

LANDMARKS COMMISSION
July 25, 2019

LAN20190725-1
UNAPPROVED

A regular meeting of the Landmarks Commission, City of Cedarburg, Wisconsin, was held Thursday, July 25, 2019 at Cedarburg City Hall, W63 N645 Washington Avenue, lower level, room 1.

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

Roll Call: Present – Judy Jepson, Tomi Fay Forbes, Tom Kubala, James Pape,
Robert Ross, Council Member Garan Chivinski

Excused – Jeffrey Ellmaker, Doug Yip (alt.)

Also Present – City Planner Jon Censky, Council President Pat Thome

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 Tom Kubala, seconded by Bob Ross, to approve the minutes of the July 11, 2019 meeting. Motion carried without a negative vote with Jeffrey Ellmaker excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS – None

NEW BUSINESS

Request for Approval for Sign Panel Replacement for Collins' Realty Location at W62 N582 Washington Avenue, and Action Thereon.

Brian Collins purchased the building and is moving his office to the new location. He will replace the existing two signs, one that extends out from the building with the time and temperature clock, and the other that is attached to the building, with essentially the same signs as now present, only with new wording: "Collins Realty" and "Collins Corner".

Motion made by Jim Pape, seconded by Tom Kubala, to approve the signs. Motion carried without a negative vote with Jeffrey Ellmaker excused.

Request for Certificate of Appropriateness for Exterior Changes to Bank First (Former Partnership Bank) Location at W61 N529 Washington Avenue, and Action Thereon.

Rich Hepner is an architect with Kubala Washatko Architects, Inc (TKWA). Mike Molepske represented Bank First. Tom Kubala recused himself from the conversation and vote.

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Bank First has acquired Partnership Bank and is giving the building a facelift. The plaster now covering the building will be removed and the building will be refaced with three different materials to separate the long elevation of the two separate buildings.

Stone: A thin stone veneer will be applied to the east side of the bank. The precast stone will be laid in horizontal courses, with several courses emphasized with a slightly deeper stone. The stone is to honor the limestone heritage of Cedarburg buildings.

Coping: The roofline of the building is to have a pre-case coping for emphasis.

Wood: The portion of the building that is not the bank is to be clad in a composite wood. This is a 5" tongue and groove and should need minimal maintenance.

Steel: The north face of the building is to be clad in 3' x 1' foot shingles of galvanized sheet metal to again break up the mass of the building. This is a side that is generally shaded. There was concern from a few Commission Members that it would be too shiny, out of place, and may cause glare. Tom Kubala stated that it is a metal that was used on roofs, a tern metal. As the metal weathers it becomes less shiny. Bob Ross and Judy Jepson continued to express concern that the material has too much sheen.

Awnings: The planned awnings are the same ones used on the TKWA studio entrance. The awnings are to mimic the old 8' awning on the Paulus building.

Windows: The windows will have applied muntins and an infill glazing so the muntins do not look like they were stuck onto the glass. The expanded use of windows and new configuration of partitions will give the interior space more natural light.

Tower: The front entrance has a tower that rises 22' from the ground, 7' above the roof of the building. It has clearstory windows around the top, letting natural light into the entryway. At night the interior of the tower will be softly lit. The entry will also have a protected alcove for the ATM machine. The tower is comprised of dark-stained glulam – glue laminated beams. There was some concern about the depth of the projection of the roofline of the tower and the height of the tower, as well as the amount of light that would come from it at night. Judy Jepson believes the roof overhangs are too deep. Several Council Members believe the tower is too high. Council Member Thome expressed concern about the amount of light at night. Jim Pape acknowledges that this is rather different from what we now have in the city. Planner Censky felt the tower breaks up the various rooflines up and down Washington Avenue. The tower is not as high as the planned building on the south side of Mill Street. Tom Kubala stated that the tower's overhang is comparable to the old Fire House in the middle of Thiensville.

Planner Censky is interested in the south end of the city becoming livelier and liked the idea of light in the evenings. Council Member Chivinski felt the building has a pedestrian friendly feel.

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Jim Pape asked what the thought process was for the selection of elements that fit into the historic district. Rich Hepner responded that the limestone, lap siding, and coping all give a nod to the city's historic architecture.

Motion made by Council Member Chivinski, seconded by Tomi Fay Forbes, to accept the proposed plans. Motion failed with Tomi Fay Forbes and Council member Chivinski in favor, and Bob Ross, Judy Jepson and Jim Pape opposed.

Bob Ross made a motion to accept the plan with modifications to the height of the tower and for the architect to reconsider using some other material in place of the steel siding. Council Member Chivinski seconded the motion. Motion carried without a negative vote with Jeffrey Ellmaker excused.

ADJOURNMENT

A motion was made by Bob Ross, seconded by Council Member Chivinski, to adjourn the meeting at 8:13p.m. Motion carried without a negative vote with Jeffrey Ellmaker excused.

Tomi Fay Forbes
Secretary

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