

**CITY OF CEDARBURG
LANDMARKS COMMISSION
February 8, 2024**

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, will be held at 8:30 a.m. on Thursday, February 8, 2024, City Hall, W63N645 Washington Avenue, lower level, room 1.

AGENDA

1. **CALL TO ORDER** - Chairperson Tom Kubala
2. **ROLL CALL:**
 - Present - Chairperson Tom Kubala, Vice Chairperson James Pape, Tomi Fay Forbes, Elizabeth Krimmel, Doug Yip
 - Excused - Council Member Patricia Thome
 - Also Present - City Planner Jon Censky
3. **STATEMENT OF PUBLIC NOTICE**
- *4. **APPROVAL OF MINUTES** – January 11, 2024
5. **COMMENTS AND SUGGESTIONS FROM CITIZENS**
6. **REGULAR BUSINESS**
 - * A. Architect Kristy Carmody representing Blind Horse Winery is seeking feedback and direction regarding plans to renovate the exterior of the building at W63 N674 Washington Avenue.
7. **COMMENTS AND ANNOUNCEMENTS BY LANDMARKS COMMISSIONERS**
8. **ADJOURNMENT**
 - * *Information attached for Board Members; available through City Clerk's office.*

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**MEMBERS – PLEASE NOTIFY CITY CLERK'S OFFICE
IF UNABLE TO ATTEND MEETING.**

Edit Date: 02/062024

LANDMARKS COMMISSION
January 11, 2024

LAN20240111
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, January 11, 2024, at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:29 a.m.

Roll Call: Present – Chairperson Tom Kubala, Tomi Fay Forbes,
 Council Member Pat Thome, Beth Krimmel, Doug Yip

 Excused - Vice Chairperson James Pape

 Also Present – City Planner Jon Censky, Lance Lichter, Pamela Schwister

STATEMENT OF PUBLIC NOTICE

Chairperson Kubala 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 Council Member Thome, seconded by Commissioner Yip to approve the minutes of the November 9, 2023, meeting. Motion carried without a negative vote. Commissioner Pape excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

Fyndig Salon located at W61 N506 Washington Avenue is requesting approval of their certificate of appropriateness for façade.

Lance Lichter spoke representing the project, Pamela Schwister represented the business. The plan is to remove the paint from the building to reveal the original cream city brick, then to paint the trim black. Chairperson Kubala asked what chemical is being used, and if the task would be completed using hand tools, water, or air. Mr. Lichter said he understands that using water, sand or a walnut blast can damage the soft brick. He does not know what system is being used, however, he stated that he did a larger building in downtown Milwaukee, located on Old World Third Street – a historic district – with great results. Council Member Thome made a motion to approve the project as described, Commissioner Yip seconded the motion. Motion carried without a negative vote. Commissioner Pape excused. Further, it is recommended that once the project begins – the projected time is spring, once the weather is more seasonable – that Fyndig contact the City so Chairperson Kubala can visit the site to ascertain the cleaning system being used, and that it is non-damaging to the brick. Pamela Schwister was also informed that if she wants to change the signage, she will need to notify the city for approval by the Landmarks Commission.

Wild Lavender Boutique located at W63 N12 Washington Avenue is requesting a sign approval.

The sign plan was reviewed and complies with code. Council Member Thome made a motion to approve the signage as proposed, Commissioner Krimmel seconded the motion. Motion carried without a negative vote. Commissioner Pape excused.

ADJOURNMENT

A motion was made by Council Member Thome, seconded by Commissioner Krimmel to adjourn the meeting at 8:40 a.m. Motion carried without a negative vote. Commissioner Pape excused.

Tomi Fay Forbes
Secretary



LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: _____

NAME OF PROPOSED BUSINESS (IF APPLICABLE): _____

APPLICANT INFORMATION

APPLICANT/BUSINESSNAME: _____

APPLICANT/BUSINESS ADDRESS: _____

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____

PHONE: _____ EMAIL: _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER (IF DIFFERENT): _____

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

DESCRIBE REQUEST:

PLEASE SUBMIT: TEN(10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST
TEN (10) COPIES OF DRAWINGS, SKETCHES, PICTURES OR SURVEY MAPS (11" x 17" MAX)
MATERIAL AND COLOR SAMPLES (WILL BE RETAINED BY THE CITY)

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Jason Ahern Owner's Agent DATE: _____

Plans and signed application can be submitted electronically to planner@ci.cedarburg.wi.us

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: _____

PLAN COMMISSION REVIEW NEEDED? ☐ YES ☐ NO

ATTACHMENTS (CHECK IF RECEIVED):

☐ TEN WRITTEN DESCRIPTIONS

☐ TEN DRAWINGS, SKETCHES OR MAPS

☐ MATERIAL/COLOR SAMPLES (IF APPLICABLE)

PROPERTY TAX KEY NO: _____



Blind Horse Tasting Room
W63 N674 Washington Avenue
Cedarburg, WI 53012

WRITTEN DESCRIPTION AND REQUEST

The Blind Horse Winery recently purchased this property and will be renovating the first floor of the building into a wine tasting room. The second floor will remain a business occupancy with the current tenant. Site improvements will include a patio and extension of the river walkway from the north. Updating/ refreshing the exterior of the building will also be part of the renovation. Due to the building being located within the Historic Downtown District in Cedarburg, it is subject to certain design guidelines to maintain the historic aesthetic of the neighborhood.

Our research of the property and building indicates a house was built on the property in the late 1800's. It had multiple owners over the next several decades. In 1976 it became the Cedarburg Music Store and has been several different businesses since then.

A survey constructed in 1975 indicates that it was of half-timber construction that was once covered with stucco. A rear addition, constructed of masonry, was added sometime in the late 70's. A photo of the building from 1975 shows a stucco wall finish. Currently, the street elevation has a half timber façade with brick infill and lap siding on the north and south elevations. The masonry addition currently has a painted stucco finish.

In 1984 and 1985 this building was nominated for the National Register of Historic Places but was denied as it was determined that the historic integrity of the building had been destroyed because of the numerous renovations it had undergone throughout the years. A National Register of Historic Places Inventory Nomination Form from 1984 gave the building a 'Contributing' rating, but an inventory form from 1987 shows the rating changed to a 'Noncontributing' due to the remodeling in the 70's and 80's having destroyed the integrity of the building.

We are requesting some additional guidance and feedback on the type of exterior alterations allowed as well as any limitations. Any information you have regarding approved finishes, materials, and detailing will help design the exterior of the building that works with the new tenant while also maintaining the historical fabric of the building.

Included below is a list of information and documents we have compiled regarding this property:

- 1890 Tax Records
- 1891 Tax Records
- 1924 Tax Records
- 1925 Tax Records
- 1891 Plat Map
- 1915 Plat Map
- Document outlining building occupants from 1926-2012 per OCHS (Ozaukee County Historical Society)
- 1975 historical photo from when the building was a music store.
- NPS Nomination Document from 1984.
- NPS District Nomination Document from 1985.
- Document created by DDS of research and historic timeline of building.
- Landmark Historical Map identifying 'noncontributing' status per most recent nomination form.





Vintage Café June 2008

626 N Washington
W63 N674 Washington

Built

Lyman Weber residence	- 1926
George Schubert & Sons – radio shop	Sept 1926 - 1928
Roland Voith residence	1958 – 1960
Agnes Voith residence	1961 - 1975
Cedarburg Music Store	Aug 1976 – 1985 (Hahn)
Shortly before their grand opening in July 1977, fire broke out in the new addition in back	
x — Timber Haus	1996 - 2000
Irish Trader Ltd	Feb 2001 – Feb 2004
Ransford & Chapman Tea Shop	May 2004 – June 2005
Vintage Café	July 2005 – present ^{May} June 2012

x Music Center

1985

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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received

date entered

Continuation sheet

Item number 7

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INVENTORY TABLE (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
13	W63 N674 Washington Avenue	C	Residence/Music Center An interview with former Mayor E. Stephen Fischer indicates that this building is actually one of the oldest remaining buildings in the District; however, recent remodelings have destroyed its integrity.
14	W63 N670-672 Washington Avenue	P	Friedrich Cobbler Shop and Residence/ Mother Nature 'n' June The combination of residence and business is reflected in the first story of the facade of this two story cream brick building. A central entrance, distinguished by a brick surround and simple transom, marks the residential section. To the north is a simple entrance, flanked by larger windows, which originally allowed access to the cobbler shop. Five segmentally arched windows are spaced across the second story of the facade. The interior was not available for inspection.
15	W63 N664-666 Washington Avenue	P	John Roth Residence/Residence The John Roth residence is a transitional design, incorporating the proportions and cornice treatment characteristic of Greek Revival designs with a more delicate Italianate handling of window treatment. The facade, located in the gable end, is framed by cornice returns. A simple lunette appears at the attic level; the three second story windows and two first story windows, as well as the entrance are placed beneath stilted segmental arch caps. John Roth, a carpenter and builder in Cedarburg, had arrived in Cedarburg in 1844 with his parents. ⁴ This residence dates from approximately 1870. ⁵ The interior was not available for inspection.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Washington Avenue Historic District

Continuation sheet Cedarburg, Ozaukee County Item number 7

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INVENTORY TABLE (Continued)

Map No.	Address	Rating	Historic Name-Use/Present Name
13	W63 N674 Washington Avenue	N	Residence/Music Center Remodeled c. 1970-80, integrity destroyed.
14	W63 N670-672 Washington Avenue	P	Friedrich Cobbler Shop and Residence/ Mother Nature 'n' June

The combination of residence and business is reflected in the first story of the facade of this two-story cream brick building (c. 1865).⁶ A central entrance, distinguished by a brick surround and simple transom, marks the residential section. To the north is a simple entrance, flanked by larger windows, which originally allowed access to the cobbler shop. Five segmentally arched windows are spaced across the second story of the facade. The interior was not available for inspection.

15	W63 N664-666 Washington Avenue	P	John Roth Residence/Residence
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The John Roth residence is a transitional design, incorporating the proportions and cornice treatment characteristic of Greek Revival designs with a more delicate Italianate handling of window treatments. The facade, located in the gable end, is framed by cornice returns. A simple lunette appears at the attic level; the three second story windows and two first story windows, as well as the entrance, are placed beneath stilted segmental arch caps. John Roth, a carpenter and builder in Cedarburg, had arrived in Cedarburg in 1844 with his parents.⁷ This residence dates from approximately 1870.⁸ The interior was not available for inspection.