



VILLAGE OF THIENSVILLE
Historic Preservation Commission
MINUTES

DATE: Tuesday, November 1, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Abraham called the meeting to order at 6:01 PM.

II. ROLL CALL

CHAIR:	JENNIFER ABRAHAM
COMMISSIONERS:	ANGELINA APOSTOLOS
	RONALD HEINRITZ (ARRIVED AT 6:22 PM)
	PHILIP ECKERT
	NATHAN MATSON
	MARY GIULIANI
	JOSEPH MILLER
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §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.

There was no communication received or citizens to be heard.

IV. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Tuesday, December 6, 2022 at 6:00 PM (if needed)

V. APPROVAL OF MINUTES

A. October 4, 2022 (att)

Commissioner Matson noted his attendance at the October 4, 2022, meeting.

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Miller to approve the Amended October 4, 2022, Minutes with the Correction to Indicate Commissioner Matson's Attendance. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

A. Discussion, review and possible action regarding Historic Plaque, Emily Reyes, Frank Oil Co., 185 South Main Street (att)

Chair Abraham has been in contact with Emily Reyes from Quick Care Auto. Ms. Reyes has reviewed the proposed language developed by the Commission for a historic plaque for Frank Oil Co. at 185 South Main Street. Ms. Reyes would like the Quonset hut in the back of the property and the installation of hydraulic lifts noted on the historic plaque. The Commission also received a school report completed years ago by a grandson of Earl Frank. There are some inconsistencies in dates with information supplied by the state. Chair Abraham will pursue details and bring back before the Commission.

B. Review and action regarding Certificate of Appropriateness, Raze House and Two-Car Garage, Michael Koepke, 127 South Main Street and Discussion Regarding Preliminary Building Design Concept (att)

Michael Koepke was present. Director LaFond noted Mr. Koepke has applied for a Certificate of Appropriateness to raze the house and two-car garage at 127 South Main Street with the intent to build a new structure with a similar design to a proposed remodel of the home previously approved by the Commission. Director LaFond supplied Commissioners with the Ordinance detailing items to be considered in the issuance of a raze permit. The principal structure on the property is the house. There is a new garage at the back of the property and an older two-car garage that was required to be razed when the new garage was built. The older garage has not been razed.

Mr. Koepke is seeking input on razing the structures and what the Commission would like to see in a new building. Chair Abraham inquired when the garage will be razed. Mr. Koepke replied the old garage will be razed with this project; the new garage will remain. The buildings would be razed and construction ideally would begin next spring, but the economy may affect the timing. The new building will be built on a similar footprint to the current home.

Commissioner Eckert clarified that only permission to raze the structures is being considered. Director LaFond confirmed that and added Commissioners should have an idea of what will be built. Mr. Koepke noted he does not want to spend money on plans for a building that cannot be built if razing the current structures is not approved.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Eckert to approve Certificate of Appropriateness, Raze House and Two-Car Garage, Michael Koepke, 127 South Main Street.

Commissioner Matson noted he is concerned about approving the razing of the structure without a more-detailed presentation of what will replace it. Mr. Koepke is willing to wait and get approval for the design. Director LaFond confirmed the building design will be considered by the Historic Preservation Commission and Plan Commission.

Chair Abraham summarized that Commissioners generally are in favor of approving razing and like the preliminary plans for the new structure. The main concern is that what is built reflects the preliminary plans. Mr. Koepke will return with an application to raze the structures and plans for the new home at the same time.

MOTION withdrawn by Commissioner Miller, **SECONDED** by Commissioner Eckert.

C. Review and action regarding Certificate of Appropriateness, Garage Door and Garage Entry Door, Melanie Devorkin, 193 Green Bay Road (att)

Melanie Devorkin, 193 Green Bay Road, submitted a Certificate of Appropriateness for the garage door and entry door for the barn on the property. Ms. Devorkin noted decorative carriage handles and hinges have been added to the garage door. The garage is being used for inventory storage. Chair Abraham suggested painting the garage door white so it blends in with the building. Ms. Devorkin will look into the feasibility of painting the door. Director LaFond suggested Commissioners consider approving a white garage door with black accents. If that is possible, Ms. Devorkin will not have to return for additional approvals.

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Giuliani to approve Certificate of Appropriateness, White Garage Door and Entry Door With Black Accents, Melanie Devorkin, 193 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

D. Wisconsin Historical Society 2022 Local History & Historic Preservation Conference Update

Chair Abraham attended several sessions of the Wisconsin Historical Society 2022 Local History & Historic Preservation Conference and noted an interesting presentation titled Hard Solutions: Demolition by Neglect. Some of the steps discussed involve adopting ordinances that would have fines associated with neglect of historic properties. This would involve transitioning from a consultative to more legislative body.

VII. STAFF REPORT

A. Staff Report (att)

Director LaFond reported the owner of 163 South Main Street was contacted after staff observed roof and gutter work without a Certificate of Appropriateness or building permit.

VIII. ADJOURNMENT

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Miller to adjourn the meeting at 6:55 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,
Gary Achterberg
Administrative Assistant

Submitted by,
Amy L. Langlois
Village Clerk/Deputy Treasurer