

LANDMARKS COMMISSION
July 22, 2021

LAN20210722-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, July 22, 2021 at Cedarburg City Hall, W63N645 Washington Avenue, lower level, room 1.

The meeting was called to order by Chairperson Judy Jepson at 7:00 p.m.

Roll Call: Present – Chairperson Judy Jepson, Council Member Barbara Lythjohan, Tom Kubala, Tomi Fay Forbes, Chris Smith

Excused – James Pape, Robert Ross

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 Commissioner Kubala and seconded by Council Member Lythjohan to approve the minutes of the July 8, 2021 meeting. Motion carried without a negative vote with Commissioners Pape and Ross excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Consider New Window Signs for Brandywine Restaurant Located at W61N480 Washington Avenue; and Action Thereon

Planner Censky reminded Commissioners that they approved the installation of an awning over the west windows of the building during their June 24, 2021 meeting. The purpose of the installation was to reduce the glare and heat of the sun on their diners in the afternoon; however, the Building Owner and Petitioner Rhiannon Wilson discovered that the awning would block the existing signage to southbound drivers. To remedy the problem, the Petitioner would like to install window decals with the restaurant name and logo on the two west-facing windows. The metallic gold decals will be 30-inches x 30-inches, as well as a 4-inch x 84-inch banner stating, *“Locally Sourced. Seasonally Inspired. Restaurant & Bar.”* Petitioner Wilson stated that there is now a film on the inside of the window to combat the sunshine issue. Commissioner Kubala asked if the film would be removed in order to create a more enticing storefront and make it easier for pedestrians to see that the business is a restaurant. Petitioner Wilson stated they would have to wait to see if the awning solves the present problem.

Action:

Commissioner Kubala made a motion to accept the signage as proposed. Commissioner Smith seconded the motion. Motion carried without a negative vote with Commissioners Pape and Ross excused.

Consider Replacement Siding Material for the North Elevation of Wyndrose Jewelry Located at W62N600 Washington Avenue; and Action Thereon

Contractor Dave Moegenburg was present for the discussion, which was a continuation of a siding replacement proposal from the July 8, 2021 Landmarks Commission meeting.

Commissioner Kubala stated that he consulted with another architect who performs historic work and said that because the existing siding on the building is not holding paint, the root cause of this needs to be solved. Commissioner Kubala also inspected the north side of the building and determined that, in his estimation, about 10% of the siding is blistering, leading him to question why the entire side of the building needs to be replaced if the damaged area is so limited. Commissioner Kubala proposed selective replacement of the siding only in the damaged areas, emphasizing the typical recommendation of the Secretary of the Interior is that damaged materials be replaced rather than an entire replacement of the entire façade. He stated that consideration needs to be given to ensure the removal of as little of the original material as possible.

Mr. Moegenburg stated that repairing the damaged area would be more extensive work for him than replacing the entire side of the building, to which Commissioner Kubala did not agree, pointing out that it would be less expensive for the owners to have selective repairs done only on the portion that is damaged. Mr. Moegenburg argued that in the time it would take him to repair the damage, he could have replaced the entire wall. He added that if he replaces the entire side with new siding, he can walk away from the job after he is done, and not worry about getting a call back from the owners.

Planner Censky stated that if everyone is permitted to replace materials in the historic district, the feel of the district would be lost, reiterating that the district needs to remain protected.

Action:

Commissioner Smith made a motion to deny the siding replacement of the north wall as proposed. Commissioner Kubala seconded the motion. Motion carried without a negative vote with Commissioners Pape and Ross excused.

Planner Censky advised that the Petitioners can appeal this motion with the Plan Commission, and he will add it to their August 2, 2021 agenda for review.

ADJOURNMENT

A motion was made by Commissioner Smith, seconded by Commissioner Kubala, to adjourn the meeting at 7:30 p.m. Motion carried without a negative vote with Commissioners Pape and Ross excused.

Tomi Fay Forbes
Secretary

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