

LANDMARKS COMMISSION
February 25, 2016

LAN20160225-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, February 25, 2016 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepsen at 7:02 p.m.

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

Excused - James Pape

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 Council Member Thome, seconded by Tomi Fay Forbes, to approve the minutes of the January 28, 2016 meeting with the correction that Doug Yip was not present at that meeting. Motion carried without a negative vote with James Pape excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

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 this is a follow-up from the last meeting. The Commission is generating a plan to identify historic structures not already protected through designation. The Criteria for Evaluation document that the Commission members received was adopted in 2004 and is a guide for use in designating a property or building.

Structures are designated at the Federal, State and local level. Unless it is a highly significant building, documentation is assembled by a professional and is submitted to the State. If accepted at the State, they forward it to the National Register of Historic Places. The members can go on-line to that site and see the documentation for the Washington Avenue District (designated 1985) and the Columbia Avenue District (designated January 22, 1992). The National designation has no teeth; it is up to the local community to protect historic properties through designation.

Local designation is done through the Landmarks Commission and the Plan Commission. An application, filled out with the help of the Landmarks Commission, is reviewed and recommended by the Landmarks Commission and then submitted to the Plan Commission for approval. An example of the application was given to Commission members. There was some conversation on how it is determined how significant a building needs to be for acceptance on the local or State registry. Could a working class home that is old and charming but not highly architecturally significant or associated with any particular person or event be designated? There is no clear answer.

The Washington Avenue District is on the national and local registry. The Columbia Road District residents did not want local designation so Columbia Road is on the National Register only. Homeowners do not need to agree to the National designation. Commission members were given a document "Historic Properties in the City of Cedarburg" that lists all known buildings in the Columbia Road and Washington Avenue Districts as well as outlying buildings now designated. There are homes in the Columbia Historic District that the Commission would like to see included in the local designation.

There was some discussion about which map of the Historic Districts is the most accurate map for the Commission's use. The Zoning map is the map that gives legal teeth to the Landmarks and Plan Commission. Planner Censky will investigate that further.

The Commission members discussed why an individual homeowner might find it advantageous to have their home designated. The Landmarks Commission is ready and willing to offer free help and guidance in terms of design and selection of materials to help insure the historic integrity of a home. It was agreed that there is a sense of public pride in this community, and many find the appearance of the built environment in Cedarburg to be appealing. We are asking homeowners to let us help them preserve their asset. There is also a tax credit associated with work done to a designated building.

How does the Commission encourage people to designate their homes? A number of ideas were discussed.

- Start with one structure the Commission believes could be designated and run through the process to get that structure designated.
- Publicize the Commission's effort to encourage homeowners to designate their buildings. The concern is that people do not want to be pushed into anything, so it was agreed not to pursue that option.
- Contact Joe DeRosa at the State level for further guidance as to what can and cannot qualify for designation.
- Contact Economic Development Coordinator Sheffield and see if she has any ideas that would help us appeal to the community.
- Contact the local paper and ask for a series of articles highlighting individual homes in the community (not necessarily the most sophisticated architecturally) and have the homeowners tell why they love and appreciate their home. The purpose is to build community interest and appreciation in individual's own homes.
- Offer community presentations on the historic architecture of Cedarburg.

The topic will be revisited at an upcoming Plan Commission meeting.

Commissioners will Review and Discuss the Revised HPD Historical Preservation District and the New Historic Landmarks Regulations as Part of the Recodification of the Zoning Code; and Action Thereon.

Planner Censky stated he is in the process of re-writing the Zoning Code. Prior to the meeting, Commission Members were given “Article E. Historical Landmarks Regulations” and “HPD Historic Preservation Overlay District.” Planner Censky handed out the original document, Article E, with the proposed changes. He asked Commission members to read over the document and bring back corrections. Once the Commission accepts the wording, then the document is reviewed by the Plan Commission and recommended for approval by the Common Council following a public hearing.

ADJOURNMENT

A motion was made by Tom Kubala, seconded by Council Member Thome, to adjourn the meeting at 8:07 p.m. Motion carried without a negative vote with James Pape excused.

Tomi Fay Forbes
Secretary

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