



# AGENDA OF THE LANDMARKS COMMISSION

**WEDNESDAY, JULY 16, 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, July 16, 2025, meeting of the Landmarks Commission.

## **D. Approval of Minutes.**

- I. Approval of the minutes from the June 18, 2025 meeting.

## **E. Regular Business.**

- I. Election of Officers

2. (COA 25-23) Consideration with possible action on a design review for replacement windows located at 915 S Quincy Street.
3. (COA 25-25) Consideration with possible action on a design review for solar panels on the front and side roof located at 914 S Quincy Street.
4. (COA 25-26) Consideration with possible action on a design review for replacement porch railing located at 827 S Jefferson Street.

**F. Informational.**

1. Staff-level COA applications.
2. Staff update.
3. Comprehensive Plan Review
4. Next Meeting: August 20, 2025

**G. Adjournment.**

1. Adjournment of the Wednesday, July 16, 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](http://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**

July 16, 2025

**PREPARED BY**

**AGENDA ITEM # D.I**

Approval of the minutes from the June 18, 2025 meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. Landmarks Commission Minutes 06182025



# MINUTES 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

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## **B. ROLL CALL.**

- I. Members: Chair Ron Dehn, Ald. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, Rebecca Derenne, and Al Gonzalez Valentine.

Present: David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

Excused:

Absent: Al Gonzalez Valentin

## **C. APPROVAL OF THE AGENDA.**

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

Moved by Susan Ley, seconded by Rebecca Derenne to approve the agenda.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

No - None, Abstain - None.

#### **D. APPROVAL OF MINUTES.**

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

Moved by Ron Dehn, seconded by David Siegel to approve the minutes.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

No - None, Abstain - None.

#### **E. REGULAR BUSINESS.**

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

Moved by David Siegel, seconded by Stephen Srubas to approve the patio.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

No - None, Abstain-None.

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

Moved by Ron Dehn, seconded by Rebecca Derenne to approve the window replacement.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

No - None, Abstain - None.

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

Moved by Stephen Srubas, seconded by Susan Ley to approve replacement garage siding.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

No - None, Abstain - None.

## **F. INFORMATIONAL.**

1. Staff-level COA applications.

There was one staff-level COA.

2. Staff update.

Staff provided an update.

3. Next Meeting: July 16, 2025.

## **G. ADJOURNMENT.**

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

Moved by Susan Ley, seconded by Stephen Srubas to adjourn.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison

No - None, Abstain - None.



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

July 16, 2025

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.2**

(COA 25-23) Consideration with possible action on a design review for replacement windows located at 915 S Quincy Street.

**BACKGROUND**

915 S. Quincy, built c. 1899, is a contributing property in the Astor Historic District. This brick house is a transitional style with a later enlarged porch. 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 removal of two non-historic casement windows (one on the southern side and one at the rear/eastern side of the house) and installing three new clad/wood windows (two on the southern side and one at the rear of the house).

Notes –

1. The southern side of the house shows evidence of having previously had two window openings in way of the proposed windows – one former opening is currently filled with brick and the other is partially filled with brick and currently fitted with an existing casement window.
2. The rear (eastern) side of the house shows evidence of altered fenestration in way of the existing casement window and its proposed replacement window.
3. These three window locations are generally not visible from the public right-of-way.

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; however, the exterior brick of house itself, along with existing historic windows elsewhere on the house, constitute compelling physical evidence of the earlier fenestration arrangement.

With regard to the SOI Standards:

2. *The existing casement windows are not historic material. The proposed replacement windows are a more suitable replacement for the non-extant historic windows than are the extant casement windows. The proposed replacement window does not conflict with SOI Standard #2.*

4. *The current (old replacement) windows and window openings have not acquired historic significance and do not need to be maintained to satisfy SOI Standards.*

6. *The current (old replacement) windows are not historic features, whereas the size of the earlier window opening are likely historic features. Considering the historic windows as missing features, the proposed replacement widows on the southern side of the house are inspired by physical evidence (other existing windows). Supporting evidence for the new window at the rear (eastern side) of the house is less compelling, but the proposed new window is still an improvement over the existing casement window.*

9. *The proposed window replacements do not destroy any historic materials. The proposed replacement windows are readily differentiated from old materials and are generally compatible with the massing, size, scale, and architectural features of the house.*

## RECOMMENDATION

The proposed replacement windows have a significantly less detrimental impact on the historic integrity of this property than the current windows which they replace. None of the proposed work is readily visible from the public right-of-way. LC staff recommends approval of the proposed replacement windows and associated alteration to the fenestration.

## FISCAL IMPACT

## ATTACHMENTS

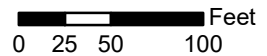
1. COA 25-23 Map
2. 915 S Quincy 2019
3. COA 25-23 Layout and Site Plan
4. COA 25-23 Existing Pictures
5. COA 25-23 Brick and Window Details
6. COA 25-23 Specs
7. COA 25-23 Application
8. COA 25-23, 915 S Quincy Property Details



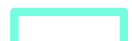
Brown County WI



### (COA 25-23) Rear Window Replacement at 915 S Quincy 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. 08 Jul 2025 X:\Planning\Basemaps\template\_8.5x11.mxd

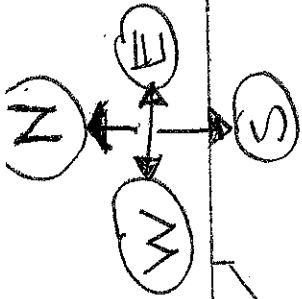
 915 S Quincy Street

 100' Notification Area



SUN ROOM

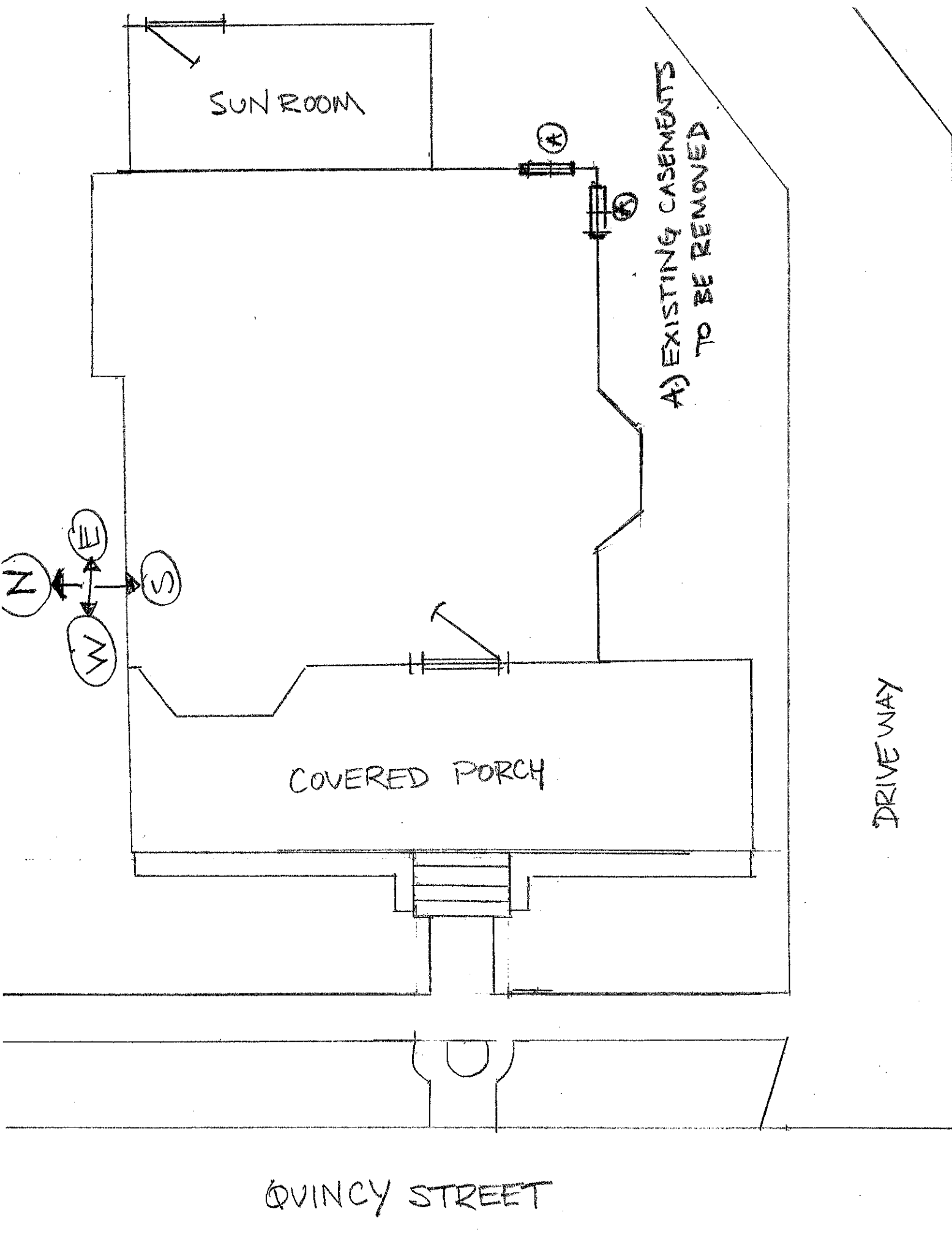
A) EXISTING CASEMENTS  
TO BE REMOVED



COVERED PORCH

DRIVEWAY

QUINCY STREET



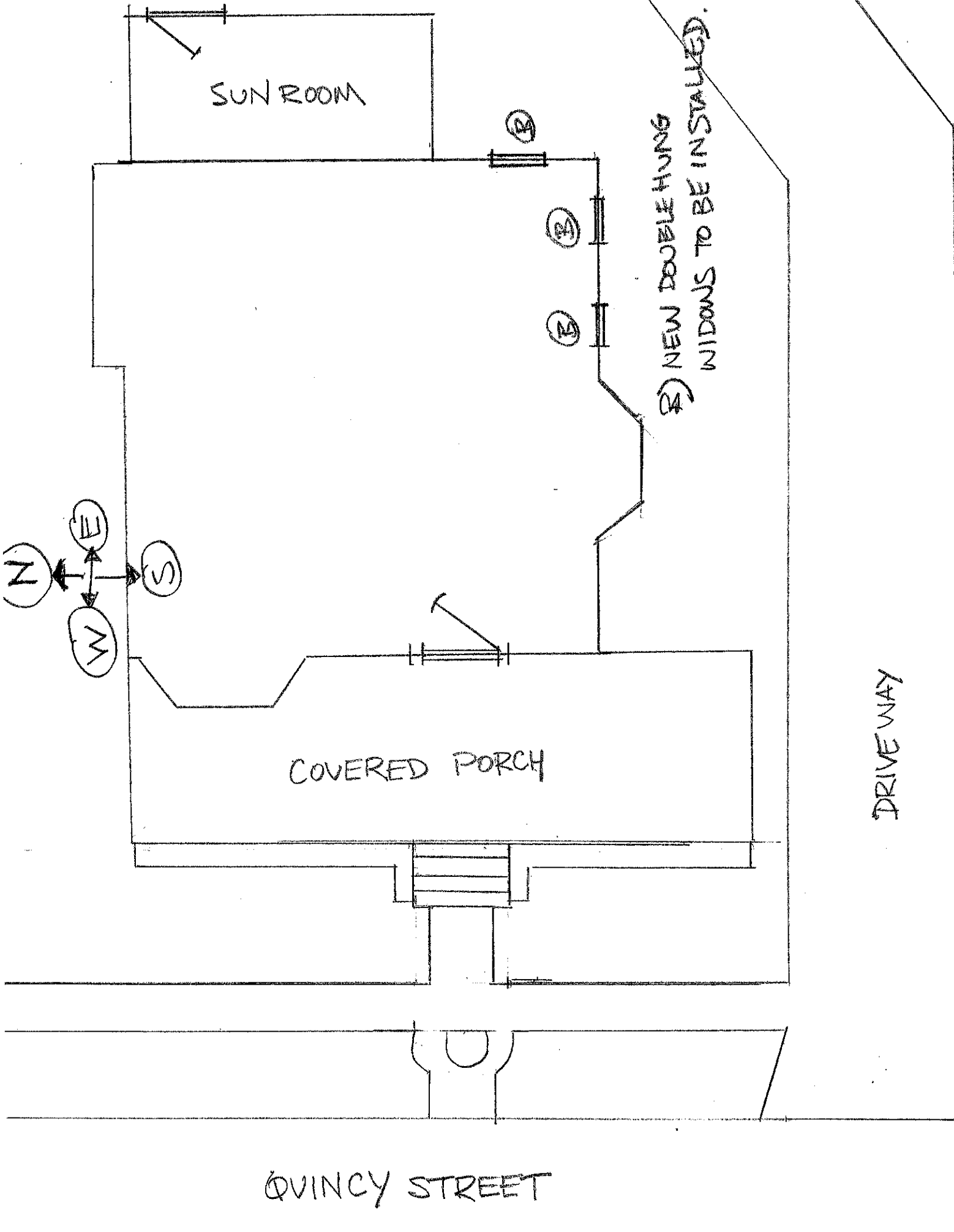
SUN ROOM

NEW DOUBLE HUNG  
WINDOWS TO BE INSTALLED.

COVERED PORCH

DRIVE WAY

QUINCY STREET



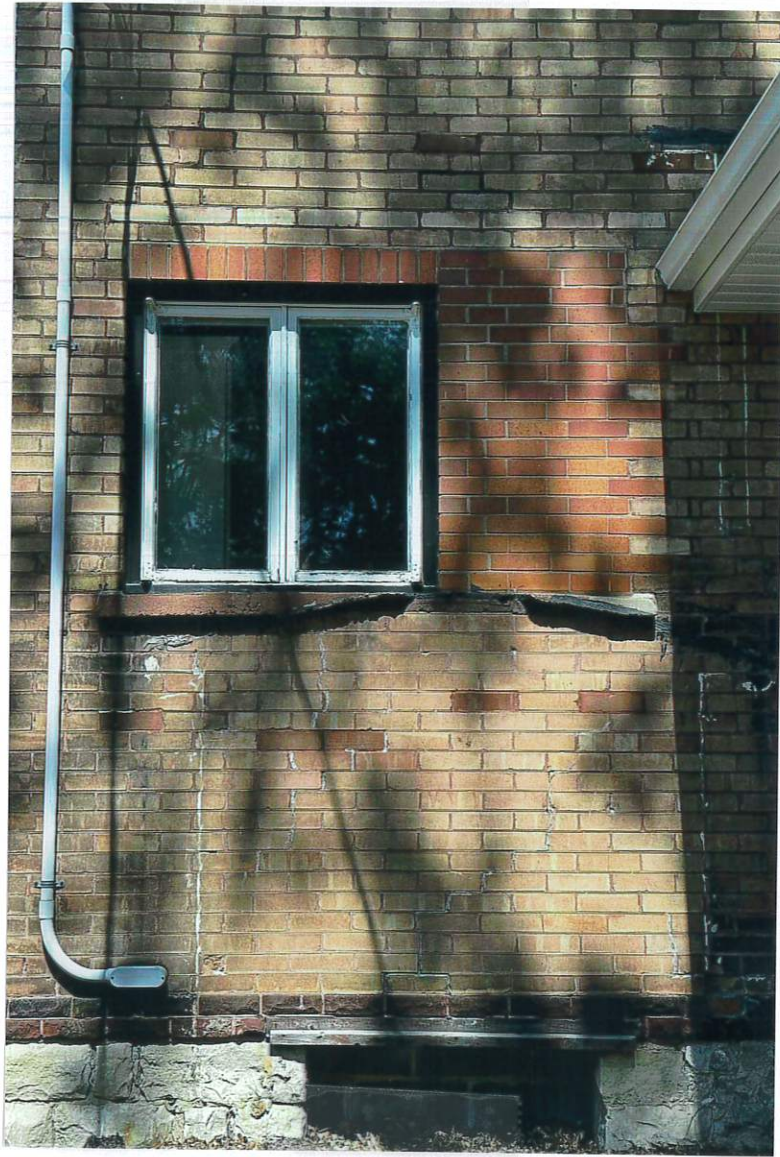
QUINCY ST, CITY OF X

search results for 9155 Q...

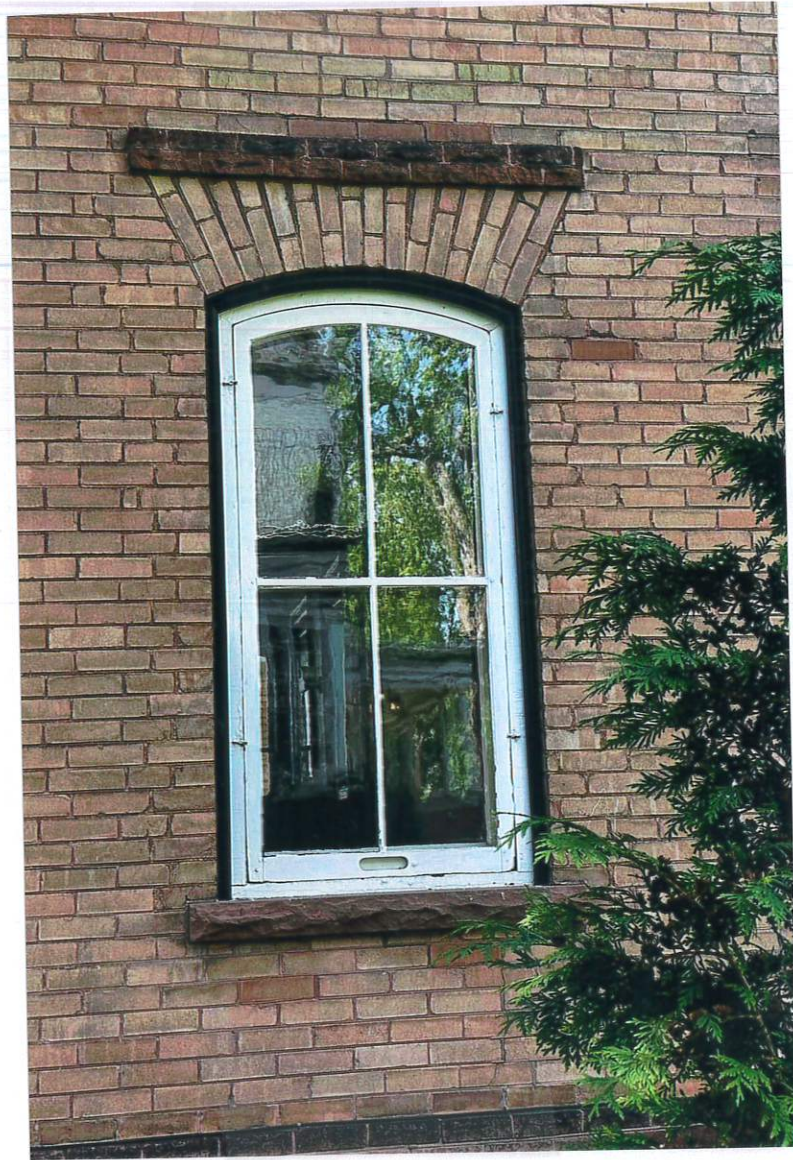




CURRENT SOUTH SIDE  
WINDOW



CURRENT EAST SIDE  
WINDOW



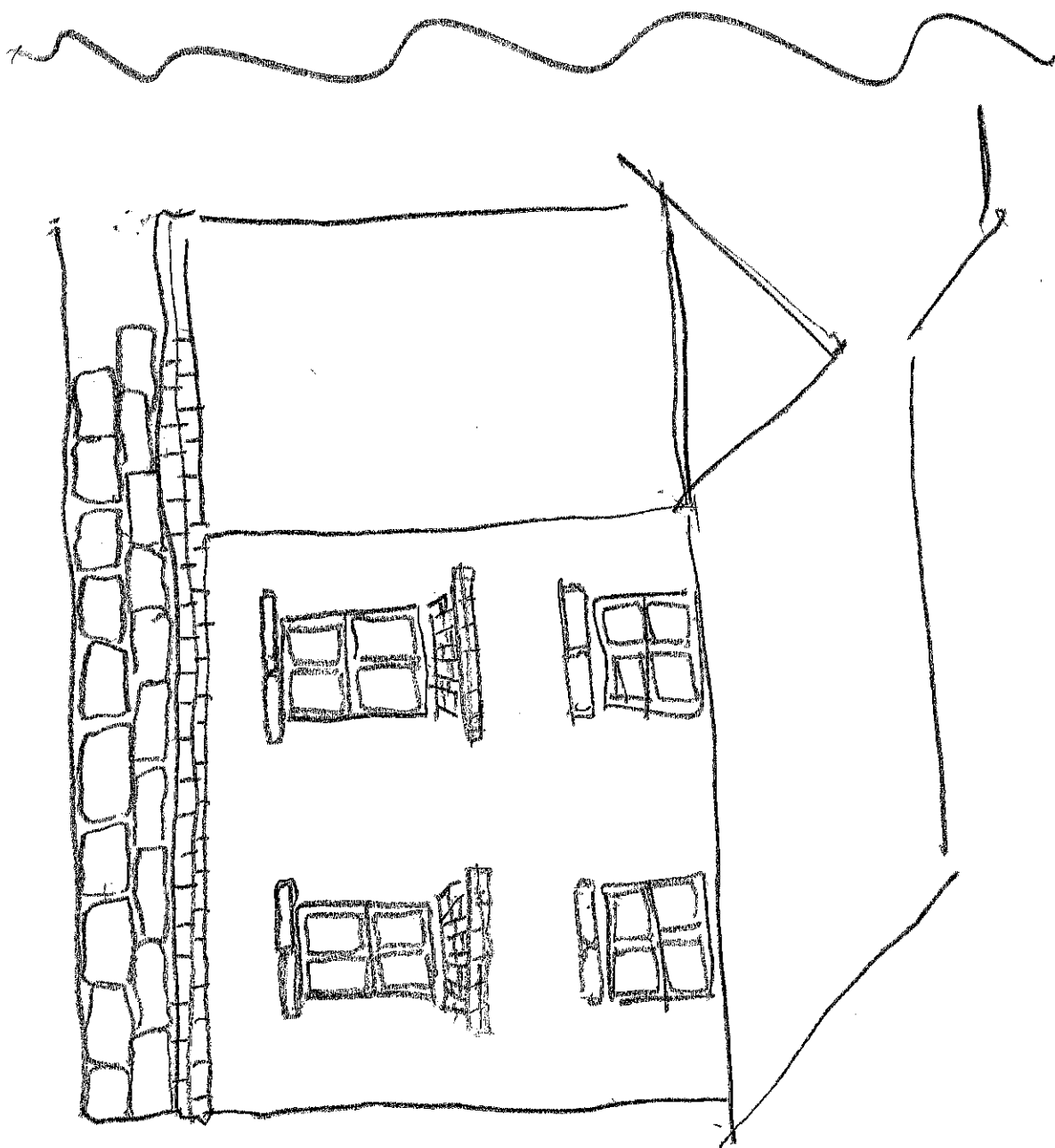
ORIGINAL FIRST FLOOR  
WINDOW

(CURRENT)



PROPOSED WINDOW AND  
BRICK MATERIAL

NEW WINDOWS FROM SOUTH VIEW.

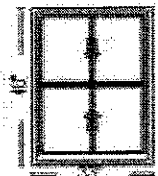


**Line #      Location      Attributes**

10      None Assigned

**Pella Reserve, Traditional Double Hung, 33 X 48, White**

Item Price	Qty	Ext'd Price
\$1,826.55	3	\$5,479.65

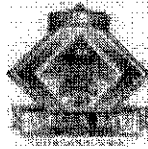


PK #  
2207

Viewed From Exterior

**1: Non-Standard Size Double Hung, Equal**  
**Frame Size:** 33 X 48  
**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"  
**Exterior Color / Finish:** Painted, Standard Enduraclad, White  
**Interior Color / Finish:** Early American Stain Interior  
**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs  
**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
**Hardware Options:** Spoon-Style Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
**Screen:** Integrated Rolscreen® Lower Sash Only  
**Performance Information:** U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL14341, STC 28, OITC 24, Clear Opening Width 29.625, Clear Opening Height 19.562, Clear Opening Area 4.024474, Egress Does not meet typical United States egress, but may comply with local code requirements  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Putty Glaze, Ogee  
**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 162".

Rough Opening: 33 - 3/4" X 48 - 3/4"



**CERTIFICATE OF  
APPROPRIATENESS  
APPLICATION**

be processed.  
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

All fields must be completed before application will

File Number: \_\_\_\_\_

1. Address: 915 S Quincy Street Green Bay, WI 54301

2. Parcel #: 16-172 **PLAT OF ASTOR LOT 14 & W 30 FT OF LOT 3 BLK 77**

3. Owner of record: Joan and Doug Brylski Phone: 920-327-2444

915 S. Quincy Street Green Bay, WI 54301

4. Applicant's Name: Joan and Doug Brylski

915 S. Quincy Street Green Bay, WI 54301

920-327-2444

jmbrylski@gmail.com

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.)

Description of the project: Replacement windows on the east and south side of the back of the home. Current condition consists of two casement windows, not original to the house, that are in disrepair and inefficient. They were not installed where the original windows were, which is evident by the difference in the color of the brick used to do the patch work when they were put in. The existing windows do not match the rest of the house.

We are proposing installation of new windows in the original openings, one on the east side and two on the south side of the home. Windows used will be closely matched to the appearance of the existing original windows throughout the first floor to bring back the historical look of the house. Size and placement of the windows would reflect the current ones in the adjacent dining room. Vertical brick detail will be installed above each of the south facing windows to match existing, as well as keeping current protruded eyebrow detail and stone sill. The brick used for the patch work will be closely matched with the color of the existing brick on the home. Brick will be purchased from Gagnon Clay Products located on Ashland Avenue. The project will be completed by a licensed contractor.

The impact of the project will be profound. Currently, the windows look out of place and were not installed with the integrity of the home in mind or of the greatest quality. The brick work does not match. We would be bringing the home back to the original intentions of the design.

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):

Location of the project is the southeast corner of the back of the home facing the driveway.

See photos attached for the current window and brick and photo of a historical window.

See attached description and photo of proposed replacement windows.

See attached photo of proposed brick material.

Project would be completed in one phase: remove old windows, install new ones and complete masonry work.

Proposed cost estimate: \$10,000 - \$15,000.

### **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 non visible 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:

Joan Bylsma Doug L. Bylsma

Owner Signature:

Joan Bylsma  
Doug L. Bylsma

Date Received: Staff:

Address: 915 S Quincy St  
Parcel No.: 16-172  
WI AHI No.: 2298

Historic Name: Winfred Abrams House

Built: 1899  
Historic Use: house  
Architectural Style: Two Story Cube  
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 distinctive two story home is built of light red brick. Arches over the windows are topped by decorative brickwork and brick columns support a porch. Residents of the home include Granton Houseon, first vice-president of Fort Howard, and Hon. Winford Abrams

Owner: Gary Lindsley"

- per NRHP nomination

Handwritten notes in hard copy at City Hall lists Grafton Houston (not Granton Houseon) and identifies Winford Abrams as a Mayor of GB.

- Flatt, August 2015

FRONT FLAT ROOF PORCHFRONT BAY UNDER HIP ROOF WITH SIDE DORMER

- WI AHI

Stewardship:

(see below)

Character - Overall form & fenestration. Hipped roof with flared eaves. Polygonal 2-story bays on front & south facades with polygonal hipped roofs. Wide overhanging eaves. Brick siding in running bond pattern with arched brick lintels at 1st story. Wide front porch on brick columns. Brick chimney. A transitional Colonial Revival style with Queen Anne influences. Hipped dormer, north façade.

Features - Brick. Wide porch and related elements. Many original windows (?).

Alterations - Full width front porch enlarged between 1907 & 1936--now greater than full width and now a historic alteration. Soffit material replaced and possibly lowered relative to walls. Some replacement windows (?).

Misc -



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

July 16, 2025

**PREPARED BY**

Jason Flatt, Staff

**AGENDA ITEM # E.3**

(COA 25-25) Consideration with possible action on a design review for solar panels on the front and side roof located at 914 S Quincy Street.

**BACKGROUND**

This is a re-submittal of COAs 24-18 (May 2024) and 24-66 (December 2024) 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; 8.5 kW system estimated to generate 10,431 kWh annually. Staff recommended denial, COA was denied.

WAS – COA 24-66, 19 panels on the garage roof, behind & northwest of the main house; 7.885 kW system estimated to generate 8,426 kWh annually. Staff recommended approval, COA was approved.

NOW – COA 25-25, 12 panels on the street-facing east side and 8 on the neighbor-facing south side; unspecified system size estimated to generate 9,842 kWh annually.

Per the COA application, the approved garage-roof installation (COA 24-66) is no longer possible “due to a fire code”. Applicant further states that the proposed installation (COA 25-25) aligns with Green Bay’s “Energize Green Bay” and that “WI Statue [sic] 236.292 states that no organization can restrict the usage of solar panels”.

**HISTORIC PRESERVATION CONSIDERATIONS** (copied from previous staff recommendations) -

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 [COA 25-25] proposed solar panel installation of 20 panels on the house roof

at 914 S Quincy would negatively impact the historic character of the property and this portion of the district as they would be visible from the public right-of-way.

#### LEGAL CONSIDERATIONS –

WI Statute 236.292 (2), cited by the applicant, states, “All restrictions on platted land that prevent or unduly restrict the construction and operation of solar energy systems, as defined in s. 13.48 (2) (h) l. g., or a wind energy system, as defined in s. 66.0403 (1) (m), are void.”

Because solar-related COAs fall under both preservation-related and solar-related state statutes, the City’s legal department reviewed the LC decisions on COAs 24-18 and 24-66, taking into consideration state statutes that address construction and operation of solar energy systems. That opinion, written in March 2025, is as follows.

The relevant state statutes here are Wis. Stat. 66.0401, regarding the regulation to solar and wind energy systems and Wis. Stat. 62.23(7)(em)l., regarding historic preservation. These statutes work together, with neither “trumping” the other. Under Wis. Stat. 62.23(7)(em)l., the City of Green Bay has enacted a Landmarks Commission “as an exercise of its police powers for promoting the health, safety and general welfare of the community” to regulate properties listed as historic. Wis. Stat. 66.0401(1m) prohibits municipalities from placing restrictions on solar or wind energy systems unless they meet one of three conditions: (1) the restriction serves to preserve or protect the public health and safety; (2) the restriction does not significantly increase the cost of the system or significantly decrease its efficiency; or (3) there is an allowable alternative system of comparable cost and efficiency.

The facts as they appear here are that a property owner wished to construct a solar system on their property. Because the home is part of a historic district, their request went before the Landmarks Commission seeking a COA to put a solar energy system on their historic home. They had two requests for two different solar systems. Their first request [COA 24-18] was for a solar system on the roof of the home, that would cost ~\$34,000 and provide for a 107% offset. The Landmarks Commission denied this request. The second request [COA 24-66] was for a solar energy system on the roof of the garage, that would cost ~\$29,000 and provide for an 86% offset. The Landmarks Commission approved this request. There appears to be no appeal of this decision.

In denying the first request and accepting the second request, the Landmarks Commission satisfied all three conditions under Wis. Stat. 66.0401(1m) when it only needed to satisfy one condition. This is evident in the fact that approving a solar system on the garage satisfies the preservation of the home’s existing historic roof, does not significantly increase the cost (overall decrease in cost), nor does it significantly decrease the efficiency (87% efficiency), and it is an allowable alternative of comparable costs and efficiency compared to the first request. As a sidenote, an argument of 100% efficiency as the standard seems to be unreasonable when dealing with historic homes. Had this been a property not in a historic district, this would not have been a conversation.

Staff notes that the City’s historic preservation ordinances do not prevent the construction and operation of solar energy systems. LC staff notes that the City’s historic preservation ordinance defines historic preservation in Green Bay as a matter of public health and safety.

“Sec. 44-168. - Purpose and intent.

(a) It is hereby declared a matter of public policy that the protection, enhancement, perpetuation, and use of improvements or sites of special character or special architectural or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the people.”

#### RECOMMENDATION

LC staff recommends denial of the proposed solar panel installation on the portions of the house roof at 914 S Quincy visible from the public right-of-way (east/southeast and south/southwest sides). LC staff notes that earlier COA 24-18 was denied and COA 24-66 was approved, collectively satisfying the 3 of 3 legal conditions noted under Wis. Stat. 66.0401(1m), specifically:

- (1) the restriction serves to preserve or protect the public health and safety;
- (2) the restriction does not significantly increase the cost of the system or significantly decrease its efficiency;  
or
- (3) there is an allowable alternative system of comparable cost and efficiency.

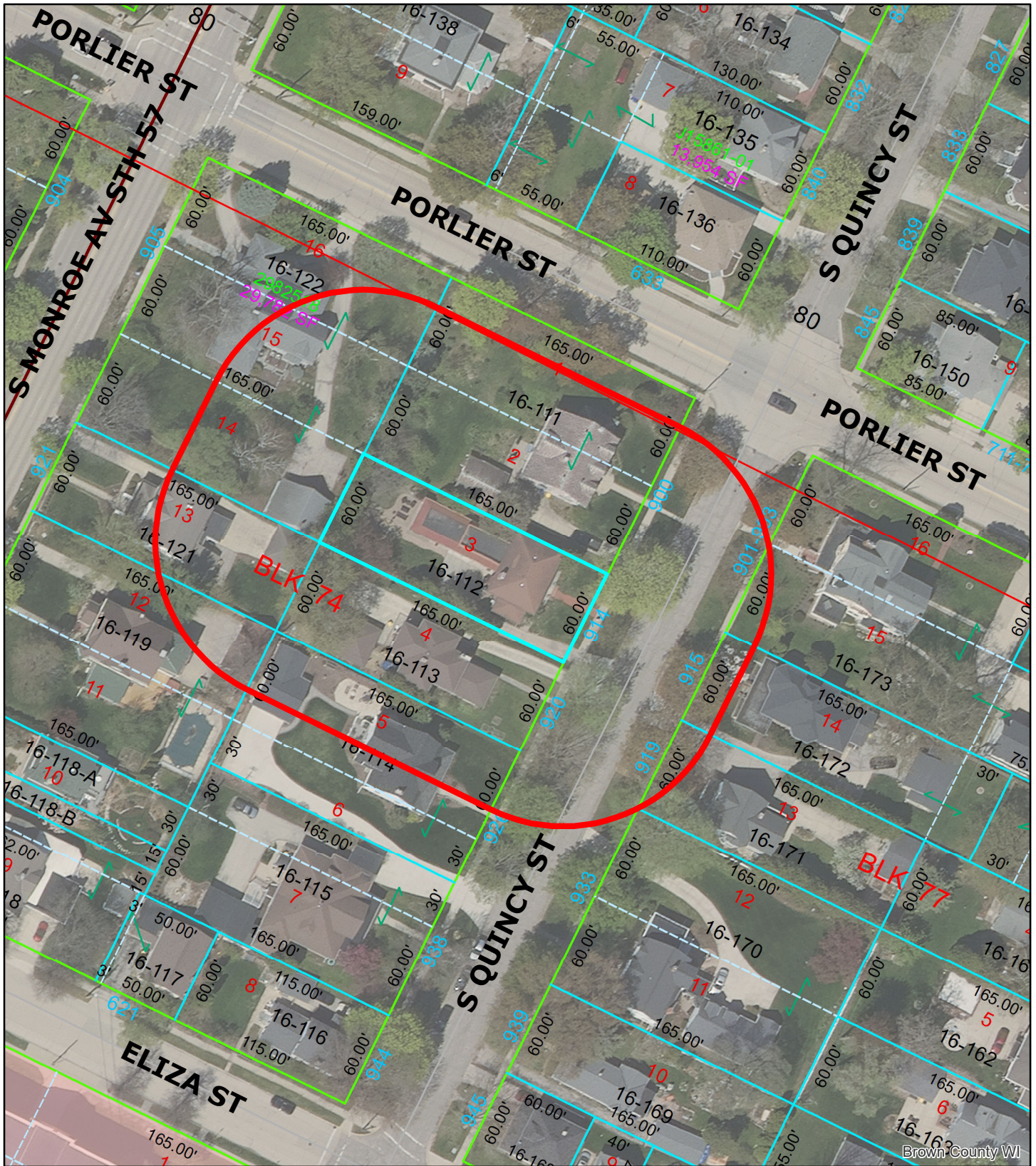
COA applicant now states that the applicant-requested arrangement presented and approved under COA 24-66 is no longer viable due to an unspecified “fire code” issue.

LC staff believes denial is still warranted based on preservation and/or protection of public health and safety (condition 1, above). Regarding legal conditions 2 and 3, the applicant has not demonstrated that there is no alternative system of comparable cost and efficiency (eg. solar roof shingles, free-standing solar array in rear yard, reference to specific fire code that prohibits garage roof panels, etc.). Only 1 of these 3 considerations must be satisfied to justify denial.

## FISCAL IMPACT

## ATTACHMENTS

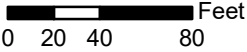
1. COA 25-25 Map
2. COA 24-66 Street View Pics
3. COA 25-25 Panel Layout
4. COA 25-25 Application



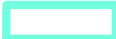

Brown County WI



**(COA 25-25) Solar Panels  
at 914 S Quincy Street**



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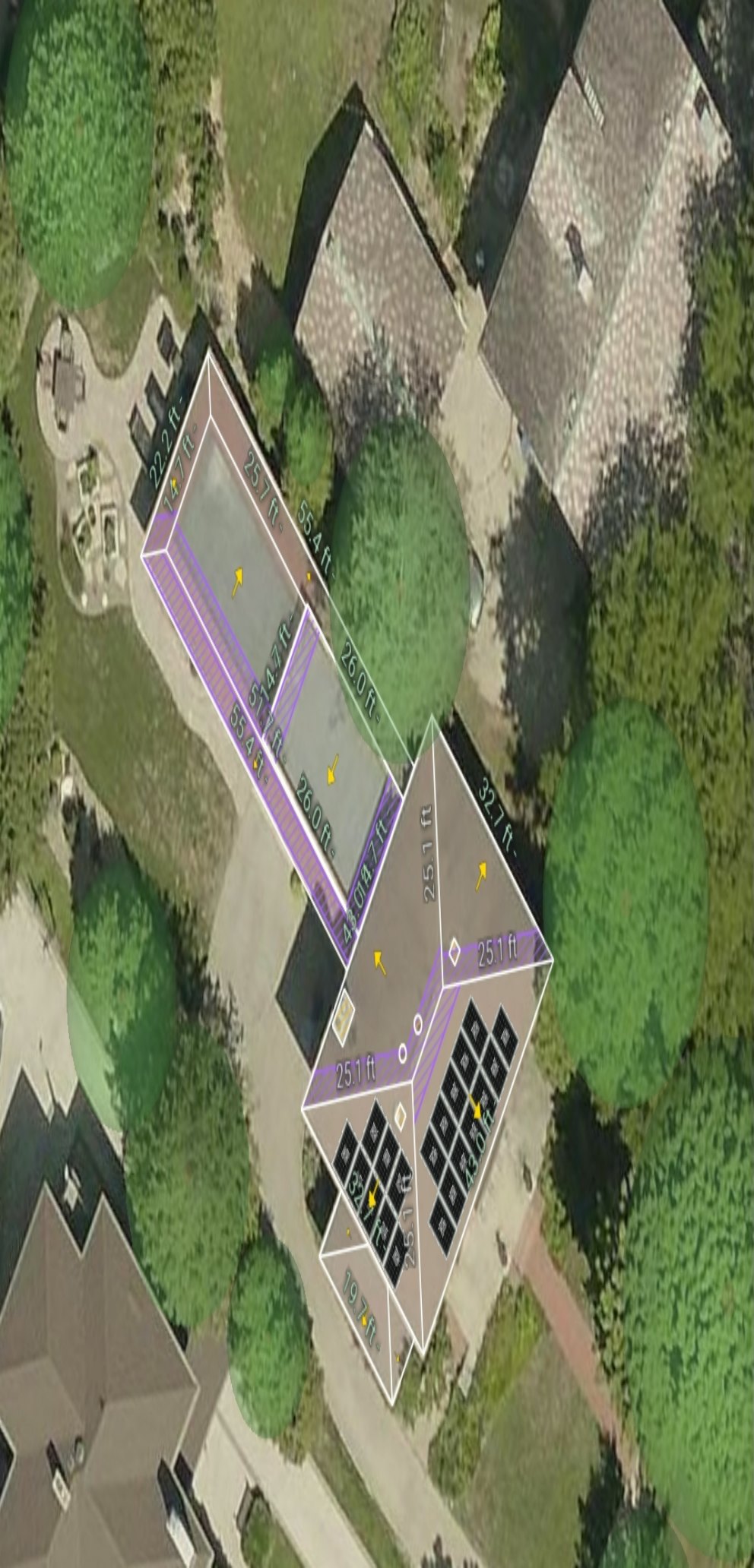
-  914 S Quincy Street
-  100' Notification Area



Street View (Google)



View from adjacent sidewalk, 2019

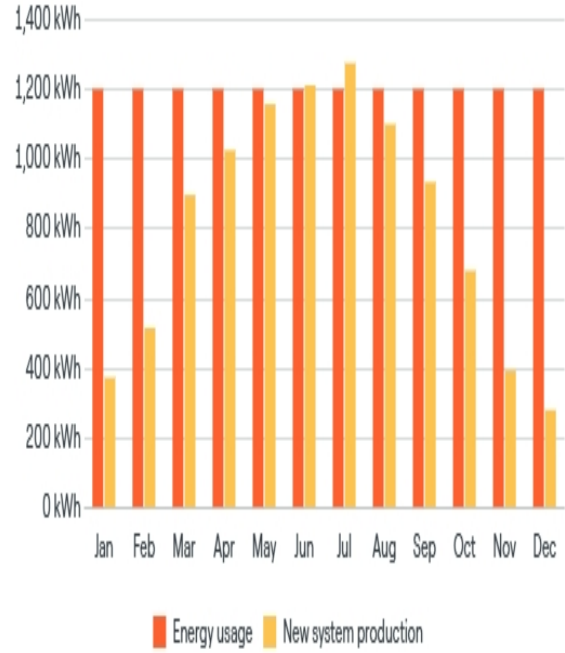


### Production

Panels Annual energy Energy offset

20 9,842 kWh 68%

### Monthly production (kWh)



⚠️ LIDAR shading is disabled ⓘ

Advanced ▾

### Energy usage

Annual energy

14,400 kWh



# 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](http://www.greenbaywi.gov)

All fields must be completed before application will be processed.

File Number: \_\_\_\_\_

1. Address: \_\_\_\_\_

2. Parcel #: \_\_\_\_\_

3. Owner of record: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_  
(Address) (City) (State) (Zip)

4. Applicant's Name: \_\_\_\_\_

\_\_\_\_\_  
(Address) (City) (State) (Zip)

\_\_\_\_\_  
(Office Phone #) (Cell Phone #) (E-mail Address)

5. Present use of Property: \_\_\_\_\_

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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Ray Bigner

Owner Signature: [Signature]

---

Date Received: \_\_\_\_\_ Staff: \_\_\_\_\_



Report to the  
**Landmarks Commission**  
of the City of Green Bay

## MEETING DATE

July 16, 2025

## PREPARED BY

Jason Flatt, Staff

## AGENDA ITEM # E.4

(COA 25-26) Consideration with possible action on a design review for replacement porch railing located at 827 S Jefferson Street.

## BACKGROUND

827 S. Jefferson Street is a contributing property in the Astor NRHP District, built c. 1890. The building retains a relatively good degree of integrity with some now-historic alterations.

The request for COA calls for new porch stair railings and notes several material substitutions made in the course of “ordinary maintenance” (no LC approval required provided that the replacement materials receive paint). Owner-supplied photos show unpainted wood (porch steps, 2nd story porch rail, and window sill).

Regarding the stair railings, photos taken in 2015 and 2019 show non-historic metal railings (also noted in the attached stewardship notes). Few details have been provided on the replacement railings, but the replacements appear to be metal railings generally comparable to the non-historic material that they replace.

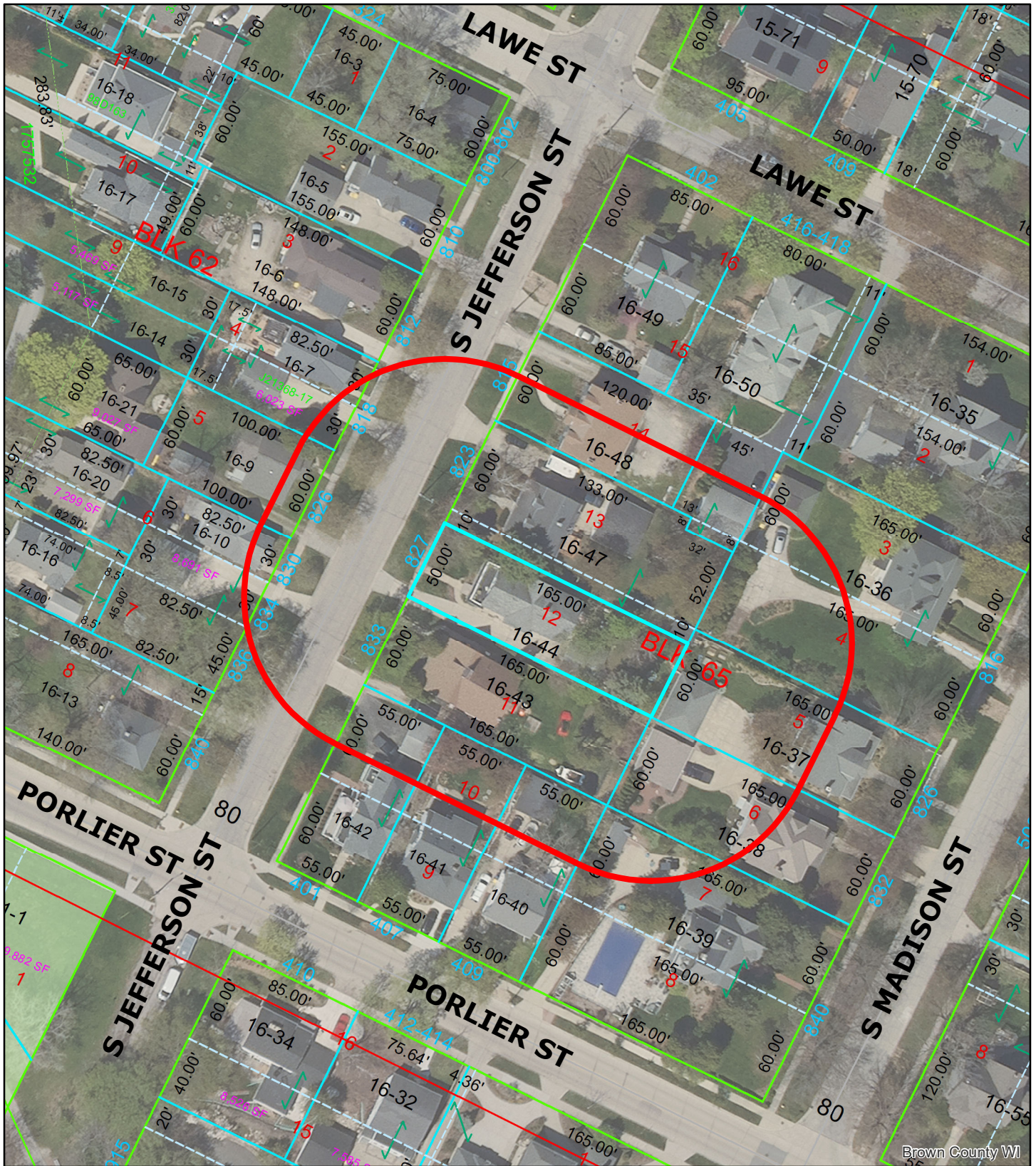
## RECOMMENDATION

LC staff recommends approval of the COA application as presented, noting that all wooden “ordinary replacement” materials (steps, 2nd story railing, and windowsill) must be painted.

## FISCAL IMPACT

## ATTACHMENTS

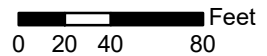
1. COA 25-26 Map
2. 827 S Jefferson 2019
3. COA 25-26 Porch Railing Picture
4. COA 25-26 Application
5. COA 25-26, 827 S Jefferson Property Details



Brown County WI



### (COA 25-26) New Front Porch Railing at 827 S Jefferson Street



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- 827 S Jefferson Street
- 100' Notification Area









Address:	827	S Jefferson	St			
Parcel No.:	16-44					
WI AHI No.:	52785					
Historic Name:	David Grignon House					
Built:	1890	c. 1890				
Historic Use:	house					
Architectural Style:	Queen Anne					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	<a href="http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf">http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf</a>					
	(district nomination)					
Notes:						
	"David Grignon, attorney, was the original owner of this two story frame Queen Anne house.					
	Owner: Emmet Cain"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Cross-gabled Queen Anne. Siding of clapboards, wavy boards, and fancy cut shingles. Full-width front porch. Chamfered corners in 1st story wing.					
Features -	Original siding. Some original window(s). Corbels at chamfered corners. Bargeboards.					
Alterations -	Replacement windows. Porch likely altered (now historic)--columns & walls with clapboard siding, 2nd story door / balcony, and width beyond façade width likely not original. Porch skirts. Porch stair railings.					
Misc -						



Report to the  
**Landmarks Commission**  
of the City of Green Bay

**MEETING DATE**

July 16, 2025

**PREPARED BY**

Stephanie Hummel, Staff

**AGENDA ITEM # F.2**

Staff update.

**BACKGROUND**

As recommend by Alder Hutchison, we will be preparing a semi-annual report of COAs and Landmarks Commission actions for the Common Council.

**RECOMMENDATION**

No Action Required.

**FISCAL IMPACT**

**ATTACHMENTS**

- I. Semi-Annual Report to Common Council from Landmarks Commission, Jan - June 2025



## MEMORANDUM

**TO:** Common Council

**FROM:** Stephanie Hummel, AICP, Planner II

**RE:** Semi-Annual Report of Landmarks Commission Activity, January – June 2025

**DATE:** August 5, 2025

### Landmarks-Level COAs:

- The Landmarks Commission reviews major exterior work to all historic properties within the City.
- During this reporting period, the Landmarks Commission has reviewed twelve COAs:
  - Cell Tower Installation, Approved with Conditions
  - Soffit Replacement, Approved
  - Cornice Replacement, Approved
  - Storefront Remodel & Rear Façade Remodel, Approved
  - Art Banner Installation, Approved with Conditions
  - Skylight Installation, Approved
  - New Commercial Sign, Approved
  - New Garage, Approved
  - Replacement Windows, Approved
  - Patio Installation, Approved
  - Replacement Window, Approved
  - Replacement Garage Siding, Approved

### Staff-Level COAs:

- Our staff can approve a variety of projects that are less complicated than applications reviewed by the Landmarks Commission.
- A Text Amendment was approved by Common Council on June 24, 2025, to allow for more projects to be approved at a Staff Level. This allowed for three commercial signs to be approved in June instead of waiting for the next Landmarks Commission meeting.
- During this reporting period, we have reviewed ten staff-level COAs:
  - Fence, Approved
  - Driveway & Walkway Replacement, Approved
  - Parking Lot Redo, Approved
  - Driveway, Approved
  - Roof Replacement, Approved
  - Fence, Approved
  - New Sign, Approved with Conditions
  - New Signs, Approved with Conditions
  - New Signs, Approved with Conditions
  - Fence, Approved

**COA Approval Rate YTD: 100%**

**COA Approval Rate since Creation of Landmarks Commission (August 2018): 97.3%**

- 348 Total COAs
- 9 Denied
  - 5 of those redid their projects and received approval from the Landmarks Commission
  - 4 were appealed to Common Council
    - 2 were upheld
    - 2 were overturned

**Historic Preservation Revolving Loan Funds:**

- The goal is to administer two revolving loans per year to maintain the fund in a consistent manner that allows us to always have funds available.
- We have administered two \$10,000 loans in 2025:
  - Plumbing/Sewer Stabilization Work
  - House & Garage Painting

cc: Alder Jim Hutchison  
Landmarks Commission