

VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA

DATE: Tuesday, June 22, 2021

LOCATION: 250 Elm Street
Fire Department Training Room
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chair: To Be Determined at Village Board Meeting on June 21, 2021

Commissioners:

Jennifer Abraham

Angelina Apostolos

Philip Eckert

Mary Giuliani

Ronald Heinritz

Nathan Matson

Joseph Miller

Attorney: Tim Schoonenberg

Director of Community Services/Public Works: Andy LaFond

III. INTRODUCTION AND WELCOME OF NEW MEMBERS

- A. Angelina Apostolos, Philip Eckert And Nathan Matson. Appointed To The Historic Preservation Commission By The Village Board

IV. UPDATE REGARDING ORDINANCE 2021-02 AND PRESENTATION FROM ATTORNEY SCHOONENBERG REGARDING CHARGE OF HPC

Documents:

[HPC ORDINANCE AMENDMENT TSS REVISIONS.PDF](#)

V. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing. Please be advised per State Statute 19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting.

Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at ALANGLOIS@VILLAGE.THIENSVILLE.WI.US by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

VI. DATE AND TIME OF NEXT MEETING

A. Next Meeting Scheduled For Tuesday, July 6, 2021 At 6:00 PM

VII. APPROVAL OF MINUTES

A. Approval Of Minutes

1. February 2, 2021

Documents:

[2-2-2021 HPC MINUTES.PDF](#)

VIII. BUSINESS

A. Review And Action Regarding Certificate Of Appropriateness, Painting Bricks On Building White, New Windows With Grids, Wood Or Faux Wood Over Planter Boxes, New Lighting, Painting Trim Gray And New Awning, Becker Design, Neil And Amy Becker, 137 Green Bay Road (Approved Conditionally At Plan Commission On June 8, 2021 Contingent On HPC Approval.)

Documents:

[BECKER COA.PDF](#)
[BECKER PLAN.PDF](#)
[BECKER PLAN COMMISSION APP AND REPORT.PDF](#)
[DRAFT PLAN MINUTES - BECKER DESIGN.PDF](#)

B. Review And Action Regarding Certificate Of Appropriateness, Re-Roof Main Building And Garage, Same Color And Shingle That Is Currently On The Building, Greg Mueller Upholstery, Greg Mueller, 121 South Main Street

Documents:

[MUELLER COA.PDF](#)

C. Review And Action Regarding Certificate Of Appropriateness, Tuck Pointing/Brick Repair, Bricks To Match Existing Bricks As Much As Possible, Old Thiensville Landmark, Van Mobley, 136 Green Bay Road

Documents:

[MOBLEY COA.PDF](#)

- D. Review And Action Regarding Certificate Of Appropriateness, Complete Replacement Of Building Roof And Painting Of Wood Surfaces, Thiensville Homeowner's Association (TVHOA), Condo Association, Clyde Bingman, Treasurer, 208-234 Elm Street

Documents:

[TVHOA COA.PDF](#)

- E. Review Sample Guidelines And Discuss The Process Of Developing Guidelines For Village Staff Approval Process

Documents:

[STAFF APPROVAL POLICY.PDF](#)

IX. STAFF REPORT

X. ADJOURNMENT

Amy L. Langlois, Village Clerk

June 18, 2021

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
OZAUKEE COUNTY, WISCONSIN
ORDINANCE NO. _____
AN ORDINANCE AMENDING CHAPTER 42 OF THE VILLAGE OF
THIENSVILLE MUNICIPAL CODE RELATING TO
HISTORIC PRESERVATION**

WHEREAS, the Village of Thiensville Board of Trustees (“Village Board”) desires to amend the ordinance relating to the Historic Preservation Commission and allowing for staff level approvals for routine permit application.

NOW, THEREFORE, the Village Board of the Village of Thiensville does ordain as follows:

SECTION 1. Section 42-31 is repealed and replaced with the following:

Sec. 42-31. Creation, composition, terms; removal of members; filling of vacancies.

The commission shall consist of seven members. The members of the commission shall consist of ~~two~~ Village trustees, one of which who shall be the presiding officer, and ~~fivesix~~ citizens members. Citizen members shall be persons of recognized experience and qualifications appointed by the Village President and confirmed by the Village Board by two-thirds vote with staggered terms of three years. The Village trustee serving on the commission shall be elected by a two-thirds vote of the village board. Vacancies caused by death, resignation or removal shall be ~~filled by the village board and~~ appointed by the Village President and confirmed by a two-thirds vote of the Village Board to fill the remainder of the term of the member being replaced. The village board may remove any member by a two-thirds majority vote.

SECTION 2. Section 42-59(a)(3-4) is hereby repealed and replaced with the following:

Sec. 42-59(a)(3-4)

- (3) Ordinary building maintenance and other work that involves repairs to existing features of a historic structure or site, or the replacement of elements of a structure or site with elements similar in appearance may be undertaken without the approval of the Commission. However, a Certificate of Appropriateness is required for any such work. A Certificate of Appropriateness may be issued by the Village Planner or Director of Community Services as designees of the Commission. The types of projects that can be approved by these designees shall be detailed in a written policy adopted by the Commission. Unless the Commission or the designee(s) issues a Certificate of Appropriateness, a building permit shall not be issued for any such work.
- (4) Upon filing of an application for a Certificate of Appropriateness, the Historic Preservation Commission or designee (as permitted in Section 42-59(a)(3) above) shall promptly determine:
 - a. Whether, in the case of a designated historic landmark structure or site, the proposed work would detrimentally change, significantly destroy or adversely affect any important exterior architectural feature of the improvement upon which the work is to be done;

- b. Whether, in the case of the construction of a new improvement upon a historic landmark site, the proposed improvement would substantially and adversely affect the historic value of the site;
- c. Whether the exterior of such improvement would adversely affect or conflict with the external appearance of other neighboring improvements on such site; and
- d. Whether, in the case of any property located in a historic landmark district, the proposed construction, reconstruction or exterior alteration is inconsistent with the objectives and design criteria of the historic preservation plan for such district.
- ~~e. Whether construction, alteration and demolition are *not* done in accordance with the following:~~
 - ~~1. All buildings, structures, and sites are recognized as products of their own time, and the alterations have a historical basis.~~
 - ~~2. Such exterior physical changes as may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Because these changes may have acquired significance in their own right, this significance should be recognized and respected.~~

If the commission determines subsections 4(a)-(e) of this section in the negative, it shall issue the certificate of appropriateness. Upon the issuance of such certificate, the building permit shall then be issued by the building inspector or other authority responsible therefor. Should the commission refuse to issue a certificate of appropriateness because of the failure of a proposal to conform to the above guidelines, the applicant may appeal such decision to the village board, which may grant the certificate by a vote of two-thirds of its members, and then only upon a clear showing of ~~economic~~ hardship by the applicant. In addition, if the commission fails to issue a certificate of appropriateness, the commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to comply with the guidelines of this chapter.

SECTION 3. Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions of this ordinance.

SECTION 4. Effective date. This ordinance shall be effective upon publication or posting under applicable law.

PASSED AND ADOPTED this ____ day of _____, 2021.

Van A. Mobley, Village President

ATTESTED TO:

Amy L. Langlois, Village Clerk

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Tuesday, February 2, 2021

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:01 PM.

II. ROLL CALL

Chairman: Ron Heinritz

Commissioners: Jennifer Abraham

Jamie Awe

Robert Blazich

Mary Giuliani

Joseph Miller

Vacant

Director of Community

Services/Public Works: Andy LaFond

Chairman Heinritz read a letter from Tom Streifender resigning from his position on the Historic Preservation Commission effective at Noon on Tuesday, February 2, 2021. Mr. Streifender wrote that he enjoyed serving on the Commission. Commissioner Blazich inquired as to who has to accept the resignation. Director LaFond shared that appointments are made by the Village President and approved by the Village Board. Commissioner Blazich believes that Zoom meetings should be offered and shared that he considered not coming to the meeting this evening due to the resignation, however, attended as to not delay the project on the agenda and knew a quorum was necessary.

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Tuesday, March 2, 2021 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes

1. January 5, 2021

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the January 5, 2021, Minutes.
MOTION CARRIED UNANIMOUSLY.

V. BUSINESS

A. Review and action regarding Certificate of Appropriateness, cheel, llc Rebuild,
105 South Main Street, Jesse Daily

Chairman Heinritz shared that this site at 105 South Main Street is in Thiensville's Historic District and is in a special District that was listed on the State and National Register of Historic Districts known as the Main Street District. This

Historic Preservation Commission Minutes

February 2, 2021

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District included about six or seven properties near the corner of Main Street and Green Bay Road and is also in the area included in the Mequon-Thiensville Town Center study area and a Thiensville Central Business District in Thiensville's architectural guidelines.

Chairman Heinritz is impressed with the design stating it takes in architectural features from the Village's Historic District. The plans do not include a list of materials that would be used. More specifics regarding materials was requested.

Jesse Daily is working with Brookwater Group which has designed other projects in the Village including Fiddleheads, Reuter Insurance and the baaree. What is proposed is a modern, Queen Anne-style building. They want to bring back the charm that previously was on the corner prior to the fire while making it realistic and more efficient as a restaurant. As beautiful as the cheel was, it was an old home that never was designed to be a restaurant. The new restaurant provides an opportunity to build a space that revives the intimate feel and glory of the cheel with an event space upstairs. It will provide a better space to offer live music separated from dining. With regard to the materials, the plans call for using stucco. The goal is to make the building last for another 130 years with minimal maintenance. Barkha Daily added they want a building that is going to be an attraction to visitors that can be maintained over the long-term.

The cheel will occupy the first floor. The Phoenix Room event space will be on the second floor. The building will include a basement kitchen for catering which was not possible in the old building. The footprint is essentially the same as the cheel and the previously approved pavilion which never was built due to the fire. The space will be combined into one building. The process has been completed to combine the parcel with the adjacent Core Consulting parcel.

The new building will provide more space for diners in the cheel. The upstairs allows for live music and space for weddings and other events. A kitchen and storage space will be in the basement. Mr. Daily and the Commission members looked at and discussed renderings. The building includes a steeple similar to the one on the old building. It will serve as an elevator shaft. The eagle from the old cheel will be at the top. Garage doors that had been procured prior to the fire for the pavilion will be incorporated which will allow for an open-air concept. The entrance will be on the south with no entrance at Main Street and Buntrock Avenue.

Mr. Daily addressed the materials being used. In addition to stucco, there will be quite a bit of red brick. That is typical with Queen Anne-style buildings. The building will have two elevators; one for customer use and the other for the kitchen and staff. Signage is being worked out, but likely will be a single monument sign for the cheel, the Phoenix Room and the baaree.

Commissioner Abraham spoke with several people about the plans. One said it reminded her of the grandness of the old White Coach Inn. Commissioner Abraham would prefer one standard material on the outside rather than different materials.

The goal is to complete the project by the end of 2021, however, next spring may be more realistic.

Chairman Heinritz stated the general façade is very attractive and impressive. A list of materials that will be used was requested. Director LaFond noted there may be newer materials available than are included in the guidelines. Chairman Heinritz anticipates approval of the general façade and plan and requested that the materials that will be used be submitted. If there are changes, this can come back to the Historic Preservation Commission.

Historic Preservation Commission Minutes
February 2, 2021
Page three of three

Director LaFond shared that the front setback and parking is at the discretion of the Plan Commission. The Plan Commission and the Village Board continue to talk about public parking. One of the first areas they likely will consider is a lot that the Village owns that now is leased to a private entity.

MOTION by Commissioner Abraham, **SECONDED** by Commissioner Awe to approve Certificate of Appropriateness, cheel, llc Rebuild, 105 South Main Street, Jesse Daily, Material List and Changes to be Supplied to the Historic Preservation Commission. **MOTION CARRIED UNANIMOUSLY.**

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Review plaque language, Frank Oil Co., 185 South Main Street

Chairman Heinritz stated there is no new information regarding the Frank Oil Co. building.

On a different topic, Chairman Heinritz spoke to representatives from Lakeside Development about having a marker or other memorial as part of the pocket neighborhood planned at the old M&I Bank site, 200 Green Bay Road. A plaque would commemorate the bank and the original house on the property. The Developer's Agreement for the project will include a small parcel that will remain. The parcel will be called 200 Green Bay Road and memorialize the former use. In addition to a plaque, the parcel will include the cornerstone from the existing building and a bench.

VIII. ITEMS BY COMMISSIONERS

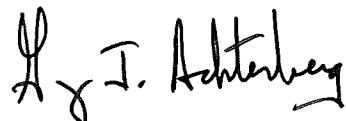
- A. Mequon-Thiensville Historical Society – Bob Blazich

No report.

IX. ADJOURNMENT

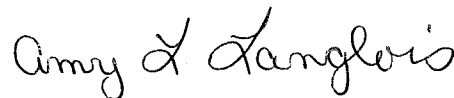
MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to adjourn the meeting at 7:11 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer



CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: Amy Becker / Neil Becker
Name of Business: Becker Design
Street Address: 137 Green Bay Rd City: Thiensville State: WI Zip: 53092
Home Phone: _____ Cell Phone: 414-405-4573 Business Phone: 262-643-4456 D
Email: neil@beckerdesign.net or amynelbecker@yahoo.com
Property Owner: Neil Becker
Mailing Address: 137 Green Bay Rd
City: Thiensville State: WI Zip: 53092
Contact Phone Number: 414-617-3616

Description of Project: Face lift of current building

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Painting bricks & building with, new windows with
grids, wood over planer boxes, new lighting and an
awning.
W faux wood Painting trim gray.
Proposed Sign(s): Wall _____ Monument/Ground _____ Pole _____ Projecting _____ Marquess, Awning or Canopy _____

Sandwich Board _____ Directional Sign _____ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: Amy Becker Neil Becker Date: 4/20/2020
Print Name Amy Becker Neil Becker



Thiensville Historic Preservation Commission: Project Approved _____ Project Not Approved _____

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____



SW 7006
Extra White

CR 11

[www.sherwin-williams.com/homeowners/
color/find-and-explore-colors/
paint-colors-by-family/SW7006-extra-white](http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7006-extra-white)



[www.sherwin-williams.com/
homeowners/color/find-and-
explore-colors/paint-colors-by-family/
SW7048-urbane-bronze](http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7048-urbane-bronze)



[www.trex.com/
inspiration/colors](http://www.trex.com/inspiration/colors)

Color: Spiced Rum

www.corten.com

www.wayfair.com
Outdoor Barn Light
13.75" H x 12" W x 24"



NEIL BECKER

Principal | neil@beckerdesign.net

BECKER

137 Green Bay Road Thiensville, Wisconsin 53092
P 262 643 4456 M 414 617 3616 beckerdesign.net



Village of Thiensville

Plan Commission Application

Property Address: 137 Green Bay Road, Thiensville WI 53092

120 500 305 002

Tax Key #

Commercial

Current Zoning

Property Owner

Neil Becker / Becker Design

Name

137 Green Bay Road

Address

262-643-4456 Office

414-617-3616 Mobile

Phone

neil@beckerdesign.net

Email address

Applicant ☒ Same as owner

Name

Address

Phone

Email address

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

We would like to improve the dated look of our building. As the attached rendering shows, we would paint, add horizontal wood under the planter box to complement the mid-century building aesthetic. We will put in new windows with black grid. The design also includes traditional looking exterior lights (similar to the ones used at Shully's across the street). Also included is an awning with "Becker" cut out of the metal, for a small and understated way to include our logo.

Neil Becker

Applicant's Signature

5/21/21

Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Thiensville Plan Commission Application Revised 8.25.20

Page 1 of 3

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: *Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.*

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- ☐ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☐ Grading plan showing existing and finished grades.
- ☐ Professionally prepared landscape plan.
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☐ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District? ☒ Yes ☐ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required

*All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.

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VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 5/17/21 Planner Staff Report Completed on _____

Plan Commission Meeting Date 6/8/21

☐ Historic Preservation Approval (if needed) on 6/22/21

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date

BECKER DESIGN BUILDING UPDATE

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: June 8, 2021

Item # IV. E.

General Information

Applicant:	Amy & Neil Becker
Status of Applicant:	Property Owner
Requested Action:	Front Façade update
Zoning	B-1 Central Business; FFO Flood fringe overlay
Proposed Zoning:	No Change
Location:	137 Green Bay Road
Land Use Plan Designation:	Business
Existing Land Use:	Design Business

Proposal:

The applicant is requesting approval to update the front façade of the Becker Design building at 137 Green Bay Road with installation of new front windows with large grid divides, an awning over the front door, wood over the stone front planters and four new gooseneck light fixture to be evenly spaced along the front face of the building. The building stone material will be painted white with grey trim. There will be no building expansion with is cosmetic change.

Staff Comments:

This is a welcome update to a dated looking building, and I recommend approval subject to:

- The overhead canopy not extending over the public sidewalk in front of their building.
- The applicant securing a building permit prior to construction.

B. Review and action regarding 10' x 10' Shed, William Treis, 312 Sunny Lane

William Treis said the shed will be placed on top of landscaping rock. The shed is manufactured by Home Depot. It will be located on the back of the lot as was indicated on the submitted survey. Planner Censky noted the proposed shed fully complies with setbacks and other specifications.

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Kucharski to approve 10' x 10' Shed, William Treis, 312 Sunny Lane. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding 20' x 20' Temporary Tent, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road

Jesse Daily proposed the tent to provide additional outdoor seating at Daily Taco when there is inclement weather. The tent would be located just off the northwest side of the building. Planner Censky noted a decision regarding a temporary tent is up to the Commissioners.

Mr. Daily added the tent will be firmly anchored to the asphalt and will have slidable walls similar to the tent that had been used at the cheel. It will be located inside the lane to the pickup window. He added the tent will accommodate four or five tables.

Commissioner Kucharski noted the Plan Commission approved a 20-by-20-foot tent for the summer season for glaze. There is no reason there should be a problem with this one as long as the logistics work out. In both cases, the tent should be removed at the end of summer. Commissioners engaged in a discussion about whether tents should be removed on the last day of summer or allowed into the fall. Commissioners agreed to allow the tent until October 31. The same date will apply to other similar tent requests, including the one for glaze, which was approved at the May meeting.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve 20' x 20' Temporary Tent, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road. The tent must be removed by October 31, 2021. The same deadline will apply to other tent approvals. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding 30' x 40' Temporary Tent, Shully's Across the Street, Scott and Beth Shully, 143 Green Bay Road

The Shullys were not in attendance. The Commission did not discuss the request or act.

E. Review and action regarding Building Update, Becker Design, Neil and Amy Becker, 137 Green Bay Road

Neil Becker told Commissioners they have occupied the building for about two years and want to clean up its appearance. They want the design to embrace the appearance of the surrounding buildings. Planner Censky noted that the proposal looks nice and asked how far the front awning will extend so it does not encroach on the public sidewalk. Mr. Becker noted the awning will not come out further than the existing awning.

Commissioner Hughes commended the Beckers for proposing the upgrade. She added she hopes it inspires other nearby businesses to clean up their facades.

Commissioner Chimenti noted that the plans will be considered by the Historic Preservation Commission on June 22. Director LaFond noted that approval by the Plan Commission should be made contingent on approval by the Historic Preservation Commission.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve Building Update, Becker Design, Neil and Amy Becker, 137 Green Bay Road. Approval is subject to approval by the Historic Preservation Commission. **MOTION CARRIED UNANIMOUSLY.**



CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: GREG MUELLER

Name of Business: GREG MUELLER UPHOLSTERY

Street Address: 121 S. MAIN ST. City: THIENSVILLE State: WIS Zip: 53972

Home Phone: _____ Cell Phone: _____ Business Phone: 262-242-1004

Email: GITAJUNKIE @ AOL.COM

Property Owner: GREG MUELLER

Mailing Address: SAME AS ABOVE

City: _____ State: _____ Zip: _____

Contact Phone Number: 262-242-1004

Description of Project: RE-ROOF MAIN BUILDING & GARAGE

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

SAME AS OLD ROOF NOW

Proposed Sign(s): Wall _____ Monument/Ground _____ Pole _____ Projecting _____ Marquee, Awning or Canopy _____

Sandwich Board _____ Directional Sign _____ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: Greg Mueller Date: 5-25-21
Print Name: GREG MUELLER



Thiensville Historic Preservation Commission: Project Approved _____ Project Not Approved _____

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____

Village of Thiensville - Gary Achterberg

From: gitarjunkie@aol.com
Sent: Tuesday, May 25, 2021 3:07 PM
To: Village of Thiensville - Gary Achterberg
Subject: Re: Roof/Historic Preservation

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Gary, The new roof will be the same color and shingle as is currently on it. If someone wants to see it, drive by and look at it. Greg

-----Original Message-----

From: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
To: 'gitarjunkie@aol.com' <gitarjunkie@aol.com>
Sent: Tue, May 25, 2021 3:00 pm
Subject: Roof/Historic Preservation

Hi Greg,

I've been asked to get more details on your roofing project. Do you have details of the color or the type of shingle. The Commission is going to want those details when they discuss it at the meeting next month.

If you could get back to me with that as soon as possible, I'd appreciate it.

Thanks,

Gary Achterberg
Administrative Assistant
Village of Thiensville
262-242-3720
www.village.thiensville.wi.us



Holton Brothers, Inc. Contractors

1257 Terminal Road
Grafton, WI 53024

Phone: 262-377-7887
Fax: 262-377-0615

Masonry Repairs - Tuckpointing - Caulking – Waterproofing

☐ Please check if project is tax exempt (attach certificate of exemption)

Proposal Number AABQ18644

Date Jun 7, 2021

Proposal Submitted To:	Project Site	Your Sales Rep
Van A. Mobley 136 Green Bay Road Thiensville, WI 53092	136 Green Bay Road	Matt Lempke Sales Representative 262-377-7887 Matt@holtonbrothers.com

We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

EXTERIOR RESTORATION

The north, south, east and west elevations of the building, from roof coping to grade, have been visually inspected by this contractor. It is my opinion the proper procedure for repair should be as outlined in the following specifications.

NOTE: Work shall be completed utilizing a combination of company owned scaffolding and boom truck.

TUCKPOINTING OF BRICK MASONRY (See photos # 1 & 2, scattered throughout)

All exterior face brick masonry on the building shall be inspected and tested for soundness. Mortar joints which are visibly loose or eroded from adjoining brick masonry shall be cut out with a power-driven abrasive wheel to a minimum depth of three-quarter inch (3/4") and as much more as conditions require. After cleaning and flushing with water or compressed air, joints which have been cut out and all voids in mortar shall be filled with special tuckpointing mortar and finished off with a tooled surface to match adjoining areas as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote.

TUCKPOINTING OF STONE MASONRY (See photos # 3 & 4, typical throughout)

All exterior stone masonry on the foundation walls shall be inspected and tested for soundness. Mortar joints which are visibly loose, eroded or separated from adjoining masonry units shall be cut out to a minimum depth of one inch (1") and as much more as conditions require. After cleaning and flushing with water, joints which have been cut out and all voids in mortar shall be filled with a non-shrinking mortar and finished off with a tooled surface to match existing work as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote

REPLACEMENT OF SEVERELY DAMAGED AND SPALLED BRICK MASONRY (See photos # 7 & 8, scattered throughout)

Severely damaged and spalled brick masonry on the building shall be chopped out. After proper preparation of areas where brick have been removed, new brick shall be relayed. New brick shall match surrounding brick masonry as closely as possible.

INSTALLATION OF TWO EXPANSION JOINTS (See photos # 5 & 6, existing conditions)

Two (2) new expansion joints will be cut into the outer wythe of brick to alleviate the structural cracking on the north and south elevations. Cracked brick shall be cut out and replaced with new brick, a full depth joint shall be saw cut through the outer wythe of masonry and the joints shall be backed and caulked with a one part urethane sealant.

WATERBLASTING OF STONE MASONRY FOUNDATION WALLS (See photos # 3 & 4, typical conditions)

All stone masonry located on the foundation walls shall be water blasted with high pressure (2500 PSI) so as to remove all discolorations, dirt and biological growth presently on stone surfaces as best as possible.

UTILITIES

It will be the responsibility of the property owner or Management Company to secure working electrical facilities. Should power interruption be necessary, the tenants and the property owner and or managers will hold harmless Holton Brothers, Inc. from all claims resulting from power interruption. Interruption is necessary at times because OSHA requires that there be a 20' clearance between workers and live electric wires. The Electric Company will move the wires, if necessary and charge the owner. For underground digging or any related excavating, it will be the responsibility of the property owner or Management Company to contact Diggers Hotline to verify location of wires prior to Holton Brothers proceeding with the work. It will also be the responsibility of the property owner or manager(s) to notify tenants and local utilities of any need to interrupt power services. The tenants and the property owner and or managers will hold harmless Holton Brothers, Inc. from all claims resulting from power interruption.

*Work shall be completed on a Time and Material Basis for a Total cost Not-To-Exceed \$ 25,910.00
"Includes all labor, materials and equipment"*

SubTotal	\$25,910.00
Total - NOT-TO-EXCEED	\$25,910.00

TERMS AND CONDITIONS

The following terms and conditions (these 'Terms') between Holton Brothers, Inc., ('HB') and HB's customer identified in the Proposal to which these Terms are attached ('Contracting Party') (Contracting Party is one of the following: 'Property Owner' or 'Management Company as Authorized Agent for Property Owner' or 'General Contractor'), together with the Proposal, represent the agreement between the parties for construction and other contracted services to be performed at the location listed on the Proposal.

PROPOSAL TERMS

1. **Payment Amount:** The amount due to HB from Contracting Party is the amount listed on the Proposal as the 'Total Amount,' plus the total sum of all change orders referenced in Paragraph 6, and any fees or interest assessed pursuant to these Terms.
2. **Payment Due Date:** As agreed upon by the parties, HB may require periodic payments during the construction period. Payment in full must be received by HB no later than the 30th day after the work has been completed.
3. **Late Payments:** Any invoice amounts outstanding after the 30th day following the completion of the work will result in a late payment fee of 1.5% of the outstanding balance, assessed monthly until paid in full. In addition to a late payment fee, HB reserves its right to pursue all available remedies, including filing and perfection of a lien as described in Paragraph 4.
4. **LIEN NOTICE:** AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, HB HEREBY NOTIFIES CONTRACTING PARTY AND PROPERTY OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON PROPERTY OWNER'S LAND MAY HAVE LIEN RIGHTS ON PROPERTY OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO HB, ARE THOSE WHO CONTRACT DIRECTLY WITH THE CONTRACTING PARTY OR PROPERTY OWNER OR THOSE WHO GIVE THE CONTRACTING PARTY OR PROPERTY OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, CONTRACTING PARTY OR PROPERTY OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO CONTRACTING PARTY'S OR PROPERTY OWNER'S MORTGAGE LENDER, IF ANY. HB AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.
5. **Work Performed:** All work performed by HB is subject to the Proposal, which lists all of the work specifications, as well as all change orders (as of the date of the Proposal) contemplated in Paragraph 6.
6. **Changes to Proposed Work:** Any alterations or deviations from the work specifications included in the Proposal that result in additional costs shall be agreed to via written agreement between the parties. Any costs associated with the changes shall be paid by Contracting Party. All written change orders shall be considered a part of the original proposal.
7. **Work Schedule:** Work shall commence on a date agreed upon by both parties. HB shall perform the work during normal business hours. As the project progresses, the parties may agree to vary the work schedule and adjust the costs accordingly.
8. **Work Completion:** The completion date shall be date Contracting Party receives a final invoice from HB. HB shall provide such notice when the work specified in the Proposal has been completed, inclusive of all change orders contemplated in Paragraph 6, and HB has removed all of its materials from the project location.
9. **Workmanlike Manner:** HB shall complete all work in a workmanlike manner according to standard industry practices.
10. **Agreement Applies to General Contractor:** Where this agreement includes language making a section applicable to a general contractor, it is assumed that HB is acting as the subcontractor, was hired by, and will be paid by the general contractor. Where HB acts as the subcontractor, the guarantees in Paragraph 9 are assumed to be made to the general contractor and not to the property owner. In the event that the property owner pursues an action against HB based on those guarantees, general contractor agrees to indemnify and defend HB in such action. General Contractor guarantees that the property owner is aware of all responsibilities and liabilities listed in these terms and conditions.
11. **Subcontractors:** HB reserves the right to hire subcontractors at its discretion to fulfill the proposed work specifications, and agrees to pay the subcontractors for their efforts at an agreed upon price.
12. **Force Majeure:** HB is not liable for the failure to complete the work specifications included in the Proposal when the failure is caused by acts of God, such as, but not limited to, fire, tornado, flooding, and other natural disasters, labor disputes, strikes, materials shortages, terrorist activities, or government action affecting construction.
13. **Suspension of Work:** HB may suspend work on account of weather or natural disasters, LATE PAYMENTS BY CONTRACTING PARTY, government action, or other emergencies not anticipated by this agreement. Any additional charges that result from the suspension shall be paid for by Contracting Party.
14. **Clean-up:** HB shall dispose of materials used in construction, including hazardous materials, and will leave the worksite in a clean and orderly condition following completion of construction.
15. **HB's Insurance and Hiring Practices:** HB shall carry general liability insurance, employer's liability insurance, worker's compensation insurance, and automotive insurance. HB shall provide a certificate evidencing such policies upon request by Contracting Party. HB shall seek and retain qualified and skilled craftspeople to complete the proposed work and will not discriminate on the basis of race, color, sex, age, handicap, veterans status, religious belief, or national origin when hiring its employees.
16. **Information and Access:** Contracting Party shall provide HB directly with all relevant information necessary to complete construction, and shall do so in a timely manner. Contracting Party will be responsible for any resulting defects, damage, or additional costs caused by a failure to provide HB with such relevant information. Contracting Party shall provide HB and any subcontractors retained by HB with ready access to the work site.
17. **Property Owner's Insurance:** The property owner shall maintain general liability and property insurance, including waiver of subrogation, where applicable. The property owner shall provide a certificate evidencing such policies if requested by HB.
18. **Termination:** HB reserves the right to terminate this agreement, at its discretion, in the event that Contracting Party is late in procuring payment, or if HB has a reasonable belief that Contracting Party will not pay following the completion of the proposed work.
19. **Governing Law and Dispute Resolution:** This agreement is governed by the laws of the State of Wisconsin, irrespective of conflicts of laws principles. Any disputes or claims arising under the Proposal, these Terms, or any contract entered into thereunder shall be resolved by binding arbitration administered by a single arbitrator in accordance with the American Arbitration Association's Construction Industry Arbitration Rules in effect as of the date of submission of any such dispute or claim. All disputes or claims shall be aggregated and resolved in one arbitration proceeding. The arbitration proceeding shall take place in Milwaukee, WI Waiv.
20. **Attorneys' Fees:** Contracting Party shall be liable for HB's attorneys' fees incurred in connection with enforcing these Terms and/or the Proposal, collecting payment, or defending or pursuing claims in which HB is the prevailing party.
21. **Waiver:** Any exception made to any of these Terms or any extension granted by HB to any of the deadlines described in these Terms shall not be considered as a waiver of that provision.
22. **Complete Agreement:** These Terms shall be read in conjunction with the accompanying Proposal, shall constitute the final and complete agreement of the parties, and shall supersede any conflicting terms contained in any other document, or expressed orally. Any amendments to the Proposal in the form of change orders shall be considered as part of the original agreement and also subject to these Terms.
23. **Execution of the Proposal; Right of Rescission:** By signing the Proposal, Contracting Party accepts both the Proposal and these Terms and consequently agrees to be bound by them. CONTRACTING PARTY MAY TERMINATE THIS AGREEMENT WITH HB BY PROVIDING WRITTEN NOTICE TO HB OF ITS ELECTION TO DO SO WITHIN THREE DAYS OF THE DATE OF THE PROPOSAL.

If accepted, please sign and return one copy. Thank you.

PAYMENT TO BE MADE WITHIN 30 DAYS OF COMPLETION OF WORK - Or a 1 1/2% Service Charge per month for any past due amount along with all attorney fees involved with collection.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed upon written and/or verbal orders, and will become an extra charge over and above the estimate. This agreement is contingent upon weather, strikes, accidents or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL

The work specifications, pricing, payment terms, and other terms and conditions (including the attached Proposal Terms, which are incorporated by reference) are hereby accepted; and Holton Brothers is hereby authorized to perform the proposed services in accordance with the foregoing Proposal. Holton Brothers reserves the right to withdraw or modify this proposal at any time prior to acceptance.

CUSTOMER (please sign and return one executed contract)

Owner/Authorized Officer or Agent:

(Name)

Date Accepted: _____

HOLTON BROTHERS, INC.

By: Matt Lempke

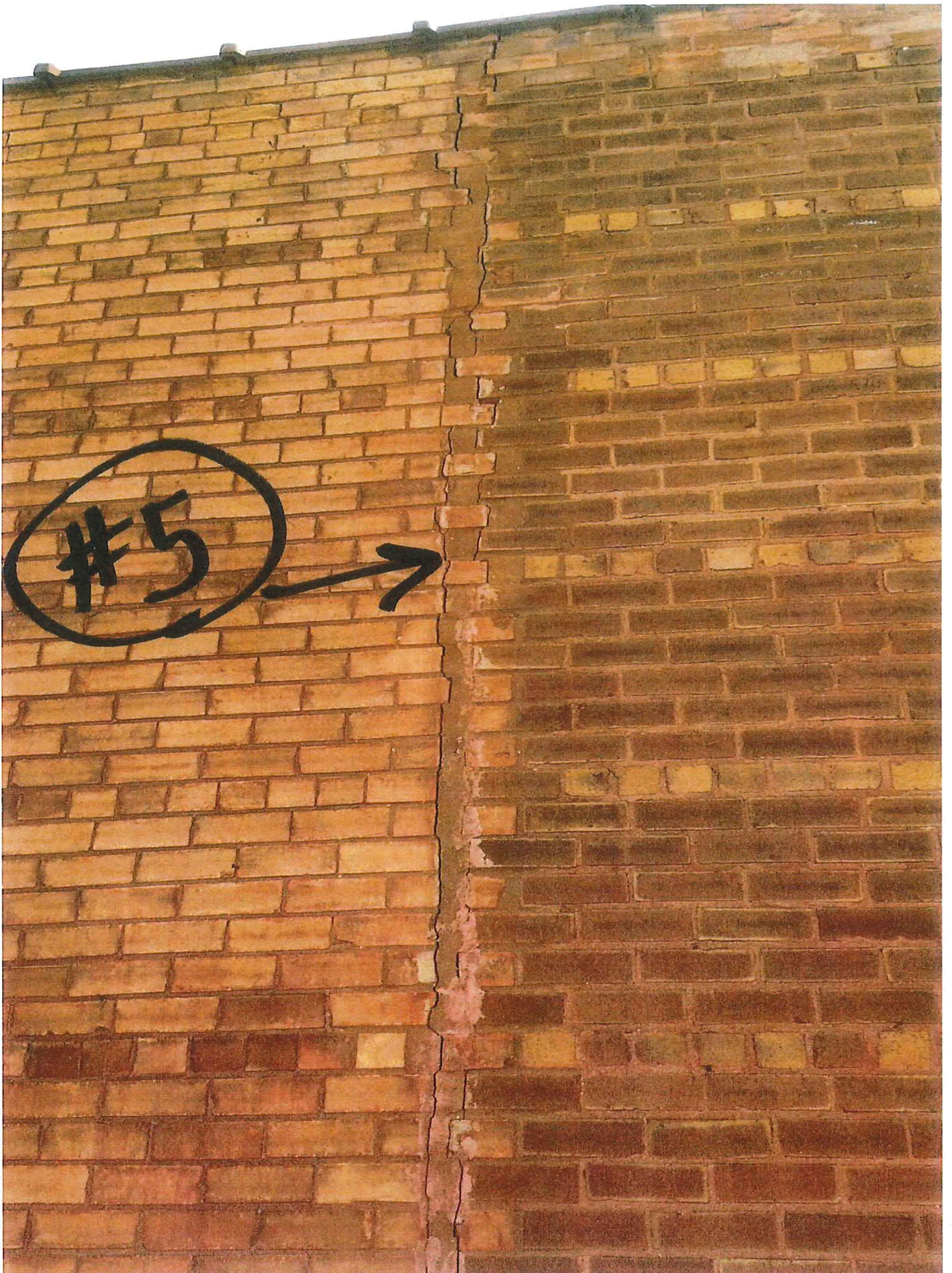
Matt Lempke
Sales Representative

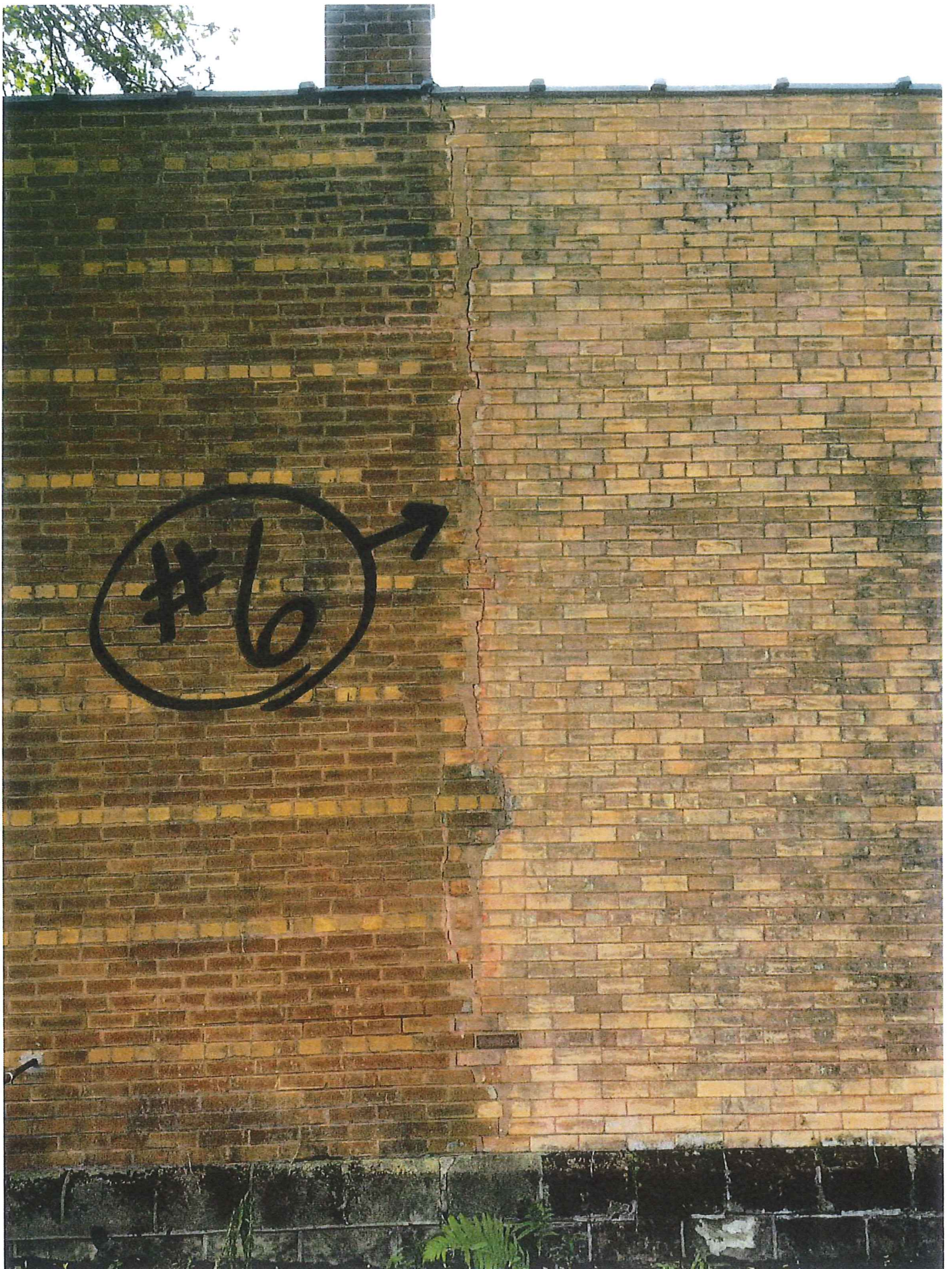


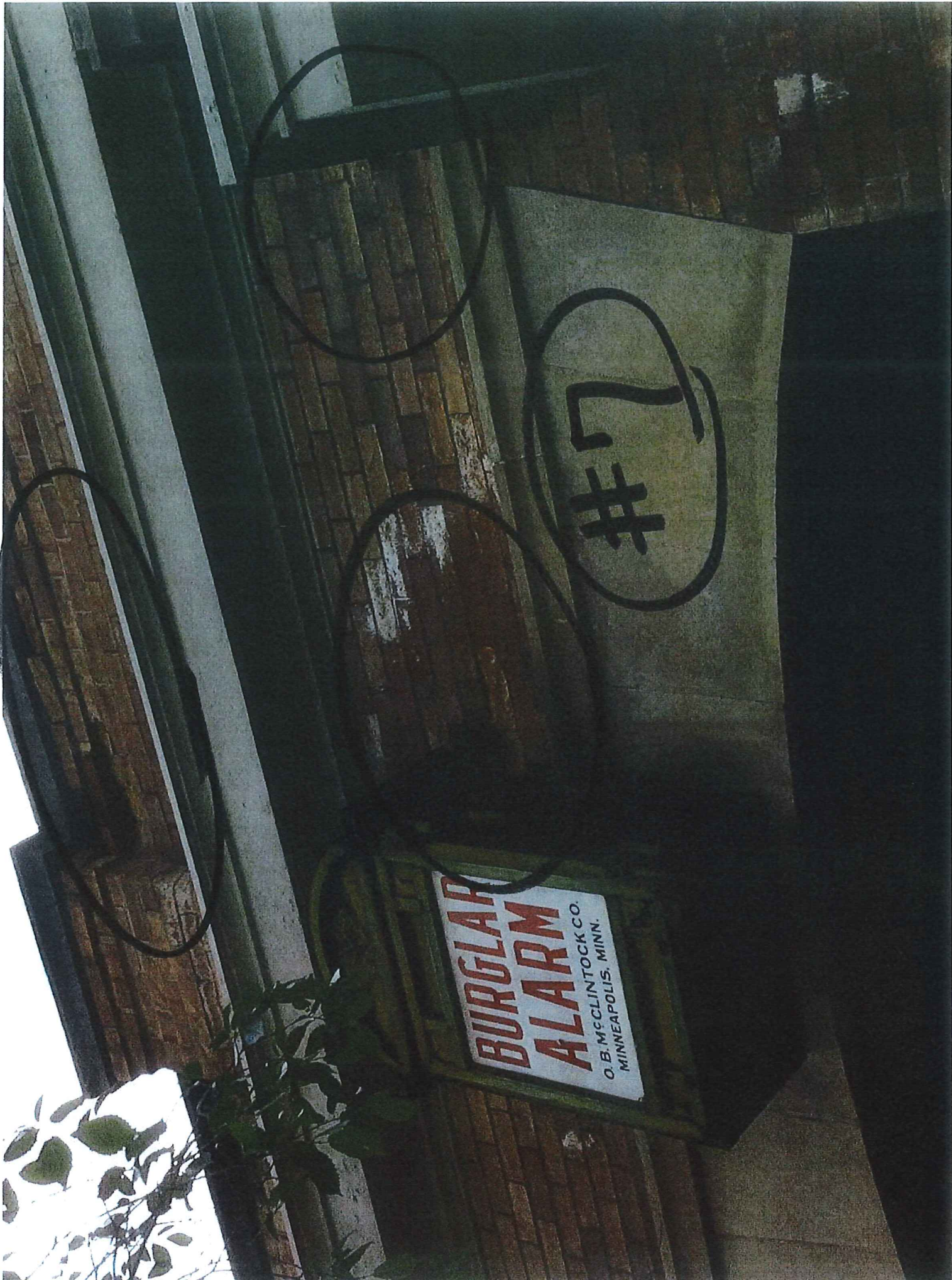












**BURGLAR
ALARM**
O. B. MCCLINTOCK CO.
MINNEAPOLIS, MINN.

#57





All new services and upgrades shall be done underground per Ordinances 1995-07

262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAX KEY#
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COPY

ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiesville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) 214 Elm Street Thiesville WI 53092	PROJECT DESCRIPTION Full Roof Tear Off and Replacement ☒ COMMERCIAL ☐ ONE & TWO FAMILY
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Owner's Name Gale Cogswell	Mailing Address - Include City & Zip 236 Elm Street Thiesville 53092	Telephone - Include Area Code
Construction Contractor (DCQ Lic No.) Kingdom Contracting DCQ-061900680	Mailing Address - Include City & Zip 3826 N Willis Pl Milwaukee 53222	Telephone - Include Area Code (262)
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier (DCQ Lic No.) Andy Romano 262-527-6532	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

RECEIVED
 JUN 11 2021
 BY:

PROJECT INFORMATION		Subdivision Name N/A		Lot No.	Block No.
Zoning District Thiesville Histoical District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.
					Right Ft.

1a. PROJECT ☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other	3. TYPE ☐ Single Family ☐ Two Family ☐ Multi ☒ Commercial	6. STORIES ☐ 1-Story ☐ 2-Story ☐ Other	9. HVAC EQUIPMENT ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other
1b. GARAGE ☒ Attached ☐ Detached	4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	7. FOUNDATION ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other	10. PLUMBING Sewer ☐ Municipal ☐ Septic No.
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company:	8. USE ☐ Seasonal ☒ Permanent ☐ Other	11. WATER ☐ Municipal Utility ☐ Private On-Site Well

12. ENERGY SOURCE <table style="width:100%;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table>	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐	* ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																
Space Htg	☐	☐	☐	☐	☐	☐																
Water Htg	☐	☐	☐	☐	☐	☐																
13. HEAT LOSS (Calculated) Total _____ BTU/HR																						
14. ESTIMATED COST \$ 160,000																						

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): Andy Romano SIGN: Andy Romano DATE: 06/10/2021

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmf. Fl. ☐ Final
 Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final

FEES: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	PERMIT(S) ISSUED Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	SEAL NO. _____ RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	Municipality No. _____ PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.	PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____
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**VILLAGE OF THIENSVILLE
(DRAFT 3/15/2021)
CERTIFICATE OF APPROPRIATENESS STAFF APPROVAL POLICY**

The Village Planner or Director of Community Services, as designees of the Commission, may issue a Certificate of Appropriateness for the following types of work to historic structures without Commission approval. When reviewing the projects listed below, the designees shall use the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings as a guide to determine appropriate methods and materials to complete the work. Any time there is a question regarding interpretation of this policy, or interpretation of the standards and guidelines, the proposed work shall be submitted to the Commission for approval.

Exterior Masonry:

Cleaning of masonry according to approved methods.

Repointing mortar joints using mortar that is similar to the original in strength, composition, color, texture and hardness. The width and profile of the mortar joints are maintained.

Limited replacement of bricks or other masonry features if the same kind of material, or a compatible material, is used.

Repainting of historically painted surfaces.

Brick shall not be painted or coated with other materials such as stucco when such masonry has historically been unpainted or uncoated.

Replacement of veneer concrete foundation coating with veneer stone.

Use approved methods to prevent water damage to masonry.

Concrete shall not be used as a substitute for mortar in rock foundations.

Building Exterior-Wood:

Retain and preserve wood features that are important to the historic character of the building.

Materials used in exterior repairs shall duplicate original wood in texture and appearance.

Use approved methods to prevent water damage to wood.

Building Exterior-Metal:

Retain and preserve metal features that are important to the historic character of the building.

Cleaning of metal surfaces according to approved methods.

Use approved methods to prevent water damage to metal.

Building Exterior-Roofs:

Re-roofing that maintains or restores the historic character of the building's roof.

Re-roofing that does not change roof shape, or remove or cover any decorative features of the roof or cover any portions of the building facade.

Chimneys not visible from the street or other public use area may be removed. Metal chimneys are prohibited.

Use the appropriate roofing material, such as slate, wood, clay tile or metal, according to the original historic character of the building.

Re-roofing may be done with asphalt, fiberglass or other rectangular composition shingles similar in appearance to 3-in-1-tab asphalt shingles when such materials do not affect the historic character of the building.

Re-roofing that does not involve the addition of features such as air conditioning, skylights, decks, terraces, dormers, solar collectors or other items readily visible.

Rubberized membranes, rolled roofing, tar-and-gravel, and other similar roofing materials may be used on flat or slightly sloped roofs.

Building Exterior-Windows:

Use methods acceptable for rehabilitation of existing historic windows.

Repairs to existing historic window frames, sashes and surrounding trim, such as caulking, weather stripping, patching and splicing, re-glazing, and replacement of broken glass.

Replacement windows that fill the masonry or rough-framed opening and the features of the new window match those originally installed in the building. Replacement windows of aluminum-clad wood or vinyl-clad wood are allowed. Vinyl windows shall be approved by the Commission.

If the window is being proposed as a replacement for a non-original window, then the appropriate style for the window shall be based on the style on other original windows on the building, or on historic photos of the building, if available. When neither of these options are available for comparison, the replacement window should be based on the style of original windows used in other similar buildings in Platteville.

The addition of storm windows where none existed originally is allowed as part of a replacement window unit. Storm windows must be painted or stained. Raw aluminum shall be approved by the Commission.

Building Exterior-Entrances and Porches:

Rehabilitation of entrances and porches using acceptable methods that maintain or restore original features.

Storm door designs of wood and glass to match the original design on the building are encouraged. Storm doors of simple design with no stylistic reference may also be used. Storm doors with metal grills may be approved if they blend with the style of the building.

Storm doors must be painted or stained. Raw aluminum shall be approved by the Commission.

Building Site:

Use approved methods to prevent water damage to rock foundation walls. Examples are the maintenance or addition of gutters and downspouts, installation of drain tile along the building foundation and providing adequate site drainage.

Rehabilitation of features that are not missing such as walks, paths, roads, driveways and parking areas.

Signage:

New business signage in the commercial Historic District can be reviewed at the staff level. Staff will review the proposed sign in accordance with the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings. If there is any question of the proposed business sign, the proposed work shall be submitted to the Commission for Approval.

Re-siding:

Re-siding that replaces or covers clapboards or non-original siding on historic buildings originally sided with clapboards is allowed provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and that all architectural details including, but not limited to, window trim, wood cornices, and ornament either remain uncovered or are duplicated exactly in appearance. If more than one layer of siding exists on the building, all layers except the first must be removed before the new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding.

Painting:

Painting a building or a building component does not require approval or the issuance of a Certificate of Appropriateness, unless the request is to paint a building or portion of a building that has never previously been painted. For example, a request to paint a brick building that has never previously been painted requires approval of the Commission and the issuance of a Certificate of Appropriateness.

General Repair and Replacement:

Repairs to, or limited replacement of, building materials and building components if the work uses the same materials, or compatible substitute materials, and provided that the work does not substantially change the exterior appearance of the structure or site.