

**TOWN OF CEDARBURG
LANDMARKS COMMISSION MEETING MINUTES
August 24, 2017**

Present: Carol Boettcher, David Salvaggio, Darla Valentine, Don Borgwardt, Ray Pecor, and Eric Utz
Also Present: Eric Ryer, Assistant Administrator/Clerk
Excused: Jim Gollnick

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairwoman Boettcher called the meeting to order at 5:00 p.m.

2. MINUTES OF PREVIOUS MEETINGS

- a. None

3. OLD BUSINESS

- a. **Update on the Hamilton plaque installation***

Assistant Administrator/Clerk Ryer noted the Hamilton plaque is at Town Hall and will be installed in upcoming months in Hamilton Park. The price of the install was included in the plaque cost.

4. NEW BUSINESS

- a. **Discussion and possible motion on proposed addition and renovation of the building located at 156 Green Bay Road, in the Hamilton Historic District***

Chairwoman Boettcher displayed some photos she took of the site to point out the historic appearance of the farmhouse and barn foundation and silo from November of 2015.

The Sberna family (applicant) was present, and Ryan Sberna explained their fondness of the property and intention to preserve the existing farmhouse while constructing a significant addition in a modern style that blends with the historic appearance of the farmhouse. They intend to mimic the over-mortared stone of the original portion of the farmhouse.

Chairwoman Boettcher noted the Landmarks Commission is primarily concerned with the exterior portion of the project to see how it blends with the Hamilton Historic district.

Ryan Sberna noted they recently had a wetland delineation conducted, and the location moved slightly in their benefit to allow for greater flexibility in location of the addition.

Commissioner Utz inquired about the exterior of the home. The Sberna's architect Josh Wadzinski noted they would be using the over-mortared stone on part of the addition, and a new wood product on the remaining siding called Cambria.

Commissioner Borgwardt questioned the use of non-wood windows. Mr. Wadzinski noted attempting to mimic the historic wood windows of the farmhouse would not be practical financially and would lack energy efficiency.

Commissioner Utz complimented the applicants on the appearance of the project, including the height, scale and mass. Mr. Wadzinski noted care was taken when planning for the height of the addition to maintain consistent height. Ryan Sberna noted their intent for design was a modern farmhouse look.

The Commission discussed the use of a proposed commercial-look window on the rear of the home in the great room, noting the window would not be visible from the front of the home, but only the creek.

Commissioners Salvaggio and Valentine were in favor of the project. Commissioner Valentine noted the efforts taken to maintain the historic appearance.

Commissioner Borgwardt asked what type of roofing materials will be used. Mr. Wadzinski noted they would use a combination of metal roofing and architectural asphalt shingle.

Following discussion, Commissioner Utz move the Commission approved the proposed addition and renovation as proposed. Commissioner Valentine seconded, and the motion passed unanimously. Mr. Wadzinski will notify staff when the final plans are set; if there are any significant changes to the final plans, the item will be brought before the Commission for review.

b. Discussion on the Landmarks Commission budget and future plaques*

Chairwoman Boettcher explained she would like the Commission to consider two additional plaques. One plaque would feature Five Corners, Deckers Corners, and Horns Corners and be mounted outside of Town Hall, and the second plaque would feature the Kaehlers Mill area and be mounted on the stone at Krohn Park. It was noted there is \$3,546 budgeted in 2017 for the Landmarks expenses. The consensus of the Commission was to have staff gather a mock-up of the Town Hall plaque and associated quote and bring back to the Commission at a future meeting. The Commission also discussed \$3,600 as the budget figure to pass along to staff for the second plaque in 2018.

c. Discussion on the next Landmarks Commission meeting

Staff will gather a mock-up of the Town Hall plaque and associated quote and poll the Commission regarding the next meeting date once that information is available.

5. ADJOURNMENT

Commissioner Salvaggio made a motion to adjourn the meeting at 5:48 p.m. Commissioner Valentine seconded, and the motion passed unanimously.

Respectfully submitted,

Eric Ryer
Assistant Administrator/Clerk