

**LANDMARKS COMMISSION
December 10, 2015**

**LAN20151210-1
UNAPPROVED**

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, December 10, 2015 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepsen at 7:05 p.m.

Roll Call: Present - Judy Jepsen, Tomi Fay Forbes, James Pape, Tom Kubala

Excused - Council Member Patricia Thome

Also Present - City Planner Jon Censky, Dave Fidlin from *News Graphic*

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 Tomi Fay Forbes, to approve the minutes of the November 18, 2015 meeting. Motion carried without a negative vote with Council Member Thome excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Consider Request to Replace a Window at Silver Creek Brewery at the Grist Mill at N58 W6181 Columbia Road; and Action Thereon.

The Landmark Preservation Society owns the Landmarks Building. Architect Paul Rushing described the project. An opening that probably originally had a window to give light to the raceway has seriously deteriorated. The original window is long gone; the masonry is deteriorated and is missing. At the moment a steel grate fills the space for security.

The proposal is to infill the missing stone masonry, repoint the mortar, remove the existing deteriorated wood frame, install a new oak frame, and install a true divided light, single-pane window to match the other 6-over-6 windows in the building. All work will be done to replicate the original materials to look and feel as authentically as possible. The stone mason, Greg Schwan, carefully replicates original masonry and mortar. Jim Pape stated he applauds the careful attention to detail.

Jim Pape made a motion to approve the replacement window and repair as proposed. Tom Kubala seconded the motion. Motion carried without a negative vote with Council Member Thome excused.

Consider Request to Raze/Remove the St. Francis Borgia Rectory Located at N44 W6035 Hamilton Road; and Action Thereon.

The issue was brought to the Landmarks Commission some months ago by Mike LaRosa, on behalf of St. Francis Borgia church. At that time the Landmarks Commission Members were unanimous in their stand that the rectory should not be razed. It is in the historic district.

An architect/developer has an option to purchase the parcel contingent on being able to accomplish their goals with the project. That business has been working with the church, but approached the City only one time. Recently the Mayor and staff met with the architect regarding his proposal. His ideas were contrary to the vision the City has. One issue had to do with the placement of the parking areas. The City would like to see buildings on street fronts, not parking lots. The architect also asked that the rectory be razed because it impedes traffic flow on the property.

Tom Kubala stated that Kubala/Washatko and one other architectural firm bid on the project. The plan Kubala Washatko proposed kept the rectory in place. He stated that the rectory does not have to be razed to accomplish the City's goals for denser housing for the property.

Tom Kubala also expressed concern about the Code the City is enforcing, stating the amount of parking that must be designated for the church itself. Though the church is not used for large gatherings at this time, it potentially could be in the future. The City has a standard for the number of parking spaces that must be designated for a building. Parking lots were non-existent at the time the church was erected; He stated he does not believe there should be parking lots in historic districts.

Jim Pape stated that the building is a contributing building in the historic district. He does not want to see the district eroded by nibbling away at its fringes. The building was recommended for the historic district by historic architects/engineers Howard Needles Tammen & Bergendoff at the time of the survey.

Jim Pape made a motion to deny the request and stated that the Landmarks Commission is committed to the maintenance of the historic district which includes not razing the rectory as the building contributes to the district. Tom Kubala seconded the motion. Motion carried without a negative vote with Council Member Thome excused.

This issue will go to the Plan Commission, probably at its January 4 meeting.

Discuss Creation of Written Standards to be Applied to Benches Installed in the Historic District; and Action Thereon.

The issue of the newer benches was brought up at the Plan Commission. Greg Zimmerschied attended the Landmarks meeting to learn how the Landmarks Commission regarded the benches. Cedarburg Parks and Recreation initiated a Legacy Tree and Bench Program. Years ago, bench

approval went through the Landmarks Commission. The current benches, placed through the Parks and Recreation Department's Legacy Program, were not presented to the Landmarks Commission. Two issues with the benches are that they are not historic in design, and the signage on them, honoring or in memorial to a person, is of large, prominent lettering. The scale of the sign honoring Ed Rappold is appropriate. By comparison, the scale of the lettering on the benches is significantly larger. One's eye is drawn quickly to the benches lettering rather than the Rappold sign lettering. A plaque on the bench would be of better scale than the prominent lettering now in use. The Parks & Recreation Department will not place any more of these benches until Landmarks and the City considers this issue.

Guidelines, it was agreed, would be difficult to develop. Variety is to be encouraged as it adds to the charm of the community. Rather than develop specific guidelines, (good taste can't be legislated) it was agreed that if bench proposals come before the Landmarks Commission, Members can work with proposals which are inappropriate and make recommendations so they are appropriate. The Landmarks Commission does the same thing with signage. This discussion applies to items that are placed on a permanent basis, not to seasonal items or items a business has on display to sell.

Planner Censky will send a memo to all City staff stating that anything done in the downtown area needs to go through the Landmarks Commission.

Tom Kubala made a motion that elements in the historic district permanently placed or intended for non-seasonal use must come before the Landmarks Commission for approval – for example, benches, fences, plaques, and outdoor seating areas. Jim Pape seconded the motion. Motion carried without a negative vote with Council Member Thome excused.

Consider Certificate of Appreciation Recognizing Richard Ellefson for Thirty Years of Service on the Landmarks Commission: and Action Thereon.

Consider Certificate of Appreciation Recognizing Allison Hanson for Seven Years of Service on the Landmarks Commission: and Action Thereon.

Tom Kubala moved that the Landmarks Commission gratefully acknowledges the services of Richard Ellefson and Allison Hanson for their sacrifice of time and energy toward the betterment of the community of Cedarburg. Tomi Fay Forbes seconded the motion. Motion carried without a negative vote with Council Member Thome excused.

ADJOURNMENT

A motion was made by Tomi Fay Forbes, seconded by Jim Pape, to adjourn the meeting at 8:28 p.m. Motion carried without a negative vote with Council Member Thome excused.

Tomi Fay Forbes
Secretary

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