



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 15, 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, October 15, 2025, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 16, 2025, meeting.

E. Regular Business.

- I. (COA 25-25) Consideration with possible action on a design review for solar panels located at 914 S Quincy, held from the July 16, 2025, Landmarks Commission meeting.

2. (COA 25-34) Consideration with possible action on a design review for a garage demolition located at 814-816 S Quincy Street.
3. (COA 25-35) Consideration with possible action on a design review for front step replacement located at 420 Cass Street.
4. (COA 25-36) Consideration with possible action on a design review for a window replacement located at 1124 S Monroe Avenue.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Next Meeting: November 19, 2025.

G. Adjournment.

1. Adjournment of the Wednesday, October 15, 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

October 15, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the July 16, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Landmarks Commission Minutes 07_16_2025



MINUTES 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 Valentin.

Present: David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne (arrived 4:36 pm), Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Wednesday, July 16, 2025, meeting of the Landmarks Commission.

Moved by Susan Ley, seconded by Stephen Srubas to approve the agenda.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Stephen Srubas, seconded by Susan Ley to approve the minutes.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. Election of Officers

Moved by David Siegel, seconded by Susan Ley to approve the election of Ron Dehn as the Chair of the Landmarks Commission.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

Moved by Ron Dehn, seconded by Stephen Srubas to approve the election of David Siegel as the Vice Chair of the Landmarks Commission.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

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

Moved by Stephen Srubas, seconded by Susan Ley to approve the replacement windows. The vote was held to allow interested parties to speak.

Moved by Ron Dehn, seconded by Ald. Jim Hutchison to open the floor.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

Speaker:
Doug Brylski, 715 S. Quincy

Moved by David Siegel, seconded by Susan Ley to close the floor.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

Moved by David Siegel, seconded by Ald. Jim Hutchison to amend the original motion for approval to add the condition that staff can approve, deny, or refer to Landmarks Commission if the applicant chooses to go with a casement window instead of the proposed.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

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.

Moved by Ron Dehn, seconded by Rebecca Derenne to open the floor.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

Speaker:
Kathy Bialkowski, 914 S. Quincy

Moved by Stephen Srubas, seconded by David Siegel to close the floor.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

Moved by David Siegel, seconded by Susan Ley to table until fire code issues are worked out between applicant and appropriate city staff in Inspection and Fire.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

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

Moved by Stephen Srubas, seconded by Ron Dehn to approve with the condition that all wooden "ordinary replacement" materials (steps, 2nd story railing, and windowsill) must be painted.

Motion Passed.

Yes-David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Stephen Srubas, Jim Hutchison, Al Gonzalez Valentin, No-None, Abstain-None.

F. INFORMATIONAL.

1. Staff-level COA applications.

There were four staff-level COA applications.

2. Staff update.

Staff presented the semi-annual Landmarks Commission report for Common Council.

3. Comprehensive Plan Review

Staff gave a presentation on the City's Comprehensive Plan update.

4. Next Meeting: August 20, 2025

G. ADJOURNMENT.

1. Adjournment of the Wednesday, July 16, 2025, meeting of the Landmarks Commission.

Moved by Ron Dehn, seconded by Stephen Srubas to adjourn the meeting.

Motion Passed.

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

No - None, Abstain - None.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 15, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(COA 25-25) Consideration with possible action on a design review for solar panels located at 914 S Quincy, held from the July 16, 2025, Landmarks Commission meeting.

BACKGROUND

This application was brought forward at the July 16, 2025, Landmarks Commission meeting. It was held to allow time for the applicant to work with City Inspection and their contractor to ensure everyone was on the same page regarding building code and solar panel placement. We were all able to agree on the previously-approved panel layout and the applicant wanted to withdraw this application.

Because the Commission had already taken action to hold, we need to officially close out this application with a denial. This will legally close this COA application.

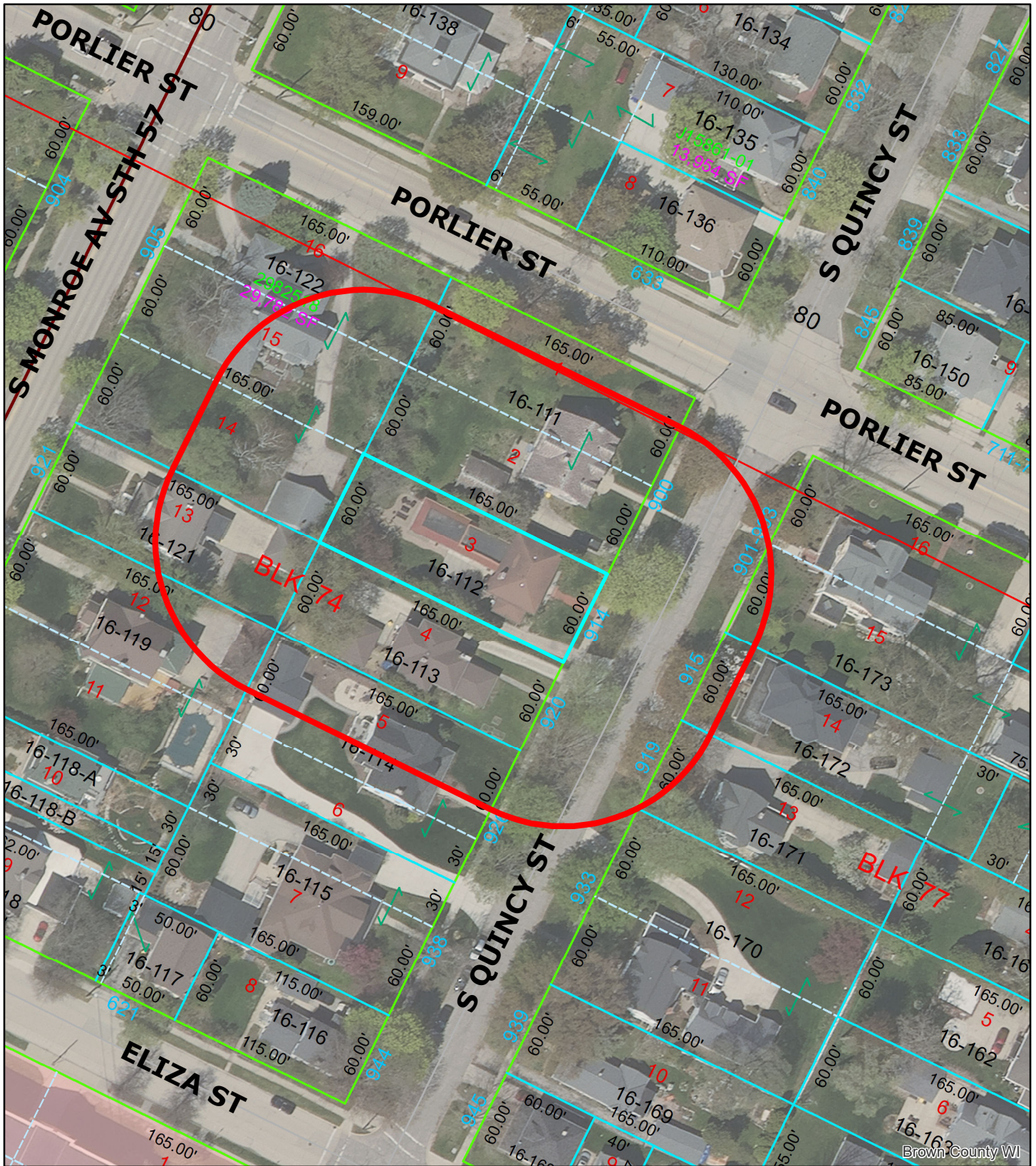
RECOMMENDATION

Denial of this request.

FISCAL IMPACT

ATTACHMENTS

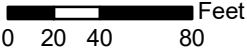
- I. COA 25-25 Map



Brown County WI



(COA 25-25) Solar Panels at 914 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. ER. 08 Jul 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 914 S Quincy Street
- 100' Notification Area



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 15, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 25-34) Consideration with possible action on a design review for a garage demolition located at 814-816 S Quincy Street.

BACKGROUND

814-816 S Quincy is a contributing property in the Astor NRHP Historic District, built c. 1896. The house maintains a very good degree of historic integrity. This COA proposed demolition of a detached garage.

LC staff notes that the proposed detached garage is behind the house and largely hidden from view. The age of the garage is unknown; however, a garage of this size and at this location appears on the 1936 Sanborn map (absent on the 1907 Sanborn map). Newspaper for-sale adverts indicate a garage was present as of 1916, but unclear if this refers to the current garage. A 1948 aerial photograph appears to show the current garage. LC staff speculates that the current garage is circa 1910-1920 (note clipped gable roof), but it is not original to the c. 1896 house construction.

Per the Secretary of the Interior's (SOI) Standards for Rehabilitation, the following may be relevant, particularly #4.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

RECOMMENDATION

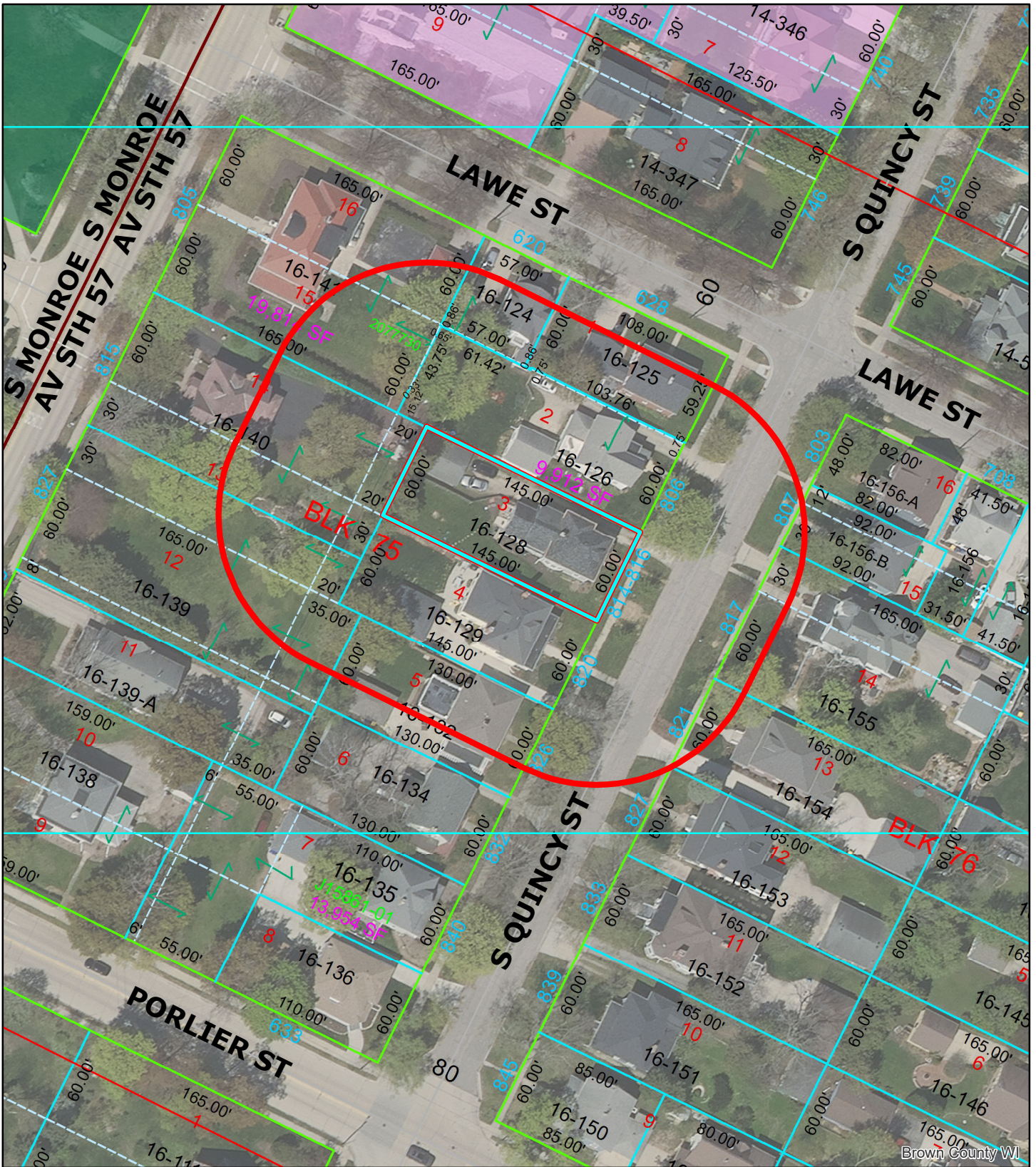
In general, LC staff feels that early garages possess historic significance; however, this significance should be evaluated on a case-by-case basis. In this instance, the existing garage (a secondary resource, versus the house as the primary resource) is nearly indistinguishable from more modern garages (in form, scale, and all dimensions), particularly when viewed from the public right-of-way (ignoring the subtle clipped gable). Furthermore, the existing garage is largely hidden from view due to its location on the property.

LC staff recommends approval of the proposed garage removal noting that this particular garage does relatively little to maintain and/or convey the integrity of the property and the district.

FISCAL IMPACT

ATTACHMENTS

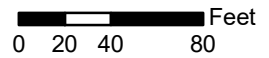
1. COA 25-34 Map
2. COA 25-34 Permit and Plans
3. COA 25-34 Pictures
4. COA 25-34 814-816 S Quincy Property Details
5. COA 25-34 Application



Brown County WI



(COA 25-34) Garage Demo at 814-816 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. 07 Oct 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 814-816 S Quincy Street
- 100' Notification Area



BUILDING PERMIT APPLICATION SHORT FORM

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
inspmail@greenbaywi.gov

All highlighted fields must be completed before permit will be processed.

Project Address: 814-816 S. Quincy St. Green Bay

PROPERTY OWNER	CONTRACTOR INFORMATION (if applicable)
Name: <u>Vanessa Blanchette</u>	Name: <u>DeGroot Concrete</u>
Address: <u>2500 Ducharme Ln.</u>	Address:
City, State, Zip: <u>Green Bay, WI</u>	City, State, Zip:
Telephone #: <u>(920) 562-3186</u> ⁵⁴³⁰¹	Telephone #:
Email: <u>Vanessa@powerforchange</u> <u>llc.com</u>	Email:

*
*

Property Owner – Do you own and occupy the above listed property? Yes No
(check one)

Current Land Use: 1-Family 2-Family Multi-Family Commercial
(check one)

Project Scope: Fence Driveway Expansion or Lot Resurfacing* Patio Yard Shed (<150 sq ft)
(check all that apply)

Description of Project: (for fences include fence height, material (i.e. wood, vinyl, chain link), and total length of fence materials)

Driveway & new slab for potential garage + small walkway/patio to back door.

Estimated Cost of Construction: \$20,000

The applicant certifies that the information submitted herein is accurate, agrees to comply with the WI Admin. Code, Municipal Ordinance, and with the conditions of this permit, and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.

V. Blanchette
Signature of Applicant

9/30/25
Date

To schedule an inspection, submit an online Inspection Request at <https://greenbaywi.gov/ScheduleInspection> or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

For Office Use Only	
Project # _____	Receipt # _____
Parcel # _____	Permit Fee _____
Reviewed By: _____	Credential # _____

Part 1: [faint handwritten text]

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[faint handwritten text]

[faint handwritten text]



[faint handwritten text]



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

**EROSION AND SEDIMENT
CONTROL NON-PERMITTED
CONDITIONS**

Per 16-38 PERFORMANCE STANDARDS FOR CONSTRUCTION SITES NOT REQUIRED TO BE PERMITTED.

- (a) Responsible party. The landowner of the construction site or other person contracted or obligated by other agreement with the landowner to implement and maintain construction site BMPs is the responsible party and shall comply with this section.
- (b) Erosion and sediment control practices. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:
- (1) The deposition of soil from being tracked onto streets by vehicles.
 - (2) The discharge of sediment from disturbed areas into on-site stormwater inlets.
 - (3) The discharge of sediment from disturbed areas into adjacent waters of the state.
 - (4) The discharge of sediment from drainage ways that flow off the site.
 - (5) The discharge of sediment by dewatering activities.
 - (6) The discharge of sediment eroding from soil stockpiles existing for more than seven days.
 - (7) The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this section.
- (c) Location. The BMPs shall be located so that treatment occurs before runoff enters waters of the state.
- (d) Implementation. The BMPs used to comply with this section shall be implemented as follows:
- (1) Erosion and sediment control practices shall be constructed or installed before land disturbing construction activities begin.
 - (2) Erosion and sediment control practices shall be maintained until final stabilization.
 - (3) Final stabilization activity shall commence when land disturbing activities cease and final grade has been reached on any portion of the site.
 - (4) Temporary stabilization activity shall commence when land disturbing activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.
 - (5) BMPs that are no longer necessary for erosion and sediment control shall be removed by the responsible party.

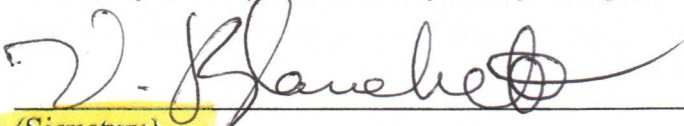
City Representative who reviewed the above requirements with the Project Representative:

(Signature)

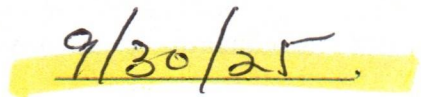
(Print Name and Title Here)


City Project ID: _____
Site Name: _____
Address / Location: _____
Land Owner: _____
Land Owner's Contact Representative: _____

I have reviewed the City of Green Bay Permit Conditions for the Erosion and Sediment Control Standards for the Non-Permitted referenced project above. I agree to comply with these conditions and will notify the City of Green Bay of any changes to the plan or project schedule.



(Signature)

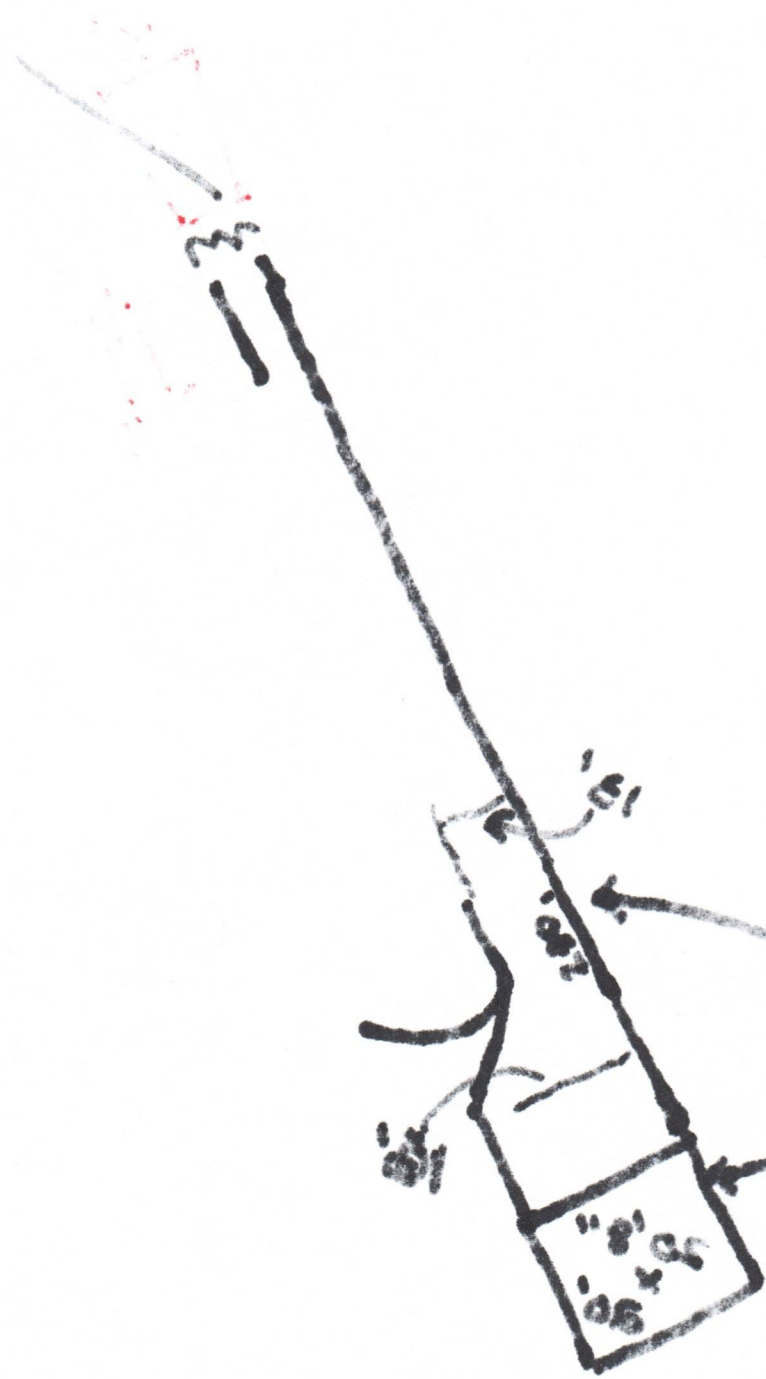

9/30/25



(Print Name and Title Here)

(1 Copy Permittee, 1 Copy Inspection Files, 1 Copy Engineering Files)

10:01



10:01
from prop.
line.







Address:	814	S Quincy	St			
Parcel No.:	16-128					
WI AHI No.:	53338					
Historic Name:						
Built:	1896					
Historic Use:	home					
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:						
	"This two story frame home has a simple box-like design.					
	Owner: George Davis"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & some fenestration. Hipped roof form with short wing extending to the north and two story polygonal bay on south façade. Hipped roof dormer in center of front façade. Flared, wide, overhanging eaves with large & plain modillions below. Clapboard profile siding. Prairie & Colonial Revival style influences.					
Features -	Modillions & cornice. Other historic features removed or covered.					
Alterations -	Replacement siding & windows. Original full-width porch removed. Duplex. Porch size matches 1936 Sanborn map.					
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: 814-816 Quincy St.

2. Parcel #: _____

3. Owner of record: _____ Phone: (920) 562-3186
814-816 S. Quincy St. Green Bay, WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Vanessa Blanchette
2500 Ducharme Ln. Green Bay, WI 54301
(Address) (City) (State) (Zip)
(920) 562-3186 " vanessa@powerforchange
(Office Phone #) (Cell Phone #) (E-mail Address) llc.com

5. Present use of Property: Rental - 2 unit

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.)

Replacing existing gravel driveway w/ concrete. Same dimensions. New slab for former garage (garage already down) in same dimensions. To be 2 1/2 ft. from property line.

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 accessory structures

Replacement of existing siding with identical siding

Replacement or repair to porches identical to existing style and materials

Commercial sign installation or replacement

Installation of cell or utility towers

Rooftop alterations or mechanicals not visible from the public right-of-way

Repair or replacement of decks, porches, or balconies not visible from the public right-of-way

Installation of skylights on the roof

Petitioner Signature: _____

V. Blanchette

Owner Signature: _____

V. Blanchette

Date Received: _____

9/13

Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 15, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 25-35) Consideration with possible action on a design review for front step replacement located at 420 Cass Street.

BACKGROUND

420 Cass Street is a contributing property in the Astor NRHP District, built c. 1910. The building retains integrity of location, setting, and association. Material changes have had some modest impact on integrity of design, materials, workmanship, and feeling.

The request for COA calls for new front stairs and stair railings. Owner-supplied photos show an existing one-piece cast concrete step unit with metal railings (all not historic material). The stairs are proposed to be replaced with 'Trex' brand decking and railing.

RECOMMENDATION

LC staff recommends approval of the COA application as presented, noting that the existing materials to be replaced are not historic and that the proposed replacement materials will have no additional adverse impact on the integrity of this property.

FISCAL IMPACT

ATTACHMENTS

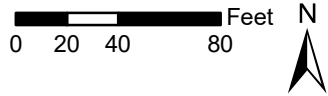
1. COA 25-35 Map
2. COA 25-35 Application and Pictures
3. COA 25-35 Product Picture
4. COA 25-35 420 Cass Property Details



Brown County, WI



(COA 25-35) Replacement Front Steps at 420 Cass Street



- 420 Cass Street
- 100' Notification Area

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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: 420 Cass Street

2. Parcel #: 15-62

3. Owner of record:	<u>Steven Sarokin</u>	Phone:	<u>920-360-3306</u>
	<u>2767 Brook Hill Drive</u>	<u>Suamico</u>	<u>WI 54313</u>
	(Address)	(City)	(State) (Zip)

4. Applicant's Name:	<u>Alex Cropsey - Dave VanRite Construction</u>		
	<u>1988 Donbea St</u>	<u>Green Bay</u>	<u>WI 54311</u>
	(Address)	(City)	(State) (Zip)
	<u>920-468-7219</u>	<u>920-639-8275</u>	<u>alex@dvrconstruction.com</u>
	(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: Rental

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.)

We are replacing the stairs on the front of this property.

Trex Signature Decking - Color: Whidbey

Black Trex Signature Handrail

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)

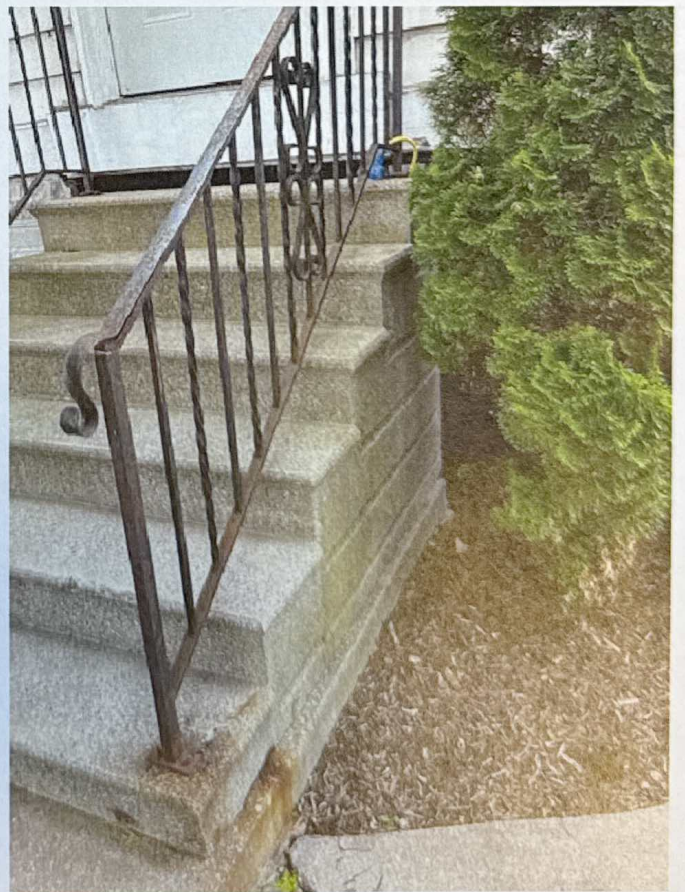
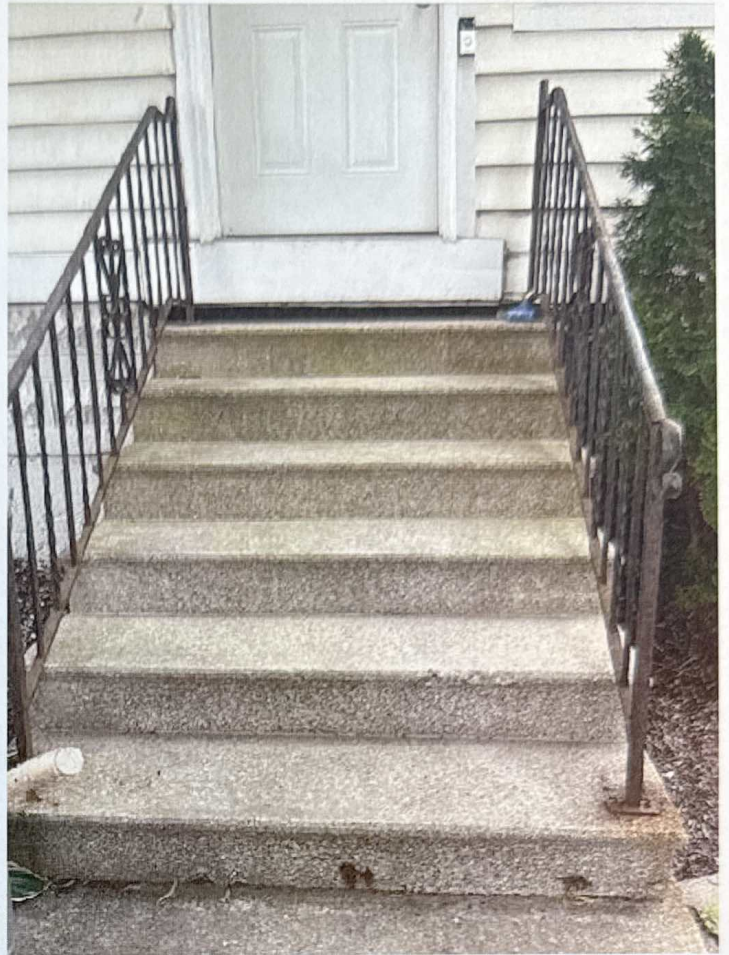
- Roof repair/replacement
- Gutter repair/replacement
- Private sidewalk and driveway repair/replacement of the same dimensions and orientation
- Chimney repair and tuckpointing according to the Secretary of the interior standards and in appropriate color and design
- Installation of fences
- Storm window or storm door installation, repair, or replacement
- Installation of glass blocks in basement window openings
- Painting of existing unpainted brick
- Unattached accessory structures
- Replacement of existing siding with identical siding
- Replacement or repair to porches identical to existing style and materials
- Commercial sign installation or replacement
- Installation of cell or utility towers
- Rooftop alterations or mechanicals not visible from the public right-of-way
- Repair or replacement of decks, porches, or balconies not visible from the public right-of-way
- Installation of skylights on the roof

Petitioner Signature: _____

Owner Signature:  _____

Date Received: _____ Staff: _____







Address:	420	Cass	St			
Parcel No.:	15-62					
WI AHI No.:	51940					
Historic Name:						
Built:	1900	c. 1900	(after 1907, per Sanborn)			
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:						
	"This two story frame house has a gambrel roof, a small porch and later siding.					
	Owner: Clifford & Germaine Wallace"					
	- per NRHP nomination					
Stewardship:						
	Character - Overall form & fenestration. Dutch Colonial styling. Front gambrelled.					
	Features - gambrel roof, distinctive foundation					
	Alterations - Wood siding (good) likely not original. Windows replaced (?).					
	Misc - n/a					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 15, 2025

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 25-36) Consideration with possible action on a design review for a window replacement located at 1124 S Monroe Avenue.

BACKGROUND

1124 S. Monroe is a contributing property in the Astor Historic District. This house maintains a good degree of integrity (setting, association, and location), noting that there have been some changes (including replacement siding and some replacement windows) that have impacted the integrity of materials, design, workmanship, and feeling.

This request for COA calls for replacing a pair of 1/1 rear windows with new 1/1 windows, as well as associated structural repairs (new header).

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.*

LC staff notes that the windows to be replaced on the rear of the house may or may not be original.

With regard to the SOI Standards:

2. *The existing window does not readily appear to be 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 window, if not original, has not acquired historic significance and does not need to be maintained to satisfy SOI Standards.*
6. *The current window may not be a historic feature. The proposed replacement window appears to match the current window.*
9. *The proposed window replacement does not destroy any readily apparent historic materials. The proposed replacement window is generally compatible with the massing, size, scale, and architectural features insofar as can be known with certainty from evidence provided to date.*

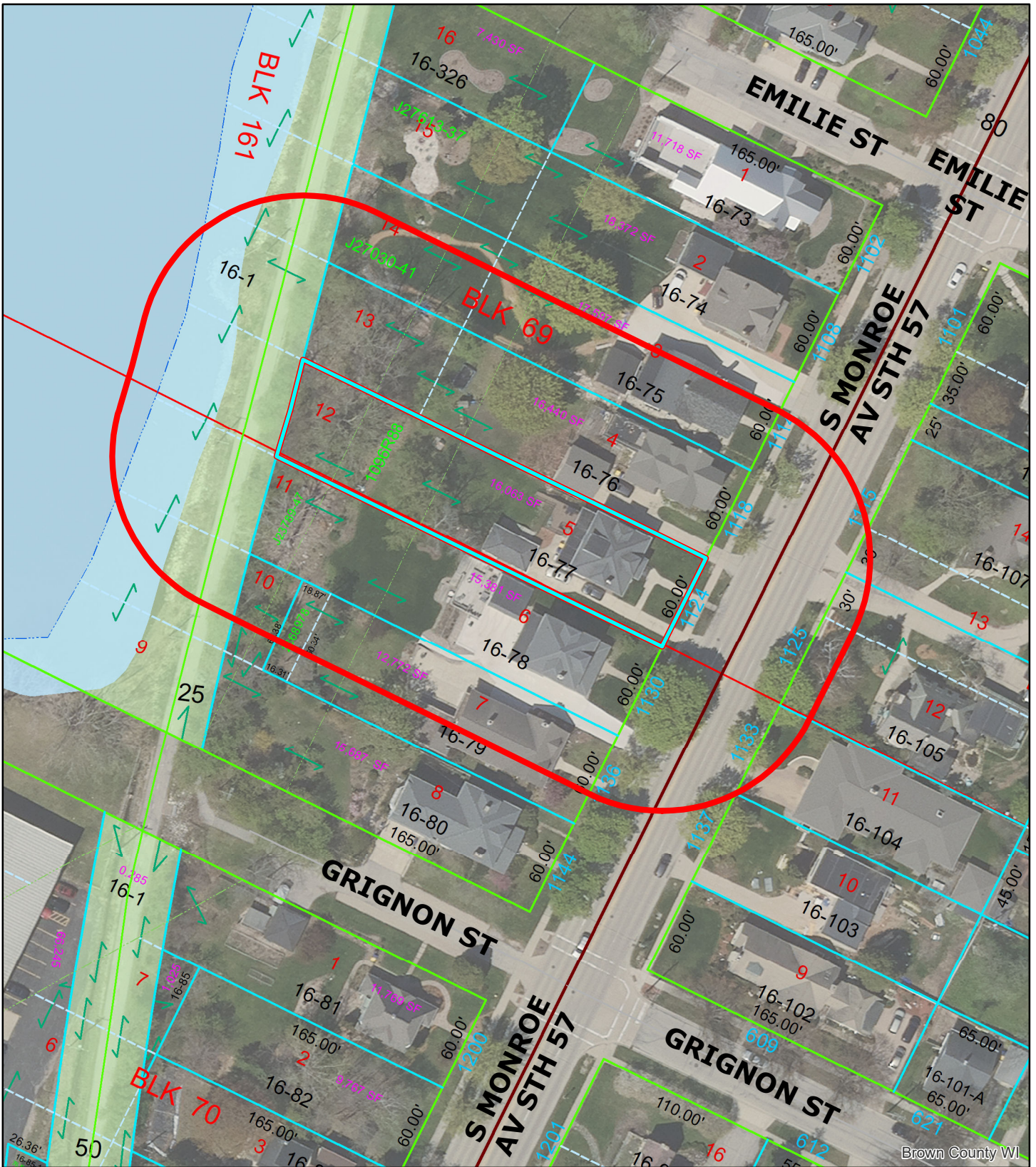
RECOMMENDATION

Presuming that the existing windows are not historic, the proposed replacement windows have no more and no less impact on the historic integrity of this property than the current windows. Regardless of the age of the existing windows, LC staff notes that their location on the rear of the house, the previous replacement of other rear windows, and the presence of modern storm windows means that replacing these two rear windows will have a negligible impact on the integrity of the house. LC staff recommends approval of the proposed replacement windows.

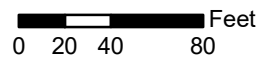
FISCAL IMPACT

ATTACHMENTS

1. COA 25-36 Map
2. COA 25-36 Pictures and Project Details
3. COA 25-36 Application and Building Permit
4. COA 25-36 1124 S Monroe Property Details



**(COA 25-36) Replacement Window
at 1124 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. 07 Oct 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 1124 S Monroe Avenue
- 100' Notification Area



Window to be replaced
Flashing to be made level

Header to be added above existing opening. Jack stud installed. Electrical pulled back from baseboard heater and run back through jack stud.





New window will match the existing
2nd story windows as pictured here



PROJECT PERMITS 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
inspmail@greenbaywi.gov

www.greenbaywi.gov

All highlighted fields must be completed before permit will be processed.

Project Address 1124 S. Monroe Ave Green Bay, WI 54301		Parcel #	Project # (assigned by City)
Property Owner		Contractor (If Applicable)	
Name Jason Boche		Name Tom M.	
Company (if applies)		Company AHT Wisconsin Windows	
Address 1124 S. Monroe Ave		Address 1873 N Casaloma Dr.	
City, State, Zip Green Bay, WI 54301		City, State, Zip Appleton, WI 54913	
Phone # (920) 850-3892		Phone # (715)823-2125	
Email kabooki369@gmail.com		Email tomm@ahtwindows.com	
Current Land Use, Flood Plain & Zoning (check which applies)			
Land Use: <input type="checkbox"/> Vacant Lot <input type="checkbox"/> 1-Family <input type="checkbox"/> 2-Family <input type="checkbox"/> Multi-Family # of units _____ <input type="checkbox"/> Commercial (describe) _____			
Zoning: <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> RR <input type="checkbox"/> OR <input type="checkbox"/> NC <input type="checkbox"/> D <input type="checkbox"/> C-1 <input type="checkbox"/> C-2 <input type="checkbox"/> C-3 <input type="checkbox"/> LI <input type="checkbox"/> GI <input type="checkbox"/> BP <input type="checkbox"/> PI <input type="checkbox"/> CON <input type="checkbox"/> TND			
Flood Plain: <input type="checkbox"/> Yes Base Flood Elevation (BFE) _____ <input type="checkbox"/> No			
Project Scope: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Raze (demolish) <input type="checkbox"/> Change-of-use (check all that apply) Height Area: Finished Unfinished Total Bldg:			
Description of Project ↓:		Estimated Cost of Construction \$ 8,000.00	
New header above existing window located on single floor part of home; Electrical temporarily moved for new structure; replacement of existing window			
Plan Approvals			
<input type="checkbox"/> Plumbing Plan - Int. # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____		<input type="checkbox"/> Foot & Found Only # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____	
<input type="checkbox"/> Plumbing Plan - Ext. # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____		<input type="checkbox"/> Building Plan # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____	
<input type="checkbox"/> SWR Plan # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____		<input type="checkbox"/> HVAC Plan # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____	
		<input type="checkbox"/> Site Plan # _____ <input type="checkbox"/> City <input type="checkbox"/> SBD \$ _____	
Contractors (UDC Numbers Required for Dwellings): DCC # 059500153 6/23/26 DCQ # 031700117 3/30/27			
<input checked="" type="checkbox"/> BLDG - AHT Wisconsin Windows		Bldg Fee \$	
<input checked="" type="checkbox"/> ELEC - _____		Elec Fee \$	
<input type="checkbox"/> HVAC - _____		Hvac Fee \$	
<input type="checkbox"/> PLBG - _____ # of Fixtures		Plbg Fee \$	
<input type="checkbox"/> SWRS - CONNECTIONS Permit: <input type="checkbox"/> Water Fee \$ _____ <input type="checkbox"/> Storm Fee \$ _____ <input type="checkbox"/> Sanitary Fee \$ _____		Swrs Fee \$	
		Connection: \$ _____ Connection: \$ _____	
<input type="checkbox"/> CERTIFICATE OF OCCUPANCY		C.O. \$	
<input type="checkbox"/> STORMWATER MANAGEMENT PLAN APPLICATION/PERMIT FEE		Stormwater Fee \$	
<input type="checkbox"/> EROSION CONTROL APPLICATION/PERMIT FEE		Erosion Ctrl \$	
<input type="checkbox"/> ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)		Addl. Fee \$	
<input type="checkbox"/> DOUBLE FEE PERMIT [s.8-47(g)(2)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.		Double Fee \$	
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.			
Signature of Applicant _____		Date 9/19/25	
For Office Use Only			
Reviewed By _____	Credential # _____	Class Code _____	Census _____
		Receipt No. _____	Total Fee _____

To schedule an inspection, submit an online Inspection Request at <https://greenbaywi.gov/ScheduleInspection> or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

(Rev 01/24)



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: 1124 S. Monroe Ave Green Bay WI 54301

2. Parcel #: 16-77

3. Owner of record: _____ Phone: _____

(Address) (City) (State) (Zip)

4. Applicant's Name: Jason Boche

1124 S. Monroe Ave Green Bay WI 54301
(Address) (City) (State) (Zip)

(Office Phone #) 920 850 3892 (Cell Phone #) kabooki369@gmail.com (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.)

Header to be added to existing window. Window to be replaced. The new window will match windows on exterior 2nd floor of home. Flashing will match what is there, ~~however~~ however will be straightened to match leveled 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): _____

Address:	1124	S Monroe	St			
Parcel No.:	16-77					
WI AHI No.:	53229					
Historic Name:						
Built:	1900	c. 1900				
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>"The upper portion of this large two story frame house is shingled. The structure has a symmetrical façade and a hipped roof. Owner: James Davie" - per NRHP nomination</p>					
Stewardship:	<p>Character - Overall form & fenestration. Hipped roof with wide overhanging eaves and hipped roof dormers on north, east (front), and south facades. 2-story polygonal oriel on south façade. Brick chimney intersects south dormer. Hipped roof entry porch (approx 1/3 width) supported by tripled Tuscan columns at outer corners and single columns at wall. Entry vestibule bump-out under porch roof. Symmetric front façade. Cast block foundation. Clapboard profile siding (see above). Prairie / American foursquare style. Main roof & dormers have slight flare at bases.</p> <p>Features - Some original windows. Porch coulmsns.</p> <p>Alterations - Replacemet siding (no shingles - see NRHP description above). Replacement windows. Replacement soffit material.</p> <p>Misc - See also 1130 S Monroe.</p>					



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 15, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.1

Staff-level COA applications.

BACKGROUND

- COA 25-19, 304 Pine, Sign
- COA 25-20, 1424 Admiral, Sign
- COA 25-21, 127 S Washington, Sign
- COA 25-22, 409 W Walnut, Fence
- COA 25-24, 827 S Jefferson, Roof
- COA 25-27, 240 N Broadway, Sign
- COA 25-28, 1123 S Van Buren, Roof
- COA 25-29, 639 S Madison, Porch
- COA 25-30, 609 S Jackson, Roof
- COA 25-31, 702 S Quincy, Fence
- COA 25-32, 745 S Quincy, Fence
- COA 25-33, 434 E Walnut, Sign
- COA 25-34, 814-816 S Quincy, Drive and Walkway

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None