



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JUNE 18, 2025, 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=azA0c1hWd3kxaklncGJzRXJQUW5qZz09>

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, Ald. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, Rebecca Derenne, and Al Gonzalez Valentine.

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, June 18, 2025, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the May 21, 2025, meeting.

E. Regular Business.

- I. (COA 25-15) Consideration with possible action on a design review for a patio remodel located at 1108 S Monroe Avenue.

2. (COA 25-17) Consideration with possible action on a design review for a window replacement located at 1137 S Monroe Avenue.
3. (COA 25-18) Consideration with possible action on a design review for replacement garage siding located at 515 Cass Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Next Meeting: July 16, 2025.

G. Adjournment.

1. Adjournment for the Wednesday, June 18, 2025, meeting of the Landmarks Commission.

- 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

June 18, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the May 21, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 18, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 25-15) Consideration with possible action on a design review for a patio remodel located at 1108 S Monroe Avenue.

BACKGROUND

1108 S Monroe is a contributing property in the Astor NRHP Historic District, built circa 1900 with a rear addition (garage with living area above, circa 1965). The house maintains a relatively high degree of historic integrity, including integrity of location, design, setting, workmanship, feeling, association, and materials.

This COA application proposes to install a retaining wall behind (northwest of) the garage and a paver patio on leveled ground behind that new retaining wall.

The back yard (and patio area) is effectively not visible from the public right-of-way. There is no indication that the proposed work will have a permanent impact on the house itself.

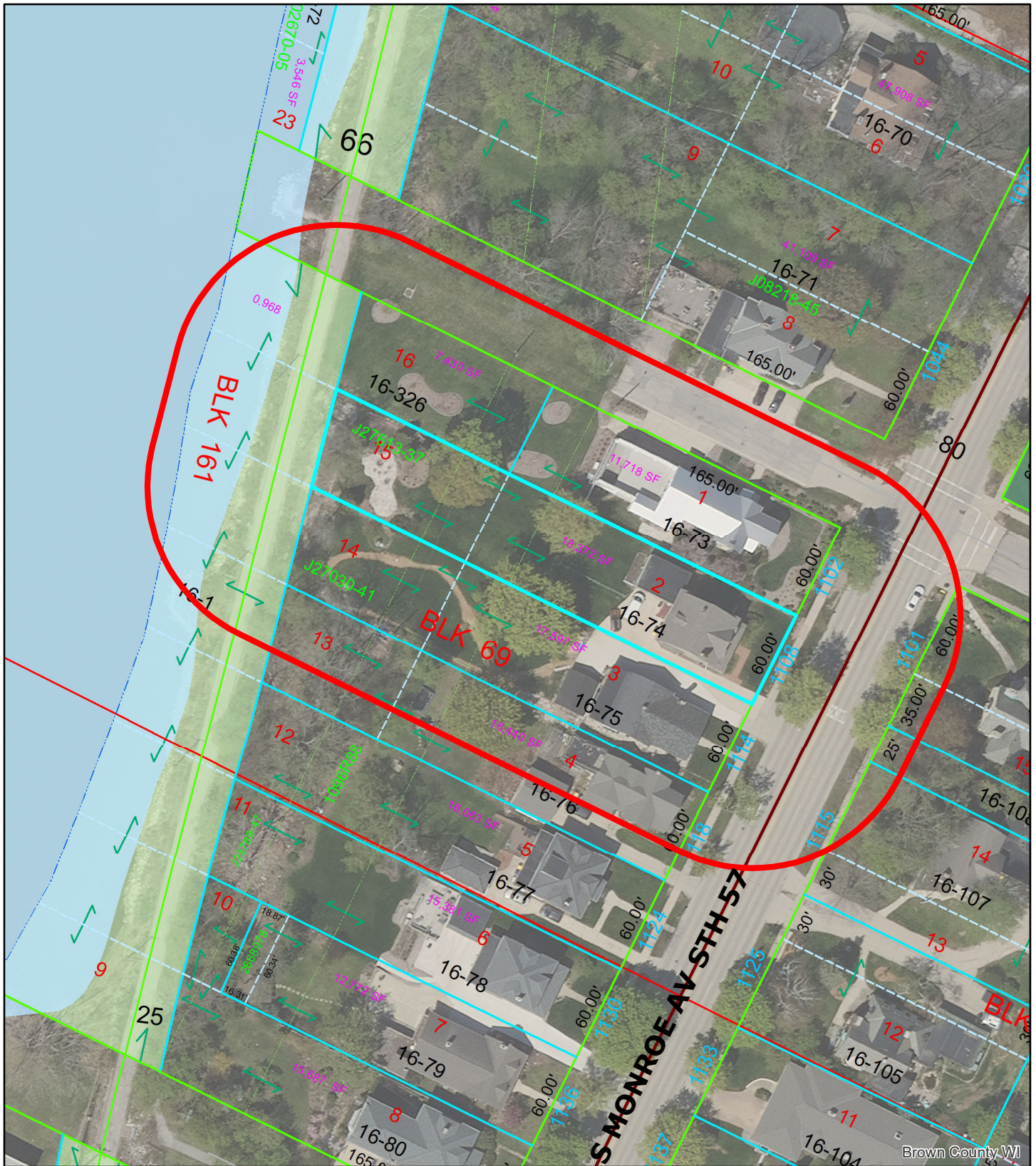
RECOMMENDATION

LC staff recommends approval of the proposed patio area renovations.

FISCAL IMPACT

ATTACHMENTS

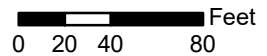
1. COA 25-15 Map
2. COA 25-15 Pictures
3. COA 25-15 patio layout
4. COA 25-15 Property Details, 1108 S Monroe
5. COA 25-15 Application



Brown County WI



(COA 25-15) Rear Patio at 1108 S Monroe Avenue



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 11 Jun 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 1108 S Monroe Avenue
- 100' Notification Area



EXISTING GARAGE

EXISTING DRIVEWAY

132' TO ROAD

4 NATURAL
STONE STEPS

NATURAL STONE
RETAINING WALL

GRAVEL PATH TO
GRADE DOWN TO PATIO

UNILOCK TREC
PAVER
PATIO WITH COPTHORN
SOLDIER COURSE

OUTCROP STONE

6'-7"

6'-11 1/2"

19'-11 1/2"

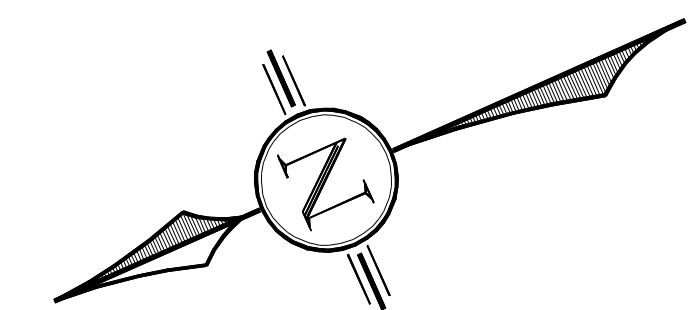
32'-8"

18'

20' TO BACK PROPERTY LINE

APPROXIMATE PROPERTY LINE

PATIO
RENDERING



All ideas, designs, arrangements and plans contained by this drawing are owned by, and are the property of Donnie Mac's Landscaping Inc. No portion of these ideas, arrangements or plans shall be disclosed to any person, firm, or contractor for any purpose without the expressed written consent of Donnie Mac's Landscaping Inc.
920.965.2222 Fax 920.468.9353
www.donniemacs.com

McCrary Property

1108 Monroe Ave

Name of Property		1108 Monroe Ave	
Date	6. 14. 2024	Scale	1" = 2'
Designer	END	Design number	Preliminary

Address:	1108	S Monroe	St			
Parcel No.:	16-74					
WI AHI No.:	53197					
Historic Name:	Preston F. Thrall House					
	Matthew Haws and Beth McCrory House					
Built:	1900	c. 1900				
Historic Use:						
Architectural Style:	American Foursquare					
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:	<p>"This home was built from [sic] local shipbuilder and Great Lakes Captain Preston F. Thrall. The 'Thrall Steamship Company' built the largest wooden vessel ever constructed in the Green Bay shipyard. The celebration marking the launching of the ship 'Orion' is well documented in the 'Stiller Photo Collection' at the Neville Public Museum.</p> <p>Owner: Richard Jensen"</p> <p>- per NRHP nomination</p> <p>"A site-file exists for this property" - WI AHI</p>					
Stewardship:	<p>Character - Overall form & fenestration. Side-gabled with center front gable. Clapboard profile siding in 1st story (approx 4-1/2" face) with corner boards. Clapboard profile siding in 2nd story (approx. 3" face) with mitred corners in 2nd story. Fancy cut shingles in gables (alternating, 3 rows octagon, 3 rows round -- with rows of square-cut at bottom in way of top of 2nd story). Full-width front porch with 4 Tuscan columns. Fancy window casings, front façade, 2nd story, with corbels leading to cornice/eaves. Gothic palladian window in front gable, mimicking gothic arch inside gable. Colonial revival style with Queen Anne influence. Brick chimney.</p> <p>Features - Original siding (clapboards, shingles, window casings, etc). Corbels. Many original windows (incl. oval in 2nd story, palladian in gable, and cut-glass types). Cornice, eaves, & associated moldings. Porch columns (& possibly balusters).</p> <p>Alterations - Porch entry newels & balusters. Large addition at north-west (rear) corner. Porch may have had steps at south end (note newels & balusters).</p> <p>Misc -</p>					



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: 1108 S Monroe Avenue

2. Parcel #: 16-74

3. Owner of record: McCrorry Family Trust Phone: 920/664-4663 Beth McCrorry

<u>1108 S. Monroe Avenue</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Donnie Mac's Landscaping, Inc.

<u>1865 Commercial Way</u>	<u>Green Bay</u>	<u>WI</u>	<u>54311</u>
(Address)	(City)	(State)	(Zip)
<u>920/965-2222</u>	<u>info@donniemaccs.com</u>		
(Office Phone #)	(Cell Phone #)	(E-mail Address)	

5. Present use of Property: Single Family Home

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 current area is grass/lawn. We will install a retaining wall behind the garage with
natural quarry stone for the purpose of holding back the soil to provide proper conditions to
install the paver patio on a level elevation. The paver material is a 3-size combination of
pavers (see spec sheets) This project has no impact on existing historic/arch. features

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: _____

Genevieve McDougal

Owner Signature: _____

Elizabeth A. McCree

Date Received: _____

Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 18, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 25-17) Consideration with possible action on a design review for a window replacement located at 1137 S Monroe Avenue.

BACKGROUND

1137 S. Monroe is a contributing property in the Astor Historic District. This house is a relatively rare example of the International Style of architecture, presumed to have been built c. 1920. This house maintains a good degree of integrity (setting, association, and location), noting that there have been some changes that have impacted the integrity of materials, design, workmanship, and feeling.

This request for COA calls for replacing the front picture window with a new, three-part picture window.

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.
4. Changes to a property that have acquired historic significance in their own right will be retained and 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.

Historic photos (pre-1990s) are not readily available for this house. Based on its architectural style, the front window opening likely had several multi-pane windows when first built (c. 1920) that were replaced by a large picture window in the decades that followed. A picture from 1996 shows a large picture window either with 27 individual panes (3 rows, 9 columns) or a simulated divided light (SDL) muntin detail dividing the single pane into 27 sections. The 1990s 27-pane look may have been inspired by earlier multi-pane windows, but the window shown in the 1990s and the window present today (possibly the same window minus the SDL muntin grid) do not reflect the original appearance of the house.

With regard to the SOI Standards:

2. The existing window is not historic material and there is no indication that the size of the existing window opening will change. The proposed replacement window does not conflict with SOI Standard #2.
4. The current (old replacement) window has not acquired historic significance and does not need to be maintained to satisfy SOI Standards.
6. The current (old replacement) window is not a historic feature, whereas the size of the window opening is

likely a historic feature. Considering the historic windows as a missing feature, the proposed replacement window is not based on documentary, physical, or pictorial evidence, nor does it match the current window. In the absence of any evidence of the historic appearance of the front window(s), all that seems certain is that the proposed new window does not impact the integrity of this house any more than the existing front window.

9. The proposed window replacement does not destroy any historic materials. The proposed replacement window is readily differentiated from old materials and is generally compatible with the massing, size, scale, and architectural features insofar as can be known with certainty from evidence provided to date.

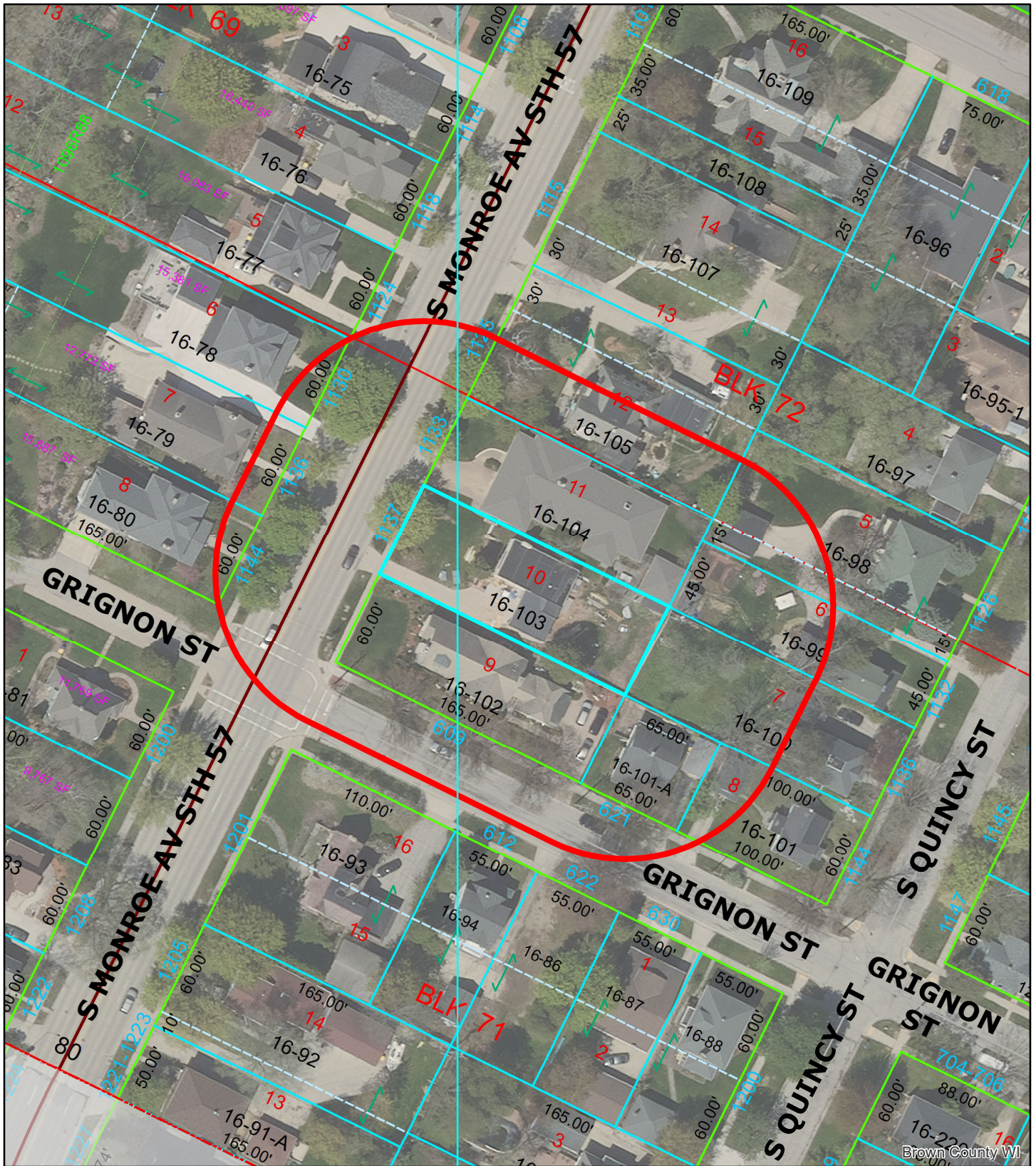
RECOMMENDATION

In the absence of conclusive evidence illustrating the historic appearance of the front windows, the proposed replacement windows have no more and no less impact on the historic integrity of this property than the current front window. LC staff recommends approval of the proposed replacement windows.

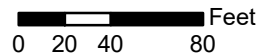
FISCAL IMPACT

ATTACHMENTS

1. COA 25-17 Map
2. COA 25-17 Existing Pics
3. COA 25-17 Application and Project Details
4. COA 25-17 1137 S Monroe Property Details PRE 2023 WORK



(COA 25-17) Window Replacement
at 1137 S Monroe Avenue



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- 1137 S Monroe Avenue
- 100' Notification Area



1137 S Monroe (2015)



1137 S Monroe (1996)



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: 1137 So Monroe Ave

2. Parcel #: 16-103

3. Owner of record: John F Huckman Phone: 920-371-2255
1133 So Monroe GB WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: John F Huckman
1133 S. Monroe GB WI 54301
(Address) (City) (State) (Zip)
920-371-2255
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Guest House

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

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): Explanation Attached

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: _____

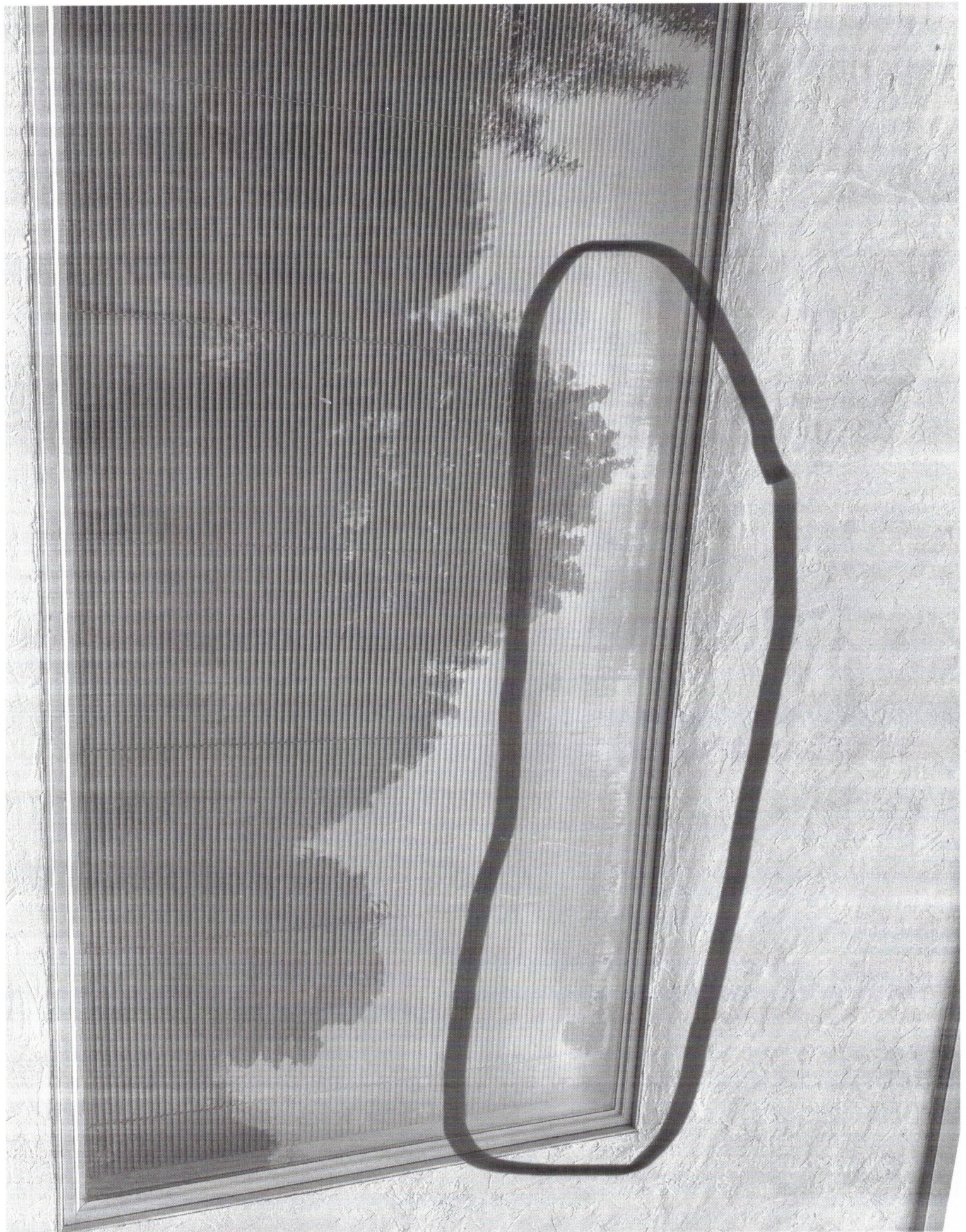


COA Attachment

Explanation for replacement of Picture window east elevation:

The existing window was installed in 1940 as a Thermopane picture window. The Window has failed, and the replacement is as closely as can be purchased with a manufactures guaranty because of size.

The replacement per the attached information has a center Picture window the largest the manufacture will warranty, flanked by two matched Picture windows.



Hurckman Front Window

Quote #: 1NRMUAP

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:



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 4/17/2025 3:59:38 PM using the Marvin Order Management System, version 0004.14.01 (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.

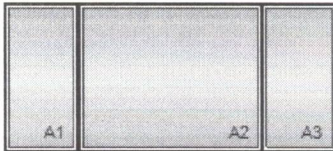
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1		TOTAL UNIT QTY: 1		EXT NET PRICE: USD		11,243.96
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate	Marvin Assembly RO 145" X 64 1/2"	11,243.96	1	11,243.96

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 #1	Mark Unit:	Net Price:	11,243.96
Qty: 1		Ext. Net Price:	USD 11,243.96



As Viewed From The Exterior

FS 144" X 64"
 RO 145" X 64 1/2"
Performance Information A1, A3
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.35
 Visible Light Transmittance: 0.61
 Condensation Resistance: 58
 CPD Number: MAR-N-419-28019-00010
Performance Information A2
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.35
 Visible Light Transmittance: 0.6
 Condensation Resistance: 58
 CPD Number: MAR-N-419-28019-00042
Performance Information OA
Performance Grade A1, A3
 Licensee #1117
 AAMA/WDMA/CSA 101/I.S.2/A440-17
 CW-PG50 1602X3697 mm (63.07X145.57 in)
 Water Resistance: 8.35 psf
 Deflection at Certified Size and Performance: 1.1
 CW-PG50 DP +50/-60
 FL38016
Performance Grade A2
 Licensee #1117
 AAMA/WDMA/CSA 101/I.S.2/A440-17
 CW-PG50 2134X2464 mm (84X97 in)
 Water Resistance: 8.35 psf
 Deflection at Certified Size and Performance: 1.1
 CW-PG50 DP +50/-60
 FL38016
Performance Grade Mull
 Licensee #1117
 AAMA 450-10
 LC-PG50 1524X2438 mm (60X96 in)
 Water Resistance: 8.35 psf
 Deflection at Certified Size and Performance: 1.1
 LC-PG50 DP +50/-50
Performance Grade Overall Assembly
 Water Resistance: 9.82 psf
 LC-PG50 DP

Pebble Gray Clad Exterior
 Bare Pine Interior
 3W1H - Rectangle Assembly
 Assembly Rough Opening
 145" X 64 1/2"

Unit: A1
 Ultimate Direct Glaze Rectangle
 Basic Frame 32" X 64"
 Rough Opening 33" X 64 1/2"
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Putty Exterior Glazing Profile

Unit: A2
 Ultimate Direct Glaze Rectangle
 Basic Frame 80" X 64"
 Rough Opening 81" X 64 1/2"
 IG - 1 Lite
 1/4" Low E2 w/Argon
 Black Perimeter Bar
 Putty Exterior Glazing Profile

Unit: A3
 Ultimate Direct Glaze Rectangle
 Basic Frame 32" X 64"
 Rough Opening 33" X 64 1/2"
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Putty Exterior Glazing Profile
 Standard Mull Charge
 6 9/16" Jamb
 Nailing Fin
 ***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
 ***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 11,243.96
 5.500% Sales Tax: USD 618.42
 Project Total Net Price: USD 11,862.38

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

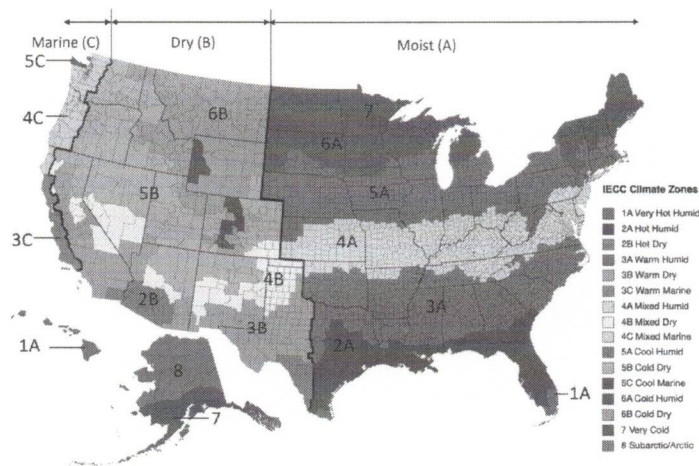
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

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.

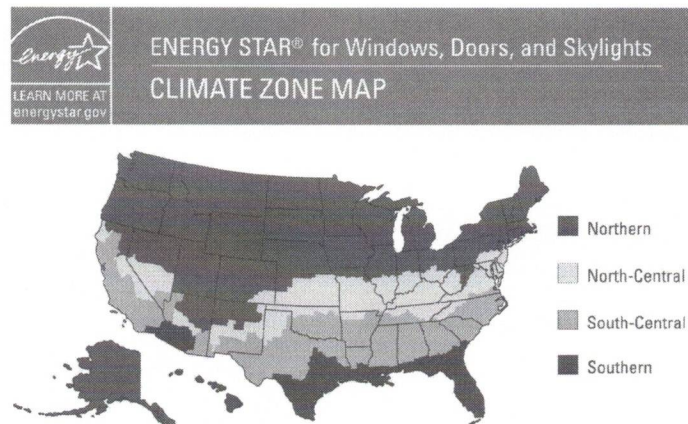
Code (residential, building or energy) Compliance:

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:



Address:	1137	S Monroe	St			
Parcel No.:	16-103					
WI AHI No.:	53239					
Historic Name:						
Built:	1920	c. 1920				
Historic Use:	house					
Architectural Style:	International 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 home is similar in design to 1130 South Monroe. It is of grey stucco with simple horizontal lines and a flat roof.					
	Owner: Fred Dahlrard"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. A relatively rare International Style house. Stucco clad. Simple box-like shapes with simple fenestration without decorative casings. Flat roof.					
Features -	Glass block windows. Stucco.					
Alterations -	Attached two car garage may have originally been a smaller 1-car garage (also attached). Current garage present pre-1980 (NRHP nomination). Decorative tile added at the upper corners of the body of the home and garage are recent additions. These tiles, combined with paint color, move the feeling of the house towards a Spanish Colonial -inspired style.					
Misc -						



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 18, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 25-18) Consideration with possible action on a design review for replacement garage siding located at 515 Cass Street.

BACKGROUND

515 Cass Street is a contributing property in the Astor NRHP District, built c. 1920. The building retains a relatively modest degree of integrity, with significant replacement material (siding, many windows, porch components, etc).

The request for COA calls for a new porch roof, new garage roof, and new garage siding. New fascia boards and aluminum trim is proposed for the garage. New gutters are proposed for both the garage and the porch.

The detached garage does not appear to be as old as the house, and the siding currently present on the garage appears to be mid-20th century. The proposed changes to both the garage and the house will not remove historic materials and will have no impact on the historic integrity of the property.

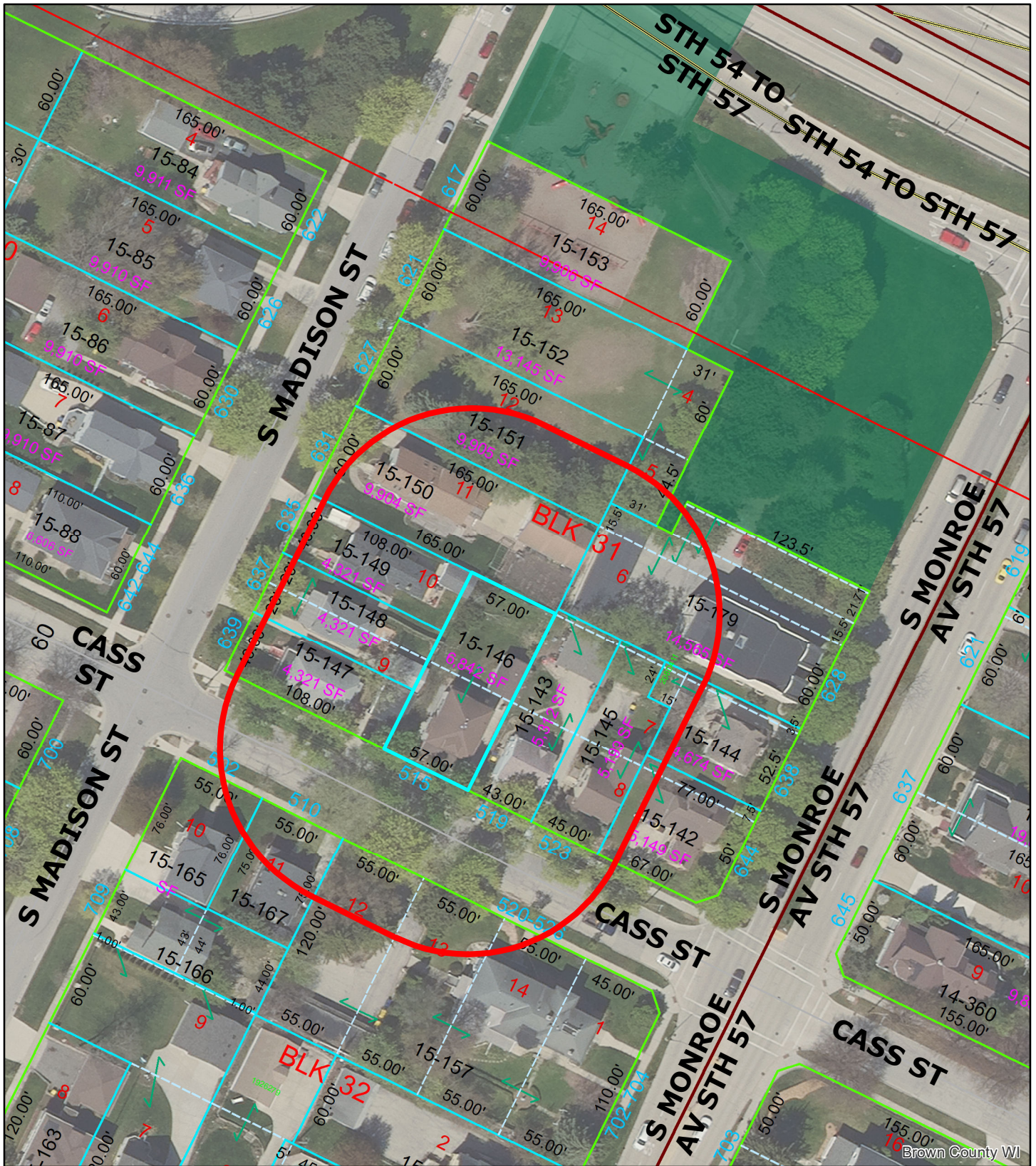
RECOMMENDATION

LC staff recommends approval of the COA application as presented, including the garage siding, the roof for the garage and the porch, the proposed gutters for the garage and the house, as well the fascia and aluminum trim for the garage.

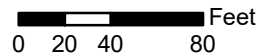
FISCAL IMPACT

ATTACHMENTS

1. COA 25-18 Map
2. COA 25-18 Application
3. COA 25-18 - 515 Cass Property Details



(COA 25-18) Garage Siding Replacement at 515 Cass Street



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- 515 Cass 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: Case # 137203

1. Address: 515 Cass Street, Green Bay WI 54301

2. Parcel #: 15-146

3. Owner of record: Carolyn G Petersen Phone: 1-920-321-4371
515 Cass Street Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Carolyn G Petersen
515 Cass Street Green Bay WI 54301
(Address) (City) (State) (Zip)
920-321-4371 charliegirlpetersen@gmail.com
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: Personal 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.)

See attached

7. Attachments:

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


CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

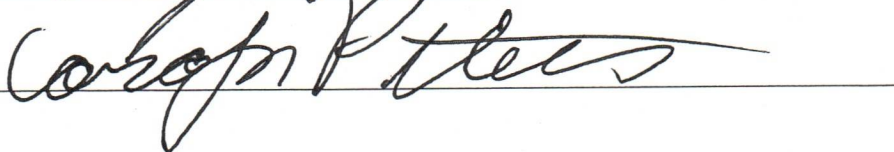
8. The following action is requested:

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

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

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

Petitioner Signature: 

Owner Signature: 

Date Received: _____ Staff: _____

Certificate of Appropriateness Application

515 Cass Street, Green Bay WI

Property # 15-146

Description of Project:

To replace worn roof shingles, fascia, gutters, and garage siding, per Violations notice Case # 127203. All new materials will match as closely as possible to the existing colors

Work will be completed as soon as possible after approval.

Repairs to Garage Roof:

- Replace roof shingles. New shingles will be as close as possible to existing shingle type & color. Shingles; Owens corning, color Brownwood
- Replace fascia boards; color will be as close as possible to existing color
- Install 5" gutters with 3x4 downspouts

Repairs to Garage Siding & Trim

- Replace current siding with new vinyl siding, clay color, similar to house siding
- Cover garage door frame and service door with aluminum trim, clay color

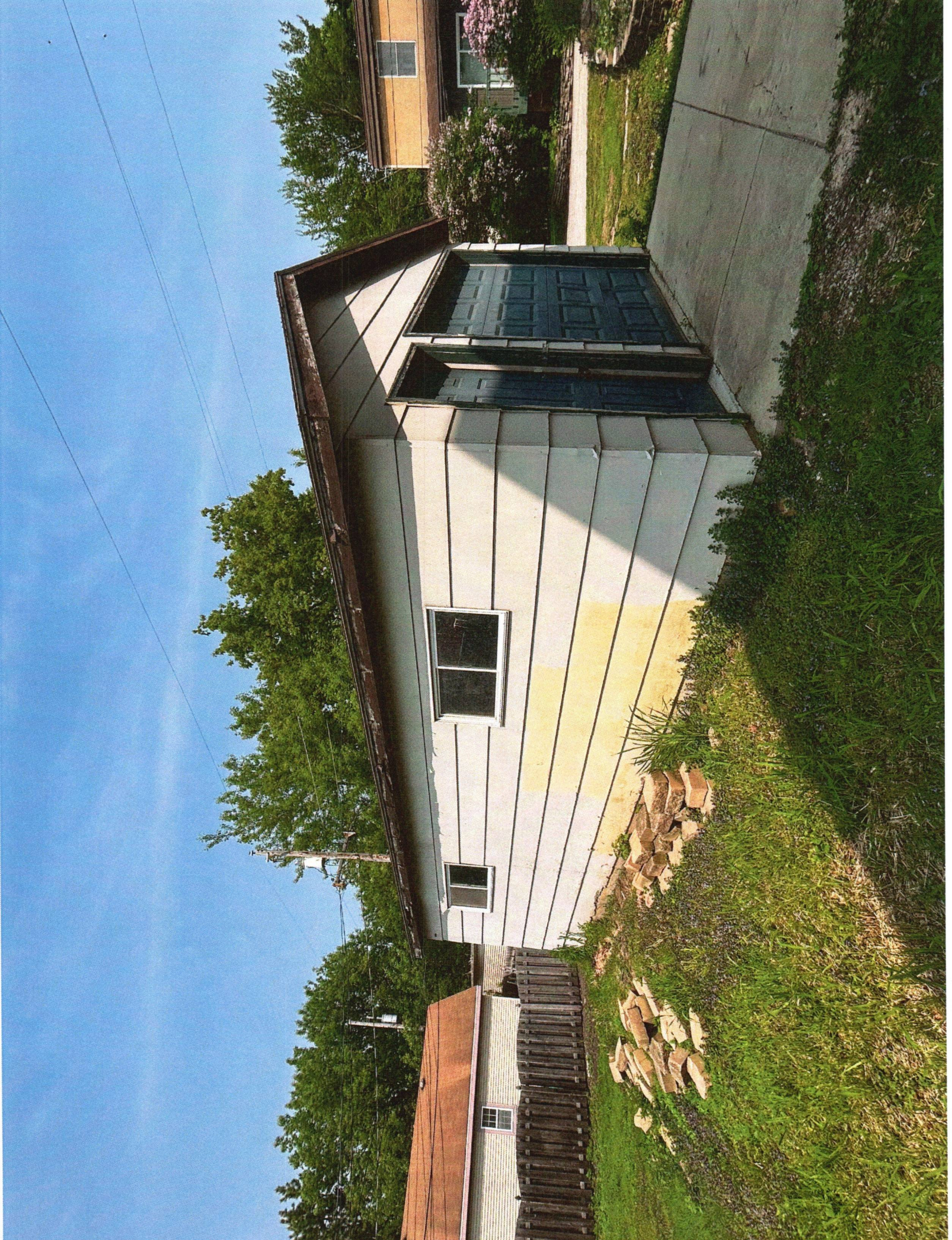
Repairs to Front Porch:


- Replace roof shingles. New shingles will be as close as possible to existing shingle type & color Shingles; Owens corning, color Brownwood
- Install 5" gutters and downspouts on front porch

Estimated cost of all proposed work: \$9,925



515



A stack of colorful papers is visible on the left side of the image. The papers have various colors including blue, green, yellow, and white. In the foreground, a piece of textured brown paper is placed over the stack. The paper has a wavy, fibrous texture and is labeled "NATURAL CLAY" in black, uppercase letters at the bottom left corner. The background is a plain, light-colored surface.

NATURAL CLAY

A close-up photograph of a dark brown laminate surface with a wood-grain pattern. The pattern consists of small, irregular specks of dark brown, black, and light tan. A white, rectangular label is affixed to the surface, partially overlapping a vertical crease or joint. The label contains the text "Featured Color:" followed by the word "Brownwood" in a larger, bold, serif font. The background is slightly out of focus, showing more of the same material.

Featured Color:

Brownwood



Address:	515	Cass	St			
Parcel No.:	15-167					
WI AHI No.:	51950					
Historic Name:						
Built:	1920					
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:	<p>"This two story frame house has stuccoed second story and a full porch supportet by four rounded columns. The foundation of the house is stone, with stone pilings supporting the porch columns.</p> <p>Owner: Duane Kelsey" - per NRHP nomination</p>					
Stewardship:	<p>Character - Overall form & fenestration. American foursquare stylings. Hipped roof with front-facing dormer. Rectangular oriel. Full width front porch.</p> <p>Features - Block (cast?) foundation. Leaded glass window(s).</p> <p>Alterations - Replacement siding & windows. Porch header, columns, rails, spindles, deck, skirts, & pilings replaced (footprint possibly original). Note siding formerly stucco.</p> <p>Misc - n/a</p>					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 18, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.1

Staff-level COA applications.

BACKGROUND

- COA 25-14, 824 S Jackson, Roof
- COA 25-16, 1043 S Quincy, Fence

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None