

LANDMARKS COMMISSION
June 25, 2015

LAN20150625-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, June 25, 2015 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepson at 7:00 p.m.

Roll Call: Present - Dick Ellefson, Judy Jepson, Tomi Fay Forbes, Allison Hanson, Tom Kubala

Excused - Council Member Patricia Thome, James Pape

Also Present - City Planner Jon Censky, community member Ann Denk

STATEMENT OF PUBLIC NOTICE

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

APPROVAL OF MINUTES

Judy Jepson proposed the following corrections to the minutes: Under the Approval of Minutes the third word should be “by.” At the bottom of page two, last paragraph, the sentence should read “...with a storm window that slides up from the inside so the screen may be utilized.” The last sentence should state, “original to the buildings.” Under “Review and Discuss Sign Lighting, second paragraph, the word ‘place’ in the second line should read ‘placed.’ Motion made by Tom Kubala and seconded by Dick Ellefson to approve the minutes of the June 11, 2015 meeting as corrected. Motion carried without a negative vote with James Pape and Council Member Thome excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

Review and Possibly Approve Replacing the Existing Aluminum Windows with New Replacement Windows for The Gem Shop Located at W64 N723 Washington Avenue; and Action Thereon

Dan Feyrer returned to discuss the windows. He brought an example of a new aluminum storm window, now available in a large array of colors, and stressed they are good for energy conservation. He stated that he surveyed the windows up and down Washington Avenue and found that many are also aluminum. Planner Censky clarified that the Commission is only considering replacement of the storm window, not the original window. Mr. Feyrer confirmed. Tomi Fay Forbes pointed out that the building currently has aluminum storm windows upstairs, but several windows on the west and southwest on the first floor of the house already have wood

combination storm/screen windows. To replace the upstairs storm windows with the same window would be consistent with replacements already completed on the building. Tom Kubala agreed that the Commission is in favor of wood windows. This is consistent with the guidelines followed in the SOI standards. Dan Feyrer pointed out that wood storm windows today are made of pine and are not a long-lasting wood; whereas, the old storm windows were made from old growth wood and lasted much longer.

A reason for the mish mash of storm windows along Washington Avenue, (certainly some put in place since the establishment of the Commission in the 1970s), is that building owners do not need to draw a permit from the City to replace storm windows. Thus, the Commission is not alerted when such work is done unless the building owner voluntarily comes forth or the Building Inspector catches the owner in the process of replacing the windows. The catch is that a building owner will not come before the Commission and simply replace aluminum with aluminum. If they come before the Commission, they are told to use wood. The reason for the Commission, Planner Censky reminded all present, is to keep Cedarburg an attractive, historic looking downtown. The Commission is charged with overseeing the historic nature of the downtown.

Tom Kubala made a motion that the Commission approve the replacement of the existing aluminum storm/screen windows on the Gem Shop with new wood combination storm windows. Tomi Fay Forbes seconded the motion. Motion carried without a negative vote with James Pape and Council Member Thome excused.

Review and Possibly Approve the New Roof and Gutters for the Residence at W61 N459 Washington Avenue; and Action Thereon

Bill Bujanovich, the building owner, added a coach house to his property several years ago. He plans to reroof his house with shingles that match the ones he used on the coach house. There are three different types of shingles currently on the house. He will also replace the gutters. The house originally had Yankee style gutters as seen on the Brian Collins building. Today there is a "K" gutter on the house. (The rounded gutters, more used in the period for his house, will not work due to the modifications on the roof.)

Tomi Fay Forbes made a motion to approve the use of CertainTeed Landmark Series shingles in burnt sienna and replacement "K" style gutters to the home. Tom Kubala seconded the motion. Motion carried without a negative vote with James Pape and Patricia Thome excused.

Review and Possibly Approve Replacing the Existing Aluminum Windows with New Replacement Windows for the Second Story at W62 N583 Washington Avenue; and Action Thereon

Dave Moegenburg represented the building owner. Mr. Moegenburg's plan is to replace the upstairs windows and possibly one of the downstairs windows with Marvin tilt back windows. He brought an example of a wood combination storm/screen. The building owner does not intend to replace the windows to their original size. It is evident from the photos that the replacement windows now in the building are smaller than the original windows, and were framed in to fit the opening. Ideally the Commission would like to see the original dimensions of the windows to be restored, but cannot demand that. It is a lot of work both exterior and

interior. A question regarding the original window configuration was raised. Presently the windows on the building have snap-in-mullions and are six over nine. An original picture of the building could not be located during the meeting, so it was agreed to postpone a decision pending research to locate the oldest photo possible of the building.

Tom Kubala made a motion to table the decision pending research as to the oldest window configuration that can be located. Allison Hanson seconded the motion. Motion carried without a negative vote with James Pape and Council Member Thome excused.

The Applicant is Requesting a Certificate of Appropriateness to Remove the Back Door, Remove the Concrete Landing and Steps and to Install a Fenced Trash Enclosure for Property Located at W64 N703 Washington Avenue and Action Thereon.

Duey Stroebel needs to hide his trash receptacles. The pre-cast steps are deteriorated. Building Inspector Baier approved the removal of the door. The door is entry to an addition. The fence will be 6' tall with corner posts for security.

Tom Kubala made a motion to approve the submission as described. Tomi Fay Forbes seconded the motion. Motion carried without a negative vote with James Pape and Council Member Thome excused.

ADJOURNMENT

A motion was made by Tom Kubala, seconded by Allison Hanson, to adjourn the meeting at 8:00 p.m. Motion carried without a negative vote with James Pape and Council Member Thome excused.

Tomi Fay Forbes
Secretary