

LANDMARKS COMMISSION
April 24, 2014

LAN20140424-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, April 24, 2014 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, Tom Kubala

Excused - Allison Hanson, James Pape, Council Member Patricia Thome

Also Present - City Planner Jon Censky, Building Inspector Mike Baier,
Council Member Michael O'Keefe, Economic Development
Coordinator Mary Sheffield

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

Motion made by Tom Kubala, seconded by Dick Ellefson, to approve the minutes of the April 10, 2014 meeting with the following amendment: the address of Jett Vance Salon is N521 Washington Avenue, not N532. Motion carried without a negative vote with Allison Hanson, Jim Pape and Council Member Thome excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

UNFINISHED BUSINESS

The Chiselled Grape Winery LLC. Review Information Regarding Materials, Colors and Verbiage for Lower Three Informational Signs; and Action Thereon

The sign was approved at the meeting held February 13, 2014. Dr. Harald Tomesch was asked to return with sample materials, color scheme and verbiage for interchangeable signs he will hang under the primary sign for the business. Dr. Tomesch presented a sample of the marine plywood from which the small signs – 8” high x 30” wide – will be constructed. The primary sign is aluminum. The hanging signs are wood so they will hold screw eyes for hanging. The wood will be painted one of three Martha Stewart colors: Silhouette MSL 280, Pure White MSL 253, Plum Wine MSL 189 or Haystack MSL 069. The lettering will be black, white, gold or grey. A maximum of three signs will hang at a time. If there is a special occasion, then a temporary sign will be made of the same dimensions from chloroplast.

Judy Jepson expressed concern about setting a precedent with the concept of multiple hanging signs. She did note a number of signs downtown from which smaller placards could be hung. Planner Censky and Tom Kubala felt this was a clean and organized way to add additional information without posting additional signage. Judy Jepson asked Dr. Tomesch to explain what some of the wording meant. Dr. Tomesch stated that it is basically wine 'lingo' that wine aficionados would probably understand.

Motion made by Tom Kubala, seconded by Tomi Fay Forbes, to approve the signs. The motion carried without a negative vote with Allison Hanson, Jim Pape and Council Member Thome excused.

NEW BUSINESS

The Chiselled Grape Winery LLC, W64 N713 Washington Avenue. Consider Certificate of Appropriateness for the Location and Design, Including Fencing, for an Outdoor Alcoholic Beverage Serving Area; and Action Thereon.

The proposed patio will have a floor of concrete patio stones, of 1.5 feet square light ochre color, laid on compacted gravel. The building owner, Duey Stroebel, asked that The Chiselled Grape be aware of possible drainage issues between the N713 building and the building to the north. Dr. Tomesch brought in an example of the fence. He proposes small, black metal tables, just large enough for a few wine glasses. The establishment does not serve food. The front porch is included in the indoor liquor license.

Motion made by Tom Kubala, seconded by Tomi Fay Forbes, to approve the patio. The motion carried without a negative vote with Allison Hanson, Jim Pape and Council Member Thome excused.

Settler's Inn, W63 N657 Washington Avenue. Consultation Regarding a Possible Small Addition to the Rear of the Building and Exterior Façade Changes; and Action Thereon

Architect Chuck Western, speaking for building owners Tom & Joan Dorsey, stated that the Dorsey's have owned the business since 1993. In 1994 the façade of the 1894 building was remodeled. The goal is to facilitate business by expanding the dining area, deli, bakery and 14 x 18 kitchen and improving the floor plan's flow. The beautiful bar in the building will be retained. The tin ceiling will be removed, mechanicals will be run in the ceiling, and hopefully the tin will be replaced. The overall price tag for the project is \$550,000

On the north side of the building Architect Western proposed eliminating a double window on the first floor, installing a door toward the west side (back) of the building, and installing a ramp so people in wheelchairs, walkers, etc. could enter the building into the deli area. The original doors on the building, located at the southeast corner, are beautiful, but intimidating for those with physical limitations. On the south side of the building, the unused door at the west end of the building would be replaced with a window.

The front would be reconstructed to closely align with original photographs of the building. Architect Western would like to visually minimize the central door that leads to the upstairs

apartments. Tom Kubala suggested a transom over the door and Tomi Fay Forbes suggested the sides of the door be trimmed with siding, as appears in the old photo. Judy Jepson expressed concern that the new façade might look modern – hopefully a front-view photo of the building can be located so the façade can be accurately restored. Judy Jepson also noted that a trim piece drawn in by Architect Western between the upper and middle pane of glass on the upstairs windows was not present on the original building, Architect Western will not include that. The attic level will remain untouched except for painting and maintenance.

Architect Western asked about the chimney, Judy Jepson and Tom Kubala would like it to remain. Architect Western stated that the chimney is not used, has deteriorated all the way to its base, and would have to be entirely rebuilt from the cellar up. The chimney issue will be revisited in the future. Tom Kubala suggested funding might be found through the new state historic tax credits, which have jumped from 5% to 20%.

Recently the Flying Fur dog grooming business moved out of the building just to the west of the Dorsey's building. Originally erected in 1911, the brick building was a bowling alley. In the 1960s an inappropriate entry was placed midway down the Cleveland Avenue side. The building has a good deal of odor from the dog business, the roof is not stable, and the building would basically have to be gutted to only the exterior walls and rebuilt. The Dorsey's original plan was to add on to that building to give them new kitchen space, and dig a basement under the addition for storage, a mandatory need. Due to a rock outcropping, a basement is not possible. Therefore, Architect Western proposed tearing down the 1911 bowling alley building and replacing it with a new, one-story building approximately the same width and length of the original building. This would give the Dorsey's a workable kitchen and storage space. Commission Members agreed that the bowling alley building makes no contribution to the historic fabric of the community, and that everything possible should be done to encourage the thriving business of the Dorsey's. Thus, they agreed that the 1911 bowling alley could be torn down. Tom Kubala suggested that the new addition be stepped back from the street and should not look 'just like' the original building, but should look like it was added on later.

This was a consultation, no motion is needed.

Discuss Existing Sign Code and Enforcement; and Action Thereon

Building Inspector Baier brought up a developing problem with store owners who are posting signage in their store windows in addition to their primary store sign which was approved by the City. The Landmarks Commission took over the signage approval when Kip Kinzel became Mayor and disbanded the Design Review Board. The Design Review Board held a tight grip on signs, with a member who was on constant look-out for unapproved signs. The current commission has not done the same. Building Inspector Baier has been busy dealing with store owners who are posting large signs in their windows, either a board placed in the window or letters adhered to or written on the glass. He sent out letters to businesses telling them they had 30 days to remove the signs from their windows, or they must submit their additional signs to Landmarks for approval.

A sign approval lasts as long as the business exists. All applications for signs come through Building Inspector Baier, so the Commission does not get any applications which do not meet the Sign Code. However, the Commission has a great deal of leeway in what can be permitted. Building Inspector Baier also stated that a temporary banner can be hung for 30 days and the owner pays \$20 per month, for a maximum of 6 months a year. However, it is challenging to keep track of how many months of the year a banner is in place.

Commission Members agreed that one sign per business is City policy. In addition, it was agreed that tasteful lettering on glass with the store hours, or an 'open,' 'closed' sign is acceptable. Otherwise additional signage in windows is not acceptable. The Commission Members appreciate Building Inspector Baier bringing the problem to their attention.

ADJOURNMENT

A motion was made by Tom Kubala, seconded by Tomi Fay Forbes, to adjourn the meeting at 9:10 p.m. The motion carried without a negative vote with Allison Hanson, Jim Pape and Council Member Thome excused.

Tomi Fay Forbes
Secretary

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