



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, JUNE 19, 2024, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGjzRXJQUW5qZz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 896 9253 8356

Passcode: 973532

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair Ron Dehn, Vice-Chair Paul Martzke, Ald. Jim Hutchison, Stephen Srubas, Susan Ley, David Siegel, and Rebecca Derenne.

C. Approval of the Agenda.

- I. Approval of the agenda for the Wednesday, June 19, 2024, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the May 22, 2024, meeting.

E. Regular Business.

- I. (COA 24-21) Consideration with possible action on a design review for facade restoration located at 405 W Walnut Street.

2. (COA 24-23) Consideration with possible action on a design review for a porch replacement located at 609 S Jackson Street.
3. (COA 24-26) Consideration with possible action on a design review for solar panel installation located at 724 S Madison Street.
4. (COA 24-27) Consideration with possible action on a design review for window replacement and trim wrapping at 412-414 N Maple Avenue.
5. (COA 24-28) Consideration with possible action on a design review for replacement siding on a garage located at 735 S Jackson Street.

F. Informational.

1. Staff-level COA applications.
2. Staff update.
3. Date of next meeting: July 17, 2024.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 19, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.I

(COA 24-21) Consideration with possible action on a design review for facade restoration located at 405 W Walnut Street.

BACKGROUND

405 W Broadway is a contributing building in the Broadway-Walnut Historic District, added to the NRHP in 1999. This building was built circa 1924 and converted into a theater in 1943. The 1999 NRHP nomination notes the following (underlining added).

“West Theater (1924/1943): 405 W. Walnut:

This building, constructed initially as an auto sales showroom, received its present facade and was renovated to become a theater in 1943. The Art Moderne facade has an arched central entry bay. It is inset from the plane of the facade and projects above the line of the cornice. The entry's four sets of wood glazed double doors are surmounted by a projecting marquee with the letters of the word "WEST" standing above the upper edge of the marquee on either side; this feature appears to be original to the 1943 conversion. The facade to either side of this entry bay consists of mirror-image walls which extend along the street and curve inward at their ulterior corners to meet the plane of the entry bay. The curved portion of each side of the facade is inset with a shallow display case. The west display case adjoins a small storefront with a utilitarian door and three display windows; a similar but smaller storefront on the east side appears to have been covered with painted plywood panels. The balance of the facade on either side of the entry is faced with enameled steel panels. This facade is highly intact, and represents the only extant Art Moderne theater in Green Bay.”

This request for COA calls for the following:

- Reconstruction of a brick rooftop tower
- Rehabilitation of the west-facing wall along the alley
- Restoration of the marquee
- Installation of metal box letters spelling 'WEST' on both sides of the marquee

Some of the more relevant portions of the Secretary of the Interior's (SOI) Standards for Rehabilitation are as follows (note particularly #6).

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LC staff notes that the application is incomplete. First, the owner-supplied text describing the proposed

work is incomplete & cut-off of the application form. Second, no details for any of the work has been provided.

In general, the proposed work can satisfy (and be compatible with) the Secretary of the Interior's Standards for Rehabilitation provided that plans for the work are drafted and provided that those plans are based upon documentary, physical, or pictorial evidence.

RECOMMENDATION

LC staff recommends tabling or denial of this application until the applicant provides a draft architectural design illustrating the proposed changes with some dimensional information.

In general, the proposed work can satisfy (and be compatible with) the Secretary of the Interior's Standards for Rehabilitation provided that plans for the work are drafted and provided that those plans are based upon documentary, physical, or pictorial evidence.

Note – returning the marquee to an operational state may be considered 'ordinary maintenance' provided that the existing marquee is repaired rather than replaced. Ordinary maintenance requires no approval from the LC.

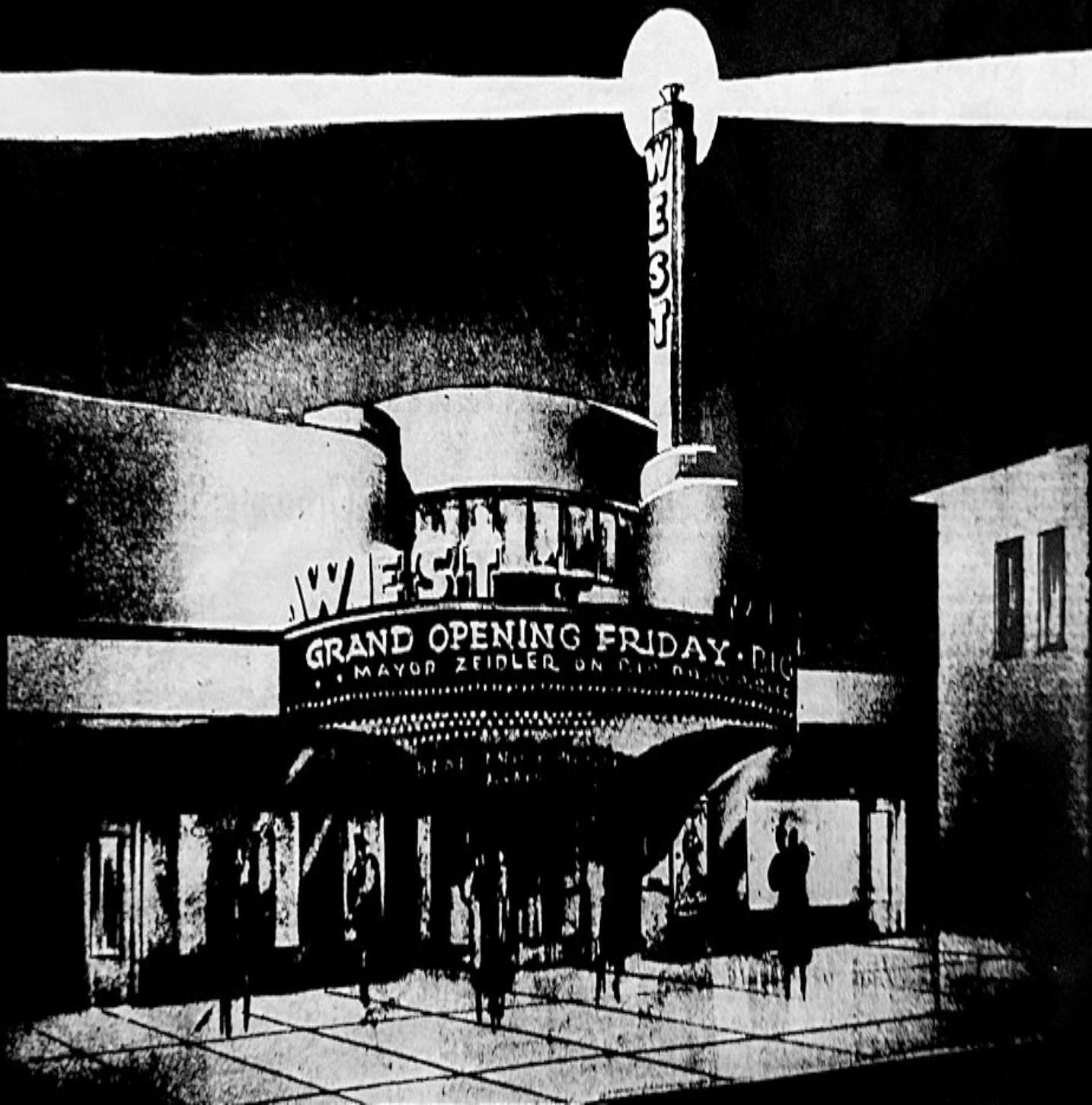
FISCAL IMPACT

ATTACHMENTS

1. COA 24-21 Map
2. COA 24-21, 1997 photo
3. COA 24-21, 1986 photo
4. COA 24-21, West Opening
5. COA 24-21, Green_Bay_Press_Gazette_Thu__Nov_13__1941_
6. COA 24-21 Application







[illegible]



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: 405 West Walnut Street, Green Bay, WI 54303

2. Parcel #: 3-107

3. Owner of record: Historic West, LLC (Tarl Knight and Phone: (920) 655-0611

405 West Walnut Street Green Bay 54303

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

4. Applicant's Name: Tarl Knight

405 West Walnut Street Green Bay WI 54303

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

(920) 562-5612 tarl@thetarlton.com

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

5. Present use of Property: Performing arts venue/cinema with restaurant and bar

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.)

- Reconstruction of a brick rooftop tower on the west side of the facade with attached metal
- Rehabilitation of the west-facing facade wall along the alley with the installation of a raised
- Restoration of the protruding marquee structure with functioning, chasing lights and rehabi
- Installation of metal box letters lighted by neon or faux-neon spelling "WEST" on both sides

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): Historical photos and renderings

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: Tan

Owner Signature: Tan

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 19, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 24-23) Consideration with possible action on a design review for a porch replacement located at 609 S Jackson Street.

BACKGROUND

609 S Jackson is a contributing property in the Astor NRHP Historic District. The history of the house is not well documented. LC staff has previously researched the history of this house and believes that there is evidence that this house began as the rear portion of 802 E. Mason, built c. 1900, and was later separated and moved to its present location.

The house currently maintains a fair degree of historic integrity insofar as its history during the district's period of significance is known, including its integrity of setting, location, association, feeling, and workmanship. The house is also presumed to maintain integrity of design. As noted in the stewardship notes, some exterior materials and windows have been replaced.

LC staff notes that no historic images of this house have been provided, and LC staff does not have a historic image of this house immediately available. Historic images likely exist, but searching for photographs in private collections is generally beyond the scope of services offered by City.

This COA application proposes to make the following exterior changes to the porch.

1. Replace deteriorated wooden stairs.
2. Replace metal stair railing.
3. Replace and enlarge gabled porch roof and porch deck.
4. Remove corbel porch roof supports and replace with columns.

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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.

LC staff notes that few details for the proposed changes have been provided. Details for the proposed replacement (materials & design) have not been provided.

Regarding #1, Stairs:

The existing wooden stair material does not appear to be historic. Replacement appears to be appropriate given the deteriorated condition of the existing material.

Regarding #2, Stair Railing:

The existing metal stair railing may be old, but it would be difficult to argue that it is a historic material or has acquired historic significance. Replacement appears to be an acceptable option.

Regarding #3, Enlarge porch:

LC staff notes that the existing porch material may be old, but its historic significance is debatable. Sanborn maps suggest that this house has historically had a small porch (perhaps a hold-over from a time when this was a small side entrance to a larger house). A strict interpretation of SOI standard #2 (“alteration of ... spaces that characterize a property shall be avoided”) would preclude enlarging the porch; however, LC staff notes that Sanborn maps do not provide sufficient detail to measure the real-world dimensions of a small porch. LC staff further notes that a slightly enlarged porch, as proposed, is compatible with SOI standard # 9 – the proposed enlarged porch would arguably be “compatible with the massing, size, scale, and architectural features”.

Regarding #4, Replace corbels with columns:

LC staff notes that the existing porch material may be old, but its historic significance is debatable. An enlarged porch roof may require columns for adequate support. A strict interpretation of SOI standard # 3 (“Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken”) should be weighed against SOI standard # 9 (“new work”).

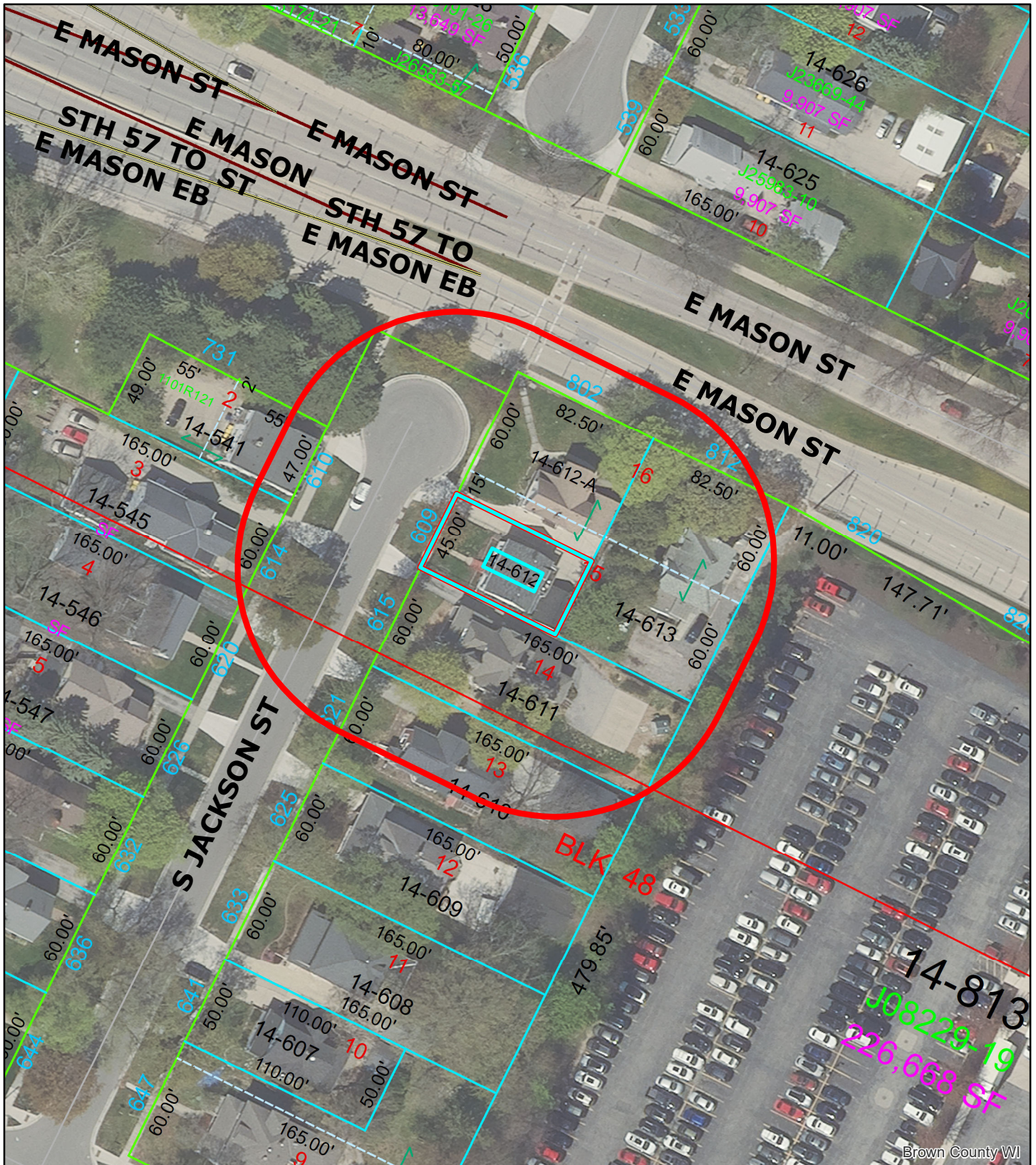
RECOMMENDATION

LC staff is of the opinion that a small-scale front porch with gabled roof is an integral part of the historic character of this contributing house, as noted on the City’s stewardship notes. LC staff is also of the opinion that a slightly larger front porch, confined to the space between the two first-story windows, would maintain that historic character. Details for the proposed work (materials & design) have not been provided and, as a result, LC staff cannot recommend approval at this time.

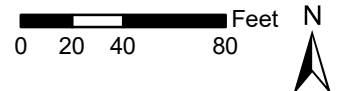
FISCAL IMPACT

ATTACHMENTS

1. COA 24-23 Map
2. 609 S Jackson 2019
3. COA 24-23 Existing Porch Pics
4. COA 24-23 Proposed Porch Idea
5. COA 24-23, 609 S Jackson Property Details
6. COA 24-23 Application



(COA 24-23) Porch Replacement at 609 S Jackson Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 07 Jun 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 609 S Jackson Street
- 100' Notification Area











Address: 609 S Jackson St
Parcel No.: 14-612
WI AHI No.: 152202

Historic Name:

Built:
Historic Use: house
Architectural Style: Colonial Revival
Wall Material:
Architect:

National Register: 2/27/1980
State Register: 1/1/1989
Other:

NRHP nomination link:

<http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf>
(district nomination)

Notes:

"See 802 East Mason"
- per NRHP nomination

Block foundation suggests that this is an older house that was present at time of NRHP nomination. Unclear as to why the NRHP nomination directs to 802 East Mason (an extant house adjacent to this one that shares a driveway). NRHP nomination may have been in error.
- Flatt, July 2015

Stewardship:

- Character - Overall form & fenestration. Side-gabled Colonial Revival style. Central brick chimney. Overhanging eaves. Nearly symmetric façade w/ entry south of center. Small entry with open gable roof above.
- Features - Windows, 1st story, front façade, possibly original.
- Alterations - Replacement siding & windows.
Small open gable roof over front door possibly not original.
- 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: 609 S Jackson Street, Green Bay, WI 54301

2. Parcel #: _____

3. Owner of record: Katelyn Popp Phone: 920-544-3732

<u>609 S Jackson Street</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

4. Applicant's Name: Katelyn Popp

<u>609 S Jackson Steet</u>	<u>Green Bay</u>	<u>WI</u>	<u>54301</u>
(Address)	(City)	(State)	(Zip)

<u>920-497-7100</u>	<u>920-544-3732</u>	<u>Katelyn.garza@yahoo.com</u>
(Office Phone #)	(Cell Phone #)	(E-mail Address)

5. Present use of Property: Residence

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

We believe our current porch design is not original to the house. The construction is pretty poor,
with the wood/railing degrading (I've attached pictures). We would like to remodel it with one that
feels more accurate for the time the home was constructed. The porch would be slightly larger,
with the overhang on pillars instead of hanging off the house (I've attached really rough drawings).

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)

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- ☐ 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: _____ Katelyn Popp

Owner Signature: _____ Katelyn Popp

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 19, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 24-26) Consideration with possible action on a design review for solar panel installation located at 724 S Madison Street.

BACKGROUND

724 S Madison (Union Congregational Church) is a contributing property in the Astor Historic District, built 1921 with an addition in 1955. This COA proposes to install 42 solar panels on top of a flat roof. That flat roof is surround by a parapet of 12 to 20 inches in height.

LC staff notes that the National Park Service (NPS, the federal branch that houses the National Register of Historic Places, under the Secretary of the Interior) offers the following guidance when considering the appropriateness of solar panels on historic properties.

“Solar panels installed on a historic property in a location that cannot be seen from the ground will generally meet the Secretary of the Interior’s Standards for Rehabilitation. Conversely, an installation that negatively impacts the historic character of a property will not meet the Standards.” ... “Although every project is different and must be evaluated on its own merit, the National Park Service has developed this information on how to apply the Standards to the installation of solar panels.”

The NPS offers visual examples of what are considered acceptable solar panel installations on historic properties (see <https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>).

LC staff notes that the proposed solar panel installation of 42 panels is not visible from any public right-of-way owing to their maximum height of roughly 13 inches and owing to the parapet.

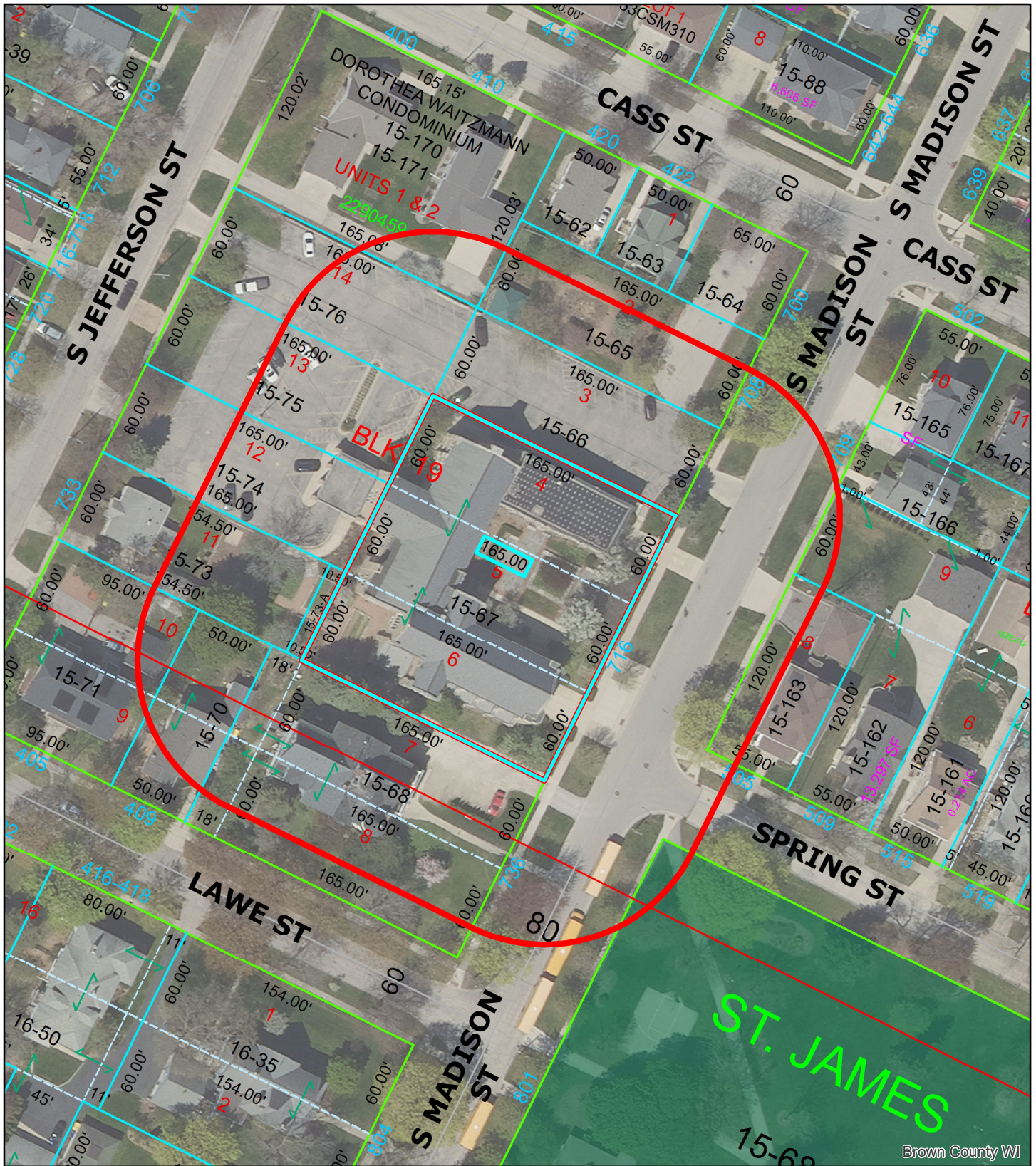
RECOMMENDATION

LC staff recommends approval of the proposed solar panel installation on the flat roof portion of 724 S Madison.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-26 Map
2. COA 24-26 Site Layout and Pictures
3. COA 24-26 Solar Panel Details
4. COA 24-26 Property Detail Sheet
5. COA 24-26 Application



Brown County WI



(COA 24-26) Solar Panel Installation at 724 S Madison Street

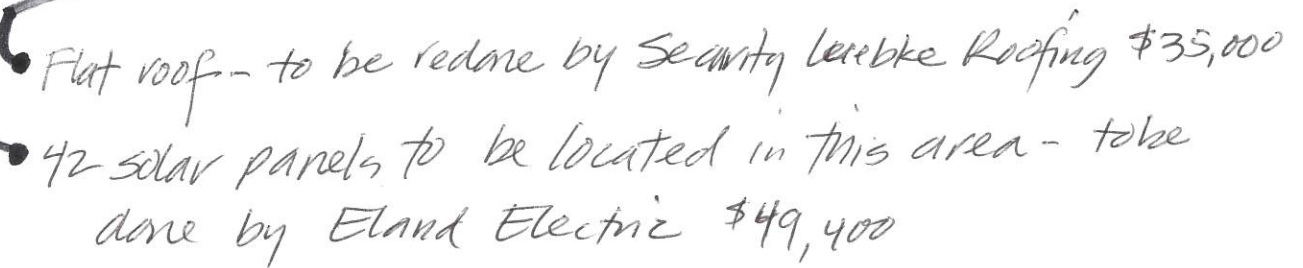
0 20 40 80 Feet



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 724 S Madison Street

 100' Notification Area

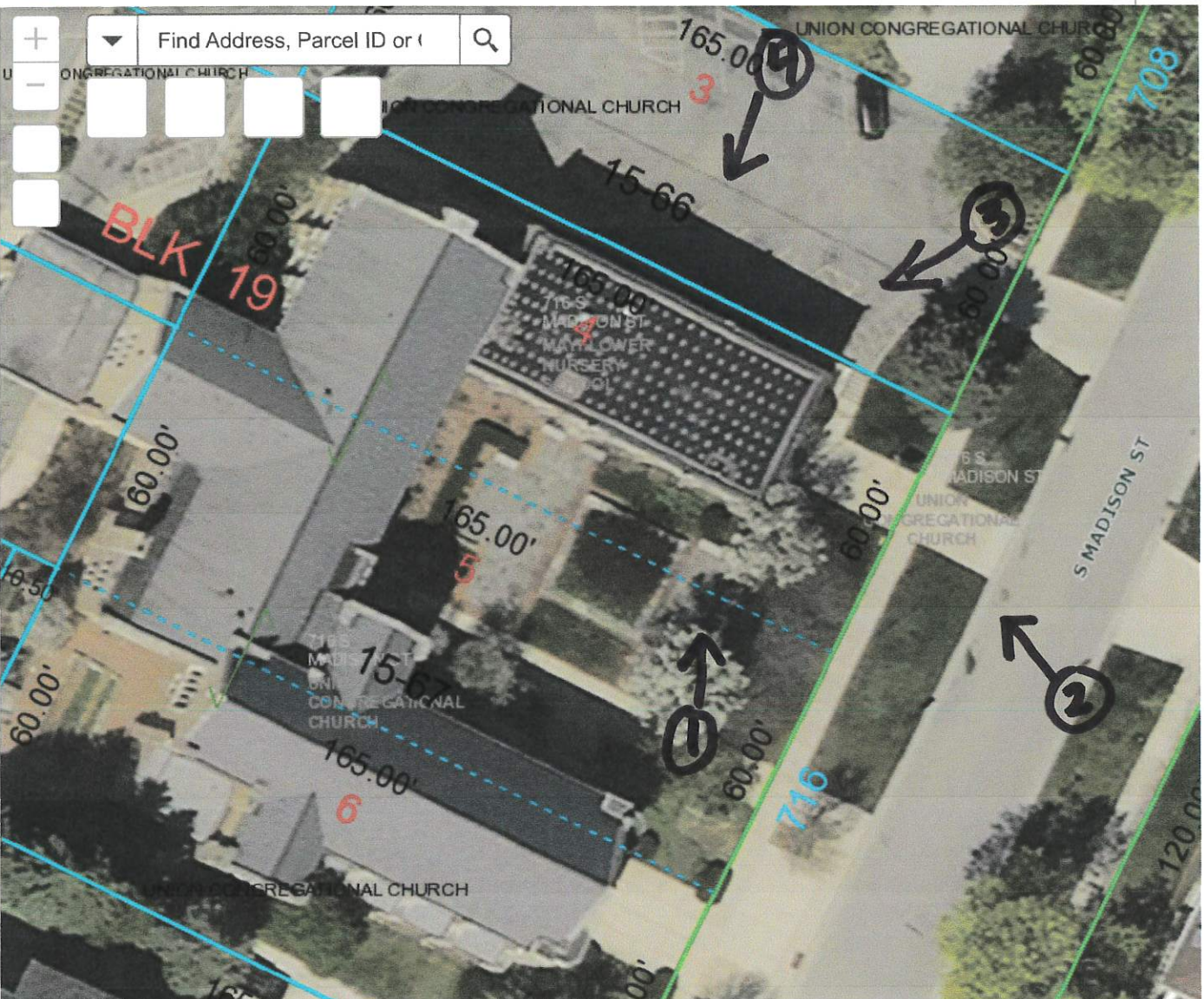


Both contracts have been executed.
The solar panel contract requires approval
by Landmark Commission. Not sure
about roof replacement.



Official GIS Map of City of Green Bay

City o



Photos to follow

④



southern elevation is 2 stores

photo 1

Photo ② Eastern elevation



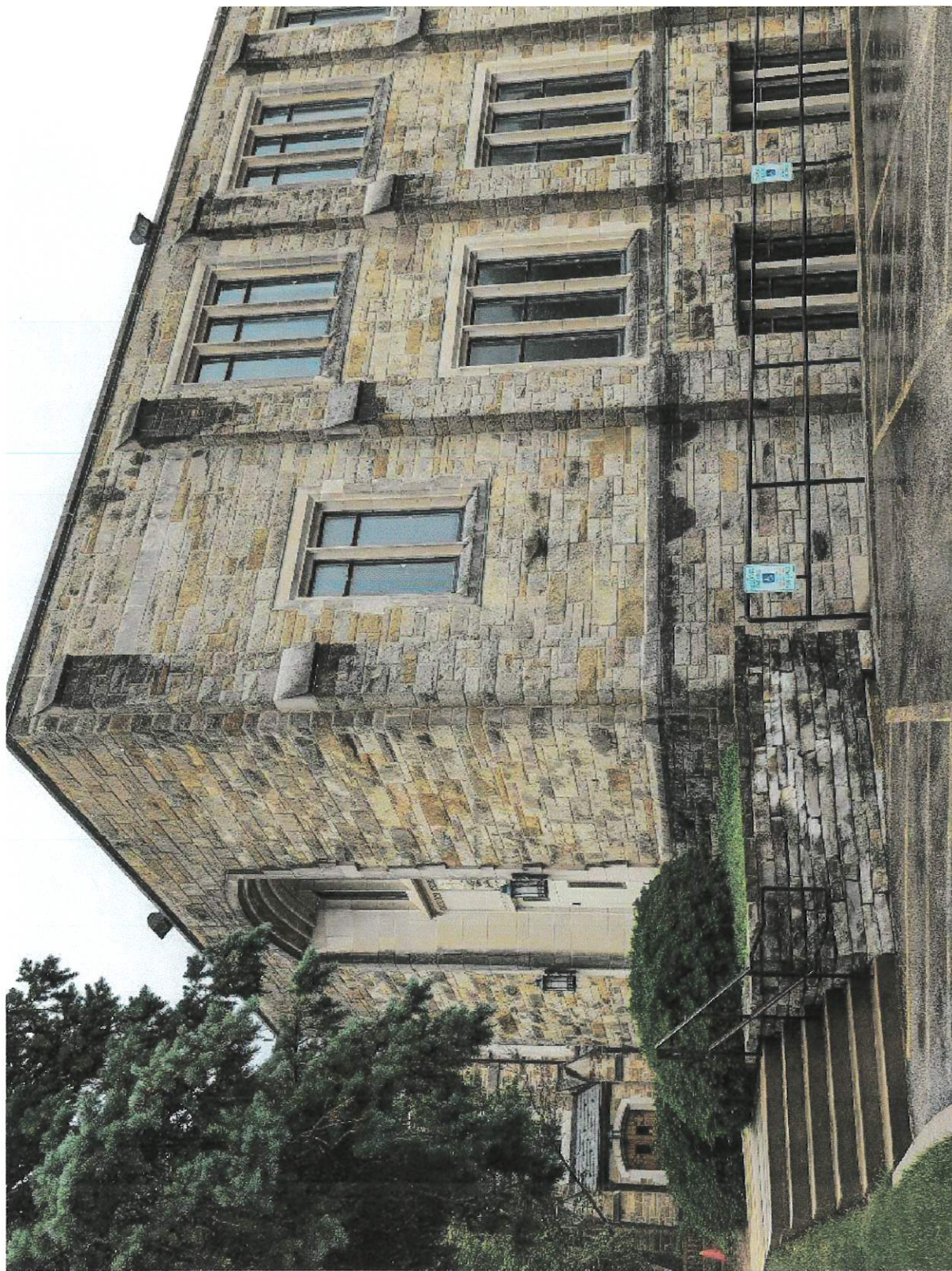


Photo ③ Eastern and northern elevations
Transition from 2 to 3 stories



Photo 4 Northern elevation
3 stories

SOLAR'S MOST TRUSTED



REC ALPHA PURE-R SERIES

PRODUCT SPECIFICATIONS

COMPACT PANEL SIZE

9 A MODULE CURRENT
COMPATIBLE WITH MLPE

430 WP
20.7 $\frac{W}{FT^2}$
22.3% EFFICIENCY

A logo featuring a stylized green leaf with a blue drop-like shape above it.

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
 α
PERFORMANCE

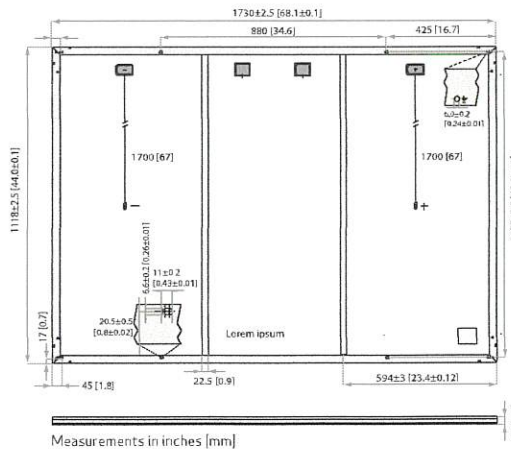
REC ALPHA PURE-R SERIES

PRODUCT SPECIFICATIONS



GENERAL DATA

Cell type:	80 half-cut REC bifacial, heterojunction cells with lead-free, gapless technology
Glass:	0.13 in (3.2 mm) solarglass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	4-part, 4 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (12 AWG) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm ²) PV wire, 67 + 67 in (1.7 + 1.7 m) in accordance with EN 50618
Dimensions:	68.1 x 44.0 x 1.2 in (20.77 ft ³) / 1730 x 1118 x 30 mm (1.93 m ³)
Weight:	47.4 lbs (21.5 kg)
Origin:	Made in Singapore



ELECTRICAL DATA

Product Code*: RECxxxAA PURE-R

STC

Power Output - P _{MAX} (Wp)	400	410	420	430
Watt Class Sorting - (W)	0/+10	0/+10	0/+10	0/+10
Nominal Power Voltage - V _{MPP} (V)	48.8	49.4	50.0	50.5
Nominal Power Current - I _{MPP} (A)	8.20	8.30	8.40	8.52
Open Circuit Voltage - V _{OC} (V)	58.9	59.2	59.4	59.7
Short Circuit Current - I _{SC} (A)	8.80	8.84	8.88	8.91
Power Density (W/ft ²)	19.26	19.74	20.22	20.70
Panel Efficiency (%)	20.7	21.2	21.8	22.3

NMOT

Power Output - P _{MAX} (Wp)	305	312	320	327
Nominal Power Voltage - V _{MPP} (V)	46.0	46.6	47.1	47.6
Nominal Power Current - I _{MPP} (A)	6.64	6.70	6.80	6.88
Open Circuit Voltage - V _{OC} (V)	55.5	55.8	56.0	56.3
Short Circuit Current - I _{SC} (A)	7.11	7.16	7.20	7.24

Values at standard test conditions (STC: air mass AM1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{MPP} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
System voltage:	1000 V
Test load (front):	+ 7000 Pa (146 lbs/ft ²)*
Test load (rear):	- 4000 Pa (83.5 lbs/ft ²)*
Series fuse rating:	25 A
Reverse current:	25 A

*See installation manual for mounting instructions.
Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	RECProTrust
Installed by an REC Certified Solar Professional	No	Yes
System Size	All	<25 kW 25-500 kW
Product Warranty (yrs)	20	25
Power Warranty (yrs)	25	25
Labor Warranty (yrs)	0	25
Power in Year 1	98%	98%
Annual Degradation	0.25%	0.25%
Power in Year 25	92%	92%

See warranty documents for details. Conditions apply

Available from:

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	



TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.24 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

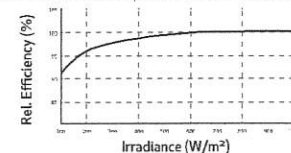
*The temperature coefficients stated are linear values

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	858 (26 pallets)
Panels per 53 ft truck:	858 (26 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com
www.recgroup.com



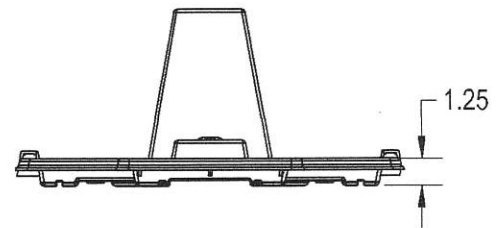
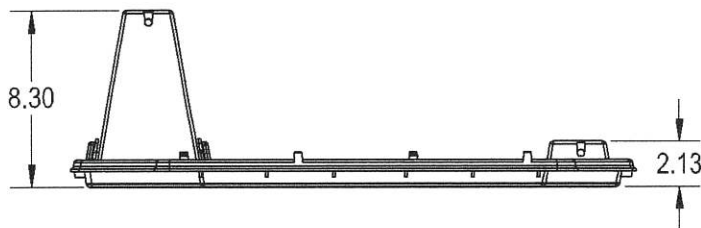
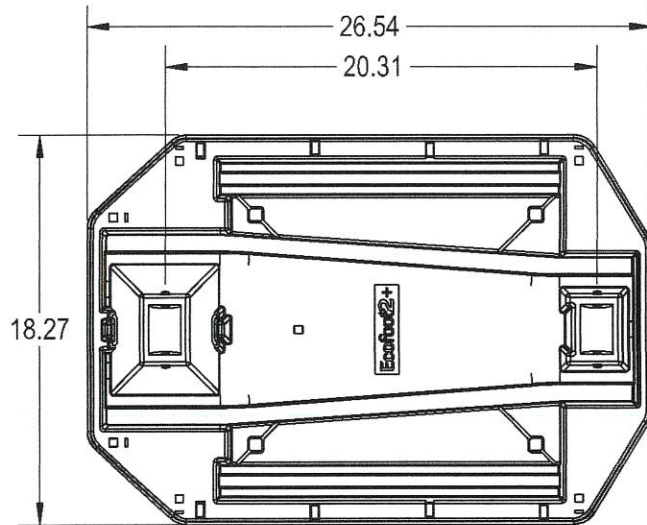
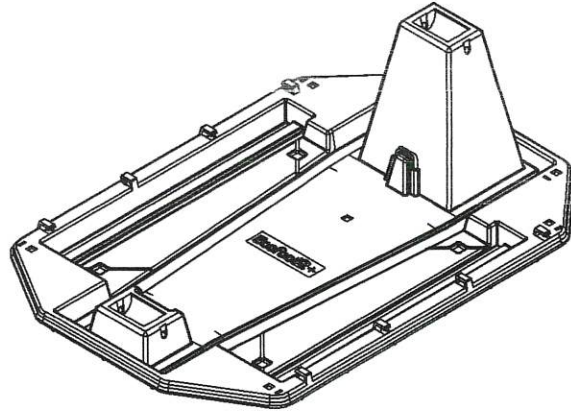
Solar Panel Specs

Specifications subject to change without notice.

Ref: PD-DS-APR Rev 3.1 03.23

12

- These are the trays solar panels are bolted to



MATERIAL: PCASA


Ecolibrium Solar, Inc.
 4635 Nautilus Court South, Suite A
 Boulder, CO 80301

SUBMITTAL DRAWING

PART NAME: **ECOFOOT2+ BASE
WITH EPDM SLIP STRIPS**

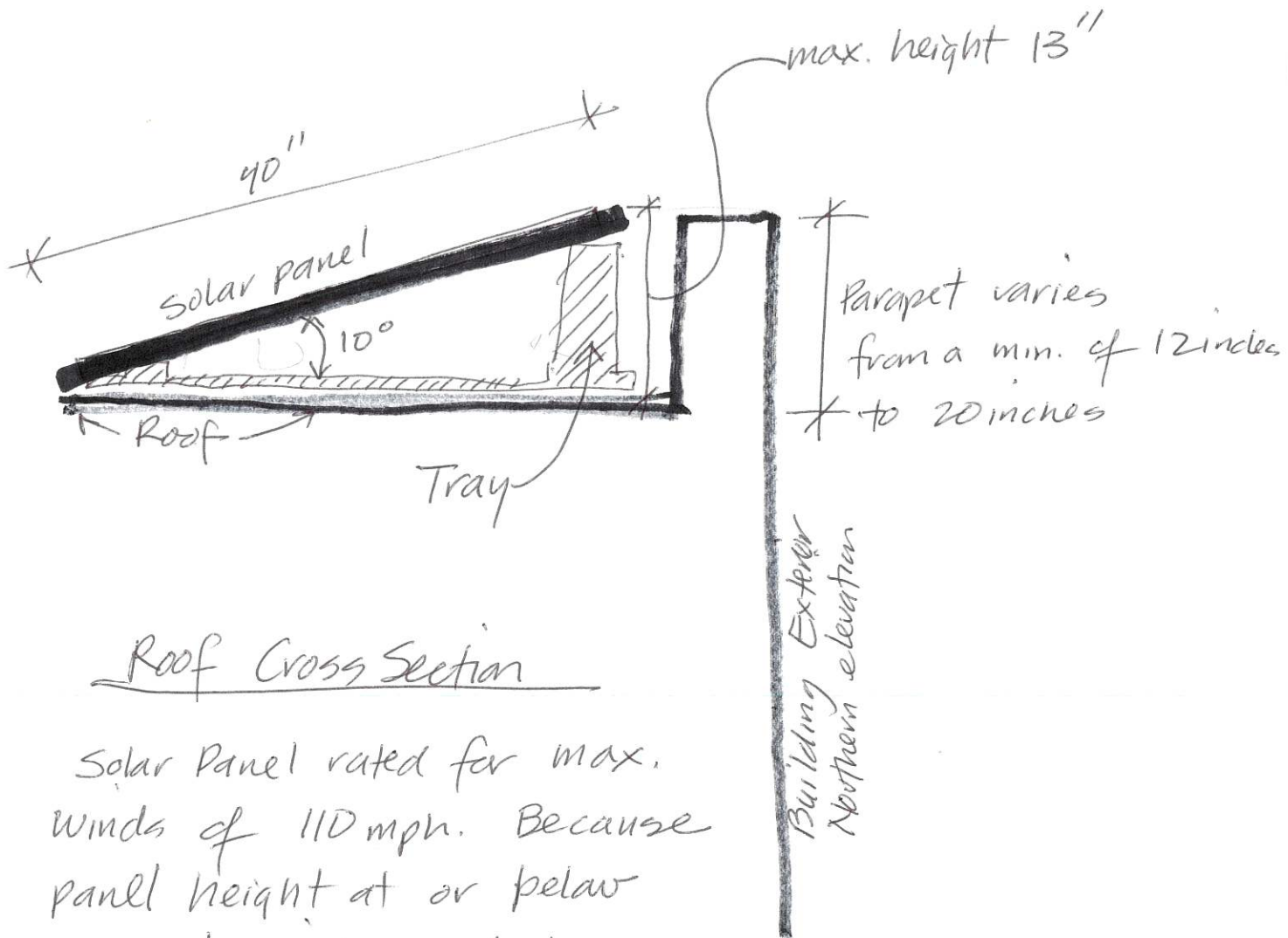
ALL DIMENSIONS IN INCHES UNLESS OTHERWISE NOTED

PART NUMBER: **ECO-002_142**

DRAWN BY: **CJB** REV: **A**

DATE: **4/11/2018**

SHEET: **1 OF 1**



Roof Cross Section

Solar Panel rated for max. winds of 110 mph. Because panel height at or below parapet wind ~~is~~ not be an issue. Also they will not be visible from any streets or neighbors

Address:	716	S Madison	St			
Parcel No.:	15-67					
WI AHI No.:	2267					
Historic Name:	Union Congregational Church					
Built:	1921	annex 1955	1929 per WI AHI			
Historic Use:	church					
Architectural Style:	Tudor Revival					
Wall Material:	stone					
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:	"This church is built of stone in the Tudor Revival style. Owner: Union Congregational Church, Rev. Charles L. Bagby, Minister, 716 S. Madison, Green Bay, WI 54301" - per NRHP nomination Gabled extension to side. Short polygonal towers flank entry. Large window above entry. Date of construction per corner stone. - WI AHI					
Stewardship:						
Character -	Overall form & fenestration. Neogothic revival style. Stone. Slate-like roof.					
Features -	Numerous. The original church and its later annex(es) appear to maintain all of their original features. As a result, all elements are features.					
Alterations -	Original cruciform-shape church has cross-gabled addition at northwest corner. A flat-roof wing addition extends from the northeast corner of the afore-mentioned addition towards S Madison. All additions executed in sympathetic style.					
Misc -	Parking lot expansion.					
	Property may be exempt from binding HPC input due to protections afforded under 1st & 5th Amendments of the US Constitution as well as the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA).					



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: 724 S. Madison (according to tax parcel records)
2. Parcel #: 15-67
3. Owner of record: Union Congregational Church Phone: 920-437-9266
716 S. Madison Green Bay WI 54301-3609
(Address) (City) (State) (Zip)
4. Applicant's Name: Bridget Flad Daniels (pastor)
716 S. Madison Green Bay WI 54301-3609
(Address) (City) (State) (Zip)
920-437-9266 bridget@unionucc.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: Church
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.)
① New flat roof replacement
② Addition of 42 solar panels

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) *solar panels*

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

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

Petitioner Signature: _____

Owner Signature: _____

Date Received: _____ Staff: _____



Report to the Landmarks Commission of the City of Green Bay

MEETING DATE

June 19, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.4

(COA 24-27) Consideration with possible action on a design review for window replacement and trim wrapping at 412-414 N Maple Avenue.

BACKGROUND

412-414 N Maple, built c. 1831, is an individually designated historic property in the City of Green Bay. The house currently maintains a fair degree of historic integrity, including its integrity of setting, location, association, feeling, and workmanship. The house also maintains some integrity of design despite its 19th century conversion to apartments. Some exterior materials have been replaced.

This COA application proposes to replace existing wooden windows (they appear to be (per photos?) one-over-one in the second story and two-over-two in the first story) with new Anderson 100 series single-hung windows. It is unclear if the proposed replacements are to have a one-over-one or two-over-two appearance, or if they will mimic the appearance currently present in each location.

Some of the more relevant portions of the Secretary of the Interior's (SOI) Standards for Rehabilitation are as follows (note particularly #s 2, 3, 5, 6, and 9).

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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.

LC staff notes that replacement windows are generally viewed favorably by the LC (contrary to SOI standards); however, Wisconsin SHPO lists several requirements for replacement windows on designated historic buildings. Those Wisconsin requirements effectively address SOI standard # 6 (above) and state, "The reproduction should have an exterior grid, spacer bars between the glass and an interior grid." Additionally, Wisconsin SHPO requirements state, "The glass must be clear and nonreflective with a visual light transmittance of 72 or higher." Reference <https://www.wisconsinhistory.org/Records/Article/CS4308>

RECOMMENDATION

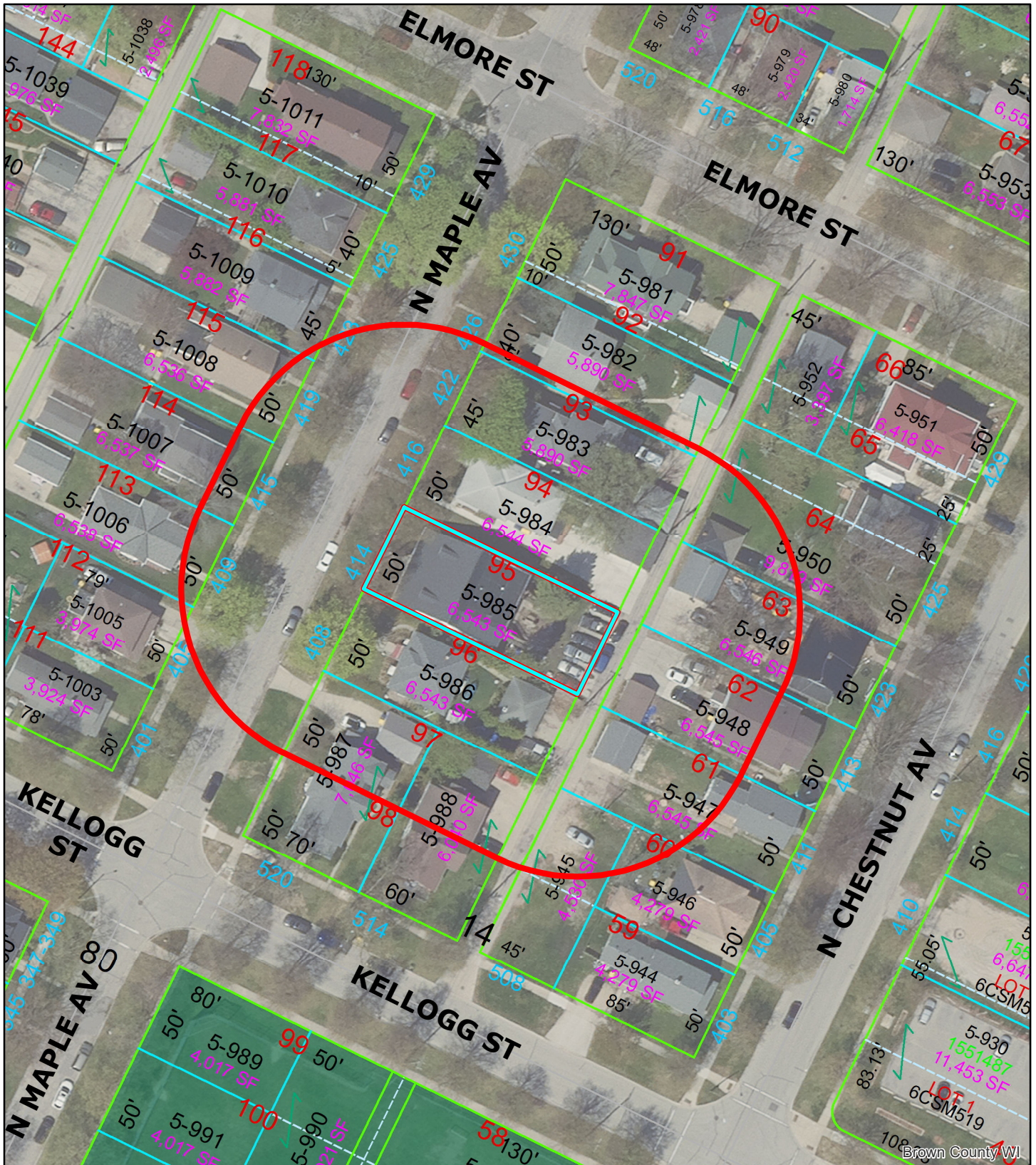
100 North Jefferson Street, Green Bay, Wisconsin 54301-5026
greenbaywi.gov

LC staff recommends approval of replacement windows based on previous LC precedents, provided that: 1) the replacements are the same size and style (e.g. an existing two-over-two window to be replaced with a new two-over-two type of the same design & appearance) as the windows which are to be replaced, and 2) all multi-pane replacement windows satisfy the SHPO grille requirements (exterior grid, spacer bars, and interior grid).

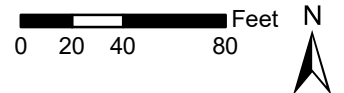
FISCAL IMPACT

ATTACHMENTS

1. COA 24-27 Map
2. COA 24-27 Application and Attachments



(COA 24-27) Window Replacement at 412-414 N Maple Avenue



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Jun 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 412-414 N Maple Avenue
- 100' Notification Buffer



CERTIFICATE OF APPROPRIATENESS APPLICATION

All fields must be completed before application will be processed.

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

File Number: _____

1. Address: 414 N Maple Ave Green Bay WI 54303 (412 412 1/2 414 414 1/2)
2. Parcel #: S-985
3. Owner of record: Green Bay Multifamily Phone: 9
1172 Atrium Ct De Pere WI 54115
(Address) (City) (State) (Zip)
4. Applicant's Name: Ruesch Management
1241 Bellevue St Green Bay WI 54302
(Address) (City) (State) (Zip)
920 550 6642 920 200 6674 rob@rueschmanagement.com
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of Property: Multifamily (1-4 units)
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 Windows - The reason for the replacement of windows is current windows are beyond reasonable repair. We are asking to replace the windows and wrap exterior frame with white metal to support existing
7. Attachments:
 - ☐ Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
 - ☐ Sketches, drawings, building and streetscape elevations, and/or annotated photos
 - ☒ Exterior photos
 - ☒ Specifications (materials) for the project
 - ☐ Phased development plan for the project (if proposed in phases)
 - ☐ Inspection report (required for demolition requests only)
 - ☒ Cost estimates for all the proposed work
 - ☐ Other (please explain): _____

CERTIFICATE OF APPROPRIATENESS APPLICATION (Continued)

8. The following action is requested:

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

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

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

Petitioner Signature: _____

Owner Signature: _____

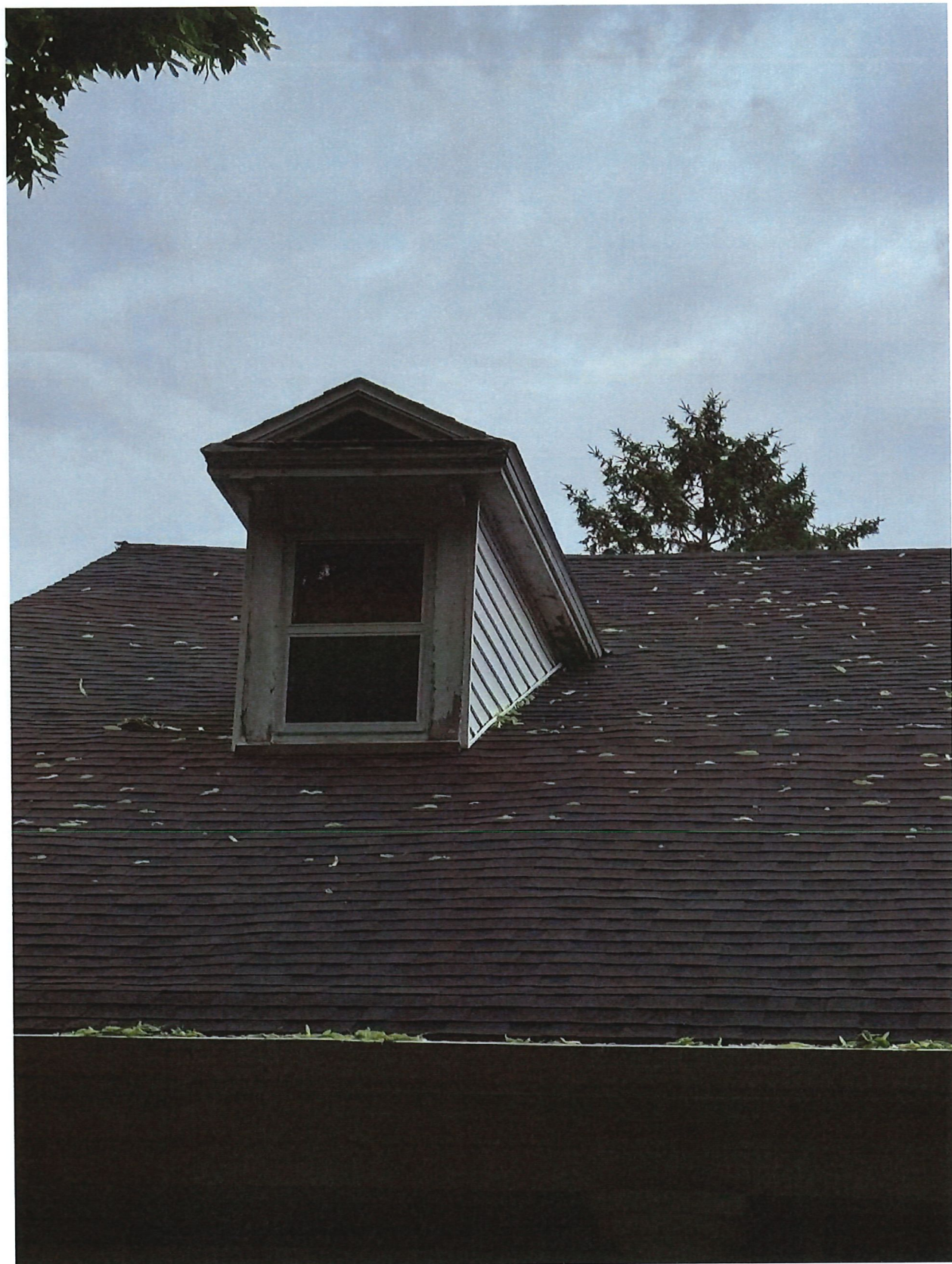
Date Received: _____ Staff: _____







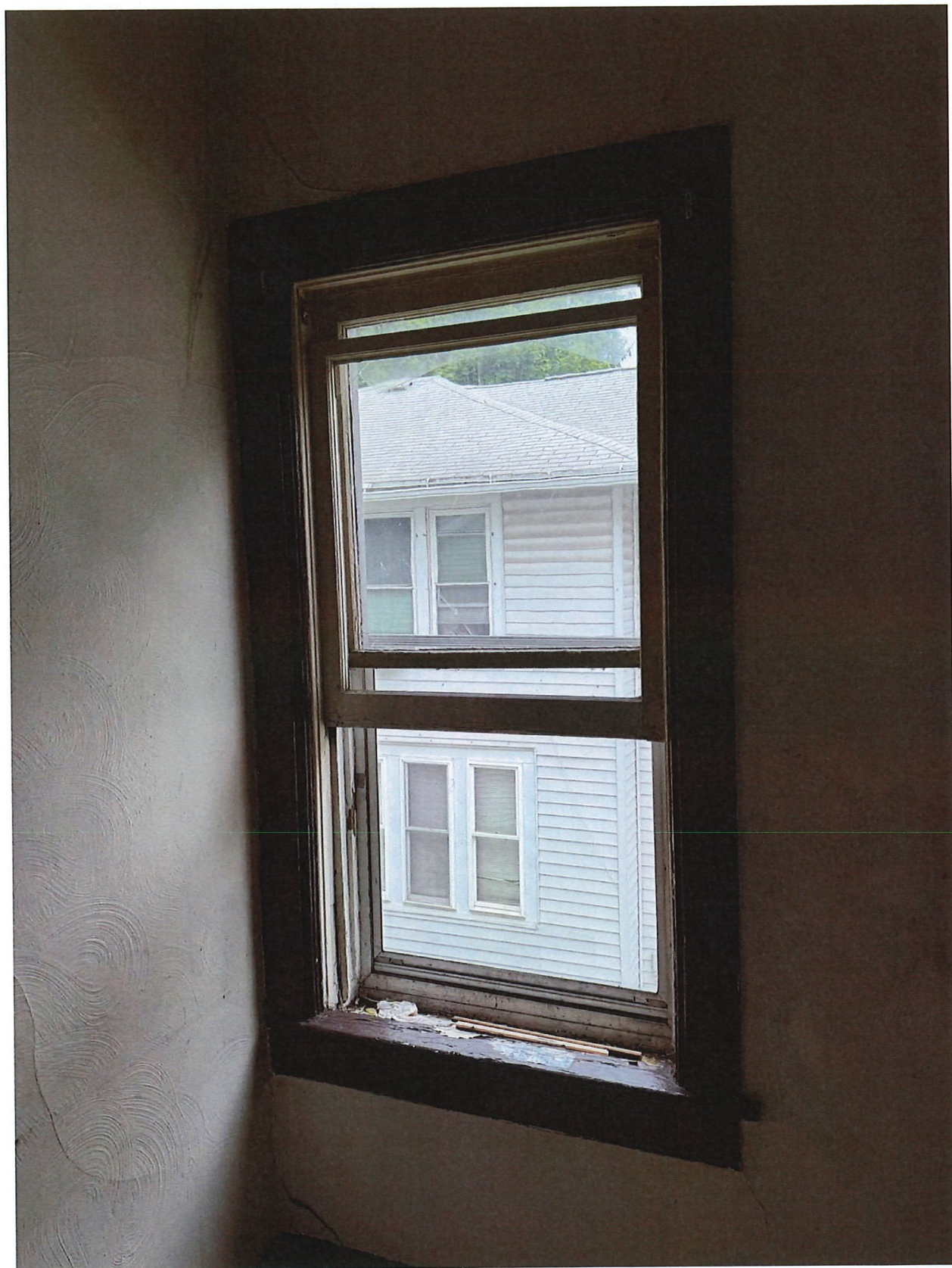






















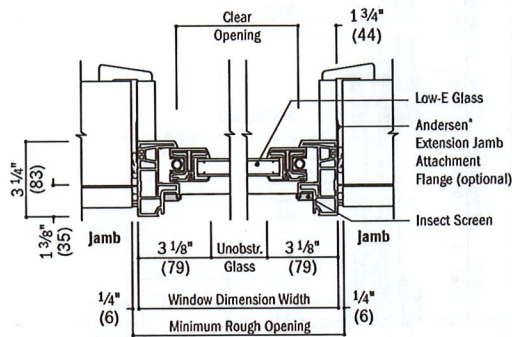
100 SERIES SINGLE-HUNG WINDOWS



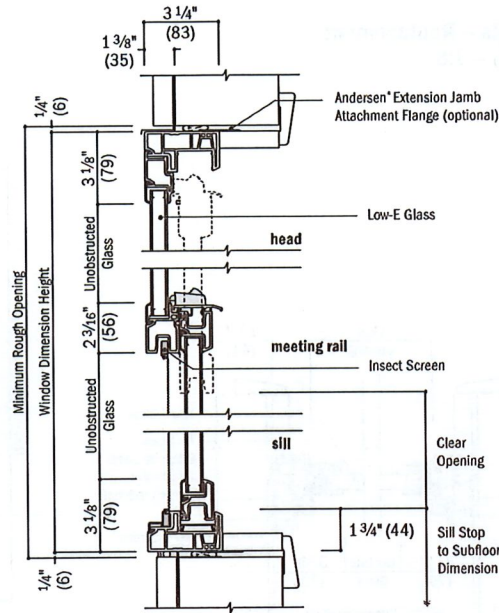
Single-Hung Window Details – New Construction

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

1 3/8" Flange Setback

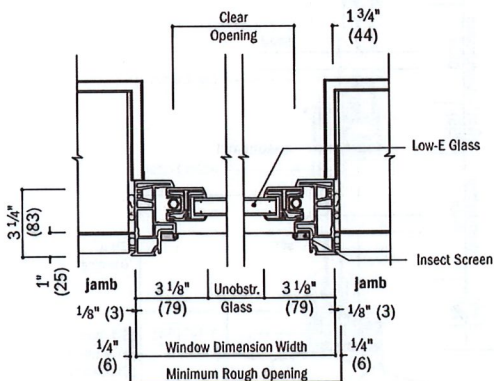


Horizontal Section

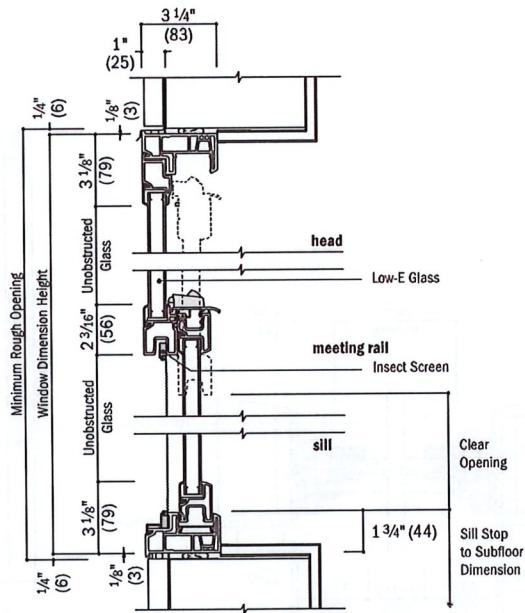


Vertical Section

1" Flange Setback With Stucco Key

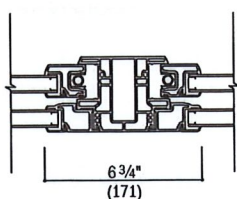


Horizontal Section
Stucco Exterior

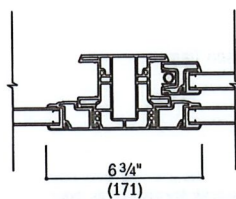


Vertical Section
Stucco Exterior

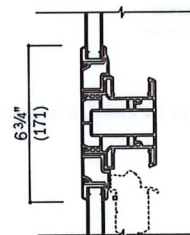
Integrals



Horizontal Section
Twin or Triple Single-Hung



Horizontal Section
Picture With Flanking Single-Hung



Vertical Section
Transom Over Single-Hung

- * Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- * Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- * Drip cap is required to complete window installation as shown but may not be included with window. Use of drip cap is recommended for proper installation.
- * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- * Dimensions in parentheses are in millimeters.

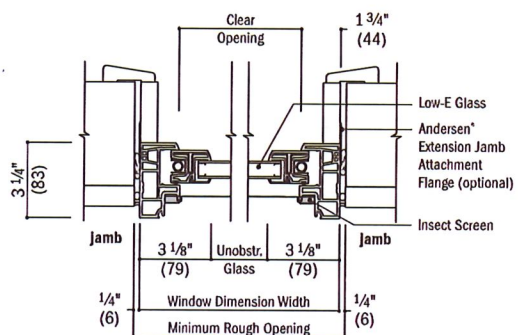
100 SERIES SINGLE-HUNG WINDOWS



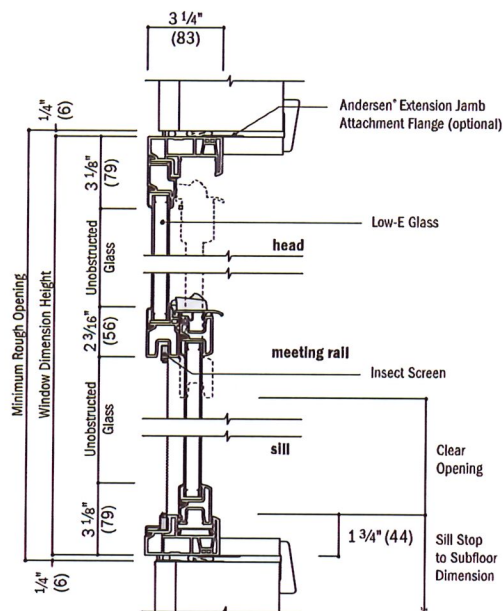
Single-Hung Window Details – Replacement

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

No Flange

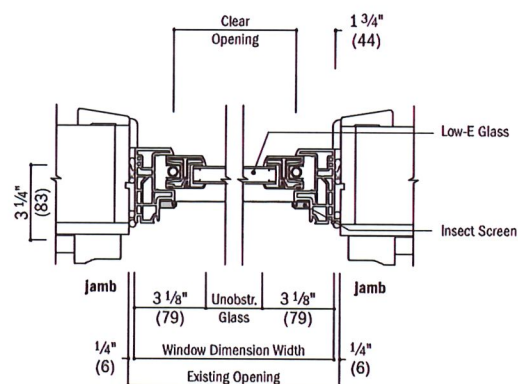


Horizontal Section
Existing Framed Opening

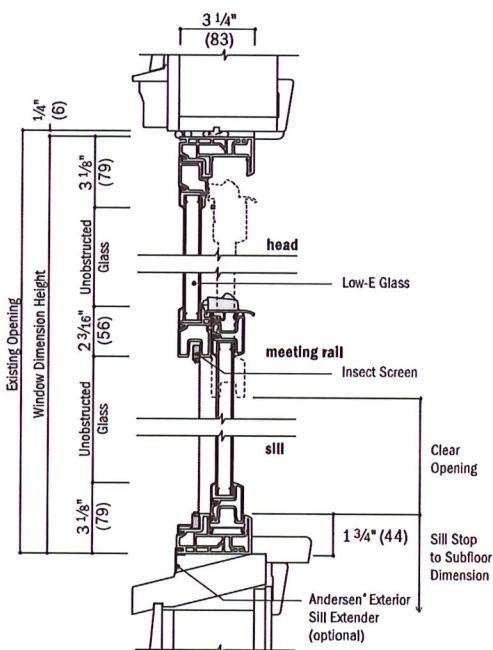


Vertical Section
Existing Framed Opening

Insert



Horizontal Section
Existing Window Opening



Vertical Section
Existing Window Opening

continued on next page

Integral details shown on page 1. Installation accessories are available for windows with insert frame.

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

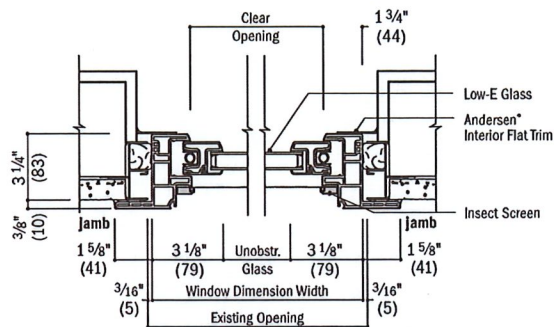
100 SERIES SINGLE-HUNG WINDOWS



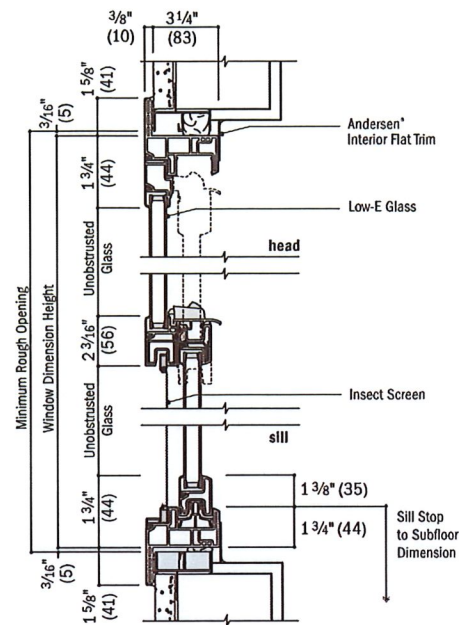
Single-Hung Window Details – Replacement *(continued)*

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Flush Fin*



Horizontal Section
Existing Aluminum Frame Window Opening



Vertical Section
Existing Aluminum Frame Window Opening

Integral details shown on page 1. Installation accessories are available for windows with flush fin frame.

- *Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- *Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- *Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- *Dimensions in parentheses are in millimeters.
- *Windows with flush fin frame are available in select Southwestern states including Arizona, California, Nevada, New Mexico and Utah. Limited configuration availability. See your Andersen supplier for more information.

We would like to replace the existing windows and wrap exterior in white aluminum trim coil. The Windows are to be place with Anderson CVD-100 Series.

- 1- 2454100 (23 $\frac{3}{4}$ x 53 $\frac{1}{2}$)
- 1- 2854100 (27 $\frac{3}{4}$ x 53 $\frac{1}{2}$)
- 1- 2434100 (23 $\frac{3}{4}$ x 33 $\frac{1}{2}$)
- 2- 2858100 (27 $\frac{3}{4}$ x 57 $\frac{1}{2}$)
- 4- 2466100 (23 $\frac{3}{4}$ x 65 $\frac{1}{2}$)

- 12-3666100 (35 $\frac{3}{4}$ x 65 $\frac{1}{2}$)

Estimated cost for windows and wrapping is
16,000.



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 19, 2024

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.5

(COA 24-28) Consideration with possible action on a design review for replacement siding on a garage located at 735 S Jackson Street.

BACKGROUND

735 S Jackson, built c. 1920, is a contributing property in the Astor NRHP Historic District. The house currently maintains a fair degree of historic integrity, including its integrity of setting, location, association, feeling, and workmanship (insofar as what is known about the history of the property). The house is also presumed to maintain integrity of design. As noted in the stewardship notes, some exterior materials and windows have been replaced. The garage does not appear to be particularly old and likely does not date to the district's period of significance. This garage is largely (but not completely) hidden from public view.

This COA application proposes to replace existing vinyl siding on the detached garage with new vinyl siding. The current vinyl siding mimics the appearance of clapboard siding. The proposed siding, "Norandex Rustic Hill 5-inch Cape Cod Shingle, in the carbon color," mimics the appearance of a rectangular shingle.

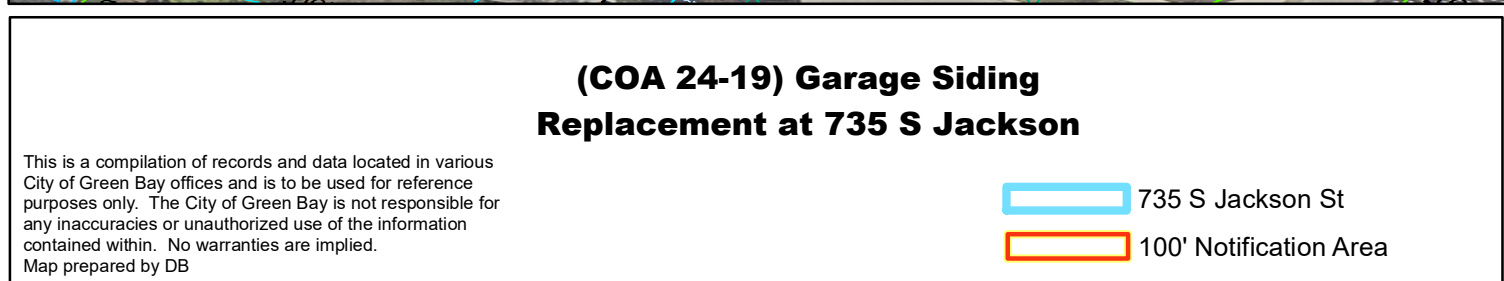
RECOMMENDATION

LC staff recommends approval of the proposed vinyl siding, noting that the garage does not appear to be historic (of the period of significance), and noting that the garage is largely hidden from public view.

FISCAL IMPACT

ATTACHMENTS

1. COA 24-28 Map
2. COA 24-28 Existing Garage Pic
3. COA 24-28 garage plan view
4. COA 24-28 Property Detail Sheet
5. COA 24-28 Application



 735 S Jackson St

 100' Notification Area



Address:	735	S Jackson	St			
Parcel No.:	14-590					
WI AHI No.:	52295					
Historic Name:						
Built:	1920	c. 1920				
Historic Use:	house					
Architectural Style:	vernacular					
Wall Material:						
Architect:						
National Register:	2/27/1980					
State Register:	1/1/1989					
Other:						
NRHP nomination link:						
	http://focus.nps.gov/pdfhost/docs/NRHP/Text/80000107.pdf					
(district nomination)						
Notes:						
	"This house is stuccoed at the first story and clapboarded at the second.					
	It is identical to 725 South Jackson."					
	Owner not listed					
	- per NRHP nomination					
Stewardship:						
Character -	Overall form & fenestration. Side-gambreled roof with wide front dormer.					
	Small arched entry. Dutch colonial revival stylings. Eave returns.					
Features -	unknown.					
Alterations -	Replacement vinyl siding. Stucco possibly not original.					
	Replacement windows (?). One story wing to north possibly an addition.					
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: 735 South Jackson Street, Green Bay

2. Parcel #: 14-590

3. Owner of record: Erik & Mary Ann Rinkleff Phone: 9204211326

735 South Jackson Street, Green Bay WI 5

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

4. Applicant's Name: Erik Rinkleff

735 South Jackson Street, Green Bay WI 5

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

erik@rusticroadstudio.com

(Office Phone #) (Cell Phone #) (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.)

Replace vinyl siding on garage.

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: Erik Rinkleff

Owner Signature: Erik Rinkleff

Date Received: _____ Staff: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

June 19, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-level COA applications.

BACKGROUND

- COA 24-22, 1008 S Monroe (Hazelwood), Roof
- COA 24-24, 840 S Monroe, Fence
- COA 24-25, 1120 S Van Buren, Fence

RECOMMENDATION**FISCAL IMPACT****ATTACHMENTS**

None