



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, NOVEMBER 15, 2023, 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. Brian Johnson, Susan Ley, David Siegel, Rebecca Derenne, and Stephen Srubas.

C. Approval of the Agenda.

- I. Approval of the agenda for the November 15, 2023, meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 18, 2023, meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 23-66) Consideration with possible action on a design review for a new garage located at 625 S Jefferson Street

F. Informational.

1. Staff-Level COA Applications.
2. Staff Update.
3. Date of next meeting: Wednesday, December 20, 2023.

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

November 15, 2023

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 23-66) Consideration with possible action on a design review for a new garage located at 625 S Jefferson Street

BACKGROUND

625 S. Jefferson, built c. 1910, is a contributing property in the Astor NRHP Historic District. The building currently maintains a fair degree of historic integrity, including its integrity of setting, location, design, and association. Integrity of materials has been diminished through the addition of vinyl siding and replacement windows.

This COA application proposes to construct a new, 2-bay, side-gable garage, approximately 30' x 25', situated behind the house such that it is partially blocked from view (S Jefferson Street vantage points).

Per the Secretary of the Interior's Standards for Rehabilitation, LC staff recommends consideration of the following.

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.

10. New additions and adjacent or related new construction shall 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.

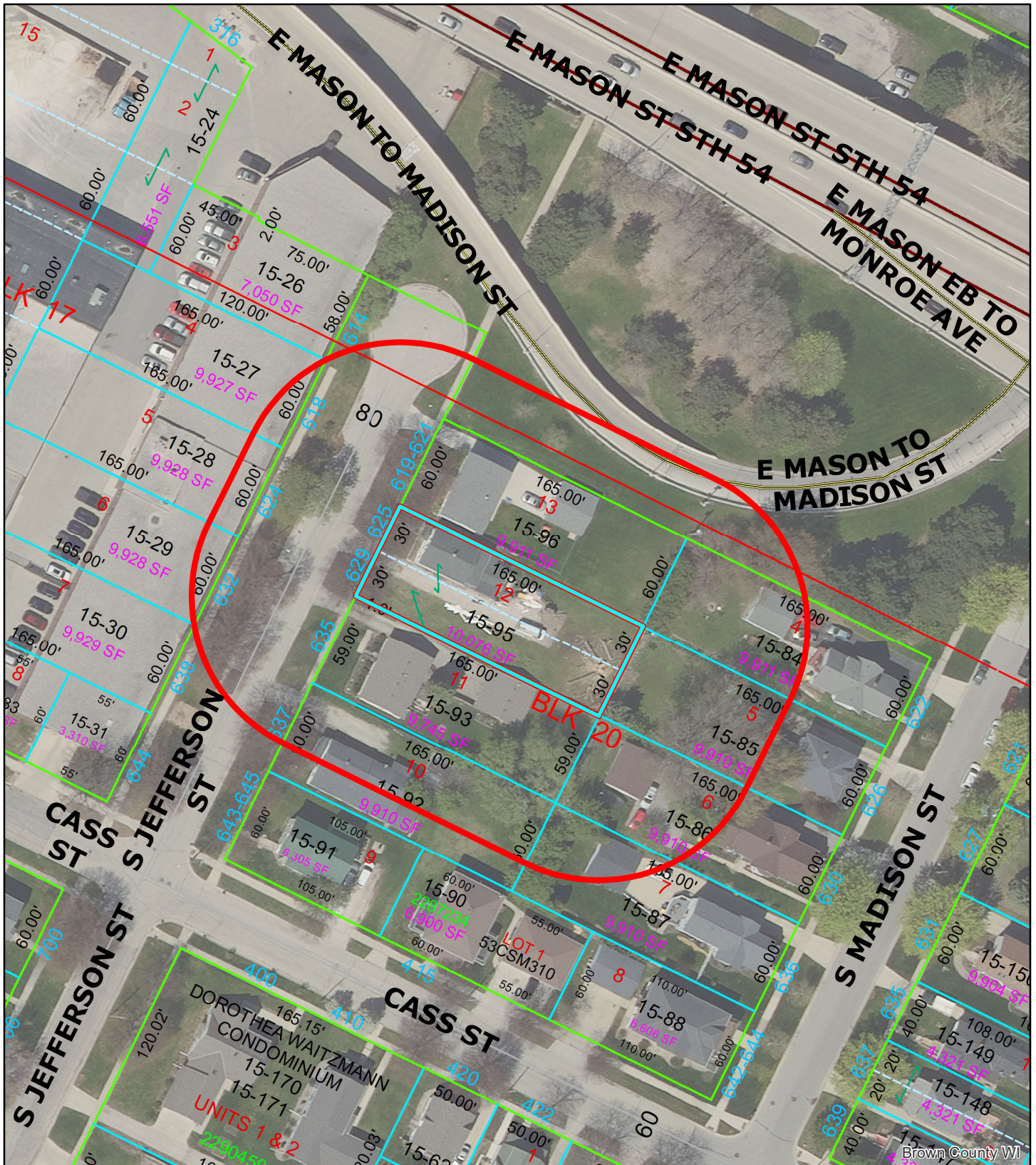
RECOMMENDATION

LC staff is of the opinion that the new garage, as new construction, is generally appropriate for this property and the Astor district. Regarding the Secretary of the Interior's Standards for Rehabilitation (high-level numbers 9, & 10), LC staff notes that the new garage satisfies #9 #10 for new construction. LC staff recommends approval of this COA.

FISCAL IMPACT

ATTACHMENTS

1. COA 23-66 Map
2. 625 S Jefferson 2019
3. COA 23-66 Site Plan
4. COA 23-66 Garage Rendering
5. COA 23-66 Garage Details
6. COA 23-66 Property Details
7. COA 23-66 Application



Brown County WI



(COA 23-66) New Garage at 625 S Jefferson Street

0 20 40 80 Feet

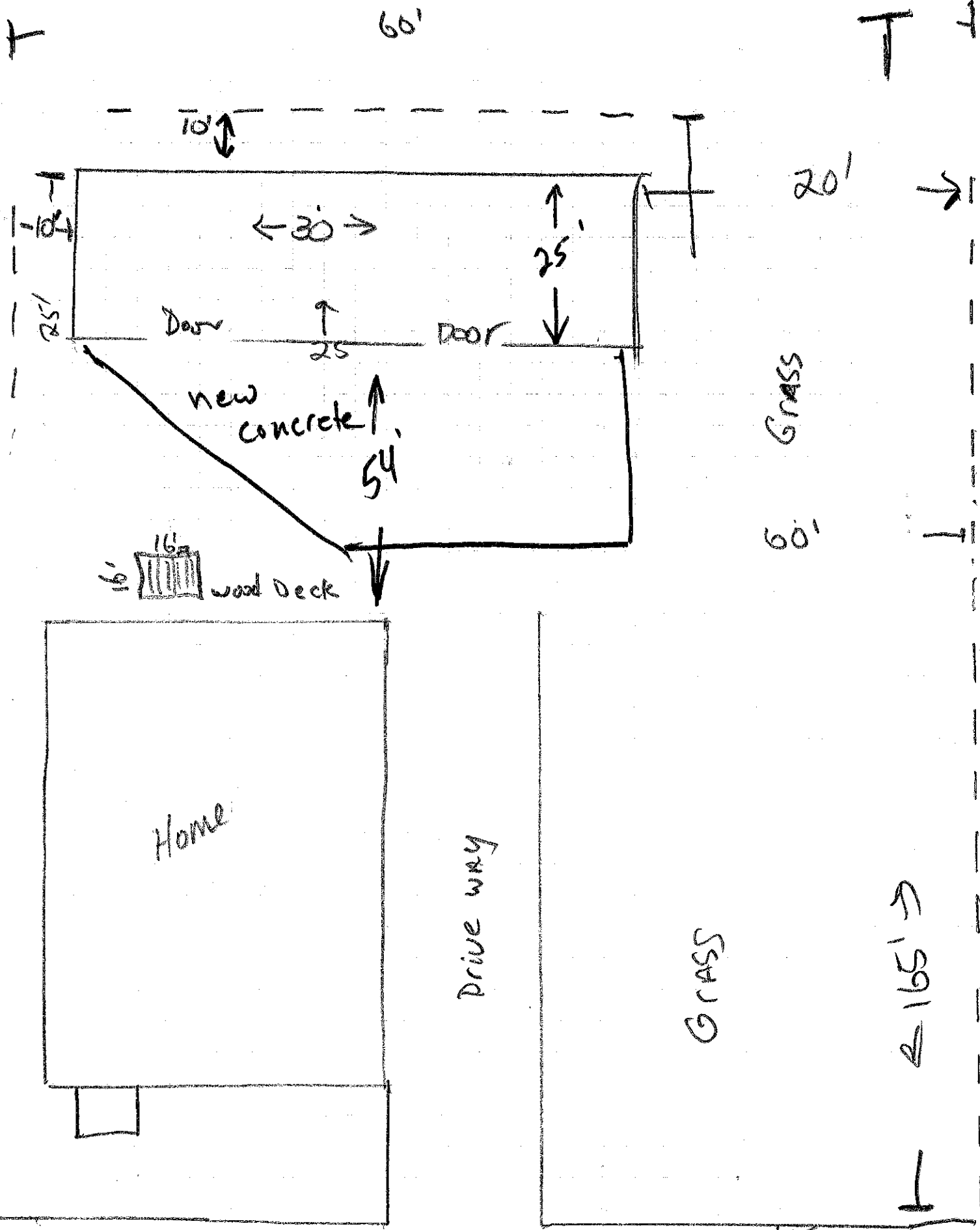


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 07 Nov 2023 X:\Planning\Basemaps\template_8.5x11.mxd

625 S Jefferson Street

100' Notification Area





625 Sodefferson St
Green Bay WI 54301

920 676-9777
Street

SIDE WALK



36 48 50
3,600 4800 5000

Date: 10/17/2023 - 2:16 PM

Design ID: 329459583797

Estimate ID: ~~62588~~

Estimated Price: ~~\$10,356.27~~

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™

GARAGE

How to recall and purchase your design at home:

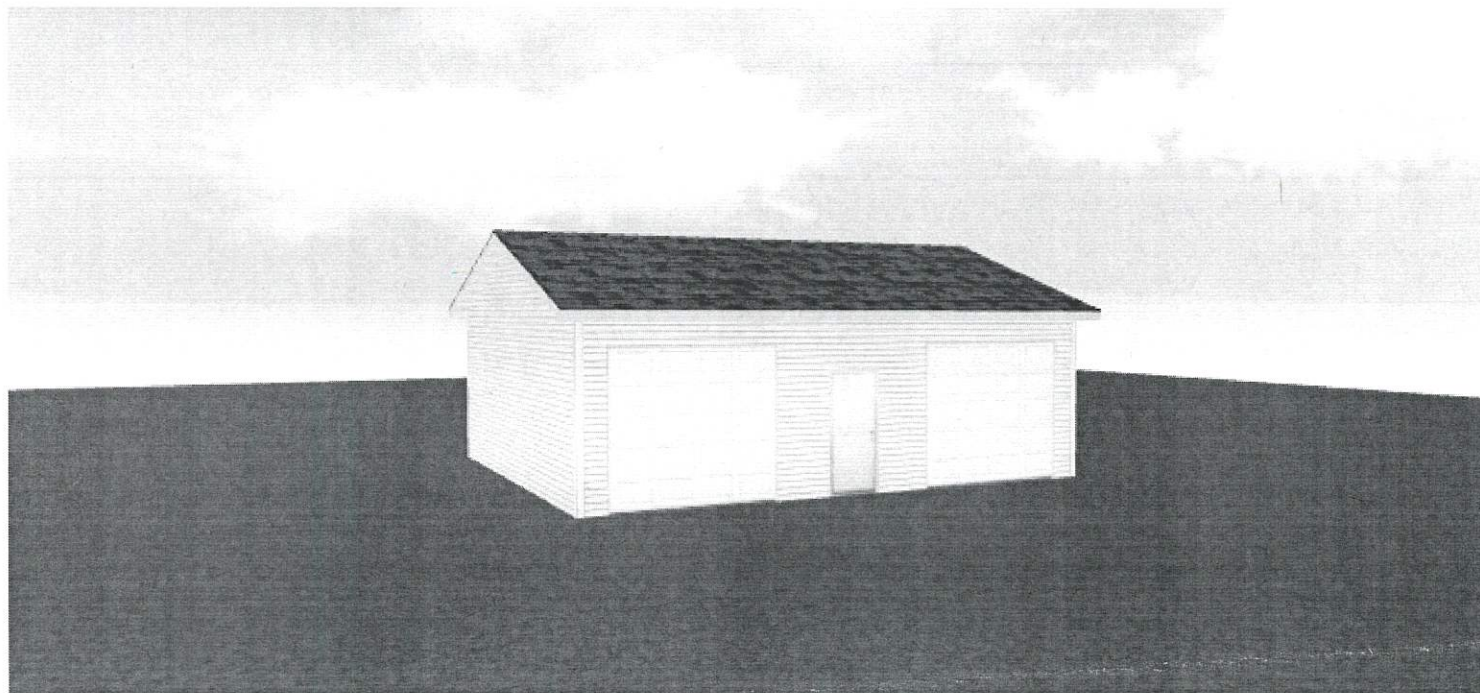


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 329459583797
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 329459583797 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

Date: 10/17/2023 - 2:17 PM

Design ID: 329459583791

Estimate ID: 62589

Estimated Price: \$9,857.27

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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Design & Buy™

GARAGE

How to recall and purchase your design at home:



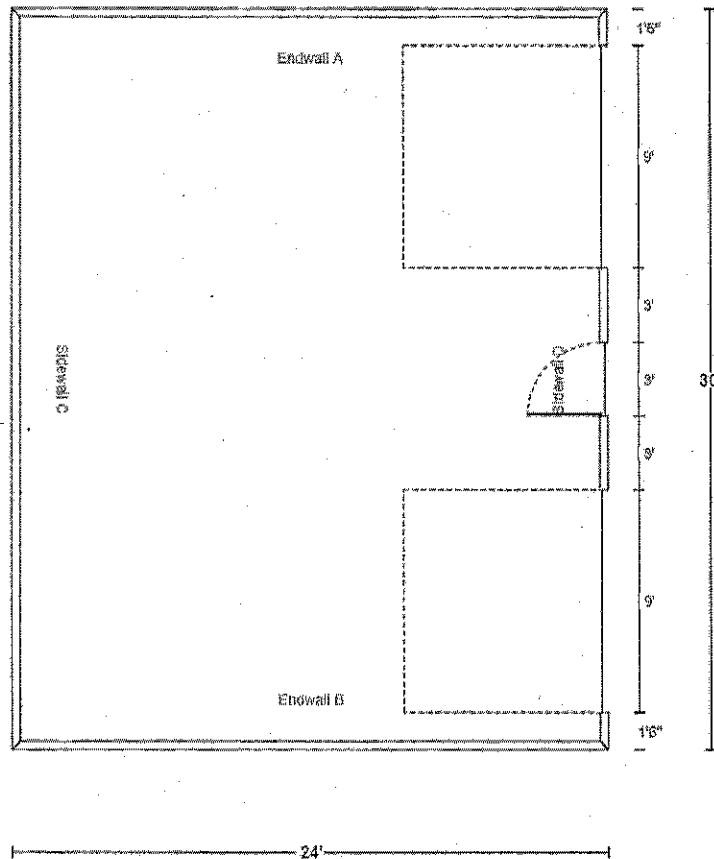
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Garage Image



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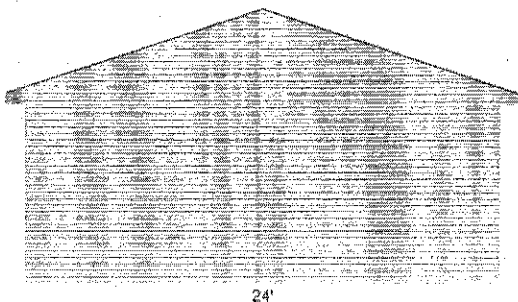
MENARDS®

Design & Buy™ GARAGE

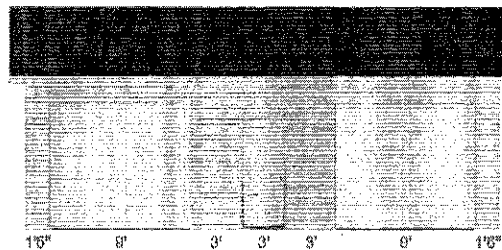
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B



SIDEWALL D

Mastercraft® 36W x 80H Primed Steel 6-Panel

Ideal Door® Traditional 9' x 8' White Non-Insulated Garage Door

Ideal Door® Traditional 9' x 8' White Non-Insulated Garage Door

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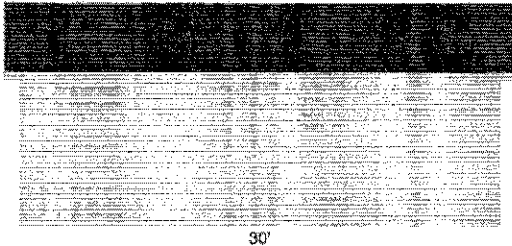
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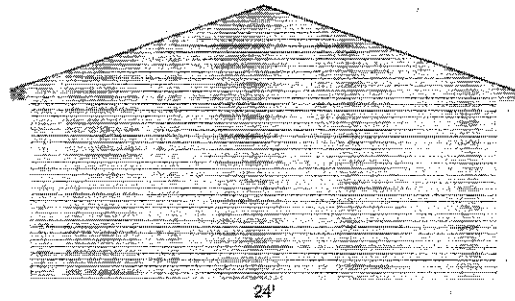
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GARAGE



SIDEWALL C



ENDWALL A

Date: 10/17/2023 - 2:17 PM

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Estimate ID: 62589

Estimated Price: \$9,857.27

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Materials

Building Info

Building Location Zip Code:	54301
Building Width:	24' <i>The trusses included in your estimate are prebuilt with a 24" overhang, the overhang should be trimmed to correct overhang size.</i>
Building Length:	30'
Building Height:	9'
Curb:	None
Foundation Type:	Thickened Slab
Wall Framing Stud:	2 x 4
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	12"
Gable Overhang:	12"
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABTCO® Cedar Creek™ Double 4, Color: White
Vinyl Corner Trim Color:	White
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT® 9'x75'House Wrap
Gable Vents:	None

For other design systems search "Design & Buy" on Menards.com

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MENARDS

Design & Buy™

GARAGE

Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Chateau Green
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Smooth Aluminum Fascia
Fascia:	6" x 12' Aluminum Smooth Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	Ideal Door® Traditional 9' x 8' White Non-Insulated Garage Door
Overhead Door:	Ideal Door® Traditional 9' x 8' White Non-Insulated Garage Door
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	None
Framing Fasteners:	None
Sheathing Fasteners:	None
Roofing/Shingle Fasteners:	None
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
For other design systems search "Design & Buy" on Menards.com	
Overhead Opening Hardware:	No

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MEMARDS

Design & Buy™

GARAGE

Midwest Manufacturing							Truss: C11024		
Address 1							JobName: RESSTOCK		
Address 2							Date: 02/22/17 09:25:42		
City, State Zip							Page: 1 of 1		
SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
24-0-0	4/12	1	2-0-0	2-0-0	0-0-0	0-0-0	1	24 in	73 lbs

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GARAGE

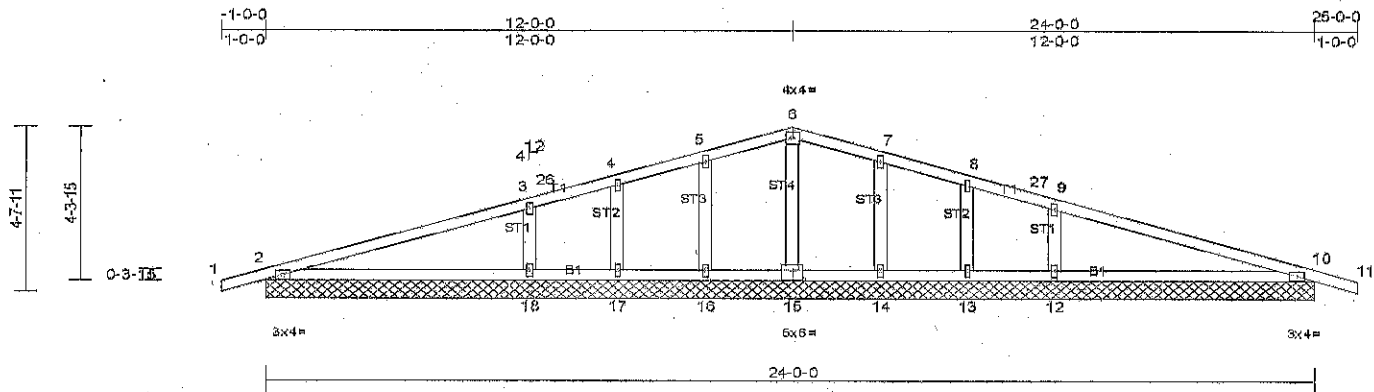
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTRC0812355	T1E	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.61 S Aug 11 2022 Print: 8.610 S Aug 11 2022 MITek Industries, Inc. Fri Oct 06 10:08:55

Page: 1

ID: NxfdmM78tQU7mUJ2Vbp6eyWA2j-G7TQD20VBmMh6DDbumZ4lgEeBjI8z3tEiSVAXoUyWA1s



Scale = 1/4"=1'-0"

Plate Offsets (X, Y): (15'-0" 3'-0", 0'-3'-0")

Loading	(psf)	Spacing	2'-0" 0	CSI	DEPL	In	(loc)	l/def	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.29	Vert(LL)	n/a	-	n/a	999	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.17	Vert(TL)	n/a	-	n/a	999	
TCDL	7.0	Rep Stress Incr	YES	WB	0.09	Horiz(TL)	0.00	23	n/a	n/a	
BCLL	0.0	Code	IRC2009/TPI2007	Matrix-MIS							
BQDL	10.0										
Weight: 80 lb FT # 15%											

LUMBER

TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING

TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 6'-0" o.c. purlins.
Rigid ceiling directly applied or 10'-0" o.c. bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

All bearings 24'-0".
(lb) - Max Horiz 2x=48 (LC 8), 19x=48 (LC 8)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18, 19, 23
Max Grav All reactions 260 (lb) or less at joint(s) 13, 15, 17 except 2=389 (LC 1), 10=369 (LC 1), 12=504 (LC 15), 14=284 (LC 4), 16=284 (LC 8), 18=504 (LC 14), 19=369 (LC 1), 23=369 (LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 260 (lb) or less except when shown.
TOP CHORD 2-3=531/62
BOT CHORD 2-18=80/711
WEBS 3-18=365/134, 9-12=365/134

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BQDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0" o.c.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-0" tall by 2'-0" wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12, 2, 10.
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R502.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

For other design systems search "Design & Buy" on Menards.com

Address:	625	S Jefferson	St			
Parcel No.:	15-95					
WI AHI No.:	52519					
Historic Name:						
Built:	1910	c. 1910				
Historic Use:	house					
Architectural Style:	front gabled					
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:						
	"This is a two story frame house					
	Owner: Clarence J. & Elizabeth Eckberg, Route 2, Little Suamico, WI 54141"					
	- per NRHP nomination					
	"A site file exists for this property."					
	- WI AHI					
Stewardship:						
Character -	Overall form & fenestration. Front gabled house with central					
	chimney. Entry door at left of front façade. Typical form of national /					
	folk Victorian style. Clapboard profile siding.					
Features -	One multi-pane window. Original features largely lost or covered.					
Alterations -	Some altered fenestration on sides. Replacement siding & windows.					
	Chimney replaced. Attic vent cut into gable.					
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: WA 23-~~3~~ 44

1. Address: 625 So Jefferson St.

2. Parcel #: _____

3. Owner of record: Dean T. Cavanaugh Phone: 920 676-9777

625 So Jefferson St. GB WI. 54301
(Address) (City) (State) (Zip)

4. Applicant's Name: Dean T. Cavanaugh

625 So Jefferson St. GB WI 54301
(Address) (City) (State) (Zip)

920 866-3060 920 676-9777 SAME
(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.)

NEW GARAGE 2 CAR 25'X30' Foundation

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: _____



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

November 15, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

Staff-Level COA Applications.

BACKGROUND

- COA 23-63, 840 S Jackson, Driveway
- COA 23-65, 635 S Jefferson, Driveway

RECOMMENDATION

No Action Required

FISCAL IMPACT**ATTACHMENTS**

None