

**LANDMARKS COMMISSION**  
**August 14, 2014**

**LAN20140814-1**  
**UNAPPROVED**

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, August 14, 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, James Pape, Tom Kubala

Excused - Council Member John Czarnecki, Allison Hanson

Also Present - City Planner Jon Censky, Don Stauss, Jim Kemp (LaRosa Landscape), Economic Development Coordinator Mary Sheffield, Joe Johnson (Old World Craftsman), Steve Smith

**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 Tomi Fay Forbes to approve the minutes of the June 26, 2014 meeting. Motion carried without a negative vote with Alison Hanson excused.

**COMMENTS AND SUGGESTIONS FROM CITIZENS** – none

**NEW BUSINESS**

**Consider Request for a Certificate of Appropriateness for the Revised Plans for the Renovation to the Cedarburg Cultural Center Located at W62 N540 Washington Avenue (Previous Approval Given 05/22/14); and Action Thereon.**

Architect Don Stauss stated this is not a restoration, the original building has been modified significantly, including placing the windows on the second floor – originally evenly spaced – at various intervals. With the opportunity to spend additional funds on the project, Mr. Stauss proposed the additional changes and upgrades to those previously approved: New windows for the second floor in a cottage style, with divided lights, new doors which are more historic in appearance, change of the awnings from fixed to the more historically appropriate operable, the cladding of window frames with wood rather than aluminum, and re-roofing of the building to eliminate the red shingles.

The paint samples offered are Sherwin Williams: Toque white paint – SW 7003, Ripe olive – SW 6209, and Tricorn black – SW6258.

Jim Pape requested that a plaque stating the year the building was erected be accurate. The Alston's purchased the building in 1922. The present marker states "1845" which is most likely too early. Mr. Stauss stated there is currently research to determine the year the building was erected.

Jim Pape made a motion to grant a certificate of appropriateness for the revision to the original plans with the request that a marker not be placed until more research is done to determine a more accurate date. Tom Kubala seconded the motion. The motion was carried without a negative vote with Dick Ellefson recused and Allison Hanson excused.

**Consider Request for a Certificate of Appropriateness for the Front Façade Changes to the Cedar Place Pub, W62 N599 Washington Avenue; and Action Thereon.**

The building, formerly T. J. Ryan's, is being rehabbed to open a new business, Cedar Place Pub. Both sides of the building are owned by Steve Smith. Joe Johnson is the architect. The project involves both interior and exterior work on the building.

Front door: The current front door appears to be a double door, but the left side of the door is stationary, leaving the right side a 30" wide doorway. This same doorway configuration is found on several buildings in Cedarburg. State code requires a 36" doorway. The architect proposed installing a single door of the appropriate width to meet Code, and placing sidelights on either side, or building a custom door that looks like a double door. The wider door is ADA compliant. However, the front steps will remain. A ramp will be installed for handicapped access at the back of the building. The Historical Building Code does permit the door to remain 30" wide at the direction of a historical commission. The Commission recommends repair to the original door. Planner Censky confirmed that the ordinance states that the original door should be maintained.

Paint: The preference is that the original brick facade be gently cleaned of the paint (sandblasting the paint is prohibited). However, if that is not economically feasible at this time, the paint on the brick can be repaired where necessary. The shutters and 'gingerbread' under the windows are not present in a 1961 photograph of the building (the awning is also absent). Should the painted brick be cleaned rather than repainted, the Commission encourages that the shutters and 'gingerbread' be removed.

Panels below windows: the central panel below the storefront window has been replaced and is missing trim. The architect proposed replacing the panel with cedar that would be left natural. The Commission stated that the wood needs to be painted, as it would have been originally. There is damage and rot to the trim where the panels meet the steps and sidewalk. In some areas

the wood has been replaced with tin. The Commission stated that the wood trim needs to be repaired/replaced and closely match the original as possible. All wood should be painted. Jim Pape stated it is more cost effective to repair than replace.

Window glass: The plate glass – currently about 3/16<sup>th</sup> - will be replaced with insulated glass 1-1/8<sup>th</sup> thick for energy efficiency. The glass must be clear. Historically glass was not tinted. Also, clear glass brings in more customers when they can see the products and activities inside the building from the exterior. The concern is that the new, thicker glass will result in alterations to the frames. The column on either side of the glass will be altered to accommodate the thickness on the interior, but not on the exterior. The air conditioning unit over the front door will be removed and that area will receive a glass panel. The awning was installed relatively recently and will be left as is.

Back: The back of the building will receive a new stairway to give a second exit from the upstairs apartments so the residents are not coming down into the commercial area. Other than the new stairway, other changes will not be made to the back façade.

Tom Kubala made a motion to grant the Certificate of Appropriateness with the following parameters:

- Either removal of the paint with a gentle method (sandblasting is prohibited), or repainting the brick is acceptable
- Deteriorated wood panels will be removed and replaced with appropriate materials and details
- No existing wood trim should be removed if it can be repaired
- The existing 30” wood door should be repaired and remain in use – not replaced
- The glass in the front windows can be replaced with 1-1/8<sup>th</sup> insulated glass as long as the detailing of the corner columns of the exterior storefront is not damaged or altered. Modifications can occur to the posts on the inside, the physical appearance of the post cannot change on the exterior.
- The plywood and air conditioner above the front door be replaced with insulated glass.
- If the budget permits that the brick be gently cleaned, the shutters and gingerbread under the shutters on the second floor be removed and not replaced.
- The stairway proposed for the back of the building may be constructed as shown in the plans.

Jim Pape seconded the motion. The motion was carried without a negative vote with Allison Hanson excused.

**UNFINISHED BUSINESS**

**Consider Request for Addition of a Bicycle Rack with Landscape Plan on the Area in Front of the Municipal Parking Lot North of Delicately Delicious; and Action Thereon.**

When the bicycle rack was proposed at a previous meeting the issue of removing the vegetation and exposing the parking lot and meters on the building was discussed. The installation of the bike rack is a cooperative effort by the Chamber of Commerce and several businesses. Mike LaRosa is donating his business's time to solve this. The proposal is to replace the existing arborvitae with a different species of arborvitae with an initial size of 6 feet, 2 feet in diameter and initially have 8 to 10 inches between the plants. There will also be daylily on the edge. The surface area will be crushed granite, with an aluminum edge to offer definition between the parking area and planting beds. There will be about a four foot buffer between the back of a bike tire and the daylilies. The rack will be capable of holding eight bikes.

Jim Pape was concerned that cars in the parking lot could be seen if there is not enough coverage from the arborvitae. It would seem that the cars will be obscured satisfactorily.

John Armbruster has mentioned the possibility of placing a bench in the area where the daylilies would be planted. The Commission agrees they prefer the soft visual barrier found with the planting material rather than a bench.

Jim Pape moved to accept the landscape plan without the bench. Tom Kubala seconded the motion. The motion was carried without a negative vote with Allison Hanson excused.

**ADJOURNMENT**

A motion was made by Dick Ellefson, seconded by Tom Kubala, to adjourn the meeting at 8:07 p.m. Motion carried without a negative vote with Allison Hanson excused.

Tomi Fay Forbes  
Secretary

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