

LANDMARKS COMMISSION
May 10, 2018

LAN20180510-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, May 10, 2018 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 – Judy Jepson, Tomi Fay Forbes, Robert Ross, James Temmer
 Council Member Kristin Burkhardt

 Excused – Tom Kubala, James Pape, Doug Yip (alt.)

 Also Present – City Planner Jon Censky

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.

REVIEW AND CERTIFY CODE OF ETHICS; AND ACTION THEREON

All members present have reviewed the Code of Ethics.

ELECTION OF CHAIRPERSON, VICE CHAIRPERSON, AND SECRETARY, AND ACTION THEREON

Tomi Fay Forbes nominated Judy Jepson to remain in her role as Chairperson. Motion made by Jim Temmer, seconded by Council Member Burkhardt, to vote in favor of the nomination. Motion carried to close the nominations and accept Judy Jepson as Chairperson without a negative vote with Tom Kubala, James Pape and Doug Yip excused. Judy Jepson abstained from voting.

Tomi Fay Forbes nominated Jim Pape to remain in his role as Vice Chairperson. Motion made by Bob Ross, seconded by Jim Temmer, to vote in favor of the nomination. Motion carried to close the nominations and accept Jim Pape as Vice Chairperson without a negative vote with Tom Kubala, James Pape and Doug Yip excused.

Bob Ross nominated Tomi Fay Forbes to remain in her role as Secretary. Motion made by Jim Temmer, seconded by Council Member Burkhardt, to vote in favor of the nomination. Motion carried to close the nominations and accept Tomi Fay Forbes as Secretary without a negative vote with Tom Kubala, James Pape and Doug Yip excused. Tomi Fay abstained from voting.

APPROVAL OF MINUTES

Judy Jepson was the only member who was present at the April 12, 2018 meeting so approval of the minutes was tabled.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

Consider Request for a Certificate of Appropriateness for Advent Church's Proposed Roof Modification to Existing Entryway at W63 N642 Washington Avenue, and Action Thereon.

Architect Paul Rushing and Dale Waldo, Advent Church's Property Chairman, represented the project. Paul Rushing stated that when the entryway was designed in 1984, sheet metal flashing and pins were not installed at the roof's edge that should have been used to protect the integrity of the stones. The flashing behind the parapet has failed. Water has migrated through the masonry, filling small cracks. During the freeze and thaw cycles the stones deteriorated. Paul Rushing proposes that rather than replace the parapet, the capstones be removed and the roofline sit lower and extend over the masonry to protect it. The masonry will be removed down to the top of the arches, and replaced with the same dolomite limestone from Halquist Quarry that was used originally.

At issue is also the roofing material. The two choices are to remove the present slate roof over the entryway, preserving as many of the slates as possible. Noffke Roofing believes they may be able to supply enough additional slate pieces so that the side of the gable toward the road is of the re-used slate, and the side toward the creek with the replaced slate. The alternative is to use the same roofing shingles being used to re-roof the church. Paul Rushing asked that the Landmarks Commission give Advent Church latitude in choosing whichever roofing alternative best suits the project when they are ready to roof. The slate may last 10 to 35 years. He is confident the shingles would last 35 years.

Motion made by Bob Ross, seconded by Tomi Fay Forbes, that the Landmarks Commission issue a Certificate of Appropriateness for the project as presented, accepting the modification to the roofline, and permitting Advent Church to choose the best roofing material for the project. Motion carried without a negative vote with Tom Kubala, James Pape and Doug Yip excused.

Consider New Paint Colors for Chris Smith's Building Located at W63 N671 Washington Avenue, and Action Thereon.

Chris Smith was not present at the meeting. The Commission had difficulty determining which trim pieces he intended to paint with the proposed yam color based on the description given.

Motion made by Tomi Fay Forbes, seconded by Council Member Burkart, to accept the proposed colors and paint scheme using the Anonymous (SW7046), Intellectual Gray (SW7045) and Westhighland White (SW7566). The motion carried without a negative vote with Tom Kubala, James Pape and Doug Yip excused.

Commission Members indicated that Chris Smith will need to clarify the use of the Yam color (SW6643) before the Commission approves the trim.

Consider Approval of New Hanging Sign for Downtown Dough at W63 N658 Washington Avenue; and Action Thereon.

Owners Patrick and Patricia Nile represented their business. Their pole broke, and a tree in front of the business grew so large over the 18 years they have been in business, rendering new signage is a necessity. The sign will be lowered about three feet and will project a bit further out, remaining in compliance with City Sign Code. A standard barn light, similar to that used on other signs in town, will provide illumination from both sides. There was discussion about the bright colors of the sign.

Bob Ross and Judy Jepson were concerned it was too bright. Jim Temmer stated that the Victorians used bright colors. Patrick Niles explained that the colors on the sign were the colors on their business cards and letterhead. Tomi Fay Forbes stated that it is important to do all we can to help businesses with their advertising to remain a vital part of our downtown.

Motion made by Council Member Burkhardt, seconded by Tomi Fay Forbes, to approve the sign as presented. The motion carried with Council Member Burkhardt, Judy Jepson, James Temmer and Tomi Fay Forbes in favor, Bob Ross opposed, and Tom Kubala, James Pape and Doug Yip excused.

Consider Approval of a Memorial Bench to be Located on the Public Sidewalk North of Sal's Pizza at W63 N635 Washington Avenue – Karyn Sotiriades; and Action Thereon.

Planner Censky initiated the conversation with a reminder that the City has been encouraging outdoor seating for coffee shops, restaurants, etc. Some time ago the Planning Commission questioned if the City should have design standards for benches. The Landmarks Commission discussed the question and concluded that benches should be reviewed on a case-by-case basis. The Legacy Bench Program has been processed through the Parks, Recreation & Forestry Department. Director of Engineering and Public Works Tom Wiza asked that the benches be placed so there is a 5-foot clearance for the sidewalk.

Planner Censky stated he is going to discuss the issue of verbiage on signage with the City Attorney. The verbiage of both the Downtown Dough sign and this sign was discussed.

The Commission acknowledged the beautiful letter Karyn Sotiriades wrote to the Commission, as tribute to her late husband. The memorial bench is to be made by the Amish Craftsmen Guild and of cedar color with chocolate color arms and supports. Judy Jepson was concerned about the names "Wind, Silk and Kar" because to her, they were not 'normal' names. She also was concerned about the proposed 'advertisement' for Sal's Pizza – as was Bob Ross. Karyn Sotiriades was open to suggestions, and willing to remove the reference to Sal's Pizza. Judy Jepson also felt the sign should say "In memory of."

Motion made by Council Member Burkhardt, seconded by Tomi Fay Forbes, to accept the bench as proposed with the proposed wording, eliminating the third line with reference to Sal's Pizza. Motion carried without a negative vote with Tom Kubala, James Pape and Doug Yip excused.

ADJOURNMENT

Motion made by Bob Ross, seconded by Jim Temmer, to adjourn the meeting at 8:00 p.m. Motion carried without a negative vote with Tom Kubala, James Pape and Doug Yip excused.

Tomi Fay Forbes
Secretary