

LANDMARKS COMMISSION
May 23, 2024

LAN20240523-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, May 23, 2024, at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, Room 1.

The meeting was called to order by Chairperson Tom Kubala at 8:31 a.m.

Roll Call: Present – Chairperson Tom Kubala, Tomi Fay
Forbes, Elizabeth Krimmel, Doug Yip

Excused- Common Council member Kristin Burkart, James Pape

Also Present – City Planner Jon Censky

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 Yip, seconded by Commissioner Krimmel, to approve the minutes of the May 9, 2024, meeting. Motion carried without a negative vote with James Pape and Council member Burkart excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

REGULAR BUSINESS

Applicant is requesting approval for shingles, gutters, and color scheme for JH Washington LLC at the property located at W62 N556-558 Washington Avenue, and action thereon.

Ryan and Sarah Fitting represented the property. Petitioner Fitting stated that the roof is leaking and needs to be replaced. Also, the gutters need replacing, some are missing, which is contributing to deterioration of wood at some locations. The proposed roof shingles are Owens Corning Duration shingles in Onyx Black. The proposed color for the gutter is a warm white. Petitioner Fitting also proposed stripping the front door down to natural wood and repainting the house. The body of the house would be Shoji White SW 7042 with accents in Fawn Brittle SW 7640 and Iron Ore SW 7069.

Commissioner Yip made a motion to approve the modifications including the roof, gutters and paint colors as presented to the Commission. Commissioner Krimmel seconded the motion. Motion carried without a negative vote with Commissioner Pape and Council member Burkart excused.

There is a rotting exterior stairway that appears to have been hastily and poorly built to access the second floor. While the Commission acknowledges that wood is always preferred, they also acknowledge that wood tends to deteriorate over a relatively short time, and it is important that a stairway remains safe. Also, the stairway is obviously not original to the building. Given that circumstance, the petitioner is asking that the stairway and the floor of the access porch be constructed of a composite. The Commission asks that the railings and canopy be replaced with wood.

Commissioner Krimmel made a motion that the deck and steps may be replaced with a composite material, but that the railings, spindles, and canopy be reconstructed of wood. Commissioner Forbes seconded the motion. Motion carried without a negative vote with Commissioner Pape and Council member Burkart excused.

Additionally, there is a garage in the rear (East) side of the building that was obviously built at a later time and is not significant to the historical value of the building. The petitioner is asking to replace the present wood windows on the garage with vinyl windows.

Commissioner Yip made a motion to approve the replacement of the wood windows with vinyl windows because the garage is not part of the original structure and does not have historical significance. Commissioner Krimmel seconded the motion. Motion carried without a negative vote with Commissioner Pape and Council member Burkart excused.

Applicant is requesting approval of their business sign and exterior door paint color for Cedarburg Threads at the property located at W62 N585 Washington Avenue, and action thereon.

Rachel Arroyo represented the new business, Cedarburg Threads. She is requesting approval for a sign that will extend 17', the entire length of the storefront. The sign itself will be white oak and the letters will be white, made of an aluminum composite. Signage may consume 32 square feet of space on a building, this sign will consume 29.75 square feet. The petitioner asked for advice on maintaining the wood on the sign, Chairman Kubala stated he has used a marine product, Cetol, to maintain exterior wood. The petitioner is also proposing that the front door be repainted Healing Plant M350.

Commissioner Yip made a motion to approve the sign and door color as proposed, Chairperson Kubala seconded the motion. Motion carried without a negative vote with Commissioner Pape and Council member Burkart excused.

The petitioner also asked for advice regarding improving the appearance of the present dirt area between the building and the sidewalk. Commissioners shared ideas.

Applicant is requesting approval of their business sign for Cold Country Vines & Wines at the property located at W61 N517 Washington Avenue, and action thereon.

Cold Country Vines & Wines was represented by Jeffrey Stoeger. The proposed sign is 24 x 36 and hangs 12' off the ground. However, it is hanging below the frame, it looks like it should hang in the frame. The sign-maker does not see a way to install it in the frame. The Commissioners are requesting that the sign be the same width as the frame, so it looks less like it "fell out" of the frame. The sign will be double-sided, composed of high-quality plywood, and painted.

Commissioner Yip made a motion to approve the sign, however, the width of the sign needs to be increased to comply with the width of the frame. If that is not possible, the petitioner needs to return to the Commission for discussion. Commissioner Krimmel seconded the motion. Motion carried without a negative vote with Commissioner Pape and Council member Burkart excused.

It was noted that the petitioner may want to put lettering in the windows. That will need to come before the Commission. Also, the building is presently being painted without approval of the Commission. A letter will be sent to the owner.

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ADJOURNMENT

Motion made by Commissioner Yip, seconded by Commissioner Krimmel, to adjourn the meeting at 9:24 a.m. Motion carried without a negative vote with Commissioner Pape and Council member Burkart excused.

Tomi Fay Forbes
Secretary