

LANDMARKS COMMISSION
June 13, 2024

LAN20240613
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, June 13, 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, Vice Chairperson James Pape, Elizabeth Krimmel, Doug Yip, Council Member Kristin Burkart

Excused- Tomy Fay Forbes

Also Present - City Planner Mary Censky and Building Inspector Jeff Thoma

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 Commissioner Krimmel and seconded by Commissioner Yip to approve the minutes of the May 23, 2024 meeting. Motion carried without a negative vote. Tomi Fay Forbes excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

A. Property owner, Tealco Group, requests approval of a new/replacement sign for their Washington Square building located at W62 N563 Washington Ave. Tax parcel No 131070501004.

The applicant addressed the Commission stating the existing sign is wearing out. This new sign will allow them to put individual placards for the various tenant's vs just one or two.

The Building Inspector stated the sign meets the City Sign Code Requirements.

The Planner confirmed this sign is not internally lit.

Commissioner Krimmel made a motion to approve the request as presented. Commissioner Yip seconded the motion. Motion carried without a negative vote. Tomi Fay Forbes excused.

B. Tealco Group, on behalf of property owner Bridge Mill Company, requests approval to replace the siding on the Wild Lavender building located at 712 W. Washington Avenue. Tax Parcel No 30500418000.

The applicant addressed the Commission noting that they have not uncovered enough of the old/existing siding to know if the whole building could be brought back to that material, entirely, but they wanted to know, if enough of it could be, would the Commission be OK with that material.

Commissioners like the idea of bringing back out the old siding. Consensus of the Commission was that they would like to see how much good siding is eventually revealed and how the applicant can blend back the windows, door, trim, and special architectural features of the building into the old siding before making a final decision on this.

The applicant agreed they would proceed with further investigation and come back to the Commission when they have a more complete sense of the what the final outcome looks like after more siding is removed and decisions are made how to blend back to that with all the other building features.

No action was taken on this matter.

C. Tealco Group, on behalf of property owner Bridge Mill Company, requests approval to replace the roof shingles on their building located at N70 W6364 Bridge Road. Tax Parcel No 130500418000.

The applicant addressed the Commission noting that they would like to replace the existing asphalt shingles with a dimensional asphalt shingle due to deteriorated condition and leaking in the existing roof.

Chairperson Kubala commented that his preference would be the standard old 3-tab shingle vs the dimensional, which attempts to simulate a wood roof. He noted too that another historically suitable option would be a metal roof.

Other Commissioners felt the applicants plan as presented is the least likely to draw undue attention to the roof vs the masonry walls of this building.

Commissioner Trimmel made a motion to approve the request as presented. Vice Chairperson James Pape seconded the motion. Motion carried with Chairperson Kubala voting no. Tomi Fay Forbes excused.

D. (Fix Investments LLC), requests review and approval of the site survey, floor plans, exterior elevations, and material samples for their property/project located at W62 N596 Washington Ave. Tax Parcel No 131070312000.

Chairperson Kubala recused himself from this discussion and action noting that he is a personal friend of both the applicant and their architect.

The applicant/property owner addressed the Commission noting their excitement about returning this building to its historic condition, to the maximum extent they are able. The applicant's architect, Adam Voltz, of The Kubala Washatko Architects, presented a summary of the plans as were included in the packets and offered the building materials/color samples for consideration. They noted that the one key historical element they were not able to resolve within a rational budget, even considering the various tax credits and possible grants available to support the rehabilitation, was the center entry on the street facing façade. It was noted that efforts were made to design a second-floor entry at the rear of the building but doing so would require a full gut with all new plumbing and electrical to reconfigure the upstairs living space.

Commissioners expressed some concern about the proposed use of Hardie-type siding material vs natural cedar. The applicant stated that covering the entire building in new cedar would be an

exorbitant expense. They went on to note that there may be some viable cedar under the existing vinyl siding. They expressed a willingness to further investigate the existing siding as an option to the Hardie-type material. The architect advised that they are working through both the State and Federal approvals for this plan as well. This structure is designated as “Contributing” in the City’s Washington Avenue Historic District.

Commissioner Kimmel made a motion to approve the plans as presented except with respect to the siding selection and the location of the main entrance on the first floor remaining off-center. As for the siding, the Commission wants additional information before taking final action, including the remarks from the State in their review of the plans and how much good cedar is still there under all the vinyl on this building. As for the off-center front entrance, the Commission will defer action on that particular design element until they’ve had a chance to see the remarks from the State in their review. Vice Chairperson James Pape seconded the motion. Tomi Fay Forbes excused.

ADJOURNMENT

A motion was made by Commissioner Krimmel, seconded by Vice Chairperson Pape, to adjourn the meeting at 9:56 a.m. Motion carried without a negative vote. Tomi Fay Forbes excused.

Mary Censky, City Planner
Acting Secretary of the Day