



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, NOVEMBER 20, 2024, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGjzRXJQUW5qZz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 896 9253 8356

Passcode: 973532

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair Ron Dehn, Vice-Chair Paul Martzke, Ald. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, and Rebecca Derenne.

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, November 20, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 16, 2024, meeting.

E. Regular Business.

- I. (COA 24-62) Consideration with possible action on a design review for a new patio located at 1115 S Van Buren Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: December 18, 2024.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

November 20, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 24-62) Consideration with possible action on a design review for a new patio located at 1115 S Van Buren Street.

BACKGROUND

1115 S Van Buren is a contributing property in the Astor NRHP Historic District. Portions of the house may have initially been constructed near the beginning of the 20th century, with major additions/alterations in 1929 and 1965. The house in its evolved form maintains a good degree of historic integrity, including integrity of location, design, setting, workmanship, and materials.

This COA application proposes to remove a rear patio area and replace that with new hardscape pavers and a fireplace. Plans also show new lattice-top wooden fencing around the back yard.

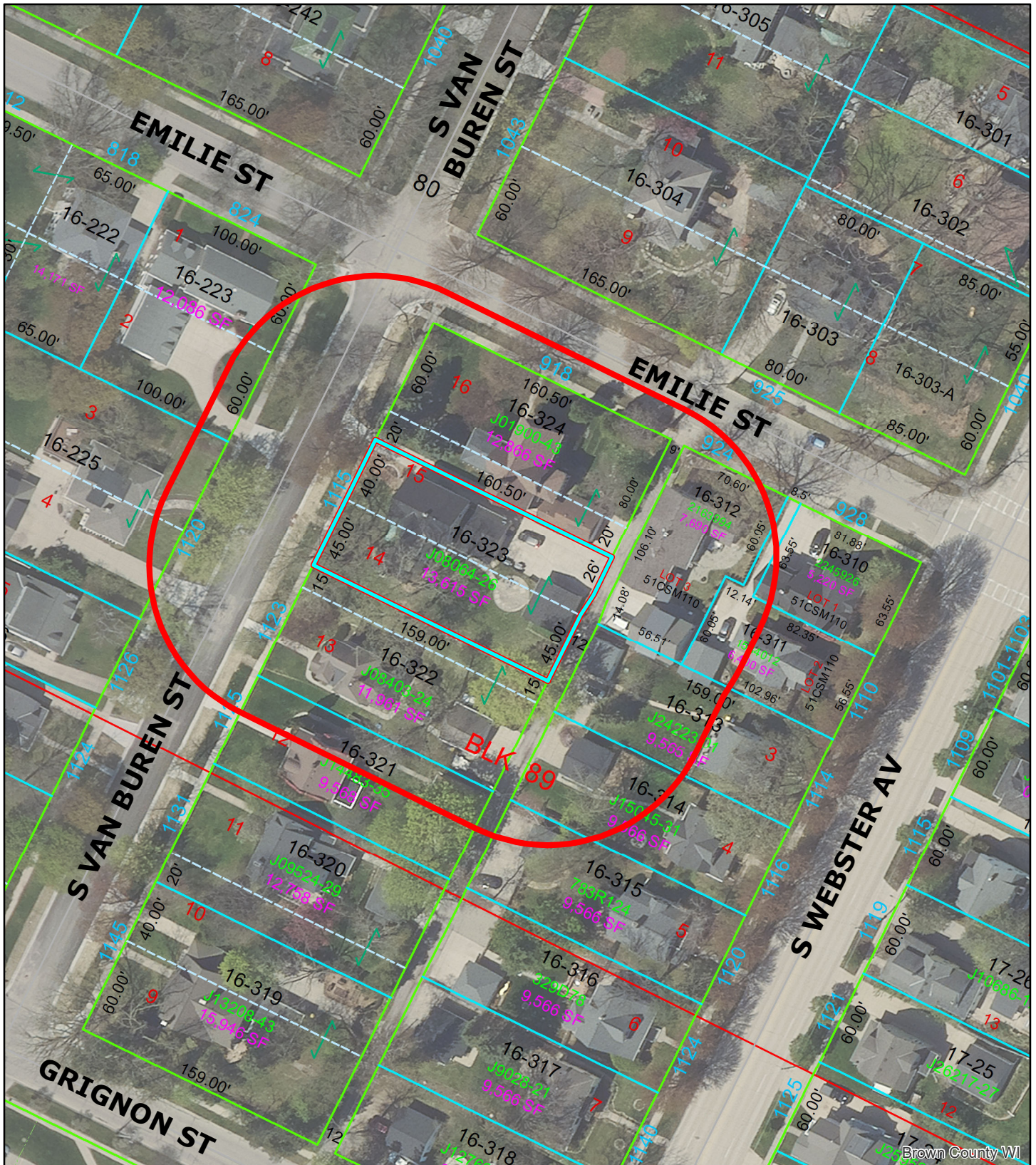
The back yard (and patio area) is minimally visible from the public right-of-way. The new fencing will also hide views of the back yard from the public right-of-way. There is no indication that the proposed work will have a permanent impact on the house itself.

RECOMMENDATION

LC staff recommends approval of the proposed patio area renovations.

FISCAL IMPACT**ATTACHMENTS**

1. COA 24-62 Map
2. COA 24-62 Pictures
3. COA 24-62 Site Plan
4. COA 24-62, 1115 S Van Buren Property Details
5. COA 24-62 Application



(COA 24-62) New Rear Patio at 1115 S Van Buren Street

0 20 40 80 Feet



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

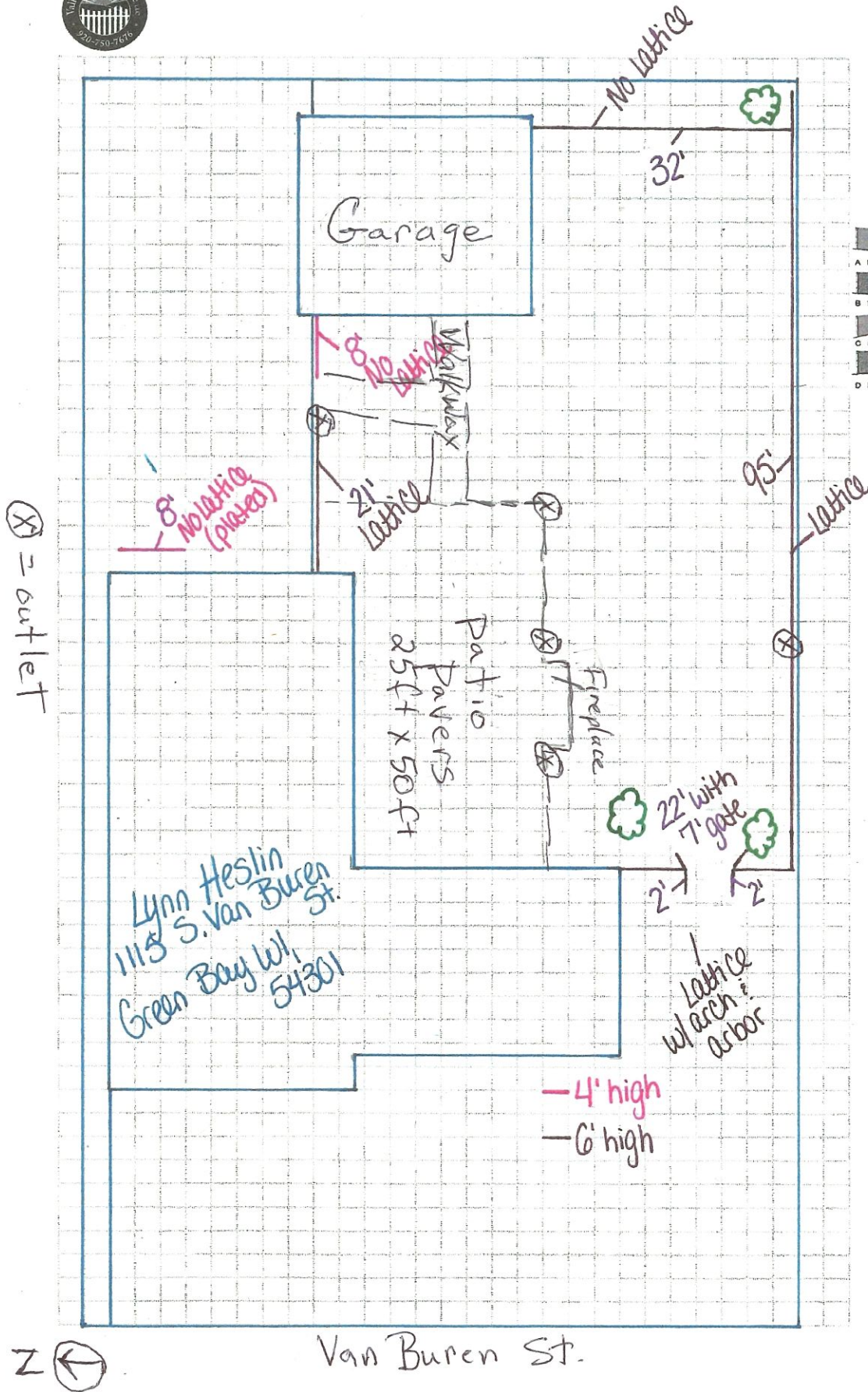
- 1115 S Van Buren Street
- 100' Notification Area

1115 S Van Buren Rear Yard, Before



1115 S Van Buren Rear Yard, After





mindful

Date

Install Date

Grade

- ☐ A Even grade between terminal posts
- ☐ B Level grade
- ☐ C Fence following grade
- ☐ D Level grade with rolling terrain

Dirt

Soil Cond.

Prop Stakes

Dist. Off Prop.

Removal

Haul

Brushing

Utilities

Private Util.

Obstruction

Matching

Cored

Plated

Pad Thickness

Photo

Gate Swing

Gate Hardware

Self Closing/Latching ☐

Schedule? _____

Downspout warning ☐

Address:	1115	S Van Buren	St			
Parcel No.:	16-323					
WI AHI No.:	53554					
Historic Name:						
Built:	1929	"?" note in hard copy at City Hall				
Historic Use:	house					
Architectural Style:	Mediterranean Revival					
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:						
	"The strong horizontal lines of this large two story stuccoed house add to the Mediterranean effect provided by decorative upper level windows.					
	Owner: Richard Myers"					
	- per NRHP nomination					
	"Built by J. Kline, ed. Press Gazette"					
	- handwritten note in hard copy at City Hall					
Stewardship:						
	Character - Overall form & fenestration. Entry at left in front gabled portion.					
	Long hipped roof wing extending to south, slightly shorter than front-facing gabled end. Major alterations in 1929 (northern wing) and 1965 (at rear). Older south hipped-roof wing was a French Eclectic style.					
	Front gabled wing alters style, now loosely described as a "rather mediterranean look". Multi-pane windows. Many dormers. Large stone and brick chimney at south side.					
	(continued below)					
	Features - Stucco. Many original windows. Dormers, including all brackets, balconies, corbels, columns, panels, & casings. Rafter tails, barge boards, and corbels.					
	Decorative elements around 1st story window, south wing. Brick course at foundation. Window sills.					
	Alterations - 1929 & 1965. See above. Otherwise unknown.					
	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: 1115 S. Van Buren St.

2. Parcel #: 16-323

3. Owner of record: Lynn + Kevin Heslin Phone: 920-676-5732
1115 S. Van Buren St. Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Lynn Heslin
1115 S. Van Buren St, Green Bay WI 54301
(Address) (City) (State) (Zip)

920-676-5732 Lynn.heslin@seawayprinting.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: 1 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.)

Remove old patio, replace with pavers + fireplace
Add outlets for lights
Create garden areas around yard + plant grass

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 Drawing provided
- ☒ Specifications (materials) for the project pavers
- ☐ Phased development plan for the project (if proposed in phases)
- ☐ Inspection report (required for demolition requests only)
- ☒ Cost estimates for all the proposed work on application
- ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

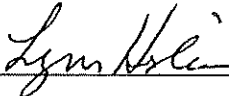
8. The following action is requested:

☐ **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

November 20, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-63, 810 Lawe, Patio
- COA 24-64, 926 S Monroe, Chimney

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None