



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, APRIL 15, 2026, 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/89115121688?pwd=tZta3UxnmHIOTVhll8sc2jB9Rjzi9I.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 891 1512 1688

Passcode: 400638

If you wish to leave a comment for this public meeting, 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, April 15, 2026, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the January 21, 2026, meeting.

E. Regular Business.

- I. (COA 26-03) Consideration with possible action on a design review for new windows located at 410 Porlier Street.

2. (COA 26-06) Consideration with possible action on a design review for exterior wall work and window infill at 408 Dousman Street.
3. (COA 26-07) Consideration with possible action on a design review for window, door, and porch work at 203 N Oakland Avenue.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Next Meeting: May 20, 2026

G. Adjournment.

1. Adjournment of the Wednesday, April 15, 2026, 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

April 15, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the January 21, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Landmarks Commission Minutes 01212026



MINUTES OF THE LANDMARKS COMMISSION

WEDNESDAY, JANUARY 21, 2026, 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/89115121688?pwd=tZta3UxnmHIOTVhll8sc2jB9Rjzi9I.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 891 1512 1688

Passcode: 400638

If you wish to leave a comment for this public meeting, 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.

Present: David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Jim Hutchison, Al Gonzalez Valentine

Absent: Stephen Srubas

Susan Ley arrived at 4:34pm.

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Wednesday, January 21, 2026, meeting of the Landmarks Commission.

Moved by Rebecca Derenne, seconded by David Siegel to approve the agenda.

Motion Passed.

Yes - David Siegel, Ron Dehn, Rebecca Derenne, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the December 17, 2025, meeting.

Moved by David Siegel, seconded by Rebecca Derenne to approve the minutes.

Motion Passed.

Yes - David Siegel, Ron Dehn, Rebecca Derenne, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

E. REGULAR BUSINESS.

- I. (COA 26-01) Consideration with possible action on a design review for window work at 109 N Adams Street.

Moved by David Siegel, seconded by Ron Dehn to open the floor.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

Speakers:

Umer Sheikh - 109 N Adams St.

Moved by David Siegel, seconded by Ron Dehn to close the floor.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

Moved by David Siegel, seconded by Al Gonzalez Valentin to approve the window work.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Jim Hutchison, Al Gonzalez Valentine

No - None, Abstain - None.

F. INFORMATIONAL.

1. Staff-level COA applications.

Staff presented one staff-level COA.

2. Semi-Annual Report of LC to Common Council

Staff introduced the Semi-Annual Report.

3. Staff update.

4. Next Meeting: February 18, 2026

G. ADJOURNMENT.

1. Adjournment of the Wednesday, January 21, 2026, meeting of the Landmarks Commission.

Moved by Rebecca Derenne, seconded by Susan Ley to adjourn the meeting.

Motion Passed.

Yes - David Siegel, Ron Dehn, Susan Ley, Rebecca Derenne, Jim Hutchison, Al Gonzalez
Valentine

No - None, Abstain - None.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 15, 2026

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 26-03) Consideration with possible action on a design review for new windows located at 410 Porlier Street.

BACKGROUND

410 Porlier, built c. 1948, is a non-contributing resource within the Astor Historic District. This house was mistakenly identified as a “new house” in the 1979/1980 NRHP nomination. As a non-contributing property within the district, changes to this property should be considered based upon their likely impact to surrounding properties and the larger district.

This request for COA calls for replacement of five basement windows located in the western/northwestern portion of the house. The existing windows are metal-framed and have unspecified dimensions. The proposed replacement window material has not been specified (LC staff believes it to be a fiber reinforced composite material). LC staff believes that the proposed replacement windows are larger than the existing windows (possibly for basement egress considerations).

The Secretary of the Interior’s (SOI) Standards for Rehabilitation are generally considered when reviewing proposed changes to contributing resources. LC staff notes that replacement basement windows here will have a negligible impact on the integrity of the larger district.

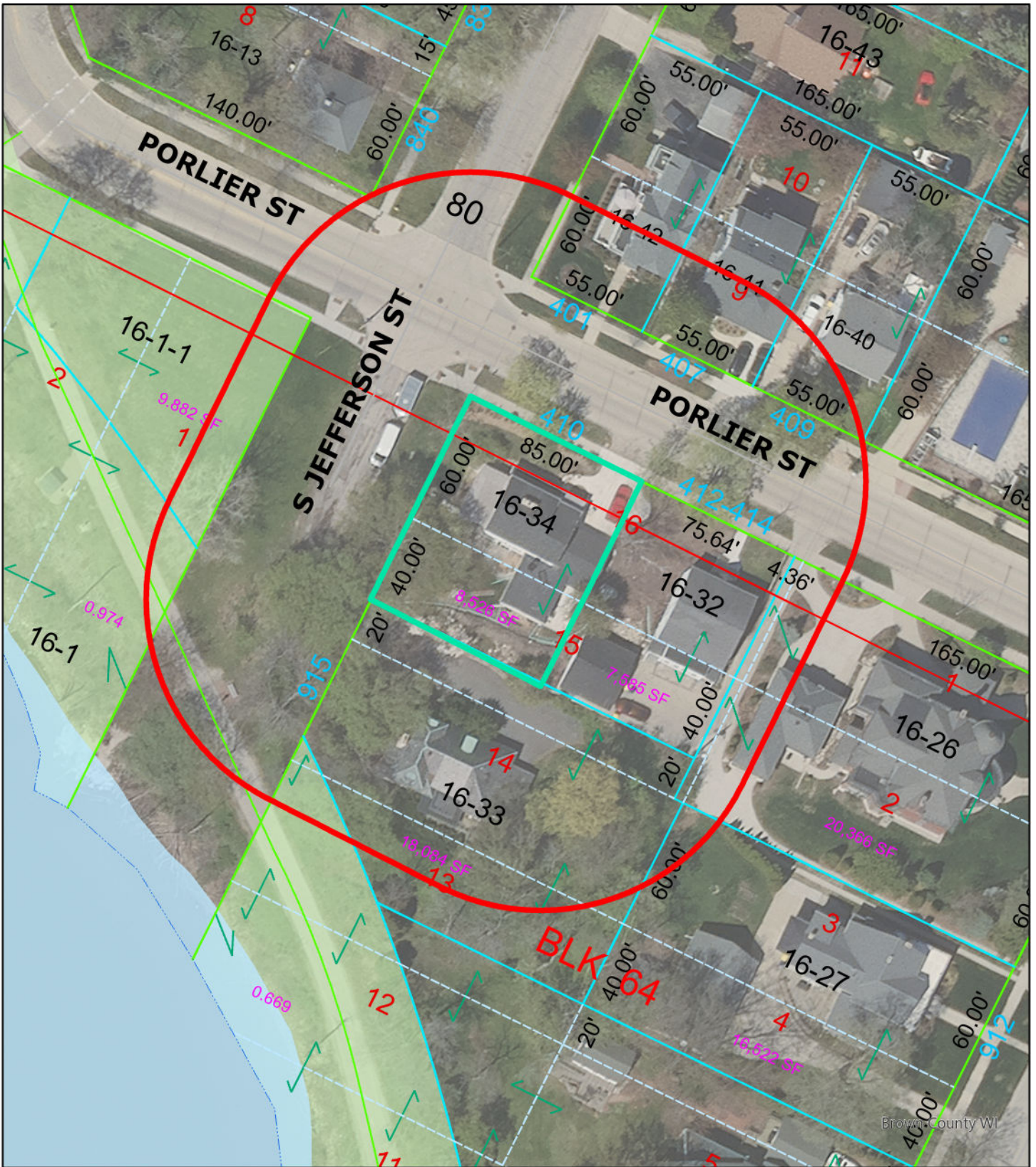
RECOMMENDATION

LC staff recommends approval of the proposed basement window replacements.

FISCAL IMPACT

ATTACHMENTS

1. COA 26-03 Map
2. COA 26-03 Pictures
3. COA 26-03 Replacement Window Details
4. COA 26-03 Application



Window Replacement at 410 Porlier Street



- 410 Porlier Street
- 100' Notification Buffer



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. S.S. 07 Apr 2026 C:\Users\sierrasc\Documents\ArcGIS\Projects\Landmarks\Landmarks.aprx







Appleton
 1120 N. Perkins St
 Appleton, Wisconsin 54914
 (920) 739-9080

Will-Call Order

Order No 3657920
Order Date 01/22/2026
Customer DRUDES
Your Ref ent *Marvin Ess Egress
Delivery On 02/27/2026
Taken By Eric Pillsbury
Sales Rep Appleton House Account

Invoice Address
 DRURY DESIGNS
 1252 MARINE ST
 GREEN BAY, WISCONSIN, 54301

Delivery Address
 DRURY DESIGNS
 GENERAL
 1252 MARINE ST
 ALLOUEZ, WISCONSIN, 54301



Special Instructions	Notes
	Estimated week of delivery from Marvin - 2/27/26

Qty	Description	Product Code	Unit Price	Total Price
1 ea	Basement - Left --WRC06292[1] - Stone White Exterior,Stone White Interior,Essential Casement - Left Hand,Frame Size 30" X 34",Rough Opening 30 1/2" X 34 1/2",IG,Low E2 w/Argon,Silver Stainless Steel Perimeter,Bar,GBG,Rectangular - Special Cut 3W2H,Stone W	zz_SOMW_0138082	661.51	661.51
1 ea	Basement - Left --WRC06292[1a] - SCREEN(S)	zz_SOMWSC_0051999	0.00	0.00
1 ea	Basement - Stat --WRC06292[2] - Stone White Exterior,Stone White Interior,Essential Casement - Stationary,Frame Size 30" X 34",Rough Opening 30 1/2" X 34 1/2",IG,Low E2 w/Argon,Silver Stainless Steel Perimeter,Bar,GBG,Rectangular - Special Cut 3W2H,Stone	zz_SOMW_0138083	576.81	576.81
1 ea	Basement - Right --WRC06292[3] - Stone White Exterior,Stone White Interior,Essential Casement - Right Hand,Frame Size 30" X 34",Rough Opening 30 1/2" X 34 1/2",IG,Low E2 w/Argon,Silver Stainless Steel Perimeter,Bar,GBG,Rectangular - Special Cut 3W2H,Stone	zz_SOMW_0138084	661.51	661.51
1 ea	Basement - Right --WRC06292[3a] - SCREEN(S)	zz_SOMWSC_0052000	0.00	0.00

There are no returns on special orders.
 No returns after 90 days.

Print name _____
Signature _____

Total Amount	\$1,899.83
Sales Tax	\$104.49
Order Total	\$2,004.32
Balance Due	\$0.00



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: 410 Portier

2. Parcel #: 16-34

3. Owner of record: Pat Dmy Phone: 920 619 3244

410 Portier Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Sam Champagne

1252 Marine St. Alton WI 54301
(Address) (City) (State) (Zip)

(Office Phone #) 920 843 8477 (Cell Phone #) sam@dmy.design (E-mail Address)

5. Present use of Property: 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.)

lower office, bathroom, sauna, window replacement
screened porch on back

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)

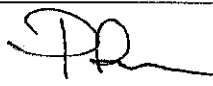
8. The following action is requested:

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: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 15, 2026

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 26-06) Consideration with possible action on a design review for exterior wall work and window infill at 408 Dousman Street.

BACKGROUND

408 Dousman, the former Albert Platten Wholesale Produce building, is a contributing building in the Broadway-Dousman Historic District, built c. 1873. The building maintains a relatively high degree of integrity. The primary, southern façade overlooks Dousman St.

This request for COA calls for changes to the signage on the primary façade and several fenestration changes to the alley-facing, western elevation.

Primary façade – remove and replace business sign (no details on new sign provided); paint metal header beam to match new signage (no details provided).

Alley elevation – replace broken glass in existing window frame (ordinary maintenance and repair, no LC approval required); remove awning/signage; brick infill of one existing window opening; replace vehicular garage door with smaller garage door and pedestrian door, with block infill to suit.

Relevant sections of the Secretary of the Interior's (SOI) Standards for Rehabilitation include the following.

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. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be 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.

Primary façade – LC staff notes that the sign to be removed is not historic, but new signage and changes to the historic metal header will require a COA in the future when details of proposed changes are provided.

Alley elevation – LC staff notes that the proposed changes to the alley-facing elevation do not appear to involve any historic materials or distinctive finishes that characterize the property. The garage portion appears to be a later and possibly non-historic addition to the building. The awning and small window

(proposed to be filled) appear to be on a historic addition to the building, with the existing window (to be filled) situated within what had once been a larger, arch-top window opening.

The proposed changes to the alley-facing elevation appear to satisfy all SOI Standards.

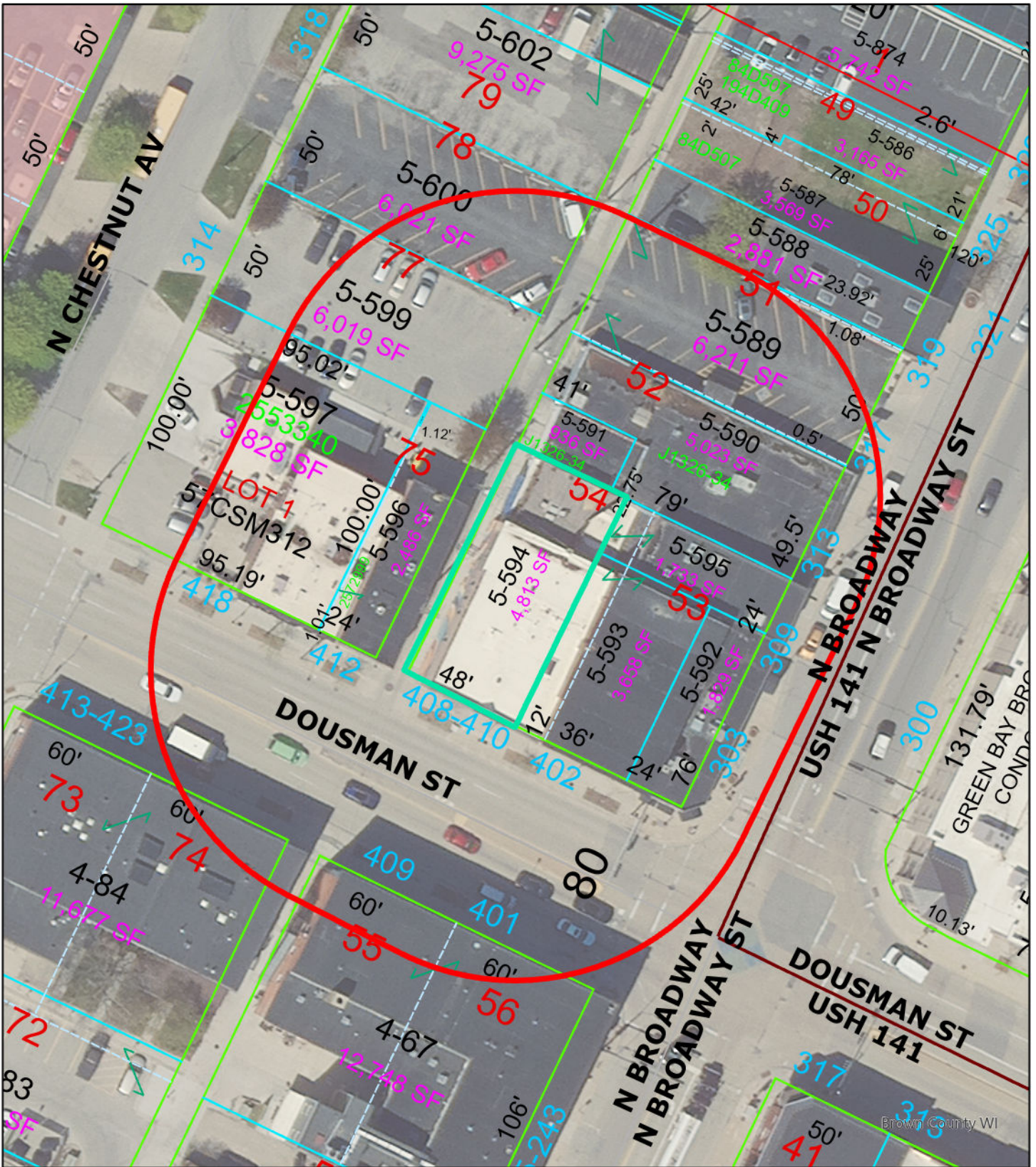
RECOMMENDATION

LC staff recommends approval of the proposed changes to the alley-facing elevation as well as the removal of signage on the primary façade. LC staff recommends that this approval specifically note that any future approvals of new signage, for which no details have been provided, will require a separate COA.

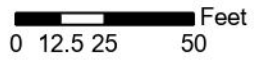
FISCAL IMPACT

ATTACHMENTS

1. COA 26-06 Map
2. COA 26-06 Application, Details, and Renderings



Alley Façade Work at 408 Dousman Street



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- 408 Dousman Street
- 100' Notification Buffer

Brown County WI



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: 410 DOUSMAN ST

2. Parcel #: 5-594 & 5-591

3. Owner of record: 408 DREAM LLC Phone: (920)-264-8911

<u>3186 RENAISSANCE LN GREEN BAY WI</u>	<u>Green Bay</u>	<u>Wisconsin</u>	<u>54313</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Michael Bell

<u>340 N Broadway</u>	<u>Green Bay</u>	<u>Wisconsin</u>	<u>54303</u>
(Address)	(City)	(State)	(Zip)

<u>920-431-3444</u>	<u>920-840-5000</u>	<u>mkbell@dimension-iv.com</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: Vacant

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.)

Currently this project is a vacant building set for renovations to turn it into the new location of Salon 54. Exterior work consist of 4 phases. 1:Brick infill of glass window along alley way.

2:Replacement of garage door with a new garage door and an access door in current opening.

3:Fix broken glass along alley way. 4:Remove old signs replace on front. (See annotated photos.)

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)

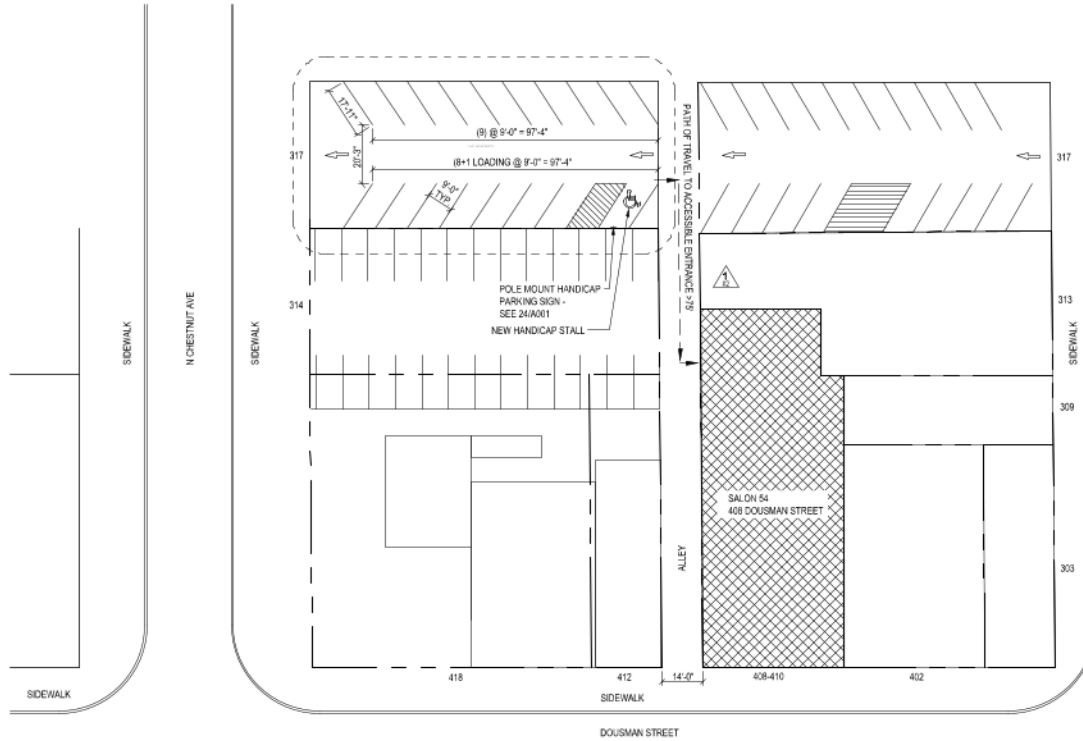
Approval of COA by staff: (Check all that apply)

- 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 new overhead door and service door in existing overhead door opening along alley)
- 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: Michael Bell  Digitally signed by Michael Bell
DN: C=US, E=Mkbell@dimension-iv.com, O=Dimension-IV,
OU=Dimension-IV, CN=Michael Bell
Date: 2026.04.03 12:07:09-05'00'

Owner Signature: 

Date Received: _____ Staff: _____



20 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



24 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"

Verify all site and/or building conditions before work starts.
 PROPOSAL DEVELOPER: []
 DATE: []
 DRAWN BY: []
 DATE: []
 CHECKED BY: []
 DATE: []
 SCALE: 1" = 10'-0"

REVISIONS:

REV 1	12/03/2025	Site Plan Approved Final
REV 2	01/21/2026	Per Set Revisions
REV 3	02/04/2026	Per Set Revisions
REV 4	02/15/2026	Per Set Revisions
REV 5	03/12/2026	Sign Set Revisions

Sheet Name:
ARCHITECTURAL
SITE PLAN
Copyright © 2025
Idea House, Inc.

pvz | djr
March 12, 2026

A001

PROJECT #836

Replace old business sign with new business sign on storefront, location to be approximately the same.

-Complete removal of existing sign structure (frame/box).

-New sign design to be determined at a later date.

-Beam to be painted in color to match the to be determined logo color scheme similar to what was done with the previous businesses branding style.

HOUSE OF HOMEBREW

410

410

408

COMING
SOON

1st Floor: 3,270 SF
Total Building: 8,810 SF



PARK





Exterior: Fix broken glass along alley way. Glass panel replacement only. No work to frame or surrounding area.



Interior: Fix broken glass along alley way. Glass panel replacement only. No work to frame or surrounding area.

HOUSE OF HOMEBREW

Infill of window and removal of security bars. Brick infill with recovered project site bricks along alley way. Infill and frame shown to be made flush with surrounding brick. Painted to match surrounding area. (See building elevations provided for further details.)

Remove old awning and structure of previous business. No replacement planned at this time. Under surface behind awning to be made to match surrounding area.

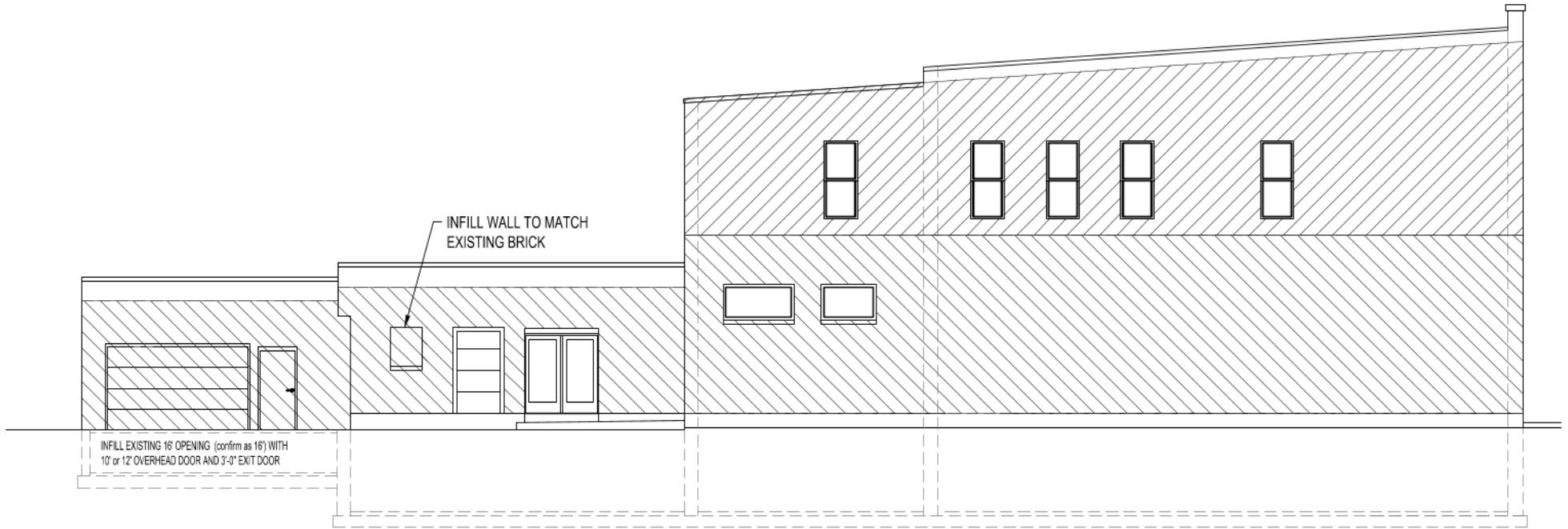


View of Wall visible underneath House of Homebrew awning that is planned to be removed. Electrical running to sign to be cleaned up as it will not be needed.

10



Replacement of garage door with a new garage door and an access door in current opening. Infill between door with block to match existing. Match paint color. (See building elevations provided for further details.)



BUILDING ELEVATION (West)



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 15, 2026

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 26-07) Consideration with possible action on a design review for window, door, and porch work at 203 N Oakland Avenue.

BACKGROUND

203 N Oakland Ave, the former Nathan Harden house built c. 1888, is a contributing house in the Oakland-Dousman Historic District. When this district was added to the NRHP in 1988, this house was noted as having aluminum/vinyl siding and a c. 1910 flat-roof, full-width front porch with trellised frieze and grouped supporting posts. Changes made since 1988 include altered fenestration above front porch in the primary façade.

This request for COA calls for replacement of historic windows; new front door; new porch deck, foundation, columns, railings, & lighting; repairs to concrete walkway.

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.

With regard to the SOI Standards-
WINDOWS:

2, 6, & 9. The existing windows may be historic material (no photos provided). Regardless, the LC has generally approved replacement windows provided that the replacement windows match the dimensions and appearance of the windows being replaced. It is unclear from the COA application if the proposed replacement windows match the dimensions and appearance of the windows that they are intended to replace. Assuming that dimensions and appearances match, LC staff notes that "grids", where applied, have generally been required to be full 'simulated divided lite' types, with grid material on the interior and exterior of the glass as well as between the panes of glass.

DOOR:

2, 6, & 9. The existing door may be historic material (no photos provided). LC staff notes that the proposed

replacement door appears to be appropriate to the style and age of the house.

PORCH DECK:

2, 4, & 6. No information has been provided regarding the porch deck's present state. The COA application proposes to install a poured concrete porch deck, which may not be historically appropriate for either this house or the larger district.

PORCH COLUMNS & RAILING:

4 & 6. The house currently lacks railings and the "grouped supporting post" columns warrant replacement. The proposed replacements generally appear to be appropriate to the style and age of the house. LC staff notes that the NRHP nomination states, "The house was altered c.1910 by the removal of the original full width front porch and the substitution of the present flat roofed full width front porch with its trellised frieze and grouped supporting posts." This NRHP description suggests that the "grouped supporting posts" might be considered a change that has "acquired historic significance". This is debatable, but warrants consideration.

LIGHTING & WALKWAY

The existing exterior lights are likely not historic material. The proposed exterior lighting appears to be appropriate to the age & style of the house. The scope of work related to the walkway appears to call for repairs to the existing material (ordinary maintenance and repair, no need for a COA).

RECOMMENDATION

LC staff does not have sufficient information from the applicant regarding the existing windows, door, and porch deck to offer a recommendation at this time (4/9/2026).

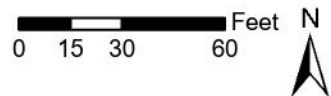
FISCAL IMPACT

ATTACHMENTS

1. COA 26-07 Map
2. COA 26-07 Project Details and Photos
3. COA 26-07 Replacement Window Details
4. COA 26-07 Replacement Porch Details
5. COA 26-07 Application



Window, Door, & Porch Work at 203 N Oakland



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- 203 N Oakland Avenue
- 100' Notification Buffer

Historic Updates
203 S. Oakland Ave
Green Bay, WI 541455



Existing Facade



Updated Facade

Windows

The existing windows are original, non-functional, and require replacement.

- Replace all windows except:
 - Garage windows
 - Existing white vinyl windows
 - New windows to be white double-hung vinyl, supplied by ABC Supply
 - The two lower front windows (on either side of the front door) will include grids
-

Front Door

- Replace existing door knob

Option 1:

Strip and paint the existing door black

Option 2:

Replace with a fiberglass door in either:

- Black exterior finish, or
- Faux stained wood finish



Reference Product:

Therma-Tru 36" x 80" Fiberglass Painted Prehung Front Door

<https://www.lowes.com/pd/Therma-Tru-36-in-x-80-in-Fiberglass-Painted-Prehung-Single-Front-Door-Insulating-Core/5014708871>

Front Porch

- Enhance existing stone veneer
 - Backfill space behind porch wall
 - Install poured concrete porch surface
 - Add concrete wall cap
-

Support Posts & Railings

Post Options:

- Option 1: Vinyl posts with wood core
- Option 2: Painted white wood posts

Railings:

- Replace and/or install new white vinyl railings
-

Exterior Lighting

- Replace exterior light fixtures at entry doors
- New fixtures to be black lantern-style lights



Reference Fixture:

Patriot Lighting Torean Outdoor Wall Light

<https://www.menards.com/main/lighting-ceiling-fans/outdoor-lighting/outdoor-wall-lights/patriot-lighting-reg-torean-outdoor-wall-light/iol497bk-m/p-7919224476611804-c-7545.htm>

Siding

- **Retain existing siding**
 - **Perform full power wash**
-

Landscaping

- **Install classic shrubbery and seasonal flowers along:**
 - **Front foundation**
 - **Side foundation**
 - **Add defined landscape edging**
 - **Finish with brown mulch**
-

Walkway

- **Repair and address any issues with the existing concrete walkway**



1838 Velp Ave.
Green Bay, WI 54303
PH: 920-499-1421
FX: 920-499-3007

ORDER: 1784327
ORDER DATE: 2/27/2026
EST. DELIVERY DATE: 3/20/2026

QUOTE SELLING



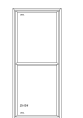
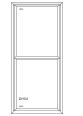
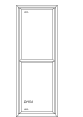
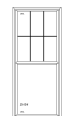
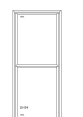
INVOICE INFORMATION


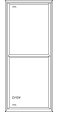
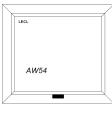


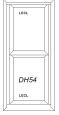
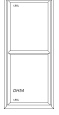
Basten Home Inspection

SHIPPING INFORMATION

Basten Home Inspection

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF				TERMS
1784327	2/27/2026		203 N Oakland				cash
ITEM	DESCRIPTION	QTY	SIZE	LIST	PRICE	TOTAL	
1	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[14.02], CLEAR OPENING SQUARE FEET=[2.422], CLEAR OPENING WIDTH=[24.875] KITCHEN	1	29 5/8 W X 41 3/8 H	\$399.00	\$291.67	\$291.67	
2	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[13.958], CLEAR OPENING SQUARE FEET=[2.241], CLEAR OPENING WIDTH=[23.125] KITCHEN	2	27 7/8 W X 41 1/4 H	\$399.00	\$291.67	\$583.34	
3	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[26.333], CLEAR OPENING SQUARE FEET=[4.64], CLEAR OPENING WIDTH=[25.375]	1	30 1/8 W X 69 1/2 H	\$472.50	\$291.67	\$291.67	
4	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[24.395], CLEAR OPENING SQUARE FEET=[4.299], CLEAR OPENING WIDTH=[25.375] LIVING ROOM	2	30 1/8 W X 65 5/8 H	\$472.50	\$291.67	\$583.34	
5	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[26.145], CLEAR OPENING SQUARE FEET=[3.518], CLEAR OPENING WIDTH=[19.375] LIVING ROOM	2	24 1/8 W X 65 5/8 H	\$446.25	\$291.67	\$583.34	
6	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, KEEPER GRID STYLE{FLAT COLONIAL=[2V1h]}, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.2], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.45], CLEAR OPENING HEIGHT=[26.333], CLEAR OPENING SQUARE FEET=[4.64], CLEAR OPENING WIDTH=[25.375] FRONT LIVING ROOM	2	30 1/8 W X 69 1/2 H	\$498.75	\$314.44	\$628.88	
7	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[26.333], CLEAR OPENING SQUARE FEET=[4.64], CLEAR OPENING WIDTH=[25.375] CLOSET	1	30 1/8 W X 69 1/2 H	\$472.50	\$291.67	\$291.67	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF				TERMS
1784327	2/27/2026		203 N Oakland				cash
ITEM	DESCRIPTION	QTY	SIZE	LIST	PRICE	TOTAL	
8	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[26.333], CLEAR OPENING SQUARE FEET=[4.64], CLEAR OPENING WIDTH=[25.375] BEDROOM	1	30 1/8 W X 69 1/2 H	\$472.50	\$291.67	\$291.67	
9	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[26.333], CLEAR OPENING SQUARE FEET=[4.572], CLEAR OPENING WIDTH=[25] SMALL BEDROOM	1	29 3/4 W X 69 1/2 H	\$472.50	\$291.67	\$291.67	
10	5400S AWNING WINDOW WHITE, REPLACEMENT, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, FULL SCREEN FIBERGLASS, STAINLESS STEEL HARDWARE, ESTAR CLIMATE ZONES=[SC, S,], SOLAR HEAT GAIN=[0.18], U-FACTOR=[0.26], VISIBLE TRANSMISSION=[0.42] UPPER DORMER	3	30 1/8 W X 26 3/4 H	\$549.50	\$461.45	\$1,384.35	
11	5400S AWNING WINDOW WHITE, REPLACEMENT, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, FULL SCREEN FIBERGLASS, STAINLESS STEEL HARDWARE, ESTAR CLIMATE ZONES=[SC, S,], SOLAR HEAT GAIN=[0.18], U-FACTOR=[0.26], VISIBLE TRANSMISSION=[0.42] UPPER	2	28 7/8 W X 19 5/8 H	\$549.50	\$461.45	\$922.90	
12	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 2 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[6.958], CLEAR OPENING SQUARE FEET=[1.166], CLEAR OPENING WIDTH=[24.125] BACK DORMER	1	28 7/8 W X 27 1/4 H	\$399.00	\$291.67	\$291.67	
13	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 1 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[9.458], CLEAR OPENING SQUARE FEET=[0.657], CLEAR OPENING WIDTH=[10] UPPER GARAGE	2	14 3/4 W X 32 1/4 H	\$392.00	\$285.60	\$571.20	
14	5400 DOUBLE HUNG WHITE, REPLACEMENT, HEAD EXPANDER, TIP TO TIP, LOWE/ARGON/CLEAR, GLASS BREAKAGE WARRANTY 25 YEARS, HALF SCREEN FIBERGLASS, 1 VENT LATCH, ESTAR CLIMATE ZONES=[S,], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.3], VISIBLE TRANSMISSION=[0.51], CLEAR OPENING HEIGHT=[20.27], CLEAR OPENING SQUARE FEET=[2.71], CLEAR OPENING WIDTH=[19.25] UPPER GARAGE	1	24 W X 53 7/8 H	\$413.00	\$285.60	\$285.60	
TOTALS:		22		SUBTOTAL:		\$7,292.97	
				SALES TAX 5.5%:		\$401.11	
				TOTAL:		\$7,694.08	

COMMENT:



ABC Supply - Green Bay, WI
 1838 Velp Ave
 Green Bay, WI 54303-6448
 Phone: (920) 499-1421

QUOTE
2007851971

Account: 2199244 0002
Branch: 7
Phone: (920) 434-8908
Fax:

Bill To: Basten Home Inspection
 4560 Algonquin Trl
 Green Bay, WI 54313-9527

Ship To: Railing
 203 N Oakland Ave
 Green Bay, WI 54303

PO: 203 N Oakland	Ref:	Job: 203 N Oakland
Exp Delv Date: 03/27/26	Sales W Stranz	Type: DELIVERY
Activation Date: 03/27/26	Agents	Quoted For:
Close Date: 04/26/26	W Stranz	Quoted By: ws028030
		Ship Via:

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
2	KT	49DST16312 Dsi Trx 4'X36" Stair Rail Kit White	154.16/KT	308.32
3	KT	49DST16288 Dsi Trx 4'X36" Rail Kit White	138.42/KT	415.26
2	KT	49DS16290 Dsi Trx 6'X36" Rail Kit White	178.26/KT	356.52
3	PC	49DST11536 Dsi Trx 4"X4"X38" Post Sleeve White	111.46/PC	334.38
2	PC	49DST11538 DSI TRX 4"X4"X48" Post Sleeve White	118.30/PC	236.60
3	PK	49DST16163 Dsi Trx 4-Pack Rail Mounts White	27.31/PK	81.93
1	EA	DELIVERYBR Delivery Charge	25.00/EA	25.00
Subtotal				1,758.01
Sales Tax				96.69
Final sales tax charged may vary depending upon applicable state and local tax laws.				

Total: **\$1,854.70**



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: 203 S. Oakland Ave.

2. Parcel #: _____

3. Owner of record:	<u>Blair Basten & Cali Basten</u>	Phone:	<u>920.493.3333</u>
	<u>893 Kendale Court</u>	<u>Hobart</u>	<u>WI 54155</u>
	(Address)	(City)	(State) (Zip)

4. Applicant's Name:	<u>Cali Basten</u>		
	<u>893 Kendale Court</u>	<u>Hobart</u>	<u>WI 54155</u>
	(Address)	(City)	(State) (Zip)
	<u>920-490-3478</u>	<u>920-493-3333</u>	<u>c.basten@hjmartin.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.)

See attachment

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: Cali Basten

Owner Signature: Cali Basten

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

April 15, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.1

Staff-level COA applications.

BACKGROUND

- COA 26-02, 809 Adams, Fence
- COA 26-04, 931 S Madison, Fence
- COA 26-05, 937 S Monroe, Door
- COA 26-08, 903 S Quincy, Roof
- COA 26-09, 142 N Broadway, Sign

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None