

LANDMARKS COMMISSION
August 8, 2019

LAN20190808-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, August 8, 2019 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 1.

The meeting was called to order by Chairperson Judy Jepson at 7:03 p.m.

Roll Call: Present – Judy Jepson, Tomi Fay Forbes, Tom Kubala, James Pape,
Robert Ross, Council Member Garan Chivinski

Excused – Jeffrey Ellmaker, 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.

APPROVAL OF MINUTES

Motion made by Tom Kubala, seconded by Council Member Chivinski, to approve the minutes of the July 25, 2019 meeting. Motion carried without a negative vote with Jeffrey Ellmaker excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

Follow up on Certificate of Appropriateness for Exterior Changes to Bank First (Former Partnership Bank) Located at W61 N529 Washington Avenue, and Action Thereon.

Tom Kubala recused himself from voting on this motion.

Rich Hepner presented the revised plans:

Clerestory: To address the concerns regarding the clerestory, Mr. Hepner dropped the height 8” and brought in the overhang one foot on each face. He believes that to reduce it more would detract from a good proportion. Windows will encircle the clerestory. This will put the height of the clerestory from the street level within the ballpark of the height of the bank building across the street and lower than the peak of the gable on the Jett Vance building, just to the south.

Cladding: There was concern voiced at the last commission meeting about appearance of the galvanized steel. Mr. Hepner proposed cladding the north side of the building with zinc instead.

The zinc permeates the shingle; it is not just a zinc coating, so it is quality. The zinc shingle will develop a patina over time. In response to Judy Jepson's question, the zinc shingle is not in use anywhere else in Cedarburg.

Comments: Tomi Fay Forbes recalled that there were similar awnings used on industrial buildings during the early 20th Century. Tom Kubala feels they add to the rhythm of the downtown. At the roofline, there is a one-foot step down from the stone portion of the building to the wood portion on the east façade, to help break up the rectangular box look of the building. The original building was a block exterior, very plain, punctuated by windows. The new windows will be closer in scale to those on the building when it was Paulus Grocery. Bob Ross stated that this building overwhelms that part of the district, and that he doesn't like the overhangs, shingles, clerestory, etc. Planner Censky reminded him that he did vote to approve the plan at the last meeting, with two stipulations.

Stone: Rich Hepner had pictures of Bank First in Plymouth, where the same stone was used as was proposed in Cedarburg. Jim Pape expressed concern about the rough texture of the stone. Mr. Hepner stated that it costs more, but stone with a smoother surface, more like that depicted in the drawings, could be used. The belt courses remain.

Motion made by Tomi Fay Forbes, to accept the clerestory at the height and dimensions proposed at this meeting, accept the change from galvanized aluminum to zinc, and a change to use a uniform colored, smooth-faced stone rather than the split-face stone formerly accepted. Council Member Garan Chivinski seconded the motion. Motion carried without a negative vote with Jeffrey Ellmaker excused.

Judy Jepson proposed that Planner Censky contact a local reporter to initiate an article explaining why Cedarburg would accept a building design such as this one. Most people do not understand the difference between contributing and non-contributing buildings. This approval is within the Federal guidelines for the historic district.

ADJOURNMENT

Motion made by Council Member Chivinski, seconded by Tomi Fay Forbes, to adjourn the meeting at 7:50 p.m. Motion carried without a negative vote with Jeffrey Ellmaker excused.

Tomi Fay Forbes
Secretary

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