

**Landmarks Commission  
January 28, 2016**

**LAN20160128-1  
UNAPPROVED**

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, January 28, 2015 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepsen at 7:04 p.m.

Roll Call: Present - Council Member Patricia Thome, Judy Jepsen, Tomi Fay Forbes, Tom Kubala, James Pape, Doug Yip

Also Present - City Planner Jon Censky

**STATEMENT OF PUBLIC NOTICE**

Chairperson Jepsen acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

**APPROVAL OF MINUTES**

Motion made by Tom Kubala, seconded by James Pape, to approve the minutes of the December 10, 2015 meeting. Motion carried without a negative vote.

Motion made by Council Member Thome, seconded by Tom Kubala, to approve the minutes of the January 14, 2016 meeting. Motion carried without a negative vote.

**COMMENTS AND SUGGESTIONS FROM CITIZENS** – None

**NEW BUSINESS**

**Consider Request for a Certificate of Appropriateness for Proposed Façade Modifications to the former Washington Avenue Shoppes Located at W62 N590 Washington Avenue; and Action Thereon.**

Greg Zimmerschied and Doug Stauss represented the building. Now that demolition of the added layers of façade is coming off, the original building is more evident, permitting a refining of the design to restore the original façade as much as possible. The concrete walls on either side of the front doors will be left in place. The doorway will have lights on either side and across the top – an inoperable transom. The front windows will now have a divided drawn horizontally across the top, alluding to a transom. With the brick gone, they will try to smooth the remaining plaster layer and match it. Through the years, layers of masonry were put over previous layers of masonry. At the back of the building an opening previously presented as a garage door will now be a double door, opening up to 7 feet high and 6 feet wide. The Fire Department had concerns about a vehicle driving into a building not designated for a vehicle. There is still a garage door. They may have to place bollards (concrete posts) to block any wayward vehicle from driving in. The building was originally a Ford garage, and then possibly in the 1950s was taken over by Cedarburg Light and Water. In the 1970s or so, Cedarburg erected a brick façade and City Hall was moved into the building. In the early 1990s the City staff moved into the school building, and the building was used for shops until Greg Zimmerschied purchased it.

Motion made by Council Member Thome to accept the façade improvements as presented, acknowledging that the floorplan presented was not the current version. Doug Yip seconded the motion. The motion carried without a negative vote.

**Commission Members will Discuss Formulating a Plan to Identify and Document Cedarburg’s Historically Significant Structures that Could Qualify for Landmark Designation; and Action Thereon.**

Planner Censky stated that while we have the downtown historic area designated with landmark status, there are other buildings throughout the City that are not protected. While several are already designated, including the Hilgen house on Spring Street, Judy Jepson’s house, and the Wetzel home, others have not yet been designated. An owner must be willing to go through the paperwork process. A plan is needed. Planner Censky proposed that he divide up the City, and each Commission Member take an area of the City to investigate for consideration.

At the next meeting Planner Censky will provide:

- Maps with the City divided into geographic areas
- The criteria for historic designation
- A list of buildings now designated
- The process involved in obtaining the designation

Columbia Avenue is on the National list, but not the local. Two-thirds of the homeowners would not agree to the designation when it was attempted in the 1980s. People are more aware of the value of their old buildings now. The Commission questioned whether the City should try again.

The current bill before the State legislature regarding historic designation is raising some concerns. The State Historical Society is opposed to the bill. Judy Jepson stated that Joe DeRosa will be at the quarterly meeting of the Ozaukee Historical Society on Monday night. He may be able to answer some of the Commission’s questions regarding the bill.

**ADJOURNMENT**

A motion was made by Jim Pape, seconded by Tom Kubala, to adjourn the meeting at 7:40 p.m. Motion carried without a negative vote.

Tomi Fay Forbes  
Secretary

adk