

LANDMARKS COMMISSION
May 22, 2014

LAN20140522-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, May 22, 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, Allison Hanson, James Pape

Excused - Council Member Ron Reimer, Tom Kubala

Also Present - City Planner Jon Censky, Jeff, Janel and Danielle Gelhaar, Architect Ken Western, Don Stauss

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 Dick Ellefson, seconded by Tomi Fay Forbes, to approve the minutes of the April 24, 2014 meeting. Motion carried without a negative vote with Council Member Reimer and Tom Kubala excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

ELECTION OF CHAIRPERSON AND SECRETARY; AND ACTION THEREON

This action was delayed to the next meeting because the Vice Chairperson position was not stated on the agenda.

NEW BUSINESS

Joie on Main – W62 N542 Washington Avenue. Review Product Signage on Window; and Action Thereon.

Planner Censky stated that the issue is a product identification window sign. As a matter of policy the Landmark's predecessor for sign approval, the Design Review Board never approved the use of product identification signs, only business signs.

Jeff Gelhaar, owner of Joie on Main, pointed out that the "Popcorn" sign on his window took up less than 25% of the glass, as specified by the Code, and was done in an appealing manner, with lettering taken from an old circus wagon. He stated it hurts his business to take the sign out of the window, that people are coming in specifically to purchase the popcorn.

Allison Hanson stated that many of the buildings have product business signs, some more tasteful and some, like the neon beer signs in the bars, are not tasteful. She considers this to be a tasteful sign and that business owners need to be able to advertise their products.

Planner Censky suggested the Landmarks Commission table this specific request for staff to review and provide changes to the City's Sign Code, to address product signs.

Jim Pape made a motion to table the request from Joie on Main until the Commission has an opportunity to review the Sign Code. Tomi Fay Forbes seconded the motion. The motion was carried without a negative vote with Council Member Reimer and Tom Kubala excused.

Consider Request for Certificate of Appropriateness for an Addition to the Rear of the Settler's Inn Building, W63 N657 Washington Avenue, and Exterior Façade Changes; and Action Thereon.

Architect Ken Western reviewed the discussion from the last meeting regarding this building. He hopes that the Commission will be comfortable with the proposal so he can move on to the Plan Commission, and then have contractors bid out the cost. There are three aspects to this project, given in order of priority to allow the owners to remain open during construction. The firm budget for the project is \$500,000:

- 1) A new kitchen addition to the west side of the building, replacing the 1910 bowling alley
- 2) Renovation to the interior of the 1895 building
- 3) Restoration of the exterior façade of the 1895 building

The Landmarks Commission's priority was with number three, the restoration of the exterior façade. While the Commission is not enthused about the proposed demolition of the 1910 bowling alley building, it is generally considered worth the sacrifice if the 1895 building can be restored to its original beauty. However, it is entirely possible that the funds could run out with the razing of the 1910 addition, the kitchen addition and interior renovation before the exterior of the 1895 building would be restored. Mr. Western assured the Commission that improving the 1895 building's façade would certainly be a long-term goal of the owners, even if it is not done with this project.

The issues discussed included:

- Jim Pape expressed concern at the demolition of the 1910 building. That is counter-productive to the goal of preserving buildings.
- Jim Pape asked about parking requirements in the Code. Planner Censky replied they have not progressed that far in the process to address that yet.
- The cream city brick from the building will be sold to be re-purposed.
- Allison Hanson also asked about their business model. The long term plan is to expand the business, particularly the bakery, and pass it on to the next generation, who are now working in the business.
- The flat roof on the addition will have mechanicals which will be screened from street view by a low wall. It also serves as an egress from the second floor apartments.
- There was also much discussion about the exterior stairway. The general consensus is that the stairway was too large. A difficulty is that Code requires a specified width of 4 feet, and that the stairway has a landing if it rises more than 12 feet. This one rises 13' 1". It is a challenge to meet the Code and not have the stairway look obtrusive. The space-saving and efficient fire escapes of the past are no longer permitted. The Commission asked that alternate proposals for the stairway be offered. There will be a gate at the bottom of the stairway to keep the area private.

- There was also discussion about the massing of the addition. The Historic Preservation Code requires that the addition look distinctly different from the original building – it is inappropriate to try to duplicate the original building. To cut costs and keep the addition distinct, the architect designed it to be very plain and boxy. The exterior cladding would probably be cedar siding. The Commission felt it was too boxy and generally wanted some more detail.
- The Commission also requested some reconsideration of the window proposal; the present plan has the top-opening windows covered with a canvas awning screen to copy the scale of the windows on the original building. Opening the windows will be a big advantage on spring and fall days to cool the hot kitchen.
- Interestingly, the second floor of the building had seven boarding rooms, all sharing one bathroom but no kitchen. The boarders ate at other locations. Presently one of the sons lives upstairs.
- Plans that go to the Planning Commission in July will be more detailed. Minutes from that discussion will be provided to the Landmarks Commission.
- The architect stressed that, while the owners can have all good intentions, the contractor could easily encounter a problem that consumes a larger portion of the budget than allotted, and there be no money to do the exterior.
- The Commission is generally not in favor of this project if it does not include the restoration of the 1895 building.

Tomi Fay Forbes made a motion to grant a certificate of appropriateness on the condition that before any construction takes place the architect comes back to the Landmarks Commission with a cost outline to verify the project will be completed. Allison Hanson seconded the motion. The motion was carried without a negative vote with Council Member Reimer and Tom Kubala excused.

Consider Request for a Certificate of Appropriateness for the Renovations of the Cedarburg Cultural Center, W62 N542 Washington Avenue, Including Removal of Front Awning, Installing Fabric Awnings and Modification to Front Façade of the Building, and Action Thereon.

This is the second phase of the Cultural Center building façade improvement. The façade improvements will use the same colors and materials as the Cultural Center. The awnings will be the same blue and tan, but without the red stripe. The headers on the upstairs windows will be replaced. The same light fixtures will be installed. The sills of the plate glass windows and materials around the windows downstairs will be made more uniform. Jim Pape asked that the medallion, which now states the building was built in 1845, be corrected to a more accurate construction date for that building.

There are three items in the proposal that will only be done if there are the funds:

- 1) Replace the present second story windows with Marvin wood windows
- 2) Replace the present roof shingles with CertainTeed designer shingles
- 3) Replace the entire storefront, door frame and glass with insulating glass.

Jim Pape made a motion that the Commission approve the proposal with the total revision concept but allow the exceptions of replacing the windows, replacing the roof shingles, and replacing the entire storefront if funds are not available to do that work. The Commission approved the proposal as presented with the intent that flexibility be built into the motion. Tomi

Fay Forbes seconded the motion. The motion carried without a negative vote with Council Member Reimer and Tom Kubala excused and Dick Ellefson recusing himself.

Review and Certify Code of Ethics; and Action Thereon.

The Code of Ethics was reviewed and certified by all Commission members.

ADJOURNMENT

A motion was made by Dick Ellefson, seconded by Jim Pape, to adjourn the meeting at 9:10 p.m. Motion carried without a negative vote with Council Member R. Reimer and Tom Kubala excused.

Tomi Fay Forbes
Secretary

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