



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, MAY 20, 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=tZta3UxnmHIOTVhI8sc2jB9Rjzi9I.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, May 20, 2026, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 15, 2026, meeting.

E. Regular Business.

- I. (COA 26-10) Consideration with possible action on a design review for rear deck reconstruction and rear door replacement located at 833 S Quincy Street.

2. (COA 26-11) Consideration with possible action on a design review for reconstruction of carriage house/garage located at 1013 S Jackson Street.
3. (COA 26-12) Consideration with possible action on a design review for gutter, porch, and window replacement located at 833 S Jefferson Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Next Meeting: June 17, 2026.

G. Adjournment.

1. Adjournment of the Wednesday, May 20, 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

May 20, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the April 15, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Landmarks Commission Minutes 04_15_2026



MINUTES 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=tZta3UxnmHIOTVhll8sc2jB9Rjzi9l.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 891 1512 1688

Passcode: 400638

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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, Rebecca Derenne, Stephen Srubas, Jim Hutchison

Excused: Susan Ley, Al Gonzalez Valentine

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Wednesday, April 15, 2026, meeting of the Landmarks Commission.

Moved by Rebecca Derenne, seconded by Stephen Srubas to approve the agenda.

Motion .

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

No - None, Abstain - None.

D. APPROVAL OF MINUTES.

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

Moved by Stephen Srubas, seconded by Rebecca Derenne to approve the minutes.

Motion Passed.

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

No - None, Abstain - None.

E. REGULAR BUSINESS.

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

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

Motion Passed.

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

No - None, Abstain - None.

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

Moved by Stephen Srubas, seconded by Rebecca Derenne to approve the exterior wall work and window infill.

Motion Passed.

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

No - None, Abstain - None.

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

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

Motion Passed.

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

No - None, Abstain - None.

Speakers:

Blair Basten - 203 N Oakland Ave

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

Motion Passed.

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

No - None, Abstain - None.

Moved by Stephen Srubas, seconded by David Siegel to approve the window, door and porch work.

Motion Passed.

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

No - None, Abstain - None.

F. INFORMATIONAL.

1. Staff-level COA applications.

Staff presented five staff-level COA's.

2. Staff update.

3. Next Meeting: May 20, 2026

G. ADJOURNMENT.

1. Adjournment of the Wednesday, April 15, 2026, meeting of the Landmarks Commission.

Moved by Stephen Srubas, seconded by David Siegel to adjourn the meeting.

Motion Passed.

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

No - None, Abstain - None.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

May 20, 2026

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 26-10) Consideration with possible action on a design review for rear deck reconstruction and rear door replacement located at 833 S Quincy Street.

BACKGROUND

833 S Quincy, built c. 1905, is a contributing resource within the Astor Historic District. This neoclassical style house (transitional, with Queen Anne-style polygonal corner) maintains a high degree of integrity (including materials such as wooden siding).

This request for COA calls for the removal and reconstruction of rear decks at the first and second stories. As part of this work, a non-historic sliding glass door is proposed to be replaced by a window. New siding, where required, shall be cedar clapboard painted to match the existing siding. New deck material to be Trex. Details of the proposed finished work have not been provided; however, all work to be done is on the rear of the house with none visible from a public right-of-way.

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.
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.

The proposed repair of existing windows and reproduction of missing windows appears to satisfy all SOI Standards. The existing rear decks do not appear to be historic (they are likely non-historic alterations), and their location at the rear of the property precludes significant impact to the integrity of the property or the district.

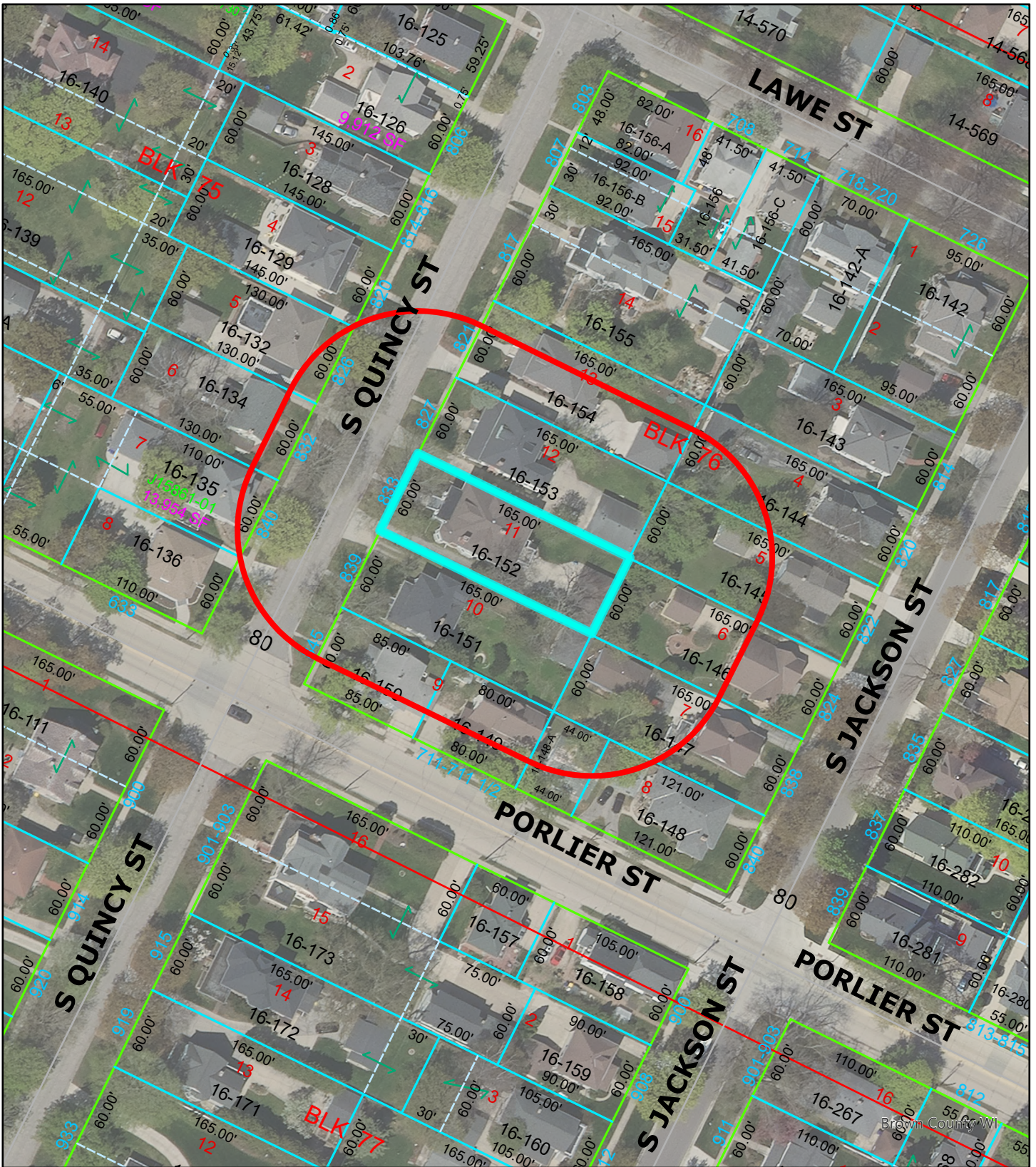
RECOMMENDATION

LC staff recommends approval of the proposed rear deck reconstruction, door replacement, and associated work proposed in the COA application.

FISCAL IMPACT

ATTACHMENTS



1. COA 26-10 Map
2. COA 26-10 Pictures
3. COA 26-10 Scope of Work
4. COA 26-10 Cost Estimate
5. COA 26-10, 833 S Quincy Property Details
6. COA 26-10 Application, Redacted



**(COA 26-10) Rear Deck Work
at 833 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. 12 May 2026 X:\Planning\Basemaps\template_8.5x11.aprx

-  833 S Quincy Street
-  Buffer

















Scope of Work: Follman

Key Project Contacts (Subcontractors)

Trade	Company/Contact	Phone Number
Electrical	Dayton	(920)737-9140
Plumbing	Cornell – Jim	(920) 676-9204

General Scope & Requirements

- Lower Deck To Be Removed (Leave Stairs And Landing)
- Upper Deck To Be Removed
- Inspect Rubber Roof After Removal Of Deck To See If It Needs Replacing
- Remove Lower Patio Door
- Frame Wall Where Patio Door Was To Fit New Window
- Have Electrician Set Up Electric Heaters In Rear Entrance
- Rock/Plaster/Paint (Drury Designs)
- Install Trim
- Have New Siding Painted
- Install New Siding
- Demo Upper Door Save Door
- Frame And Lower R/O Of Upper Door To Correct Size
- Rock/Plaster/Paint/Trim Upper Door
- Frame New Deck To Make Sure Upper Door Opens Flush
- Install Trex And Rail On Upper Deck
- Install Trex On Lower Landing And Stairs
- **KEEP JOBSITE CLEAN THROUGHOUT PROJECT**

General Project Notes

Customer works from home



Green Bay Yard
 1990 Larsen Road
 Green Bay, WI 54303
 Phone: (920)496-5080
 Fax: (920)494-9570

Visit us on the web at: www.wibuildingsupply.com

SOLD TO

DRURY DESIGNS INC
 ACCOUNTS PAYABLE
 1252 MARINE STREET
 GREEN BAY, WI 54301

SHIP TO

DRURY DESIGNS INC
 DECK MATERIAL

SUB: 1

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SLSMN	EXPIRATION DATE
7391877	1071665		02/19/26	CDW3	03/06/26
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	
Cover ALL material loads -		ALWAYS per Pat's request			
		**** QUOTE ****			
6	PC	Trtd Pine 2x6x10 #2 ABOVE GROUND	10.490	62.94*	
16	PC	Trtd Pine 2x6x8 #2 ABOVE GROUND	8.280	132.48*	
* 2	EA	TREX SELECT S.E. DECKING 20'	100.526	201.05*	
* 18	EA	TREX SELECT GROOVED DECKING 20'	100.526	1809.47*	
* 4	EA	TREX SELECT FACIA 8"	79.946	319.78*	
* 1	EA	CORTEX FOR DECK BOARDS	93.278	93.28*	
* 1	EA	CORTEX FOR FASCIA 50LF BOX	68.042	68.04*	
* 3	EA	HIDDEN FASTENERS 50SF	38.000	114.00*	
				SECTION TOTAL	2801.04
		TREX SIGNATURE RAIL BLACK			
* 6	EA	POST 2.5X37" BLACK,W/CAP AND SKIRT	94.842	569.05*	
* 2	EA	SIGNATURE HORZ. RAIL, BLACK W/SQUARE BALUSTERS, 36X8'	312.289	624.58*	
* 3	EA	SIGNATURE HORZ. RAIL, BLACK W/SQUARE BALUSTERS, 36X6	234.224	702.67*	
February 19, 2026 11:35:00 OT:MDAMI			MERCHANDISE		
***** * QUOTE * *****			SHIP VIA 301	OTHER	
			PAGE 1 OF 3	TAX	
				FREIGHT	
				TOTAL	

QUOTATION

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 ACCOUNTS PAYABLE
 1252 MARINE STREET
 GREEN BAY, WI 54301

SHIP TO
 DRURY DESIGNS INC
 DECK MATERIAL

SUB: 1

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SLSMN	EXPIRATION DATE
7391877	1071665		02/19/26	CDW3	03/06/26
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	
					----- 1896.30
SECTION TOTAL ***** Please examine this estimate carefully. We agree to furnish only the items and quantities appearing on this estimate. There is no guarantee that the items listed are sufficient to complete the given project. Not responsible for clerical errors. Prices quoted are good for 15 days. Please note that certain items in this estimate may be impacted by supply interruptions, rapidly shifting market conditions, or unforeseen disruptions, such as government-imposed tariffs. As a result, pricing and product availability are subject to change without prior notice, including increases attributable to the threat, or actual imposition, of tariffs.					
February 19, 2026 11:35:00 OT:MDAMI				MERCHANDISE	
***** * QUOTE * *****				SHIP VIA	
				301	
				PAGE 2 OF 3	
				OTHER	
				TAX	
				FREIGHT	
				TOTAL	

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SUB: 1

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SLSMN	EXPIRATION DATE
7391877	1071665		02/19/26	CDW3	03/06/26
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	

February 19, 2026 11:35:00 OT:MDAMI				MERCHANDISE	4697.34
***** * QUOTE * *****				SHIP VIA 301	OTHER 0.00
PAGE 3 OF 3				TAX 5.500%	258.36
				FREIGHT	0.00
				TOTAL	4955.70

QUOTE

QUOTATION

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Address:	833	S Quincy	St			
Parcel No.:	16-152					
WI AHI No.:	53386					
Historic Name:	E. Joannes House Curt Dworak and Debra Christesen-Dworak House					
Built:	1905					
Historic Use:	house					
Architectural Style:	Neoclassical					
Wall Material:	clapboard					
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf (district nomination)					
Notes:	<p>"This very large structure is the largest on the block. Four massive columns extend two stories to support a front porch and an upper deck. Leaded windows are found at either side of the entranceway. Squared dormers mark the third floor at the front and side. A five sided extended turret at the front right corner is topped by a decorative figure. E. Joannes was the original owner of this home."</p> <p>Owner: Paul J. & Diane M. Kelnhofer, 700 Cherry Street, Green Bay, WI 54301"</p> <p>- per NRHP nomination</p>					
Stewardship:	<p>Character - Overall form & fenestration. Hipped roof with central hipped roof dormer. Similar dormers on north & south sides as well. See description above. Polygonal turret at southwest corner. Polygonal 2-story bay on north & south façade. Brick chimney between turret & south bay. 2-story Neoclassical front porch with 4, 2-story Tuscan columns. Clapboard profile siding, primarily with mitred corners, but cornerboard at northwest corner (elsewhere?). Flat board belt separates 1st & 2nd stories. 2nd story windows & door use cornice as lintel. Many diamond pane windows. A transitional mix of styles, dominated by the Neoclassical porch, but influences from Queen Anne and Colonial Revival.</p> <p>Features - Original siding. Many original window (particularly cut glass & diamond pane types). Porch columns, railings, & balusters.</p> <p>Alterations - Porch step railing & newels (top & bottom). Soffit material replaced. Replacement 1/1 windows. K-style gutters.</p> <p>Misc -</p>					



CERTIFICATE OF APPROPRIATENESS APPLICATION

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

All fields must be completed before application will be processed.

File Number: _____

1. Address: 833 S Quincy Green Bay

2. Parcel #: 16-152

3. Owner of record: Karen Follmann Phone: 608 469 6457

833 S Quincy Green Bay WI 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Sam Champeau

1252 Marine St Allouez WI 54801
(Address) (City) (State) (Zip)

(Office Phone #)

(Cell Phone #)

(E-mail Address)

5. Present use of Property: Current Residence

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

See attached scope of work.

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)

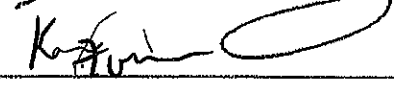
8. The following action is requested:

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

May 20, 2026

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 26-11) Consideration with possible action on a design review for reconstruction of carriage house/garage located at 1013 S Jackson Street.

BACKGROUND

1013 S Jackson is a contributing property in the Astor NRHP Historic District, built c. 1900. The house maintains a relatively high degree of historic integrity, noting that changes to the original design may now be historic in their own right. This COA proposes razing an extant detached garage (carriage house) and building a new detached garage that closely replicates the appearance of the original.

LC staff notes that the proposed detached garage is behind the house and largely concealed from view. The current garage is only visible from the S Jackson public right-of-way when looking up the long driveway.

Per the Secretary of the Interior's (SOI) Standards for Rehabilitation, the following are most relevant.

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.
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 will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LC staff notes that the existing garage appears to be an original carriage house associated with this property. Although historic, this garage is not mentioned in the NRHP nomination, and its contribution to the historic character (or characterization) of the property is relatively minor compared with the house itself. Considering the garage as a single, potential "deteriorated historic feature", the proposed new feature will largely match the old in design, color, texture, other visual qualities, and materials, and is substantiated by the physical evidence of the existing garage.

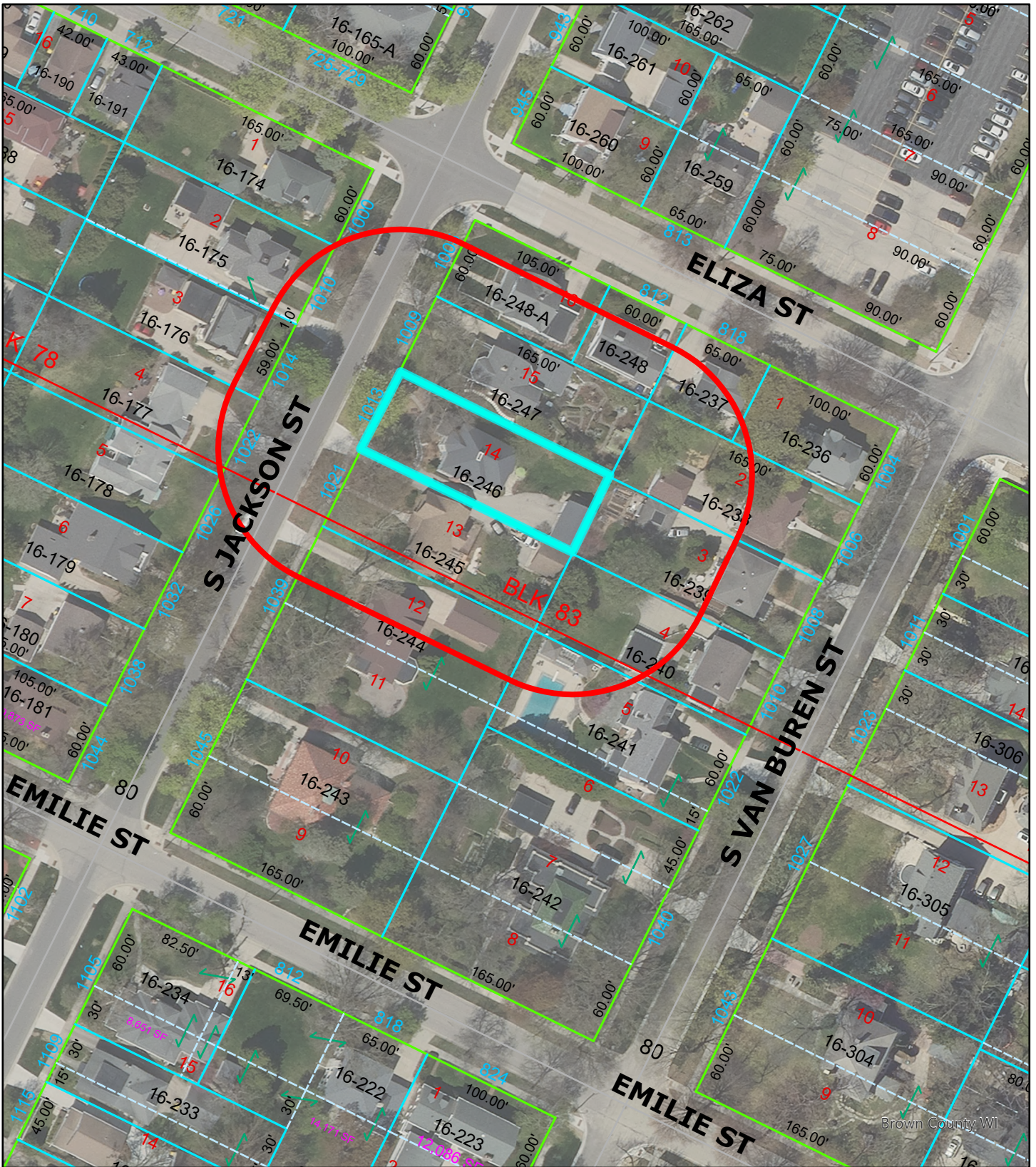
RECOMMENDATION

Although repair of the existing garage would be preferable, LC staff notes that the proposed new garage will not have an impact on the integrity of the district and a relatively small impact on the integrity of this individual property (in part due to the very close resemblance between the existing garage and its proposed replacement).

FISCAL IMPACT

ATTACHMENTS

1. COA 26-11 Map
2. COA 26-11 Rendering
3. COA 26-11 Pictures
4. COA 26-11 Sanborn Map Images (1936)
5. COA 26-11 Application Addendum
6. COA 26-11 1013 S Jackson Property Details
7. COA 26-11 Application Redacted

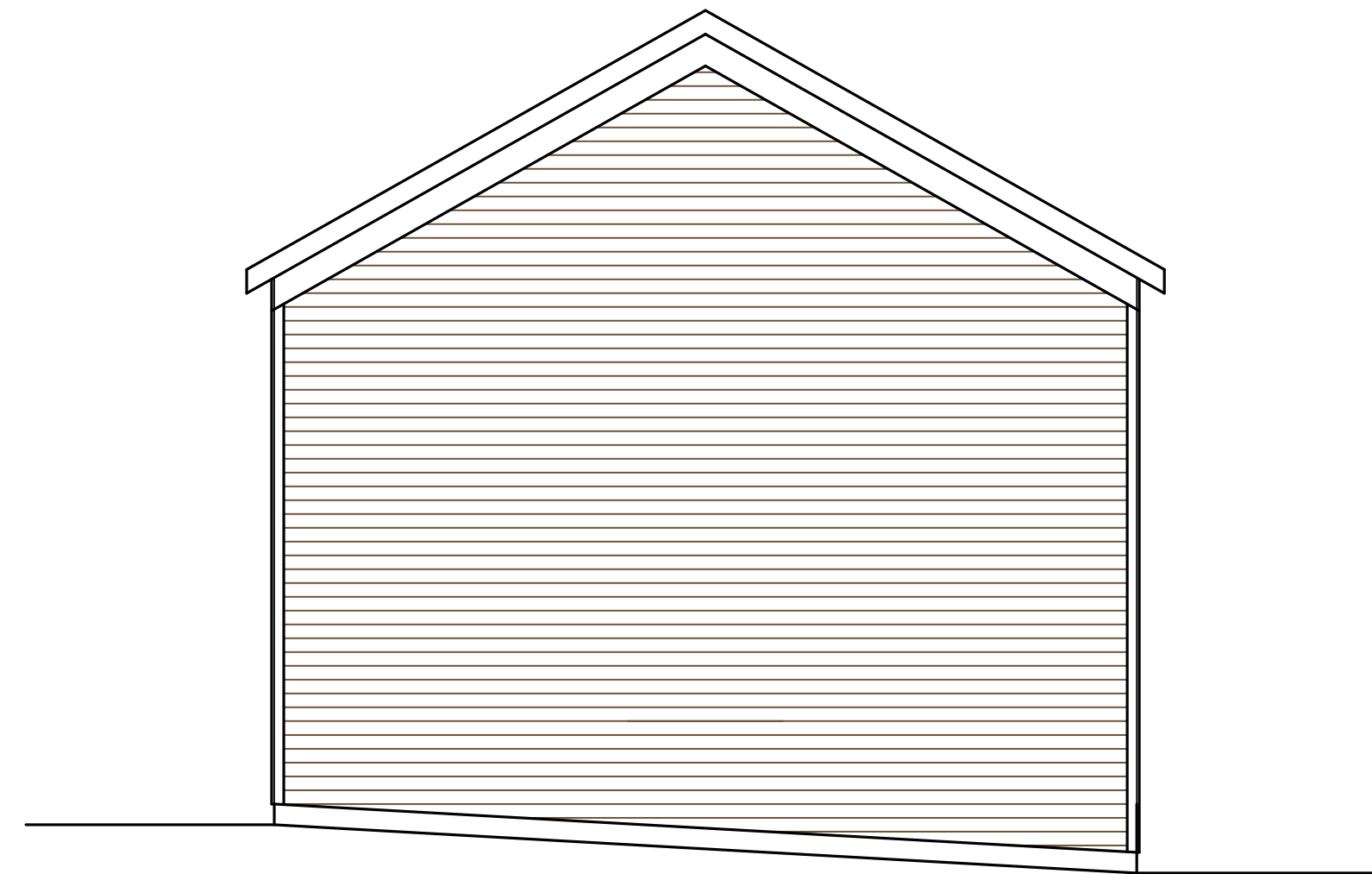


**(COA 26-11) New Carriage House/Garage
at 1013 S Jackson Street**

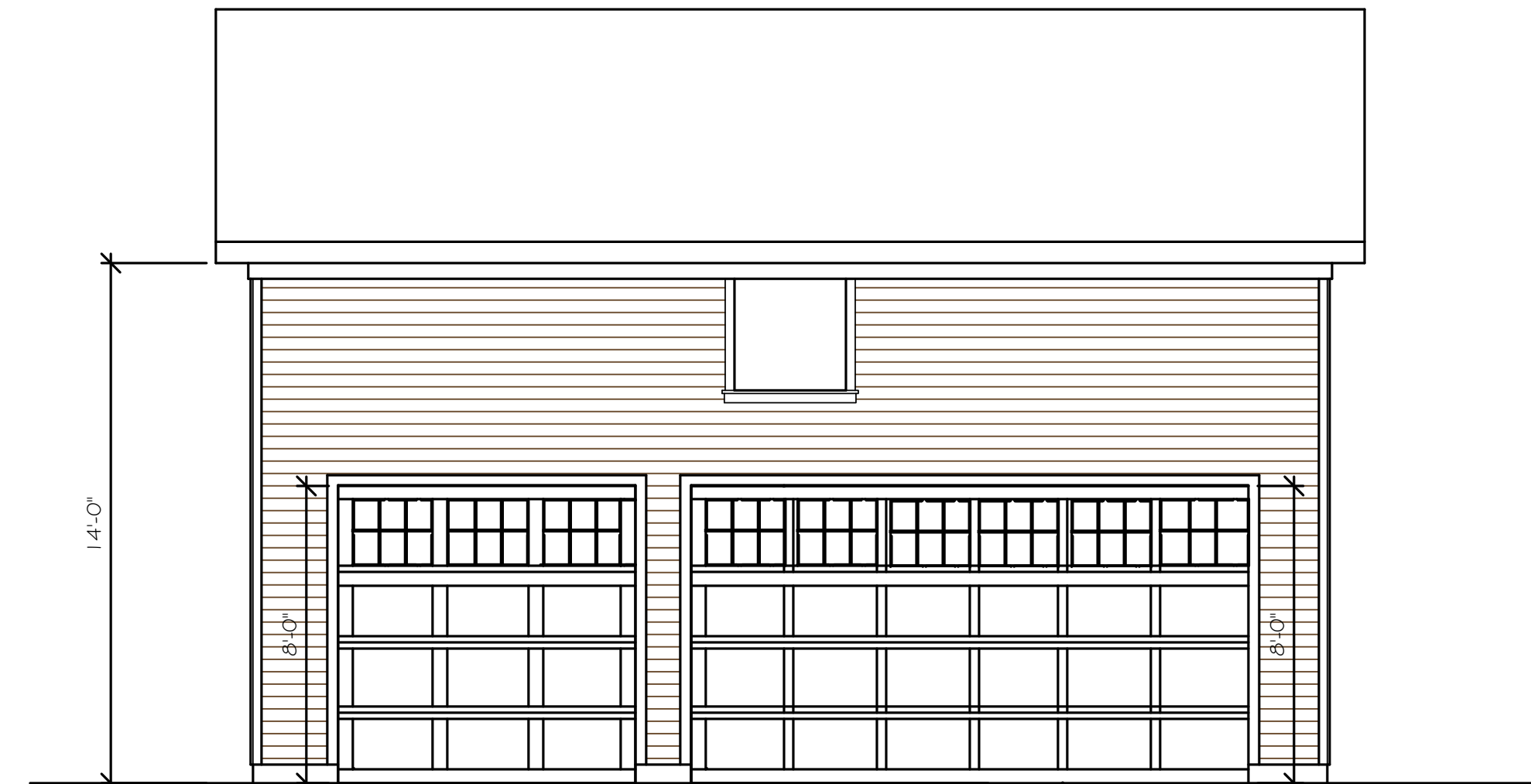


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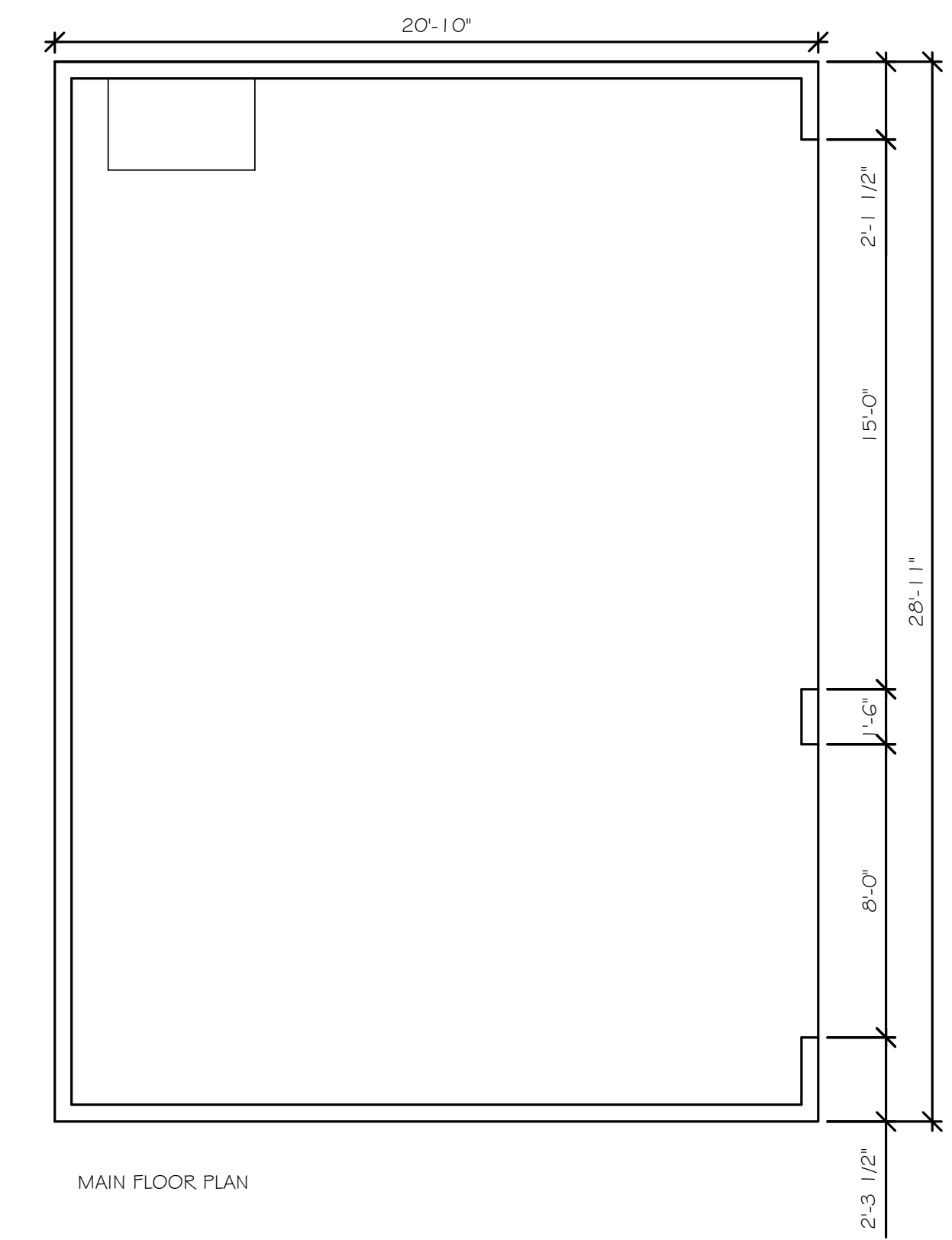
- 833 S Quincy Street
- 100' Notification Area



NORTH ELEVATION



FRONT ELEVATION



MAIN FLOOR PLAN



SOUTH ELEVATION



REAR ELEVATION





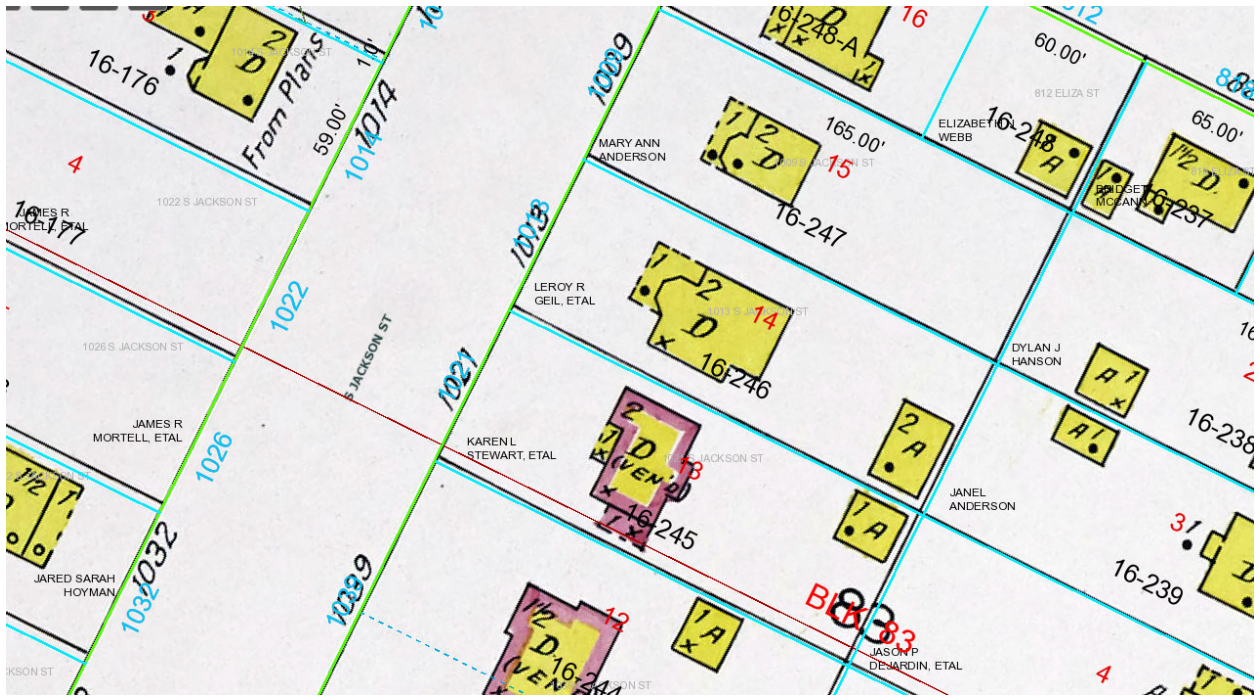












1936 Sanborn Map

Addendum to COA Application from Geil/Schils

Demolition and reconstruction of carriage house/garage at 1013 S. Jackson St.

Although we would prefer to restore the existing structure, we have been unable to find a contractor willing to take on this project (we contacted three). At this point, our option is to replace.

The current condition of the carriage house is increasingly of concern. The foundation/slab is cracked in multiple areas and is sinking. Our garage doors fail to close periodically due to this sinking, and we must have them adjusted to the floor and structure's movement. The wood at the corners of the building is rotted on all four corners providing minimal stability. The original wood siding is warped and curled. There is a pronounced sway in the roofline.

We have contracted with Lemkuil Architects for the drawing and planning of the project. The initial drawing is attached.

We have requested that the architect design a replica of the original carriage house, including no change to the footprint of the building, no change to the height, and the same pitch to the roofline. Our intention is to place the new structure in the exact same location on the lot as the existing.

Materials for the new carriage house:

Asphalt roof to match existing which is also on the house. This roof was approved by the historic committee when it was installed in approximately 2011.

Wood siding to match existing which is also on the house.

Paint to match the existing color scheme which is also on the house.

Garage doors to be determined, however to be appropriate to a carriage house.

Windows to match existing style.

*If acceptable, we wish to consider adding a door to the north side of the structure to allow for foot traffic.

Address:	1013	S Jackson	St			
Parcel No.:	16-246					
WI AHI No.:	28375					
Historic Name:	Roland Johns House					
	Mary Schils and LeRoy Geil House					
Built:	1900					
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:	clapboard					
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
	(district nomination)					
Notes:						
	"A square, box-like configuration distinguishes this large frame house. A half turret protrudes from the left of the façade. Mr. Roland Johns was the original owner of this home.					
	Owner: Oliver Hitch"					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Hipped roof with 2-story polygonal bay (half-turret) at left of front façade with hipped roof. Tall exterior brick chimney. Clapboard profile siding with corner boards. 1/1 windows. Transitional Queen Anne to Colonial Revival.					
Features -	Wood clapboard siding & some windows.					
Alterations -	Porch with arched headers is a later addition. Original porch was half-width, encompassing the polygonal front bay (larger than current porch).					
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: 1013 S Jackson St

2. Parcel #: _____

3. Owner of record: Roy Geil Mary Schils Phone: 9202889302

<u>1013 S Jackson St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Mary Schils

<u>1013 S Jackson St</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

_____ (Office Phone #)	_____ (Cell Phone #)	_____ (E-mail Address)
---------------------------	-------------------------	---------------------------

5. Present use of Property: private residence

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

Demolition of existing carriage house/garage. Replace with new structure that is a replica of original. We sought out contractors willing to bid on restoration and found none. The pad and foundation are sinking which would require lifting the structure, replacing both and reinforcing the building's span with a steel beam. We have hired Tom Lamkuil, architect to draw up plan.

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

May 20, 2026

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 26-12) Consideration with possible action on a design review for gutter, porch, and window replacement located at 833 S Jefferson Street.

BACKGROUND

833 S. Jefferson, built c. 1895, is a contributing property in the Astor Historic District. This wooden house is a vernacular style with porch alterations made in 2016. This house maintains a good degree of integrity, including historic siding and windows.

This request for COA calls for:

WINDOWS - remove and replace 21 wooden I/I windows and the installation of 6 storm windows that will cover 6 remaining historic multi-diamond-pane wooden windows.

PORCH – remove and replace non-historic side porch (steps, railing, etc)

STORM DOOR – remove and replace non-historic storm door at side porch

GUTTER & FASCIA – repair or replace, as needed, on two sides near rear corners of the house.

Some of the relevant portions of the Secretary of the Interior’s (SOI) Standards for Rehabilitation are:

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.

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.

With regard to the SOI Standards:

2. The existing windows are historic material, but the LC has generally taken a favorable view of replacing common I/I windows. The unusual diamond-pane windows are proposed to be retained.

6. The current windows are historic features. The proposed replacement windows generally match the old windows and maintain a I/I appearance.

In general, the side porch is deteriorated and likely not historic. Replacement of this material will not significantly impact the integrity of the house or the district. Other repairs and replacements (storm door, gutters, etc) appear to be ordinary maintenance and generally appropriate.

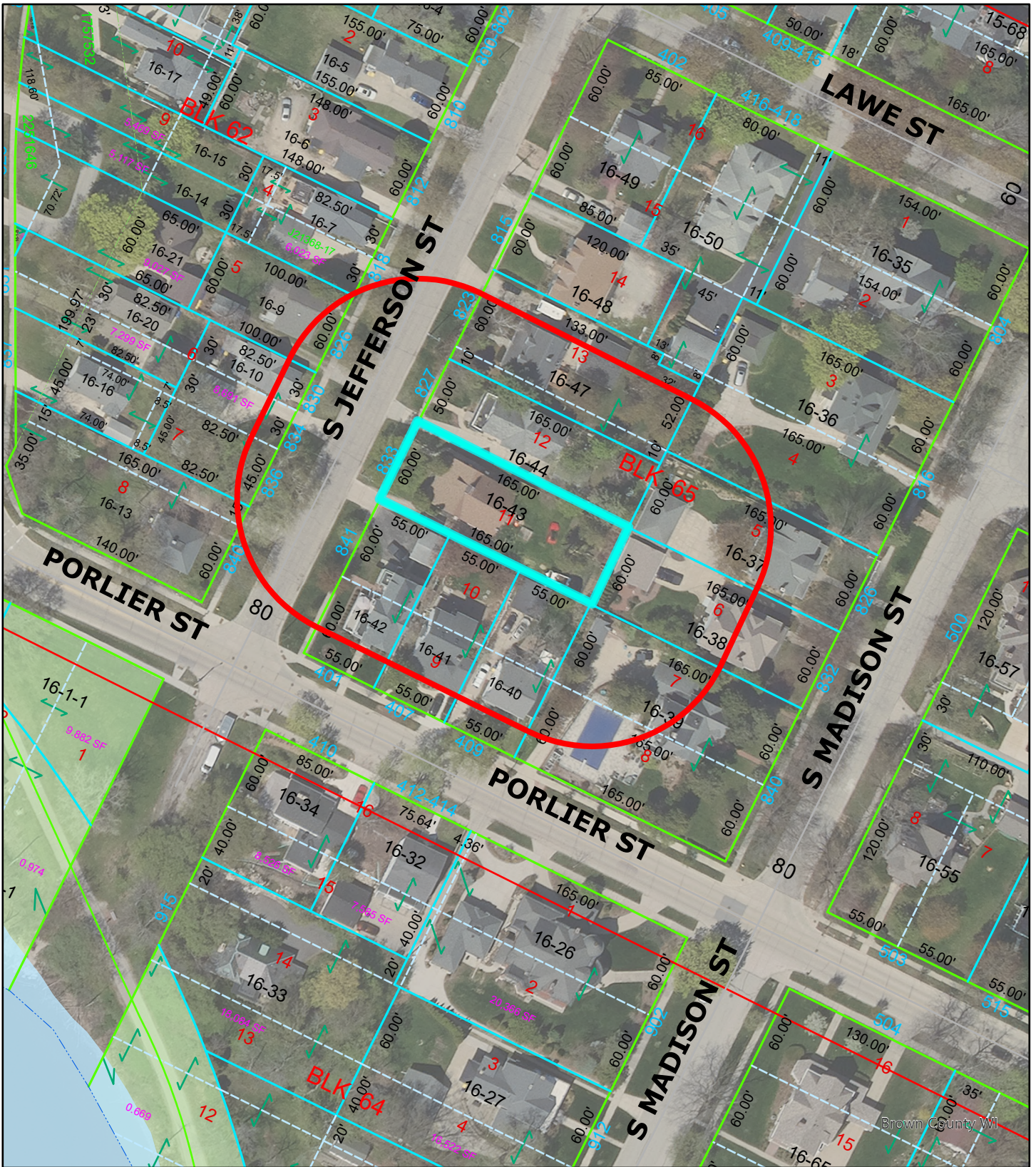
RECOMMENDATION

The proposed replacement windows will negatively impact the integrity of this property; however, the replacements are in keeping with similar window replacement projects approved throughout this historic district. The proposed scope of work also maintains the more unusual diamond-pane windows currently present. Other replacements and repairs appear to be appropriate provided that all wooden material is painted.

FISCAL IMPACT

ATTACHMENTS

1. COA 26-12 Map
2. COA 26-12 Quote and Window Details
3. COA 26-12 833 S Jefferson, Property Details
4. COA 26-12 Application, Redacted



(COA 26-12) Gutter, Porch, & Window Replacement at 833 S Jefferson 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. 13 May 2026 C:\Users\stephaniehu\Documents\ArcGIS\Projects\MyProject\MyProject1.aprx

- 833 S Jefferson Street
- Buffer

3428 Northridge Ct
Appleton, WI 54914



#6

1756

Tel: 920-840-2804
Cell: 920-750-9316

CONTRACTOR'S PROPOSAL

Nelson Joel Marketing

Proposal Submitted To: <i>Chris Murphy</i>	Job Name	Job #
Address	Job Location <i>833 S. Jefferson St</i>	Date of Plans
Phone #	Fax #	Architect

We hereby submit specifications and estimates for:

*Furnish & Install 27 windows per Attached Specs
Lindsay Windows Lifetime Warranty
Color White/white No wrap Low E Argon*

Total 16,500.⁰⁰

We propose hereby to furnish material and labor—complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted:

[Signature] *Joel Nelson*

Note—this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

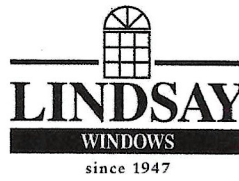
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

3530 Omni Drive
 Oshkosh, WI 54904
 PH: 9202333333



ORDER: 587423
 ORDER DATE: 5/1/2026
 ORDER CONTACT:

#6

QUOTE

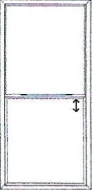
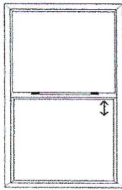
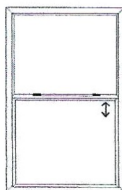
INVOICE INFORMATION

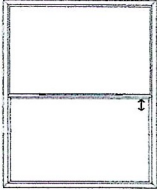
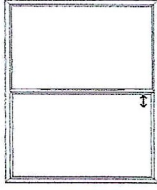
Omni Glass & Paint, LLC

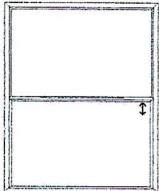

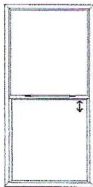
SHIPPING INFORMATION



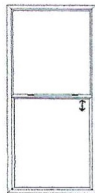
Omni Glass & Paint, LLC

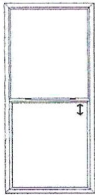
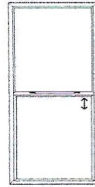

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
1	ClimateSmart Single Hung	1	32 W X 65 H			
	BASICS					
	ROUGH OPENING: 32.00 x 65.00					
	WINDOW SIZE: 31.50 x 64.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 27.95 (5.14 Sqft)					
2	ClimateSmart Single Hung	1	32 W X 65 H			
	BASICS					
	ROUGH OPENING: 32.00 x 65.00					
	WINDOW SIZE: 31.50 x 64.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 27.95 (5.14 Sqft)					

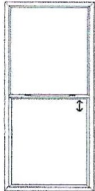
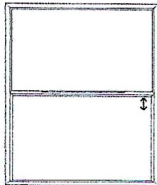
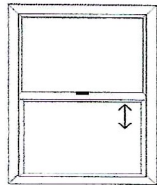
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM#	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
3	ClimateSmart Single Hung	1	32 W X 65 H			
	BASICS					
	ROUGH OPENING: 32.00 x 65.00					
	WINDOW SIZE: 31.50 x 64.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 27.95 (5.14 Sqft)					
4	ClimateSmart Single Hung	1	32 W X 50 H			
	BASICS					
	ROUGH OPENING: 32.00 x 50.00					
	WINDOW SIZE: 31.50 x 49.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 20.45 (3.76 Sqft)					
5	ClimateSmart Single Hung	1	32 W X 50 H			
	BASICS					
	ROUGH OPENING: 32.00 x 50.00					
	WINDOW SIZE: 31.50 x 49.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 20.45 (3.76 Sqft)					

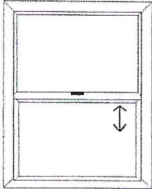
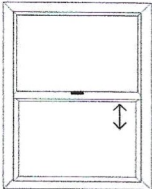
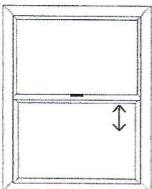
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS		
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
6	ClimateSmart Single Hung	1	52 W X 63 H			
	BASICS					
	ROUGH OPENING: 52.00 x 63.00					
	WINDOW SIZE: 51.50 x 62.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	REINFORCE SASH 4 SIDES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : YES, 46.5 x 26.95 (8.7 Sqft)					
7	ClimateSmart Single Hung	1	52 W X 63 H			
	BASICS					
	ROUGH OPENING: 52.00 x 63.00					
	WINDOW SIZE: 51.50 x 62.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	REINFORCE SASH 4 SIDES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : YES, 46.5 x 26.95 (8.7 Sqft)					

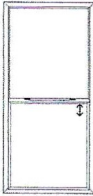

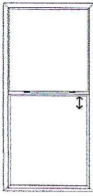
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSL)
8	ClimateSmart Single Hung	1	52 W X 63 H			
	BASICS					
	ROUGH OPENING: 52.00 x 63.00					
	WINDOW SIZE: 51.50 x 62.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	REINFORCE SASH 4 SIDES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : YES, 46.5 x 26.95 (8.7 Sqft)					
9	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					
10	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS		
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
11	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					
12	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					
13	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
14	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					
15	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					
16	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					

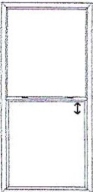
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
17	ClimateSmart Single Hung	1	32 W X 66 H			
	BASICS					
	ROUGH OPENING: 32.00 x 66.00					
	WINDOW SIZE: 31.50 x 65.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 28.45 (5.24 Sqft)					
18	ClimateSmart Single Hung	1	52 W X 63 H			
	BASICS					
	ROUGH OPENING: 52.00 x 63.00					
	WINDOW SIZE: 51.50 x 62.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	REINFORCE SASH 4 SIDES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : YES, 46.5 x 26.95 (8.7 Sqft)					
19	ClimateSmart Single Hung	1	24 W X 30 H			
	BASICS					
	ROUGH OPENING: 24.00 x 30.00					
	WINDOW SIZE: 23.50 x 29.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 18.5 x 10.45 (1.34 Sqft)					

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
20	ClimateSmart Single Hung	1	24 W X 30 H			
	BASICS					
	ROUGH OPENING: 24.00 x 30.00					
	WINDOW SIZE: 23.50 x 29.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 18.5 x 10.45 (1.34 Sqft)					
21	ClimateSmart Single Hung	1	24 W X 30 H			
	BASICS					
	ROUGH OPENING: 24.00 x 30.00					
	WINDOW SIZE: 23.50 x 29.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 18.5 x 10.45 (1.34 Sqft)					
22	ClimateSmart Single Hung	1	24 W X 30 H			
	BASICS					
	ROUGH OPENING: 24.00 x 30.00					
	WINDOW SIZE: 23.50 x 29.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 18.5 x 10.45 (1.34 Sqft)					

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
587423	5/1/2026		Expert - Murphy			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
23	ClimateSmart Single Hung	1	32 W X 65 H			
	BASICS					
	ROUGH OPENING: 32.00 x 65.00					
	WINDOW SIZE: 31.50 x 64.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 27.95 (5.14 Sqft)					
24	ClimateSmart Single Hung	1	32 W X 65 H			
	BASICS					
	ROUGH OPENING: 32.00 x 65.00					
	WINDOW SIZE: 31.50 x 64.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 27.95 (5.14 Sqft)					
25	ClimateSmart Single Hung	1	32 W X 65 H			
	BASICS					
	ROUGH OPENING: 32.00 x 65.00					
	WINDOW SIZE: 31.50 x 64.50					
	COLOR: WHITE					
	SCREEN: FIBER GLASS					
	SCREEN: HALF ROLLFORM SCREEN					
	NO NAIL FIN					
	GLASS/GRIDS					
	LOW-E 2 / CLEAR					
	WINDOW OPTIONS					
	CONSTANT FORCE BALANCES					
	OPENING					
	J CHANNEL IN FRAME (SH, SS, PW ONLY)					
	RATINGS					
	NFRC LABELS					
	U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)					
	Egress : NO, 26.5 x 27.95 (5.14 Sqft)					

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
587423	5/1/2026		Expert - Murphy	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	IMAGE (OSLI)
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26	ClimateSmart Single Hung	1	32 W X 65 H			
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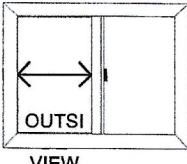
BASICS
ROUGH OPENING: 32.00 x 65.00
WINDOW SIZE: 31.50 x 64.50
COLOR: WHITE
SCREEN: FIBER GLASS
SCREEN: HALF ROLLFORM SCREEN
NO NAIL FIN

GLASS/GRIDS
LOW-E 2 / CLEAR

WINDOW OPTIONS
CONSTANT FORCE BALANCES

OPENING
J CHANNEL IN FRAME (SH, SS, PW ONLY)

RATINGS
NFRC LABELS
U-Factor: 0.29 SHGC: 0.30 Visible Light: 0.56 (Estimates)
Egress : NO, 26.5 x 27.95 (5.14 Sqft)

27	ClimateSmart Single Slider	1	30 W X 24 H			
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BASICS
ROUGH OPENING: 30.00 x 24.00
WINDOW SIZE: 29.50 x 23.50
COLOR: WHITE
SCREEN: FIBER GLASS
SCREEN: HALF ROLLFORM SCREEN
LEFT HAND
NO NAIL FIN

GLASS/GRIDS
LOW-E 2 / CLEAR

OPENING
J CHANNEL IN FRAME (SH, SS, PW ONLY)

RATINGS
NFRC LABELS
U-Factor: 0.29 SHGC: 0.29 Visible Light: 0.55 (Estimates)
Egress : NO, 11.13 x 18.5 (1.43 Sqft)

Order Summary	Quantity	SUBTOTAL:
ClimateSmart Single Hung	26	TOTAL:
ClimateSmart Single Slider	1	
Total Ordered Items	27	

Weighted Average U-FACTOR : 0.29, SHGC : 0.3, VT: 0.56

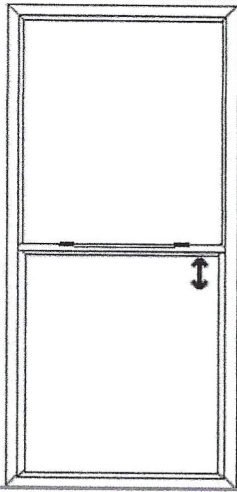
The drawings are viewed from the Outside Looking In (OSLI). If you have questions, please call your customer service representative.

Quotes Expire after 30 days

COMMENT:

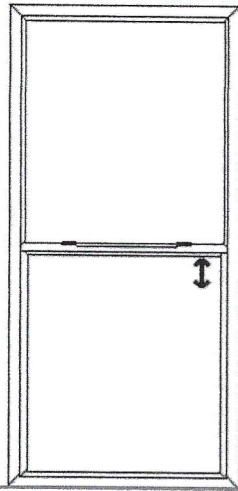
Drawings - Order: 587423

ITEM 1



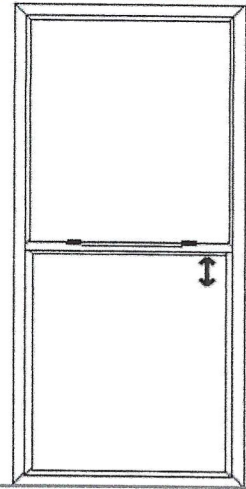
ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 2



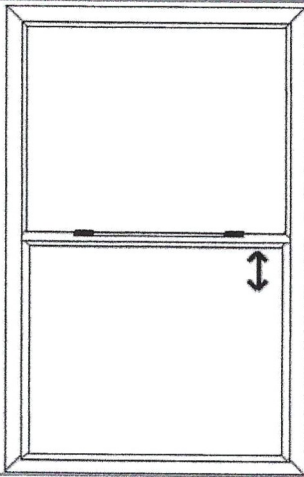
ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 3



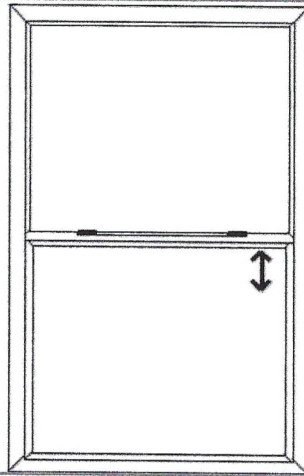
ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 4



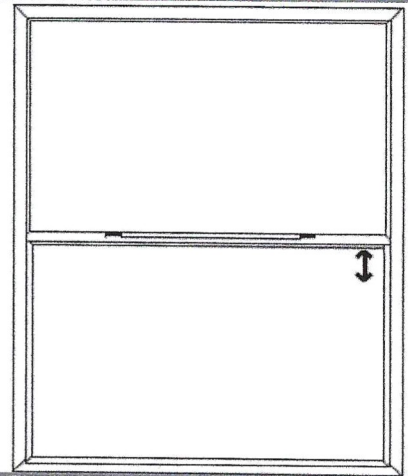
ClimateSmart Single Hung
32 W X 50 H
QTY: 1

ITEM 5



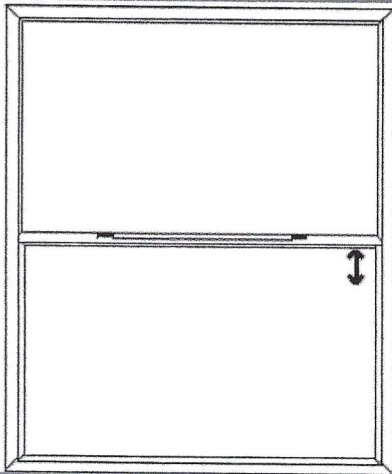
ClimateSmart Single Hung
32 W X 50 H
QTY: 1

ITEM 6



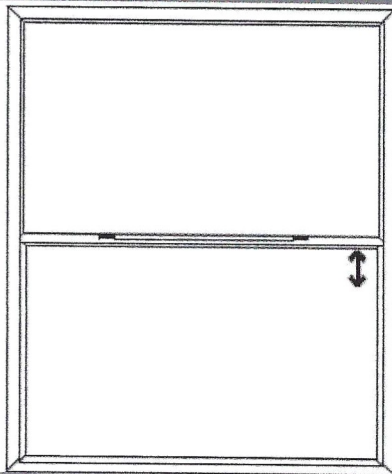
ClimateSmart Single Hung
52 W X 63 H
QTY: 1

ITEM 7



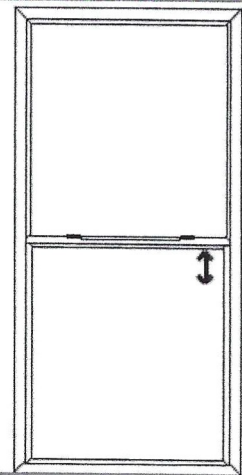
ClimateSmart Single Hung
52 W X 63 H
QTY: 1

ITEM 8



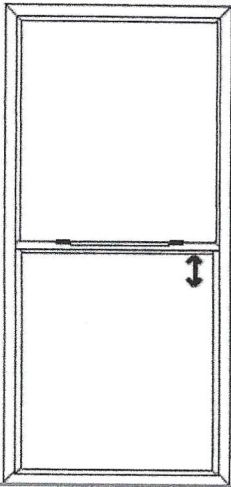
ClimateSmart Single Hung
52 W X 63 H
QTY: 1

ITEM 9



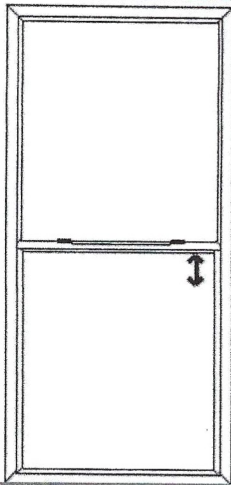
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 10



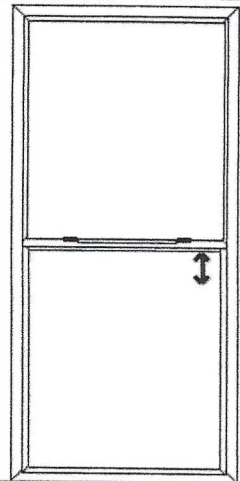
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 11



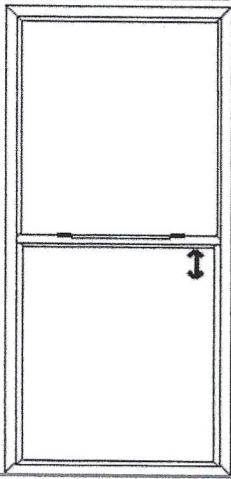
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 12



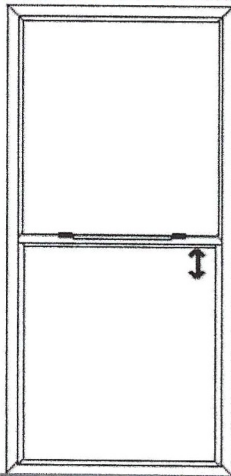
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 13



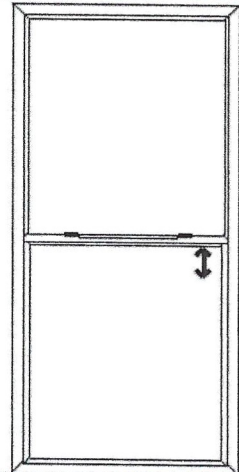
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 14



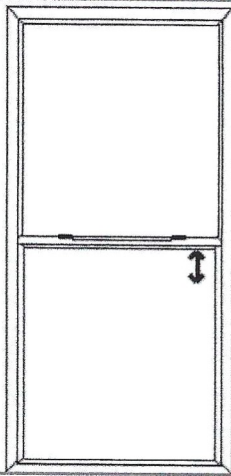
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 15



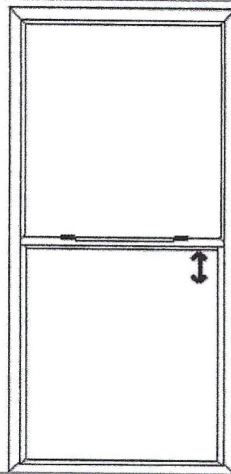
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 16



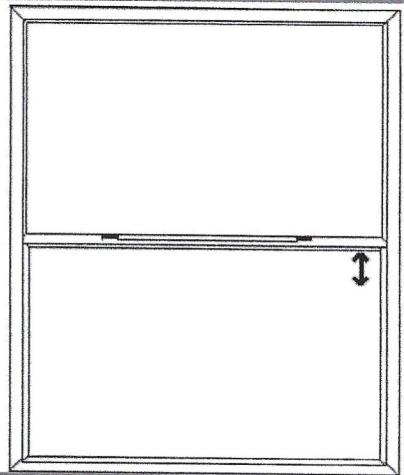
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 17



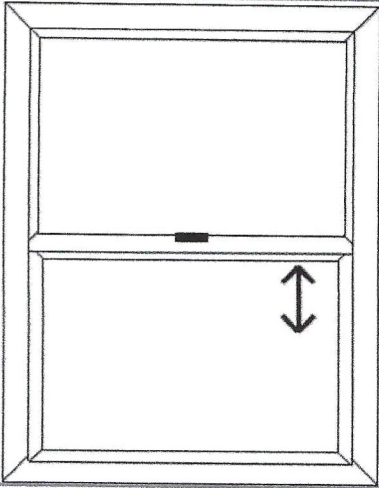
ClimateSmart Single Hung
32 W X 66 H
QTY: 1

ITEM 18



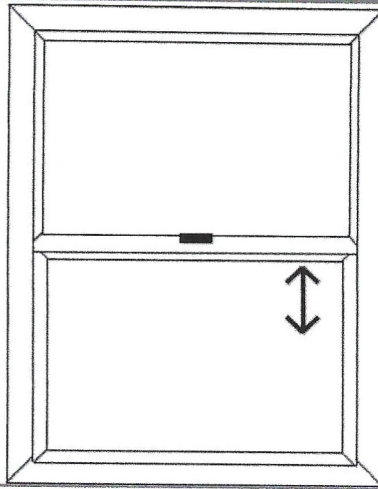
ClimateSmart Single Hung
52 W X 63 H
QTY: 1

ITEM 19



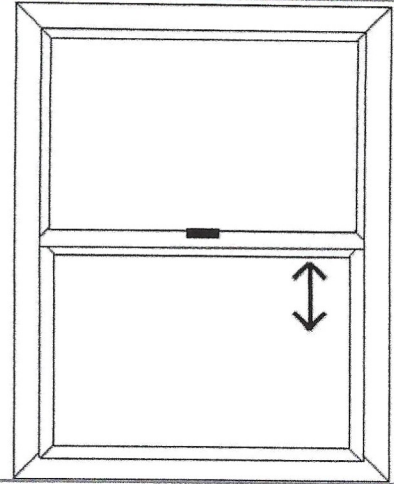
ClimateSmart Single Hung
24 W X 30 H
QTY: 1

ITEM 20



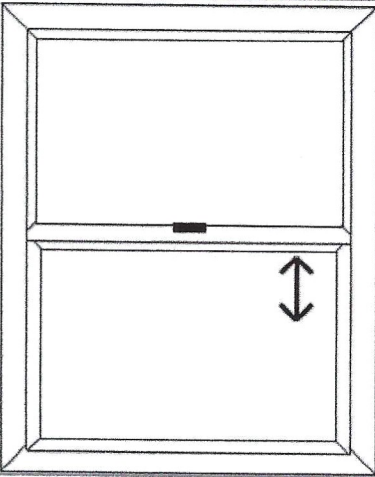
ClimateSmart Single Hung
24 W X 30 H
QTY: 1

ITEM 21



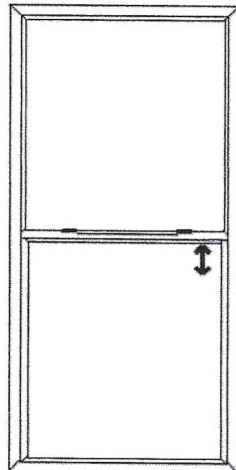
ClimateSmart Single Hung
24 W X 30 H
QTY: 1

ITEM 22



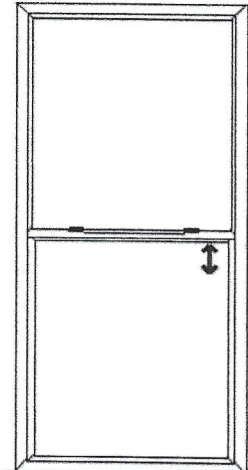
ClimateSmart Single Hung
24 W X 30 H
QTY: 1

ITEM 23



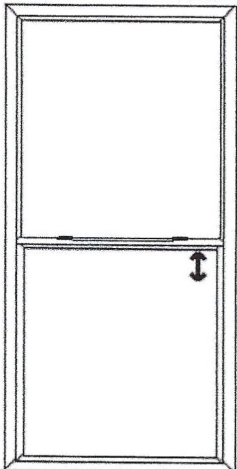
ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 24



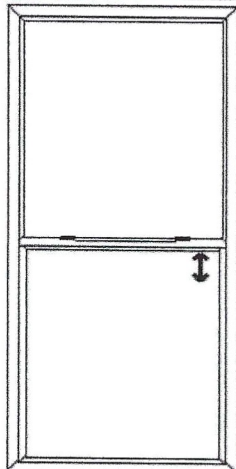
ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 25



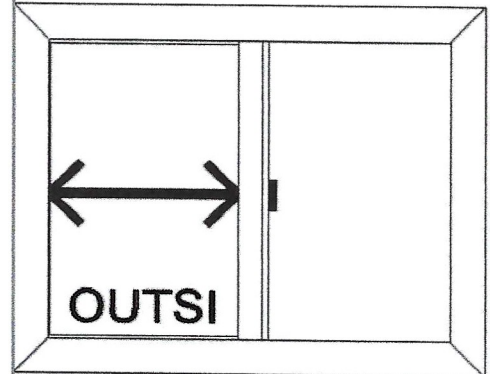
ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 26



ClimateSmart Single Hung
32 W X 65 H
QTY: 1

ITEM 27

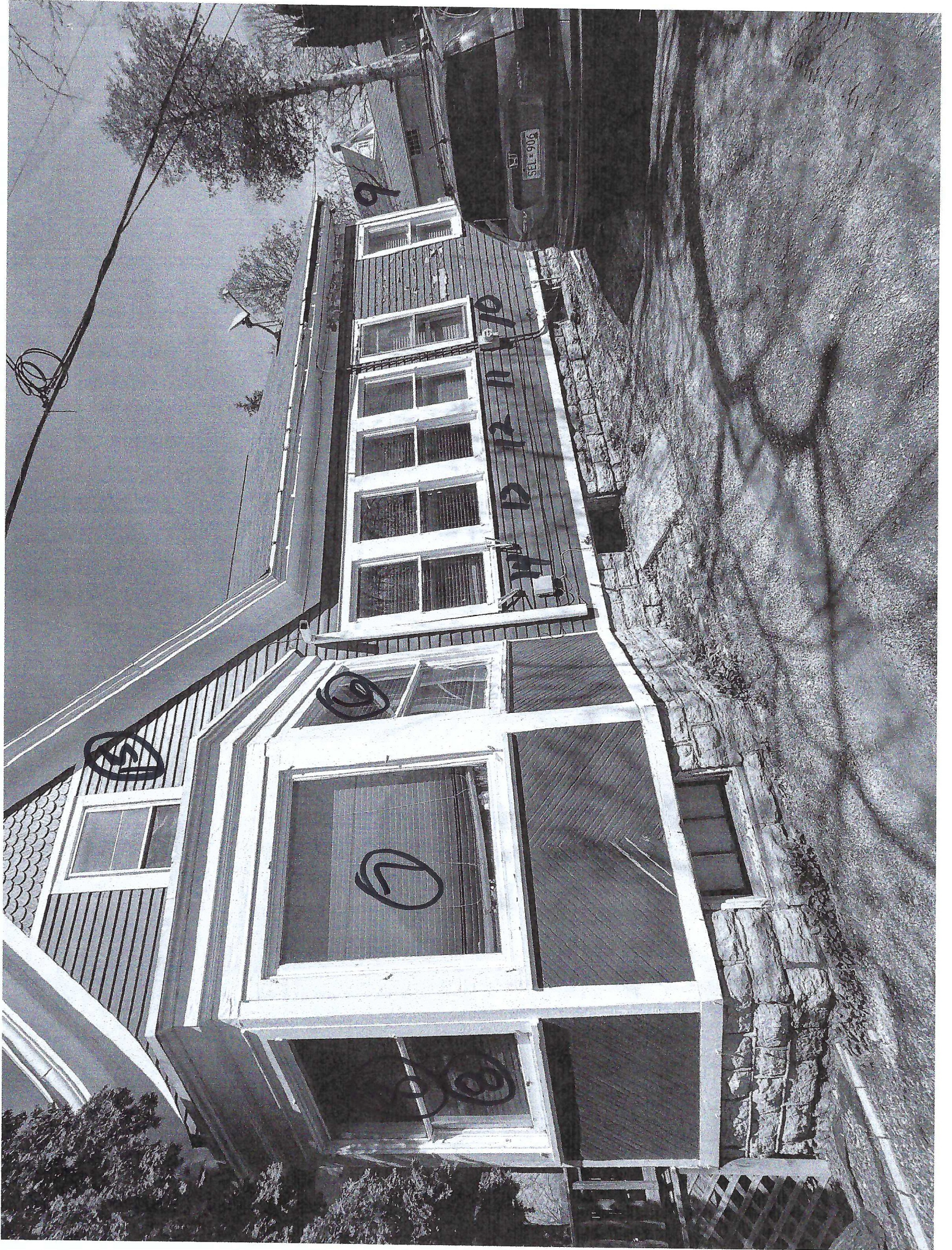


OUTSIDE

VIEW

ClimateSmart Single Slider
30 W X 24 H
QTY: 1





SE 906

9

12 11 10

5

7

8



19

All Spoon Windows

16

17

18



27

20

Spam

24

23

25

Spam

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:	<p>"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</p> <p>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</p> <p>FRONT FLAT ROOF PORCHFRONT BAY UNDER HIP ROOF WITH SIDE DORMER - WI AHI</p>					
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 -						



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: 138654

1. Address: 833 S Jefferson St. Green Bay

2. Parcel #: 16-43

3. Owner of record: Mad Management (Jeffrey Dietz) Phone: 414-477-1245

<u>13866 Vance Ln</u>	<u>Manitowish Waters</u>	<u>WI</u>	<u>54545</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Christine Murphy (Believe It Buy It Build It LLC)

<u>3301 Buchanan Rd</u>	<u>Kaukauna</u>	<u>WI</u>	<u>54130</u>
(Address)	(City)	(State)	(Zip)

<u></u>	<u></u>	<u></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.)

Replacing Gutters: (attached #1) Replace south side porch; (see attached #2)

Replacing South Side storm door: (attached #3)

Replacing any rotted siding boards: (attached #5)

Remove and replacing windows: (attached #6)

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:  Christine H Murphy 05/05/26

Owner Signature:  Jeffrey Dietz 05/05/26

Date Received: _____ Staff: _____

833 S Jefferson St. Green Bay, WI

Case# 138654

Remove and Replace Gutters on North and south Side of Home

(see attached) #1

Replacing 28' Gutters + fascia on Both Side with downspouts

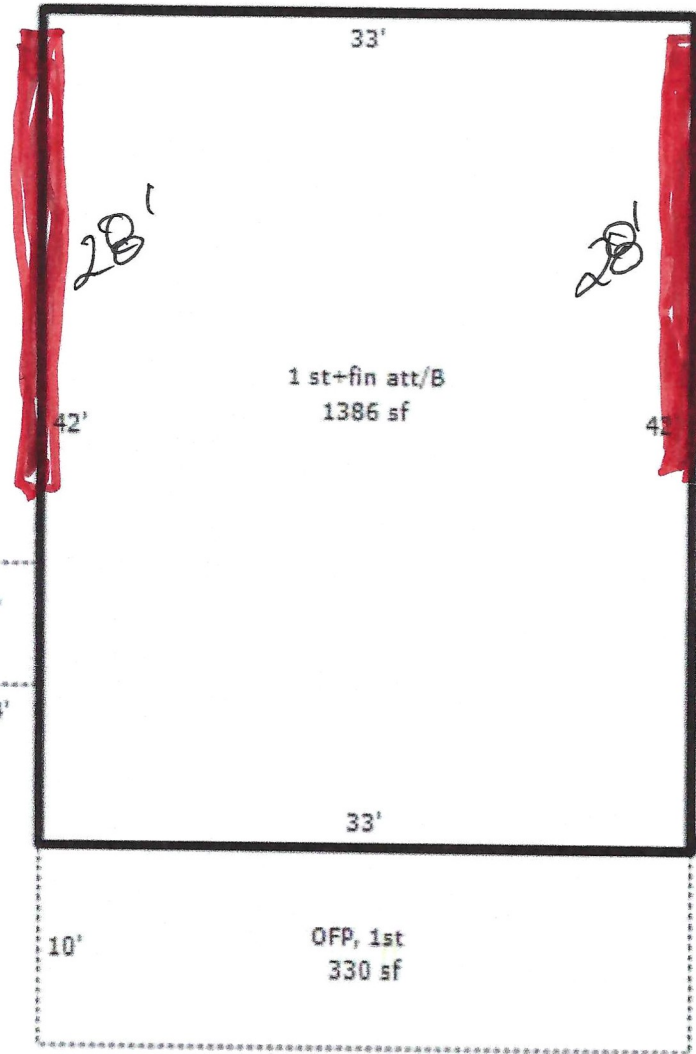
South Side

OFF, 1st
24 sf

6'

4'

west side



1 st+fin att/B
1386 sf

42'

42'

33'

33'

OFF, 1st
330 sf

10'

6'
1 st/B
18 sf

East Side

Jefferson Street

driveway
DRIVEWAY

North Side

833 S Jefferson St. Green Bay, WI

Case# 138654

Remove and Replace South side Stoop with Pre-cast concrete stoop and stairs (see attached) Valley Unit Step #2

west side

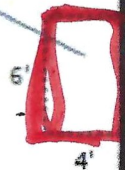
South side

North side

↑
Front Driveway

remove and replace -

OFF, 1st
24 sf



6'

4'

1 st+fin att/B
1386 sf

42'

42'

33'

6'

1 st/B
18 sf

10'

OFF, 1st
330 sf

East side

Jefferson St

Handwritten initials: MK



MT. MAKALU CONSTRUCTION LLC

General Contractor | Building Futures, Restoring Trust
 667-375-4517 mmc@mtmakaluconstruction.com www.mtmakaluconstruction.com

FULLY LICENSED & INSURED

PROPOSAL
#PRO-2026-0424
 April 24, 2026
 Valid 30 Days
PENDING APPROVAL

BILL TO

Chris Murphy
 833 S Jefferson St. Green Bay WI 54301

PROJECT ADDRESS

833 S Jefferson St
 Green Bay, WI 54301 | Brown County

WORK TYPE

Gutter Installation
 Exterior Roofline — Both Sides

SCOPE OF WORK

Supply and install 4-inch K-style aluminum gutters on both sides of the structure (28 LF per side / 56 LF total). Install metal fascia splash cover over the existing wooden fascia opening. Install 4-inch aluminum downspout drain pipes — 3 per side (6 total) at 13 feet each — including all elbows, brackets, and hardware. Full site cleanup and debris removal included.

MATERIALS

Item	Qty	Amount
4" K-Style Aluminum Gutter (both sides) 28 LF x 2 + waste	62 LF	\$230.00
Metal Fascia / Splash Cover (both sides) Over existing wooden fascia opening	62 LF	\$295.00
4" Aluminum Downspout Pipe 6 downspouts x 13 ft + waste	85 LF	\$215.00
Downspout Elbows A & B Style	18 pcs	\$99.00
Gutter End Caps, Hanger Screws & Brackets	Lot	\$185.00
Sealant, Flashing Tape & Rivets	Lot	\$75.00
Wisconsin Sales Tax (5.5%)	—	\$60.00
Materials Subtotal		\$1,159.00

LABOR

Task	Detail	Amount
Remove & Dispose Existing Gutters / Debris	Both sides, full haul-away	\$325.00
Install 4" K-Style Aluminum Gutters	56 LF, pitched & sealed	\$720.00
Install Metal Fascia / Splash Cover	Both sides, flashed & fastened	\$680.00
Install 6 Downspouts with All Hardware	3 per side, elbows, straps, outlets	\$895.00
Final Inspection, Flow Test & Site Cleanup	Complete cleanup, water-flow test	\$310.00
Equipment, Staging & Crew	Ladders, tools, crew logistics	\$411.00
Labor Subtotal		\$3,341.00

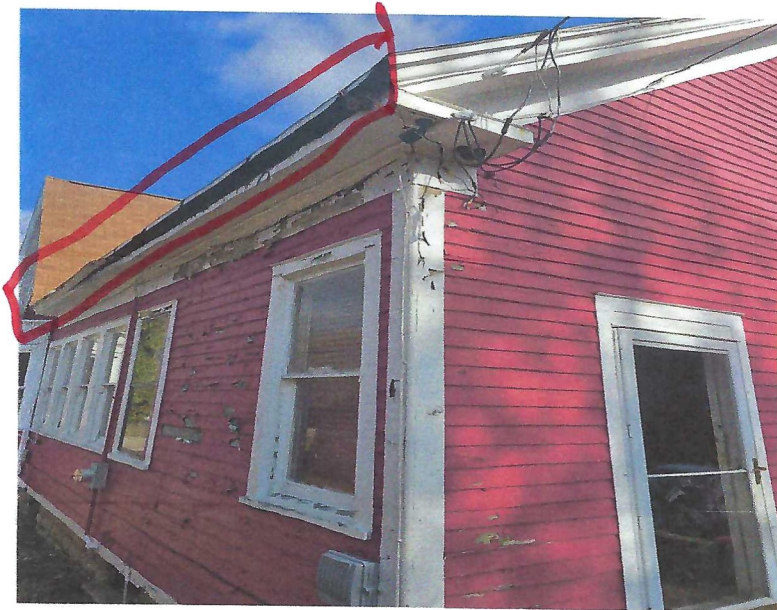
PROJECT TOTAL

Materials (incl. WI Sales Tax)	\$1,159.00
Labor	\$3,341.00



#5

Exterior home & Trim,
5 Gal. White Acrylic Interior/Exterior
Multi-Surface Stain-Blocking Primer and
Sealer



#1

Gutters to be removed/replace (see attached) #1

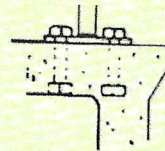
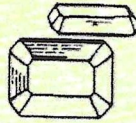
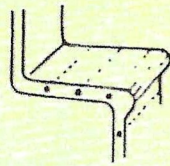


To be removed/replaced with pre-cast concrete.

(see attached # 2)

Estimates Without Obligation

REINFORCEMENT • NON-SKID TREADS • RAIL ANCHORING



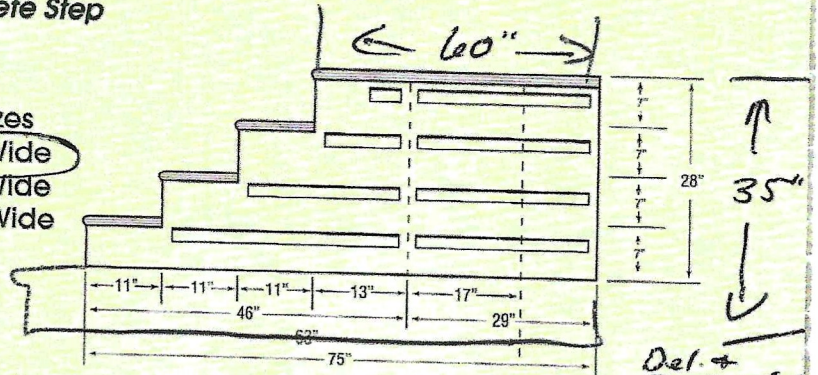
First Non-Skid Concrete Step

These "ever-sharp" safety treads are made with a really sharp shoulder that stays sharp... **UNIT STEPS** keep their safety value longer!

First One-Piece Hollow Cast Concrete Step

Reinforced high-test vibrated concrete...cast in steel forms to retain maximum cement strength.No absorption into wooden forms!
Cast and cured under controlled conditions for uniform strength and durability. No sudden temperature or atmospheric changes during processing!

Sizes
4' Wide
5' Wide
6' Wide



Greater Safety

You know how easy it is to fall on slippery, unsteady, loose or unevenly spaced steps. Every tread, every riser is uniform and precisely exact for greater safety.

More Beauty, Lower Cost

Beautiful for any house type from conventional to modern. Railings, in a variety of designs, are optional and can be installed at any time. **Rails available for all size setups.**

Durability

No Costly Upkeep with this one-piece reinforced concrete unit. **UNIT STEPS** will add to the value of your home.

"AMERICA'S FAMOUS FIRSTS"

4' wide 5 Riser 60" Deck + Back

1 SET SR 60 L.H. RAILINGS

price is if our truck is able to reach

Del. +
INSTALL
\$1995
\$730
incl
TAX

Replacing north side of home wood stoop

Greater Beauty

Added Value

For Your Home



920.336.9381
800.400.9381

VALLEY  INC.

Since 1953

1472 Mid Valley Drive • De Pere, WI 54115



PRE-CAST CONCRETE STEPS | ONE PIECE CONSTRUCTION | CUSTOM-MADE ORNAMENTAL IRON RAILING

#2



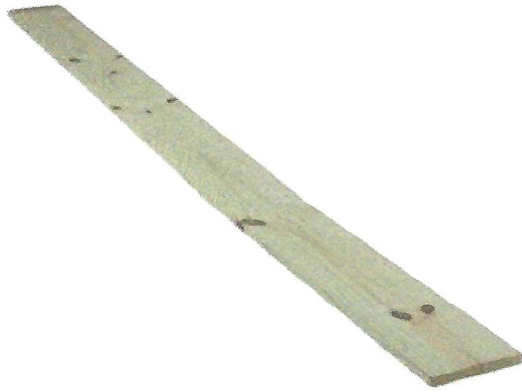
North side storm door to be removed/replaced
(see attached #3)



LARSON® Lincoln 32" x 80" White Midview Storm Door

~~North~~ *South* Side of home

#3



#5

Siding and trim repair

AC2® 1 x 6 x 10' Above Ground Green
Pressure Treated Board

(if needed)

