy-grade vinyl product.

The historic sashes are long-gone, but the jam & exterior casing will be retained.

Inspection orders for lack of safety glass and inoperable condition.

Replacement windows are top of the line and carefully considered.

7. Attachments:

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

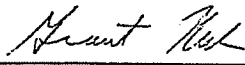
CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: 

Owner Signature: 

Date Received: _____ Staff: _____

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					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.6

(COA 24-54) Consideration with possible action on a design review for replacement windows, driveway, and roof located at 735 S Quincy Street.

BACKGROUND

735 S Quincy, built c. 1909, is a contributing property in the Astor NRHP Historic District. The house currently maintains a modest degree of historic integrity, including integrity of location, and setting. As noted in the stewardship notes, some changes have been made, including changes to the front façade.

This COA application proposes to install a new windows, a new roof, and driveway repair-&-replace.

LC staff notes that the COA application is incomplete. The application does not identify which windows are to be replaced, nor does it provide adequate information on the appearance of the replacement windows. The application does not include any information on proposed new roof material. The application does not provide any information on the scope of work for driveway repairs or replacement.

RECOMMENDATION

LC staff recommends holding this COA application until sufficient information is received for evaluation.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-54 Map
2. COA 24-54 Street View
3. COA 24-54 735 S Quincy Property Details
4. COA 24-54 Application



Address:	735	S Quincy	St			
Parcel No.:	14-572					
WI AHI No.:	53326					
Historic Name:						
Built:	1909					
Historic Use:	house					
Architectural Style:						
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:						
	"A stone front has been added to this two story frame home. H.M.					
	Wigman, attorney with the firm Wigman, Martin & Martin was the original					
	owner.					
	Owner: John Hartl"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Principally a side gabled house with shorter					
	cross gable wing at front, right of center. 1-story polygonal bay on front					
	façade, left of center. In its original form, this house likely had a					
	vernacular / late Queen Anne style. Plain, wide cornice.					
Features -	Unknown. Original features appear to have been removed or replaced.					
Alterations -	Front façade has random ashlar stone(-like) veneer. Sides have clapboard					
	profile siding (likely not original siding). Many replacement windows.					
	Full-width front porch (1936 Sanborn map) removed.					
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 S Qunicy, Green Bay, WI

2. Parcel #: 14-572

3. Owner of record: CMW LLC Phone: 9206769300

<u>2711 Nicolet Dr</u>	<u>Green Bay</u>	<u>WI</u>	<u>54311</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: CMW LLC

<u>2711 Nicolet Dr</u>	<u>Green Bay</u>	<u>WI</u>	<u>54311</u>
(Address)	(City)	(State)	(Zip)
	<u>9206769300</u>	<u>mwasilkoff@gmail.com</u>	
(Office Phone #)	(Cell Phone #)	(E-mail Address)	

5. Present use of Property: Single Family Residence

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

Installing new windows, driveway repair and replacement, and possible roof replacement

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: _____

Michael D Wasilkoff

dotloop verified
09/08/24 7:45 AM CDT
LADE-QPZW-1WQZ-OVEO

Owner Signature: _____

Michael D Wasilkoff

dotloop verified
09/08/24 7:45 AM CDT
LOPU-A1DG-TSKC-49CR

Date Received: _____ Staff: _____



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.7

(COA 24-55) Consideration with possible action on a design review for new storefront windows and doors, and new signage at 240 N Broadway.

BACKGROUND

315-317 Dousman, built c. 1910, is a contributing building within the Broadway-Dousman Historic District, added to the NRHP in 1999. A non-historic addition on this building's southern elevation was constructed c. 1975. This COA application focuses primarily on that c. 1975 addition.

This COA application proposes to install a new storefront (door and window), a new awning, and a new sign.

Storefront -

The western elevation of the non-historic addition was fitted with a single window matching those present on the southern elevation. That window has recently been removed and the opening has already been enlarged to accommodate a storefront entrance facing N. Broadway.

This COA proposes to install an aluminum-frame door and window in this enlarged opening. Sketches also show new concrete steps and painted metal handrails. At present, the proposal includes contradictory information, showing the new storefront door and window as either/both "BLACK PAINTED FINISH" and/or "DARK BRONZE ANODIZED ALUMINUM FINISH". LC staff notes that a painted finish is appropriate while "Anodized finishes are not appropriate." (ref. <https://www.wisconsinhistory.org/Records/Article/CS4141>).

Awning-

An awning is proposed, described as follows. "a square-ish, black fabric-covered metal structure that is anchored into the west face of the south building extension, and the south face of the two-story building. It would hang over the door landing area and just about (but not to) the face of the two-story building."

LC staff notes that "the south face of the two-story building" is currently clad with a non-historic brick veneer that matches that present on the c. 1975 addition and should not impact any remaining historic materials.

Sign-

A new blade sign is proposed to be mounted to the western elevation of the historic two-story building. Sketches submitted appear to show this blade sign mounted directly to the historic stone material and historic brick on the two-story building. This stone and brick are "distinctive features and finishes" of the historic building.

In general, signs may be attached to historic buildings when care is taken to ensure that fasteners are confined to the mortar spaces on historic masonry walls. The information provided to date suggests that the

proposed sign will not be able to avoid damaging historic materials. Refer to Secretary of the Interior's Standards for Rehabilitation, #5 – "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."

RECOMMENDATION

LC staff recommends approval of the proposed storefront provided that it will have a painted (not anodized) finish.

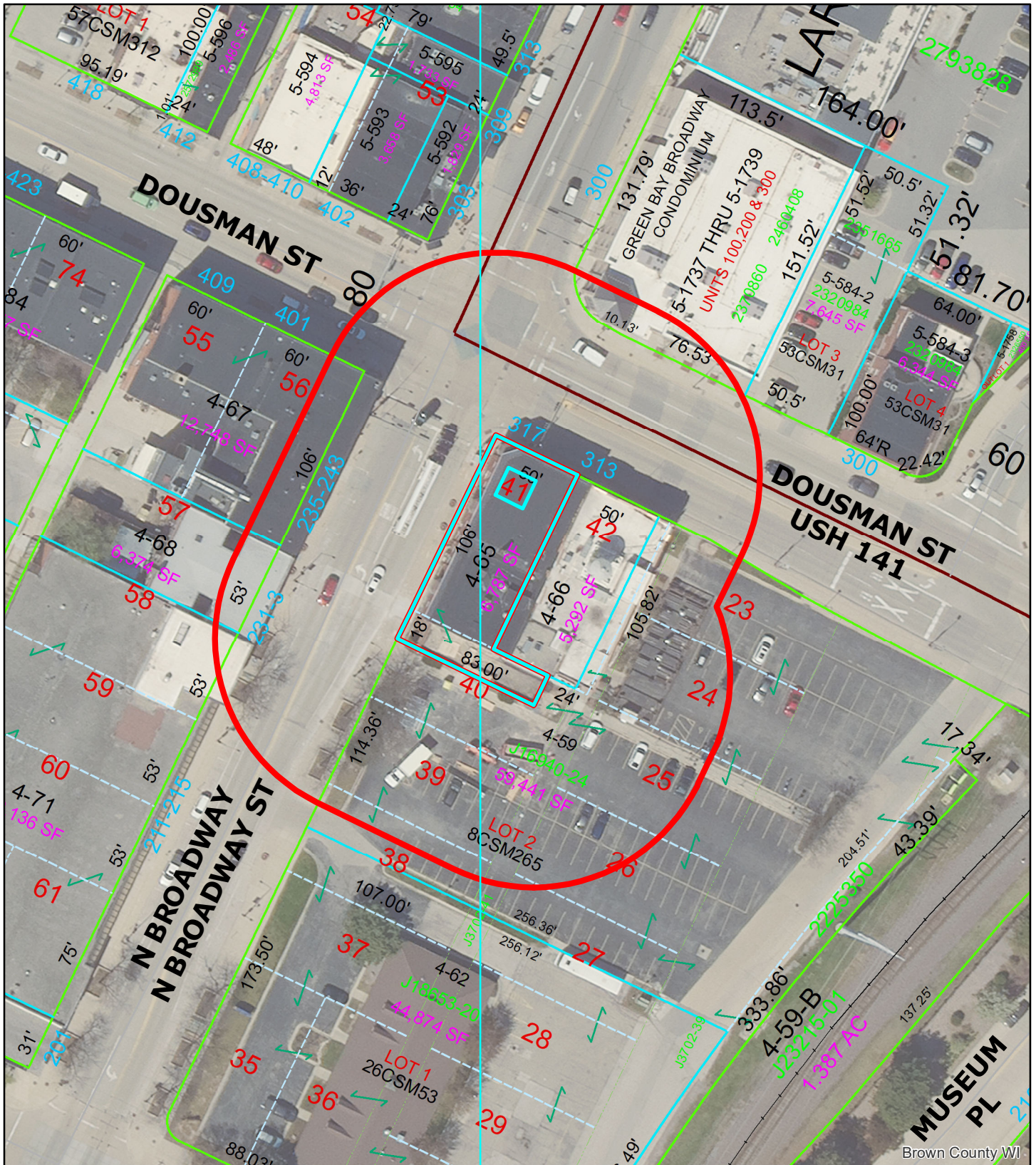
LC staff recommends approval of the proposed awning.

LC staff recommends working with the applicant to develop a sign foundation that will not damage historic masonry (stone and brick – "distinctive features and finishes...that characterize a historic property").

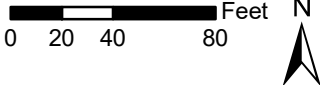
FISCAL IMPACT

ATTACHMENTS

1. COA 24-55 Map
2. COA 24-55 Existing Pictures
3. COA 24-55 Storefront Rendering
4. COA 24-55 Window Specs
5. COA 24-55 Proposed Awning
6. COA 24-55 Wall Sign Rendering
7. COA 24-55 Application



(COA 24-55) New Storefront & Sign
at 240 N Broadway



- 240 N Broadway
- 100' Notification Area



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Sep 2024 X:\Planning\Basemaps\template_8.5x11.mxd





1 WALL PLANE ELEVATION
1/2" = 1'-0"



"THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT."



ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

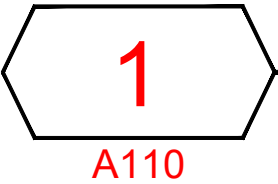
OWNER / CONTACT

THE IRISH TEMPER

PROJECT NUMBER: 24-017
STATUS: APPROVAL
SHEET ISSUE DATE: 09/06/2024

NEW GLAZING
PERSPECTIVE

ACD01



CORCORAN
GLASS & PAINT

N1000 CRAFTSMEN DRIVE, GREENVILLE, WI. 54942

DATE: 8.13.2024
JOB NO.:
19111



CORCORAN
GLASS & PAINT



#2			8.13.2024	JJ					2ND SUBMITTAL - SHOP DRAWINGS AFTER SITE VISIT
#1			8.5.2024	JJ					1ST SUBMITTAL - SHOP DRAWINGS
SUB.	REV.	DATE	BY	DESCRIPTION					



CORCORAN
GLASS & PAINT

11000 CRAFTSMEN DRIVE, GREENVILLE, WI. 54942

PROJECT NAME:
THE IRISH TEMPER

LOCATION:
240N. BROADWAY ST. GREEN BAY, WI 54303

ARCHITECT:

CONTRACTOR:
ALLIANCE CONSTRUCTION

PROJECT MANAGER: JASON JANSEN	
DRAWN BY: JJ	
SCALE: 1-1/2" = 1'-0"	
SHEET TITLE ELEVATIONS	
DATE: 8.13.2024	SHEET NO.
JOB NO.: 19111	E01

Insulating Glass Unit Performance for 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites

Outdoor Lite: Coating if Any (Surface) Glass	Glass Type + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) ² %	Visible Light Reflectance ²		(Btu/hr·ft ² ·°F) NFRC U-Value ³		Solar Heat Gain Coefficient (SHGC) ⁴	Color Rendering Index (CRI) ⁵
			Exterior %	Interior %	Winter Nighttime	Winter Argon		
Uncoated								
	CLEAR Glass + Clear	79	15	15	0.47	0.45	0.70	95
	ACUITY® + ACUITY®	82	15	15	0.47	0.45	0.78	98
	STARPHIRE® + STARPHIRE®	84	15	15	0.47	0.45	0.82	99
	SOLEXIA® + Clear	69	13	15	0.47	0.45	0.50	86
	ATLANTICA® + Clear	60	10	14	0.47	0.45	0.40	84
	AZURIA® + Clear	61	11	14	0.47	0.45	0.39	77
	SOLARBLUE® + Clear	50	9	13	0.47	0.45	0.49	84
	PACIFICA® + Clear	38	7	13	0.47	0.45	0.36	72
	SOLARBRONZE® + Clear	47	8	13	0.47	0.45	0.51	95
	OPTIGRAY® + Clear	56	10	13	0.47	0.45	0.52	94
	SOLARGRAY® + Clear	40	7	13	0.47	0.45	0.46	93
	GRAYLITE® II + Clear	8	4	12	0.47	0.45	0.22	85
Coated								

SOLARBAN® 60 Solar Control Low-E Glass

SOLARBAN 60 (2) Clear + Clear	70	11	12	0.29	0.24	0.39	95
SOLARBAN 60 (2) ACUITY + ACUITY	73	11	12	0.29	0.24	0.41	97
SOLARBAN 60 (2) STARPHIRE + STARPHIRE	74	11	12	0.29	0.24	0.41	98
SOLARBAN 60 (2) SOLEXIA + Clear	61	9	12	0.29	0.24	0.32	90
SOLARBAN 60 (2) ATLANTICA + Clear	53	8	11	0.29	0.24	0.27	86
SOLARBAN 60 (2) AZURIA + Clear	54	8	11	0.29	0.24	0.28	78
SOLARBAN 60 (2) SOLARBLUE + Clear	45	7	11	0.29	0.24	0.29	94
SOLARBAN 60 (2) PACIFICA + Clear	34	6	10	0.29	0.24	0.23	86
SOLARBAN 60 (2) SOLARBRONZE + Clear	42	7	11	0.29	0.24	0.28	95
SOLARBAN 60 (2) OPTIGRAY + Clear	50	8	11	0.29	0.24	0.30	94
SOLARBAN 60 (2) SOLARGRAY + Clear	35	6	10	0.29	0.24	0.25	95
SOLEXIA + SOLARBAN 60 (3) Clear	61	10	10	0.29	0.24	0.37	88
ATLANTICA + SOLARBAN 60 (3) Clear	53	8	10	0.29	0.24	0.31	84
AZURIA + SOLARBAN 60 (3) Clear	54	9	10	0.29	0.24	0.31	77
SOLARBLUE + SOLARBAN 60 (3) Clear	45	7	9	0.29	0.24	0.33	84
PACIFICA + SOLARBAN 60 (3) Clear	34	6	9	0.29	0.24	0.25	72
SOLARBRONZE + SOLARBAN 60 (3) Clear	42	7	9	0.29	0.24	0.32	95
OPTIGRAY + SOLARBAN 60 (3) Clear	50	8	9	0.29	0.24	0.35	93
SOLARGRAY + SOLARBAN 60 (3) Clear	35	7	9	0.29	0.24	0.29	93
GRAYLITE II + SOLARBAN 60 (3) Clear	7	4	8	0.29	0.24	0.13	84

SOLARBAN® 60 Solar Control Low-E Glass on OPTIBLUE®†† (formerly SOLARBAN® z50 Glass)

SOLARBAN 60 (2) OPTIBLUE + Clear	51	8	11	0.29	0.24	0.32	91
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SOLARBAN® 70 Solar Control Low-E Glass† (formerly SOLARBAN® 70XL Glass)

SOLARBAN 70 (2) [†] + Clear	64	13	14	0.28	0.24	0.27	91
SOLARBAN 70 (2) SOLEXIA + Clear	56	11	14	0.28	0.24	0.26	85
SOLARBAN 70 (2) ATLANTICA + Clear	49	10	13	0.28	0.24	0.23	81
SOLARBAN 70 (2) AZURIA + Clear	50	10	13	0.28	0.24	0.24	69
SOLARBAN 70 (2) SOLARBLUE + Clear	41	8	13	0.28	0.24	0.22	81
SOLARBAN 70 (2) PACIFICA + Clear	31	7	13	0.28	0.24	0.19	69
SOLARBAN 70 (2) SOLARBRONZE + Clear	39	8	13	0.28	0.24	0.20	93
SOLARBAN 70 (2) OPTIGRAY + Clear	46	9	13	0.28	0.24	0.23	89
SOLARBAN 70 (2) SOLARGRAY + Clear	32	7	13	0.28	0.24	0.19	89
SOLEXIA + SOLARBAN 70 (3) [†]	56	11	12	0.28	0.24	0.32	85
ATLANTICA + SOLARBAN 70 (3) [†]	48	9	11	0.28	0.24	0.28	81
AZURIA + SOLARBAN 70 (3) [†]	49	9	11	0.28	0.24	0.29	75
SOLARBLUE + SOLARBAN 70 (3) [†]	41	8	12	0.28	0.24	0.27	81
PACIFICA + SOLARBAN 70 (3) [†]	31	6	10	0.28	0.24	0.22	69
SOLARBRONZE + SOLARBAN 70 (3) [†]	38	8	11	0.28	0.24	0.26	93
OPTIGRAY + SOLARBAN 70 (3) [†]	46	9	12	0.28	0.24	0.28	90
SOLARGRAY + SOLARBAN 70 (3) [†]	32	7	11	0.28	0.24	0.24	89
GRAYLITE II + SOLARBAN 70 (3) [†]	6	4	10	0.28	0.24	0.11	81

SOLARBAN® 70 Solar Control Low-E Glass on OPTIBLUE®†† (formerly SOLARBAN® z75 Glass)

SOLARBAN 70 (2) OPTIBLUE + Clear	46	9	13	0.28	0.24	0.23	87
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2070 HOLMGREN WAY GREEN BAY, WI 54304
(920) 494-7161 FAX(920) 494-8720

LAYOUT

☐ APPROVED ☐ CHANGES

SIGNED BY: _____ DATE: _____

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WITHOUT PERMISSION

SALESPERSON

TERI MOEN



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: 240 N. Broadway / 317 Dousman Street
2. Parcel #: 4-65
3. Owner of record: BFAM LLC Phone: (813) 500-0296
- | | | | |
|--------------------------------|------------------|-----------|--------------|
| <u>300 N. Van Buren Street</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
4. Applicant's Name: Garritt R. Bader
- | | | | |
|--------------------------------|---------------------|------------------|--------------|
| <u>300 N. Van Buren Street</u> | <u>Green Bay</u> | <u>WI</u> | <u>54301</u> |
| (Address) | (City) | (State) | (Zip) |
| <u>(813) 500-0296</u> | <u>gb@gb-re.com</u> | | |
| (Office Phone #) | (Cell Phone #) | (E-mail Address) | |
5. Present use of Property: Mixed-Use Commercial & 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.)

We are seeking approval for replacement of the old storefront glass facing Broadway with a
customer entrance door (and new storefront glass) to provide streetfront access to the new
retail store and pub. This is on the non-historic, southern addition to the property, with no
other changes to the facade. Please see attached imagery for details.

7. Attachments:

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

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

September 25, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-46, 1033 S Quincy, Fence
- COA 24-47, 810 Lawe, Fence
- COA 24-49, 151 N Broadway, Roof
- COA 24-53, 812 Cass, Roof
- COA 24-56, 408 Dousman, Deck

RECOMMENDATION**FISCAL IMPACT****ATTACHMENTS**

None