

LANDMARKS COMMISSION
September 28, 2017

LAN20170928-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, September 28, 2017 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 2.

The meeting was called to order by Chairperson Judy Jepson at 7:02 p.m.

Roll Call:	Present –	Judy Jepson, Tomi Fay Forbes, Tom Kubala, Robert Ross
	Excused –	Council Member Patricia Thome, Doug Yip, James Pape
	Also Present –	City Planner Jon Censky, Bill Conley, Erin & Elias Riley regarding P. J. Piper's, Ben Levy, Judy Fergadakis, Jackie Ertl

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 Bob Ross, seconded by Tomi Fay Forbes, to approve the minutes of the August 24, 2017 meeting with the correction under the P. J. Piper discussion, "She selected purple to complement..." Motion carried without a negative vote with Council Member Thome, James Pape and Doug Yip excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – none

UNFINISHED BUSINESS

Consider Replacement Awning at P. J. Piper Restaurant located at W61 N514 Washington Avenue; and Action Thereon.

Tom Kubala stated that if Judy Fergadakis had come before the Landmarks Commission prior to putting the awning in place, the Commission would have probably turned down the color purple. The awning is highly visual. However, awnings are replaced every 5 to 10 years; this is not a permanent change to the building. Tom Kubala pointed out that awnings are not a consideration of the Secretary of the Interior guidelines, which guides the Landmarks Commission decisions. He sees nothing in the Secretary of the Interior Code to justify asking the owner to change the color of the awning. If the item under consideration had been more permanent in nature, he would want the change to be made.

Bob Ross and Judy Jepson both expressed concern about making decisions that set a precedent. They feel the purple is garish and inappropriate for the historic district, and have heard from a number of other people that it is not appropriate. They believe the awning should be changed. Judy Fergadakis failed to come before the Commission prior to having the work done.

Judy Fergadakis again stated that she was in error to not come before the Landmarks Commission before she placed the awning. She defended her work to improve the building. She stated that she would eventually like to restore the façade; however, the estimate she received was about \$65,000.

Motion made by Tom Kubala, seconded by Tomi Fay Forbes, to accept the awning as erected. Motion failed with Tom Kubala and Tomi Fay Forbes in favor, Bob Ross and Judy Jepson opposed and Council Member Thome, Doug Yip and James Pape excused. The Commission's vote will be considered by the Plan Commission at their November meeting.

NEW BUSINESS

Consider Approval of a Projecting Sign and Window Decal for Thirsty Hammer Workshop at W61 N506 Washington Avenue; and Action Thereon

Jackie Ertl represented Thirsty Hammer. This is basically the same business that was located in this building, but because the business was a national franchise, it limited the owners' flexibility. They removed themselves from the franchise and established their own business. They offer pre-packaged food and have a wine and beer license. The business teaches people to make signs.

Bob Ross moved to accept the sign and window decal as presented. Tom Kubala seconded the motion. The motion carried without a negative vote with Council Member Thome, Doug Yip and James Pape excused.

Consider Installation of Low-Maintenance Windows on the Olive Sprig Building Located at N70 W6364 Bridge Road; and Action Thereon.

Ben Levy represented the building. He was hoping to replace the windows with vinyl windows; however, in consultation with Planner Censky he learned that the Commission would only approve wood windows. He plans to replace all windows in the building except the transom windows over the doors. Tom Kubala explained that the original windows on this building would have been true divided lights, that is, each window pane is a different piece of glass, set into the wood frame formed by the muntins. Today true divided light windows, now made with two layers of glass, are very expensive. A less expensive way to offer the look of divided lights is to place metal strips between the two layers of glass to give the illusion of the divided light. However, Tom Kubala pointed out that when looking at the glass from an angle of the proposed windows, one cannot see the metal strips, it appears to be one solid piece of glass, and certainly does not have the characteristic of divided lights. The middle ground solution is to make false muntins that are applied to the window on the inside and the outside. The window is still a solid sheet of glass, with muntins applied to the interior and exterior and metal strips between the sheets of glass; all to give the illusion of muntins. Such windows still do not offer the full effect of true divided light windows, but are closer in feel than the metal strips only between the layers of glass.

The proposed windows have a wood frame and metal strips between the glass, and no muntins mounted to the interior or exterior of the window. That is not close enough to divided lights to be acceptable. Tom Kubala asked if a survey had been completed of the windows. Can any of them be repaired? He stated that generally the sashes are replaced, and new sash liners are installed to permit them to go up and down. He pointed out that there is a slight arch in the

stonework over each window, and asked that the wood between the top of the window frame be stabilized or replaced so the integrity of that area is intact.

Tom Kubala made a motion to table this proposal pending submission of windows with snap-on exterior muntins. He would like Ben Levy to bring in a sample of the window he is considering. Bob Ross seconded the motion. The motion carried without a negative vote with Council Member Thome, Doug Yip and James Pape excused.

ADJOURNMENT

A motion was made by Tom Kubala, seconded by Bob Ross, to adjourn the meeting at 7:56 p.m. The motion carried without a negative vote with Council Member Thome, Doug Yip and James Pape excused.

Tomi Fay Forbes
Secretary

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