

LANDMARKS COMMISSION
September 9, 2021

LAN20210909-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, September 9, 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, James Pape, Tom Kubala, Tomi Fay Forbes
	Excused –	Chris Smith
	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 Council Member Lythjohan and seconded by Commissioner Kubala to approve the minutes of the July 22, 2021 meeting. Motion carried without a negative vote with Commissioner Smith excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

REGULAR BUSINESS

Consider New Sign Plan for the Irish Boutique Located at W63N680 Washington Avenue; and Action Thereon

Petitioner Paul Barry represented the Irish Boutique, located in the former Santa Fe Shop building. Planner Censky explained that the signage proposed by Petitioner Barry fully complies with the City's guidelines. The signs will be placed in the same location as the previous business signage on both the building and at the street. The signs are green with white lettering, with the sign on the building measuring 27" x 48", and the double-sided sign at the street measuring 3' x 3'.

Action:

Commissioner Kubala made a motion to accept the signage as proposed. Council Member Lythjohan seconded the motion. Motion carried without a negative vote with Commissioner Smith excused.

Consider Approval of Placement of Antique Gas Pump Outside the Cedarburg History Museum Located at N58W6194 Columbia Road; and Action Thereon

Petitioner Brook Brown represented the Cedarburg History Museum, and explained that the Museum was given a number of items from the former Chudnow Museum of Yesteryear in Milwaukee, which closed down earlier this year. The antique gas pump was one of those items.

Petitioner Brown stated that the Cedarburg History Museum considers the gas pump an interesting piece of history, and if placed as proposed, would be located across the street from the old Wadham's Oil Company pagoda-style gas station.

Petitioner Brown proposed that the gas pump be mounted on the same concrete pad used by the previous owner of the piece. Originally, the intention was to use exterior lighting to highlight the pump; however, after consideration, the Museum decided to propose that the lighting be placed inside the pump instead. Petitioner Brown described the pump as being made of cast iron, with the glass transparent top of the pump being replaced by plastic, eliminating the risk of glass breakage in the public setting. Discussion ensued regarding the state of the gas hose and how to protect it from being tampered with. Suggestions included strapping the hose to the column and filling it with resin to make it immobile.

Action:

Commissioner Forbes made a motion to approve the placement of the gas pump as proposed. Council Member Lythjohan seconded the motion. Motion carried without a negative vote with Commissioner Smith excused.

Consider New Window Replacement for the Cedarburg Mercantile Building Located at W61N510 Washington Avenue; and Action Thereon

Petitioners Mike and Cindi Purnell represented the Cedarburg Mercantile building, which is listed as a contributing building to the Historic Washington Avenue District. The current windows on the north, east and south sides appear to be original to the structure, which was built circa 1875. Commissioner Kubala stated that he inspected the windows and found that, although in need of repair and paint removal to render them operational, they do not appear to be rotted. He does not consider them to qualify for replacement. The Petitioners have proposed to replace those windows with new windows made of wood, which they feel is appropriate to the building. They also voiced their concern regarding timing, reasoning that replacement windows will be operational more quickly than if they are repaired. They believe that the windows on the non-street sides of the building are not easily observed from the front, and should also qualify for replacement. They opined that it is currently challenging to find workers in the construction trades who have the time to work on projects, or even to respond to their inquiries in a timely manner.

Commissioner Pape inquired about the process needed to repair the windows, to which Commissioner Kubala explained that each window would be removed from the opening by taking out the trim on the inside and/or outside of the building, and temporarily covering the opening with plywood. The windows would then be taken to a repair shop where they would be stripped of paint, reglazed, and the stops and seals replaced. The weights and cables in the window frame itself would need to be replaced prior to the final step, which would be the reinstallation of the repaired windows. The Petitioners expressed concern with having all of their windows boarded up for a period of time. Commissioner Kubala suggested that they work with the contractor to see if they can remove and repair a few at a time; however, he cautioned that this may prove to be more costly. Commissioner Pape pointed out that this process is probably not more disruptive than having the windows replaced with new, and speculated that it is probably better economics to repair them. Commissioner Forbes added that old-growth wood windows last significantly longer than new-growth wood windows, which have a limited life span. The Petitioners stated that they do not qualify for help with financing for their exterior

rehabilitation work, and advised that the second-floor windows on the west elevation are not original to the building. They proposed to replace them with wood, double-hung, two over two pane windows, per the sample provided to Commissioners for review. The display windows on the west elevation are not under consideration at this point.

Action:

Commissioner Forbes made a motion that the three second-story windows on the west elevation be replaced with the wood, double-hung, two over two pane windows as proposed, and the north, east and south elevation windows be rehabilitated as opposed to replaced, unless the contractor finds a window too damaged for repair. If this is the case, any replacement material needs to be verified with Commissioner Kubala prior to installation. Commissioner Pape seconded the motion. Motion carried without a negative vote with Commissioner Smith excused.

ADJOURNMENT

A motion was made by Commissioner Pape, seconded by Council Member Lythjohan, to adjourn the meeting at 7:50 p.m. Motion carried without a negative vote with Commissioner Smith excused.

Tomi Fay Forbes
Secretary

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