



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, DECEMBER 18, 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, December 18, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 20, 2024, meeting.

E. Regular Business.

- I. (COA 24-66) Consideration with possible action on a design review for solar panel installation located at 914 S Quincy Street.

2. (COA 24-67) Consideration with possible action on a design review for front porch work located at 1030 S Monroe Avenue.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: January 15, 2025.

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

December 18, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 24-66) Consideration with possible action on a design review for solar panel installation located at 914 S Quincy Street.

BACKGROUND

This is a re-submittal of COA 24-18, with changes in the proposed location of the solar panels.

914 S Quincy is a contributing property in the Astor Historic District, built c. 1899. This COA proposes to add rooftop solar panels on the garage roof behind the house.

WAS – COA 24-18, 14 panels on the street-facing east side and 6 on the neighbor-facing south side.

NOW – COA 24-66, 19 panels on the garage roof, behind & northwest of the main house.

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

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

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

LC staff notes that the NEW proposed solar panel installation of 19 panels on the garage roof at 914 S Quincy would NOT negatively impact the historic character of the property and this portion of the district as they would NOT be visible from the public right-of-way.

RECOMMENDATION

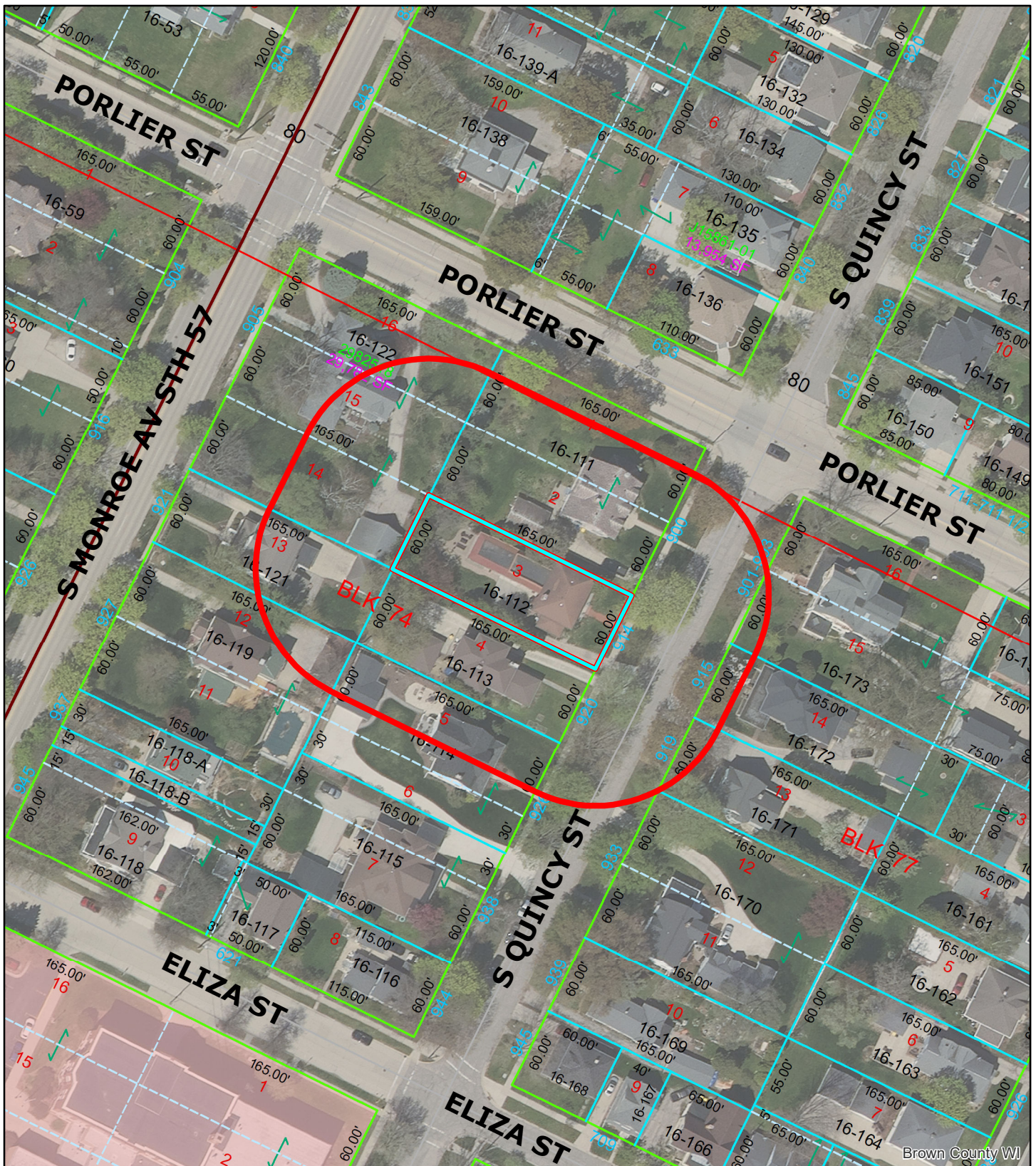
LC staff recommends approval of the proposed solar panel installation on the garage roof at 914 S Quincy.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-66 Map
2. COA 24-66 Street View Pics
3. COA 24-66 Panel Details

4. COA 24-66 Property Details, 914 S Quincy
5. COA 24-66 Application



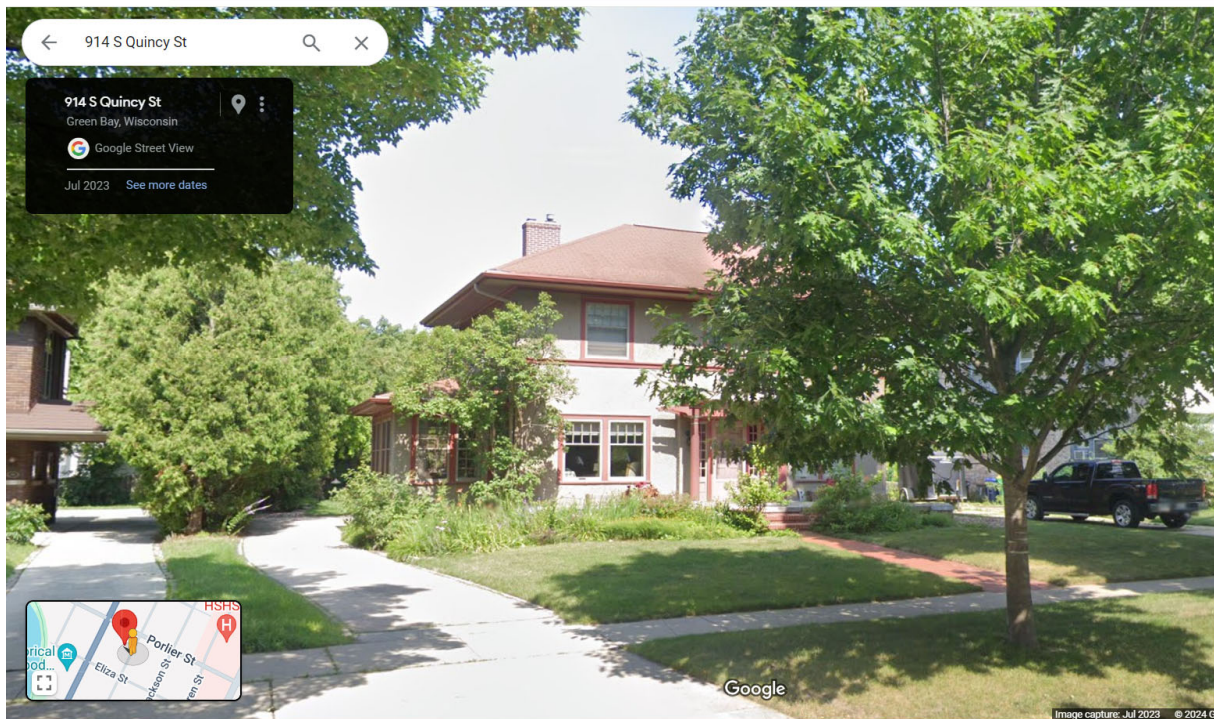
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City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

(COA 24-66) Solar Panels at 914 S Quincy Street

0 25 50 100 Feet



- 914 S Quincy Street
- 100' Notification Area



Street View (Google)



View from adjacent sidewalk, 2019

Your Solar Design

Modules

AC Module: SPR-M415-
BLK-AC Manufactured by
Maxeon Solar
Technologies - WRE
Lifetime Warranty (x19)

Inverter

AC Module Inverter:
Enphase IQ7HS - 25Yr
Warranty(x19)

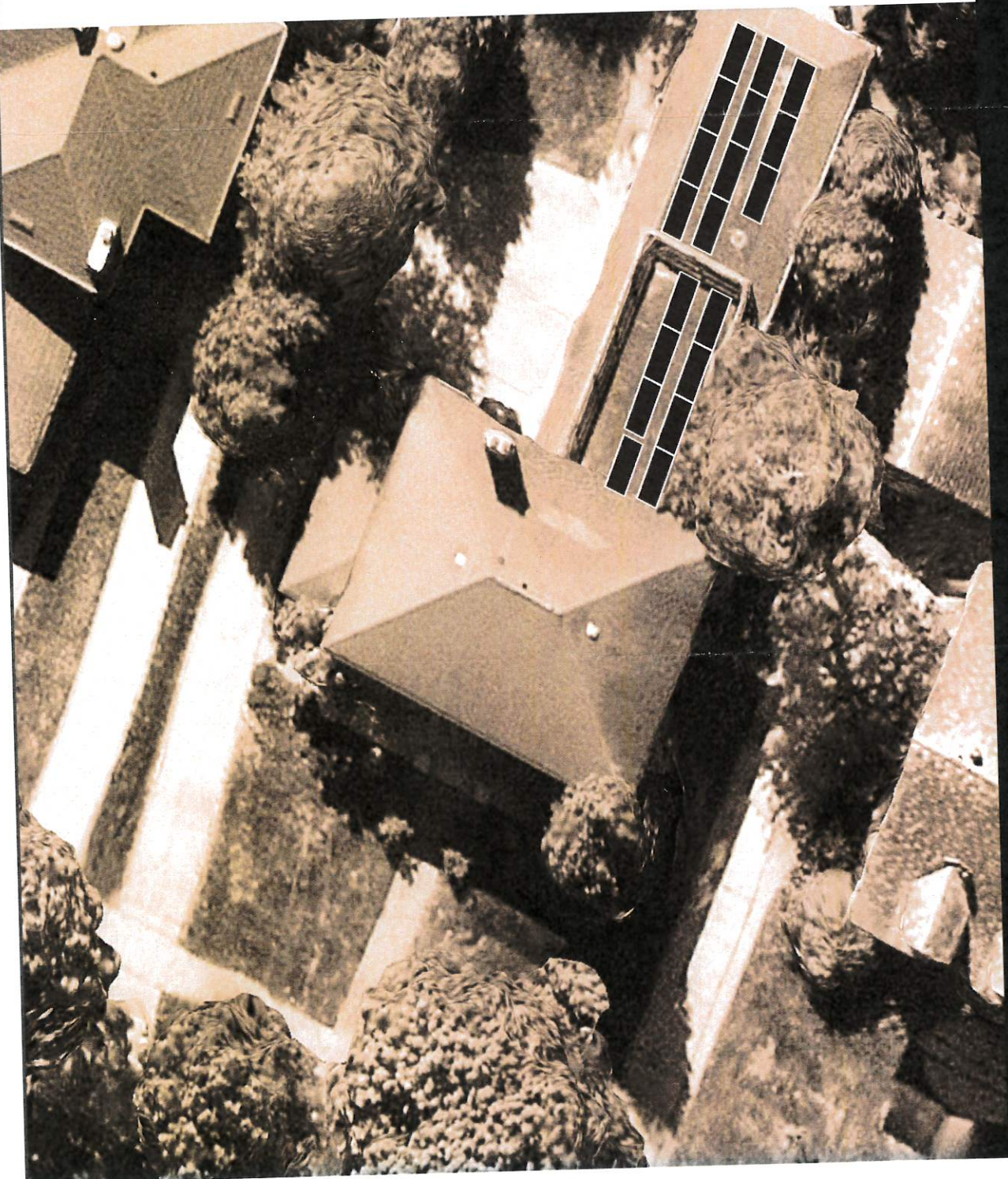
System Size

7.885 kW

Estimated Yearly
Production

8,426 kWh

SYSTEM DETAILS



Address:	914	S Quincy	St			
Parcel No.:	16-112					
WI AHI No.:	53392					
Historic Name:	Mark Weiss and Antoinette Panneck House					
Built:	1899					
Historic Use:	house					
Architectural Style:	Prairie School					
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:	"A brick porch patio supported by columns extends across the façade of this two story stuccoed house. Owner: Karl Bungener" - per NRHP nomination					
Stewardship:	Character - Overall form & fenestration. Shallow hipped roof with wide overhanging eaves. Symmetric façade. Pergola-like entry supported by two Tuscan columns. Entry door with multi-pane sidelights on either side. Paired 8/1 windows, 1st story. Entry door nestled between two pilaster-like surface elements that terminate at a 2nd story belt molding. Belt molding acts as window sill detail for 2nd story 10/1 windows. Pair of multi-pane (9/9?) windows, center of 2nd story. Stucco siding. 1-story wing to south. Prairie style. Pilaster elements also on north façade. Features - Stucco. Many original windows (all?). Wood belt, 2nd story. Wood soffits & associated moldings. Window casings & sills. Alterations - Pergola-like entry not shown on Sanborn maps, likely a later addition. Full-width front concrete pad (uncovered porch) also not shown. 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: 914 S Quincy St Green Bay, WI 54301
2. Parcel #: Do not know
3. Owner of record: Lee S Bialkowski & Kathy A Phone: 920-471-9010
Revocable Trust
914 S Quincy St Green Bay WI 54301
(Address) (City) (State) (Zip)
4. Applicant's Name: Kathy Bialkowski
914 S Quincy St Green Bay WI 54301
(Address) (City) (State) (Zip)
N/A 920-471-9010 Kathy-bialkowski@yahoo.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.)
Re Submitting request to install solar panels. Solar Panels
will be placed on the garage which is behind the house.
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: _____

Kathy Bickman

Owner Signature: _____

Kathy Bickman

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 18, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-67) Consideration with possible action on a design review for front porch work located at 1030 S Monroe Avenue.

BACKGROUND

1030 S Monroe is a contributing property (and, per the NRHP nomination, a “priority property”) in the Astor Historic District, built 1906. This COA proposes to replace the existing porch floor deck with new “tongue and groove Timber tech advanced PVC by AZEK, same size and color as existing porch”

Per National Park Service - Preservation Brief 45, “when the historic porch contributes to the historic character of a building, the particular substitute material that is being considered should accurately match the appearance of the wooden feature being replaced.”

Per LC precedent, replacement of wooden tongue-and-groove porch decking with PVC tongue-and-groove decking of roughly identical dimensions is acceptable.

RECOMMENDATION

LC staff recommends approval of the proposed porch deck replacement provided that the new material is tongue-and-groove and accurately matches the wooden material being replaced.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-67 Map
2. COA 24-67 Street View Pic
3. COA 24-67 Existing Porch Photo
4. COA 24-67 Estimate
5. COA 24-67 Property Details, 1030 S Monroe
6. COA 24-67 Pictures
7. COA 24-67 Application



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(COA 24-67) Front Porch at 1030 S Monroe Avenue



- 1030 S Monroe Avenue
- 100' Notification Area



View from adjacent sidewalk, 2019



Benson Builders & Improvements LLC

4468 Valhalla Rd
New Franken, WI 54229

920-680-1873 bensonbuilders20@gmail.com

BILL TO: Maloney, Mark & Katie PHONE: (920) 680-1515 ESTIMATE # e91624
FAX: DATE: November 4, 2024

ADDRESS: 1030 S. Monroe Ave. Green Bay, WI EMAIL:

SCOPE: Repairs to front covered porch.

ITEM #	DESCRIPTION	QUANTITY	UNIT PRICE	DISCOUNT	PRICE
1	Demolition, remove rotten framing materials and disposal (Allowance)	1	\$1,800.00		\$1,800.00
2	Materials and labor for joist, stair stringer & framing repairs (Allowance)	1	\$4,200.00		\$4,200.00
3	Option#1 Replace damaged wood porch plank and stair treads with similar wood plank and perimeter trim as needed, paint to match. Includes material and labor. ADD\$		\$6,400.00		\$0.00
4	Option #2. Replace outer 6' width of the porch planks and stair treads with similar wood plank and perimeter trim as needed, paint to match. Includes materials and labor. ADD\$		\$10,815.00		\$0.00
5	Option #3, Replace all front porch and stair planks with Azek pvc porch plank. Trim perimeter with white pvc trimboard. Includes materials and labor. ADD\$		\$22,745.00		\$0.00
6	Note: Add your option choice with line 1 & 2 for project total estimate				\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00
				SUBTOTAL	\$6,000.00

Make all checks payable to Benson Builders & Improvements LLC.

50% down payment to place an order. Balance due upon completion. Overdue accounts subject to a service charge of <1.5>% per month.

DEPOSIT RECEIVED
TOTAL DUE \$6,000.00

Address:	1030	S Monroe	St			
Parcel No.:	16-70					
WI AHI No.:	2288					
Historic Name:	Anna S. and William P. Wagner House					
	Girl Scout Headquarters					
Built:	1906					
Historic Use:	house					
Architectural Style:	Dutch Colonial Revival					
Wall Material:	clapboard					
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 2-1/2 story frame house is grand in scale and neo-colonial in design. The front façade of the building is dominated by Doric columns which run the length of the building. A large gambrel roof, Palladian windows and classical dormers add to the Colonial Revival effect.					
	Built by William Percy Wagner, banker and paper mill executive, the house was also occupied by two other prominent citizens of Astor, John Minahan and Victor McCormick.					
	Wagner, president of the Citizens National Bank and the Northern Paper Mills, served on other civic duties, serving on the school board, and the historical societies. His citizenship was of a high order, 'founded on honorable business methods, keen discrimination, and upright character.'					
	Dr. John Minahan, physician and large investor in Green Bay, such as in the Minahan Building and the Hoberg Paper and Fibre Company, followed the Wagners as owner of this home.					
	Victor McCormick, philanthropist, was the last owner in the period of Astor's growth. A benefactor of both Marquette University and St. Norbert College, McCormick maintained the home in its original state.					
	Owner: Dr. Samuel Johnson"					
	- 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 Wisconsin Historical Society, Division of Historic Preservation-Public History.					
	In the late nineteenth century, Green Bay's proximity to the great northern pine forests made the city a lumber and pulp processing center, a port for shipping lumber to Chicago, and the market hub of northern Wisconsin and the Fox River Valley. Again, the old Astor district became the neighborhood of choice for the city's new economic leaders. William Wagner, who co-founded the Northern Paper Company in 1901, commissioned the two-and-one-half-story Colonial Revival William Wagner House (1030 S. Monroe Ave.) in 1906. The wood-shingled, side-gambrel roof echoes Dutch Colonial architecture, but otherwise classical elements prevail. Classical architrave moldings and triangular pediments trim the three attic dormers, and the three windows in the middle dormer are Palladian. A full-width porch with smooth Tuscan columns shelters the entry.					
	LARGE SIDE GAMBREL ROOF PIERCED AT PEAK BY PALLADIAN WINDOW DORIC PORCH W/ LARGE PEDIMENTED DORMERS ABOVE WAGNER A BANKER AND PAPER MILL EXECUTIVE					
	The records of Foeller, Schober and Berners indicate the following plan dates for this residence, WP Wagner owner: 1904 residence plans 1910 residence and garage plans 1919 residence plans Bibliographic References: Buildings of Wisconsin manuscript.					
	- WI AHI					
Stewardship:						
Character -	Overall form & fenestration. See above.					
Features -	Shingle siding. Window casings & surrounding woodwork. Many original windows. Porch columns & pilasters. Entry sidelights.					
Alterations -	unknown					
Misc -	A priority property per NRHP nomination					







CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community
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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: 1030 S. Monroe Ave

2. Parcel #: 16-70

3. Owner of record: Mark K. Villwode, Mary K. Maloney Phone: 920 680-1515

1030 S. Monroe Ave. Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Mary K. Maloney

1030 S. Monroe Ave Green Bay WI 54301
(Address) (City) (State) (Zip)

(Office Phone #) 920 680 1515 (Cell Phone #) malorj11@aol.com (E-mail Address)

5. Present use of Property: private 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.)

Repairs to front porch - 12' x 52' replace top deck
and stairs with tongue and groove Timber Tech advanced
PVC by AZEK, same size and color as existing porch.

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): _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

December 18, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-65, 116 S Adams, Signs
- COA 24-68, 116 S Adams, Sign

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None