



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 16, 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, October 16, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the September 25, 2024, meeting.

E. Regular Business.

- I. (COA 24-54) Consideration with possible action on a design review for replacement windows, driveway, and roof located at 735 S Quincy Street. Held from the September 25, 2024, meeting.

2. (COA 24-61) Consideration with possible action on a design review for a deck located at 725 S Jackson Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: November 20, 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

October 16, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.I

(COA 24-54) Consideration with possible action on a design review for replacement windows, driveway, and roof located at 735 S Quincy Street. Held from the September 25, 2024, meeting.

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**

None



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of the City of Green Bay

MEETING DATE

October 16, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-61) Consideration with possible action on a design review for a deck located at 725 S Jackson Street.

BACKGROUND

725 S Jackson, built c. 1922, is a contributing property in the Astor NRHP Historic District. The house currently maintains a modest degree of historic integrity, including integrity of location, design, and setting. As noted in the stewardship notes, some relatively recent changes have been made, including major changes to the exterior siding.

This COA application proposes to remove an existing rear deck and to install a new rear deck in its place. The existing deck is made of wood. The proposed replacement is to be framed with treated lumber and is to have a composite deck surface. The dimensions of the proposed replacement appear to be similar to the dimensions of the existing deck.

Neither the existing deck nor its proposed replacement are visible from a public right-of-way. The existing deck has no known historical significance or value.

City of Green Bay Inspections department notes that an 8' side yard setback is required for the proposed deck.

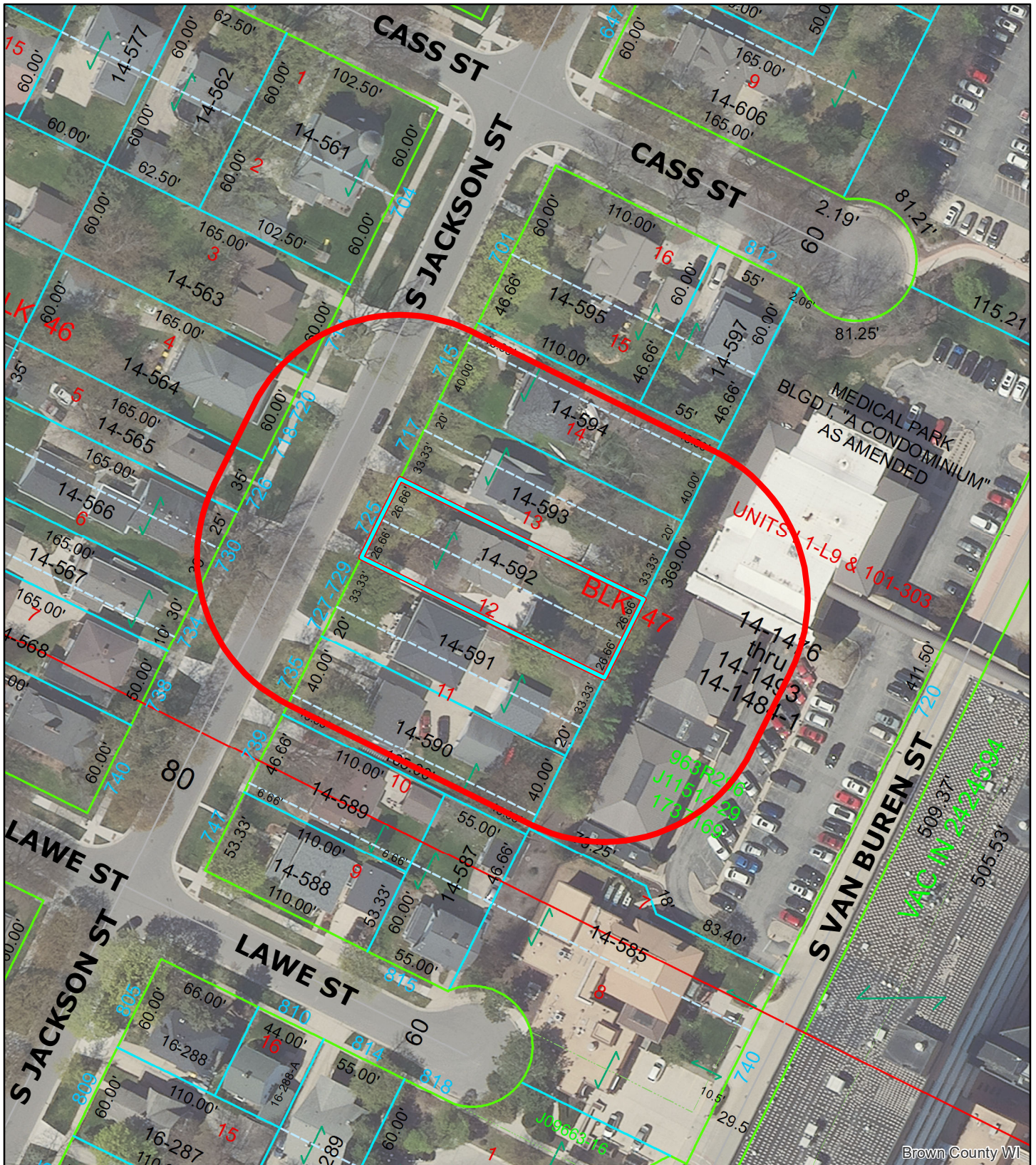
RECOMMENDATION

LC staff recommends approval of the proposed deck removal and replacement with an 8' side yard setback.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-61 Map
2. 725 S Jackson 2019
3. COA 24-61 Pics
4. COA 24-61 Application and Deck Information
5. COA 24-61 725 S Jackson Property Details



Brown County WI



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Oct 2024 X:\Planning\Basemaps\template_8.5x11.mxd

(COA 24-61) New Rear Deck at 725 S Jackson Street

0 20 40 80 Feet



 725 S Jackson 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: 725 S Jackson Street

2. Parcel #: 14-592

3. Owner of record: Marcelo Grazziotin Phone: (920) 660-6567

<u>725 S Jackson St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Brent Heim (John Joseph Companies)

<u>3049 Ramada Wway STE 300</u>	<u>Green Bay</u>	<u>WI</u>	<u>54304</u>
(Address)	(City)	(State)	(Zip)

<u>(920) 619-2982</u>	<u>same</u>	<u>brent@johnjosephco.com</u>
(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.)

Existing deck is made of either treated wood or cedar and the wood is deteriorating and needs to
be replaced to maintain useable function of the deck space. The deck will be removed and replaced
at the same size. Treated lumber will be used for the framing with a wood look composite deck
board for the deck wear surface. No impact to architectural/historical features are anticipated.

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

Digitally signed by Brent Heim
DN: C=US, E=brent@johnjosephco.com, O=John Joseph
Companies, CN=Brent Heim
Date: 2024.09.18 07:53:59-05'00'



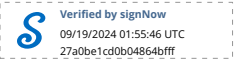
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Petitioner Signature: _____

Owner Signature: _____

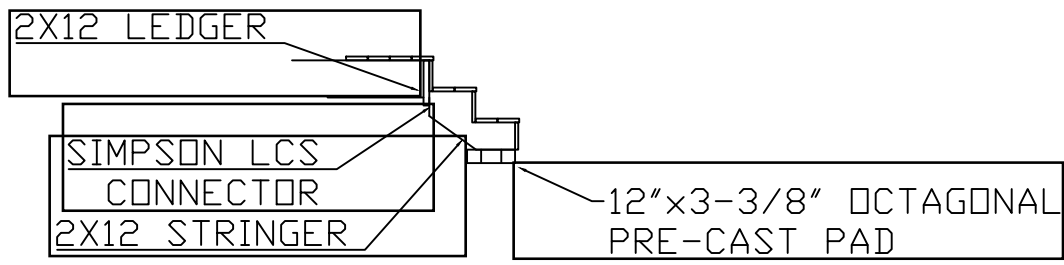
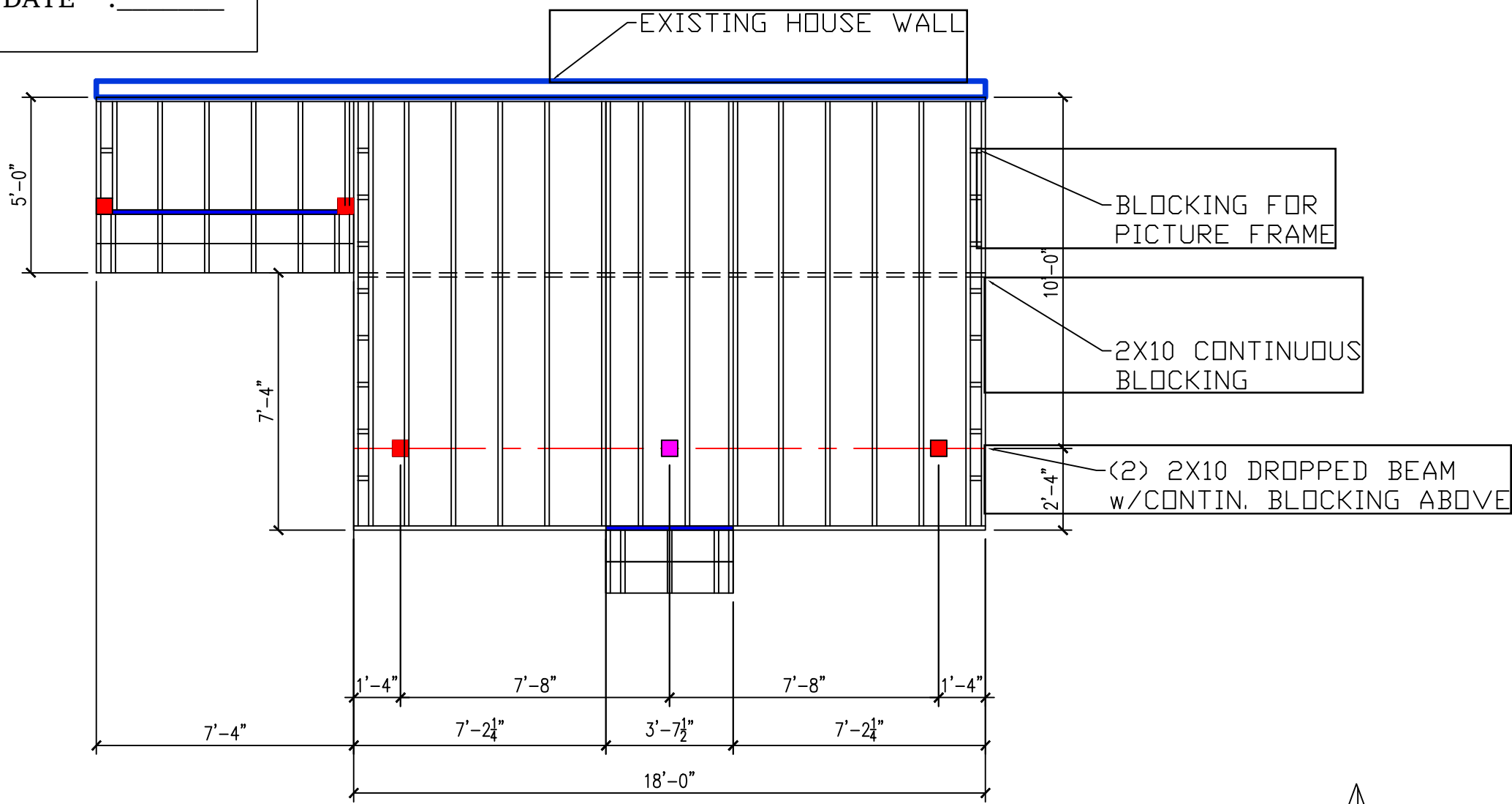
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09/18/2024

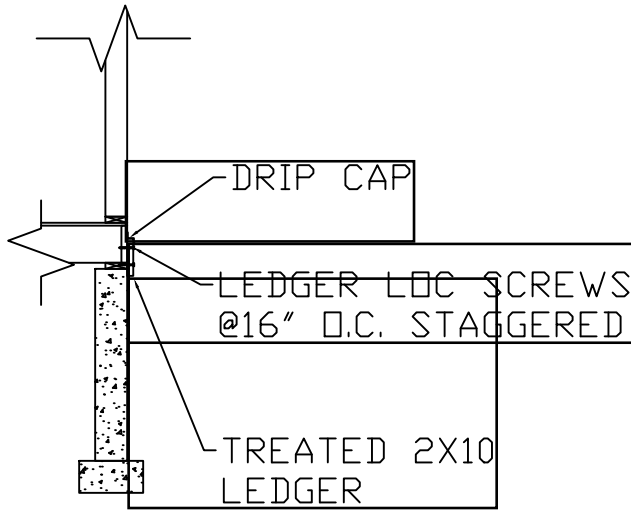


Date Received: _____ Staff: _____

OWNER APPROVAL
INITIAL: _____
DATE : _____



STAIR SECTION (TYP.)



WALL SECTION (TYP.)

- NOTES:**
- DECK FOUNDATION
DIAMOND PIER SYSTEM
(AS APPROVED BY UDC)
 - DECK FRAMING
2x10 TREATED SOUTHERN YELLOW PINE @ 16" O.C.
 - DECK BOARDS
MANUFACTURE: TIMBER TECH
SERIES: TERRAIN
COLOR: SILVER MAPLE
INSTALL PER MANUFACTURER SPECIFICATIONS
 - INSTALL DETAILS
PICTURE FRAME ONE BOARD BOA
 - DECK RAILING
NONE (DECK SURFACE UNDER 24" ABOVE GRADE)
 - DIMENSIONS ARE TO FACE OF FRAMING

- KEY**
- 2X12 TREATED RIM BOARD
 - 6X6 TREATED POST BEARING ON DP50 FOOTING
 - 6X6 TREATED POST BEARING ON DP75 FOOTING

PROJECT NAME:
**GRAZZIOTIN
DECK**

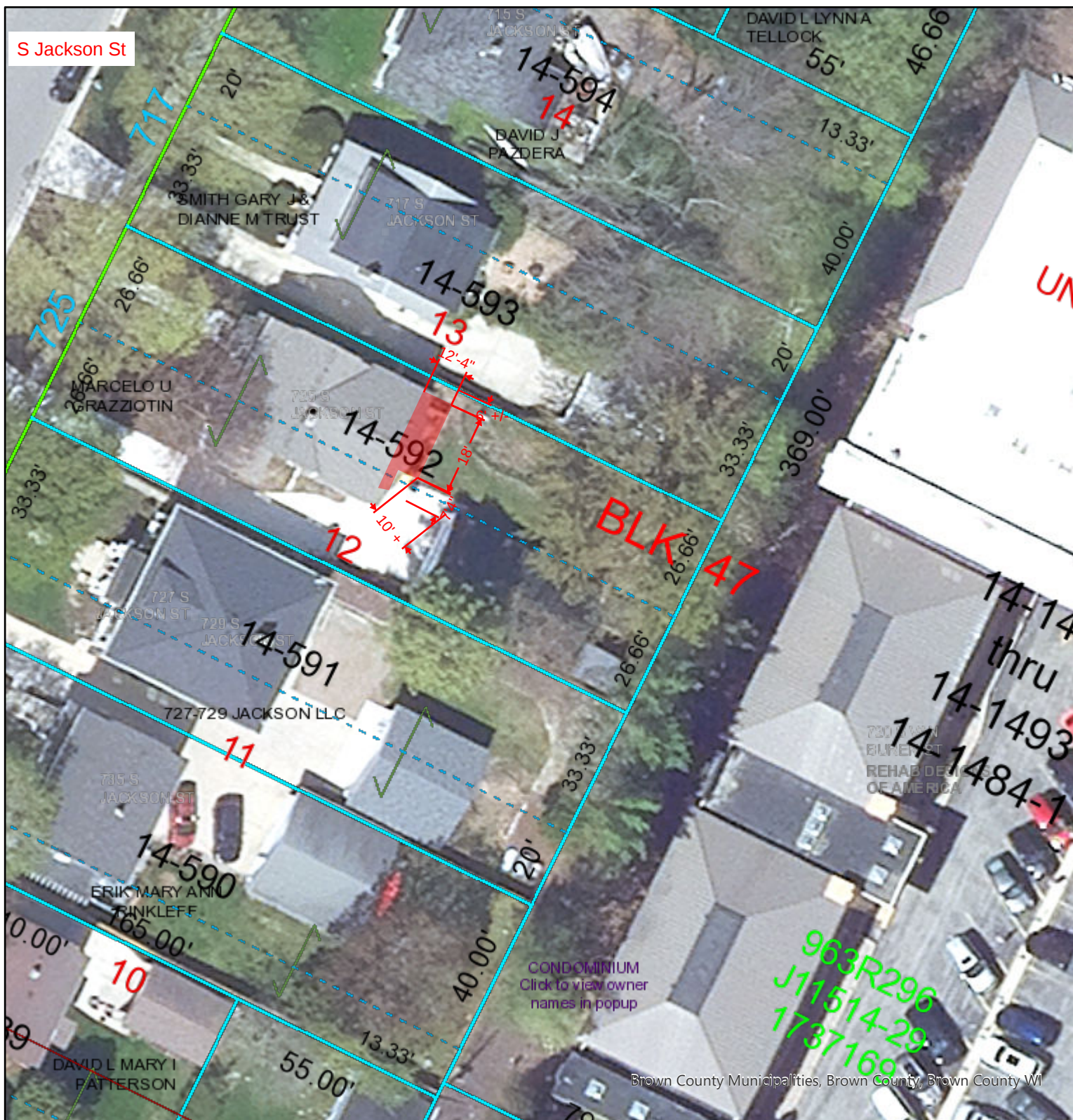
REVISION DATE				
DRAWN BY: JD	PROJECT #:	ISSUE DATE: 09/09/24		

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John Joseph Co.
BUILDING PROFESSIONALS

DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

S Jackson St



1"=47'

1:564 Feet

Legend

PropertyHook

ParcelLine

Block boundary

Bulkhead Line

Historic Parcel Line (20under)

Hydrography

Lines between deeds or lots (20pdashed)

Lot boundary

Meander line

Original Right of Way

PLSS line

Parcel line

Plat boundary

Private Road Right of Way

Right of Way line

U

V

TaxP

C

G

H

R

T

U

GB - GIS

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Date Printed: 10 Sep 2024

City of Green Bay

Brown County Municipalities, Brown County, Brown County WI

Address:	725	S Jackson	St			
Parcel No.:	14-592					
WI AHI No.:	52099					
Historic Name:						
Built:	1922					
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:						
	"A small entranceway and a gambrel roof distinguish this two story frame home. It is 'modern' in design.					
	Owner: Jeffery Day"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side-gambreled roof with wide front dormer.					
	Small entry. Dutch colonial revival stylings. Clapboard profile siding w/ mitred corners.					
Features -	Original siding with mitred corners. Corbels & pilasters at entry door.					
Alterations -	1-story wing possibly an addition (? - note fenestration).					
	Replacement windows.					
Misc -	Siding replaced with vinyl sometime between 2016 and 2019.					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 16, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-57, 725-729 Eliza, Roof
- COA 24-59, 412-414 Porlier, Roof
- COA 24-60, 400 S Washington, Fence

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

None