



VILLAGE OF THIENSVILLE
Historic Preservation Commission
AGENDA

DATE: Tuesday, August 1, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIR:	JESSE DAILY
COMMISSIONERS:	ANGELINA APOSTOLOS PHILIP ECKERT (EXCUSED) MARY GIULIANI NATHAN MATSON JOSEPH MILLER (EXCUSED) LINDA UNKEFER
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 clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. DATE AND TIME OF NEXT MEETING

A. September 5, 2023 (if necessary)

V. APPROVAL OF MINUTES

A. June 6, 2023 (att)

VI. BUSINESS

A. Discussion and action on Certificate of Appropriateness for Exterior Renovations, 178-182 South Main Street, Monarch Partners LLC, Greg Uhen (att)

B. Discussion and possible recommendation regarding Village Historian position

C. Discussion about 2023 Historic Plaque award

VII. STAFF REPORT

A. Staff Report (att)

B. Frank Oil plaque update (att)

VIII. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

July 28, 2023

Please advise the Thiensville Municipal Hall, 250 Elm Street (262-242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.



VILLAGE OF THIENSVILLE
Historic Preservation Commission
MINUTES

DATE: Tuesday, June 6, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Daily called the meeting to order at 6:02 PM.

II. ROLL CALL

CHAIR:	JESSE DAILY
COMMISSIONERS:	ANGELINA APOSTOLOS (EXCUSED)
	PHILIP ECKERT
	NATHAN MATSON
	MARY GIULIANI
	JOSEPH MILLER
	LINDA UNKEFER
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 clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There were no citizens to be heard.

IV. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Tuesday, July 11, 2023 at 6:00 PM (if needed)

V. APPROVAL OF MINUTES

VI. BUSINESS

A. New Commission Members: Welcome and Introductions

All Commissioners made brief introductory remarks.

B. Review and action regarding Certificate of Appropriateness, Awnings, Shully's Cuisine & Events, Beth R. Shully, 146 Green Bay Road (att)

Beth Shully, Shully's Cuisine & Events, 146 Green Bay Road, discussed plans to replace approximately 30-year-old awning covers and add two additional awnings. The awnings will be black with white lettering. The rear door of the Watermark ballroom will have a white awning with black lettering that connects the building to the tent. The other new awning will connect the ramp from the barn to the Watermark door.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliana to approve Certificate of Appropriateness, Awnings, Shully's Cuisine & Events, Beth R. Shully, 146 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Certificate of Appropriateness, Parking Lot Site Plan Approval, Across The Street, Shully's Events LLC, Scott and Beth Shully, 139-141 Green Bay Road (att)

Director LaFond noted the Historic Preservation Commission previously issued a raze permit for the building on the property in 2019. A condition of that approval was that the owner was to return with a site plan for the lot. The initial approval was for every structure. They have since decided to keep the existing garage. Shullys plans to combine the two lots. This is a site plan that will also go to Plan Commission. The Shullys and the Village also must ensure it fits within the floodplain code.

Beth Shully, representing Across the Street, Shully's Events LLC, noted there will be two phases to the parking lot project. The property must settle for a year. An asphalt binder will be laid initially. Asphalt cannot be poured if the temperature is below 50 degrees. That will occur in April or May of 2024. This will add 21 parking spots.

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Eckert to approve Certificate of Appropriateness, Parking Lot Site Plan Approval, Across the Street, Shully's Events LLC, Scott and Beth Shully, 139-141 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

D. Consultation review of proposed renovations to 178-182 South Main Street, Greg Uhen (att)

Greg Uhen, a partner with an architectural firm in downtown Milwaukee, is in the process of transitioning to retirement. Mr. Uhen lives in River Hills and is looking to create a studio for architectural work and painting. The building is under contract but has not yet been purchased. The building is in need of restoration, which Mr. Uhen would like to do. Mr. Uhen discussed his preliminary plans, which would involve replacement of siding and windows of the 182 S. Main Street building and painting the block and brick of the 178 S. Main Street building. Gutters and downspouts would be replaced on both buildings. The project also involves deferred maintenance on the crawlspace under the 182 S. Main Street building. The roof and windows need replacing. Bigger windows along the river would be added. Timber canopies would be installed. The interior would largely be kept open. Skylights to provide natural light would be added.

Chair Daily noted the building needs attention. He liked the plans to bring back original architecture. Commissioner Giuliani asked about paint colors. Mr. Uhen has not decided, but intends the colors to be subtle. Color samples would be provided as part of the submission. Possible signage is to be determined. Mr. Uhen anticipates closing on the property in mid-August.

E. Discussion regarding Historic Plaque for additional location in Historic District

Director LaFond noted that the Commission has awarded a plaque, roughly on an annual basis, to a building in the Historic District. There are approximately 16 to 20 buildings in the district that do not have a plaque. Director LaFond will bring the list of all buildings with a plaque to an upcoming meeting. The cost of each plaque has increased significantly in the past several years. A new plaque could be selected so it can be presented at the Employee Recognition Dinner in fall. The Frank Oil Plaque will be delivered by the dinner and can be presented at the event. Chair Daily suggested that Ron Heinritz could also be recognized for his years of service to the Commission at the Employee Recognition Dinner. Chair Daily suggested Mr. Heinritz could be appointed as the Village Historian. Director LaFond noted that would be a Board-level decision and appointments of this nature are made for a set period of time. The Commission could take action to recommend to the Village Board to create the Village Historian position and to appoint Mr. Heinritz.

VII. STAFF REPORT

Director LaFond noted there were no staff approvals issued or warning letters sent.

VIII. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Eckert to adjourn the meeting at 7:02 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg

Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works



Village of Thiensville

Historic Preservation

Certificate of Appropriateness



Property Address: 178-182 S. Main St., Thiensville WI 53092

12-050-07-06-001

Tax Key #

B-1

Current Zoning

Property Owner

Monarch Partners, LLC

Name

Greg Uhen

Address

2775 W. Bradley Road, River Hills WI

Phone

414-406-4133

Email address

Applicant ☒ Same as owner

Name

Address

Phone

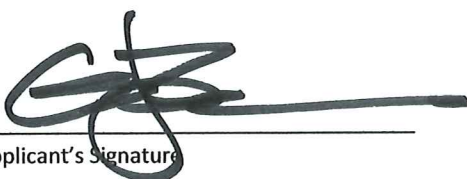
Email address

guhen@eva.com

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. Describe exterior architectural feature affected, such as windows, roofs, porches, cornices or masonry. Briefly describe the feature or materials and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. If more space is needed, continue on a separate page.

The project involves replacement of the siding, windows and roof, gutters and downspouts on the south building, and replacement of the windows, painting of the brick/block, and new roof, gutters and downspouts on the north building. The old canopies will be removed and a new canopy installed on the south building. The project also involves repair to the south buildings foundation and crawlspace.

Please see the enclosed plans and elevations for more information.


Applicant's Signature

7.21.23
Date

A complete application 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. Owner, architect, builder or owner's representative must attend the Historic Preservation Commission meeting for action to be taken. See staff approval policy for projects that may not require commission approval. Some projects will require Plan Commission approval and paid and approved building permit. Projects not completed within 1 year of approval date must apply for renewal.

Application Checklist: 10 Paper copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for review and the Historic Preservation Commission Packet.

Submit Applicable Items Below

- ☐ 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:
- ☐ **Exterior Painting** – Color selection with samples of colors. List items to be painted. Provide color samples. See HPC Guidelines for color palate recommendations
- ☐ **Repairs and Maintenance** – Detail of items to be repaired and materials to be used. If possible, include samples of materials to be used.
- ☐ **Replacement of Windows, Doors, Siding, etc.** – Detail of items to be replaced and type of materials to be used.
- ☐ **Roofs** – Type of roofing material and color pattern. Provide roofing sample
- ☐ **Lighting plan;** photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ **Signs** – Type of sign, dimensions, text and color. If sign is to be illuminated, provide lighting details. Completed Village of Thiensville sign review application
- ☐ **Documents** - Plans, drawings, specifications and colored elevations of proposed alterations, new construction, accessory structures, fencing, or alterations to site plan showing finished exterior treatment and a listing of building materials. Completed Plan Commission application if needed.

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VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Clerk on 7/26/23 Staff Review Completed on _____

HPC Meeting Date 8/1/23

ADDITIONAL

REMARKS/CONDITIONS: _____

Village Staff

Title

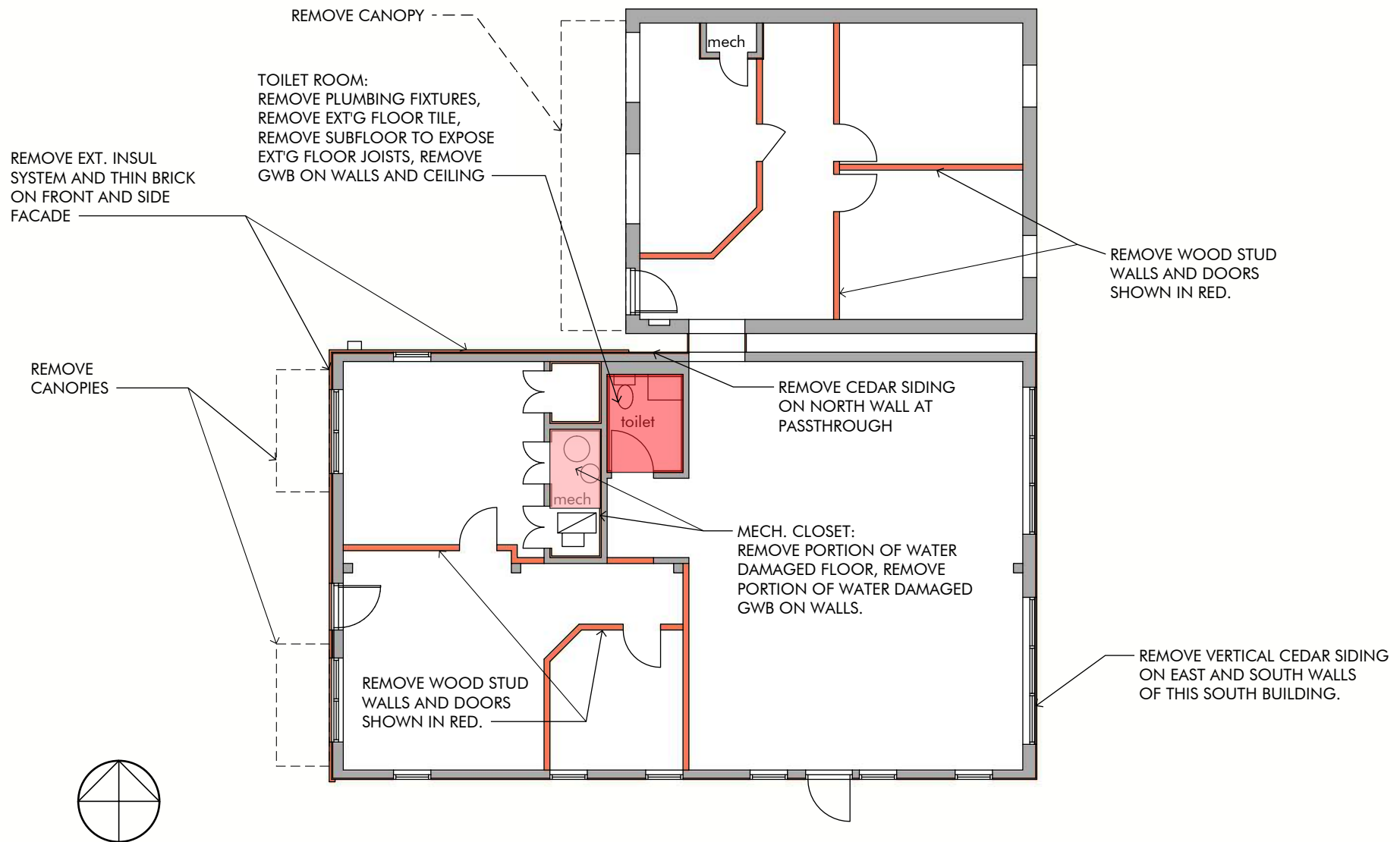
Date

DEMOLITION WORK

182 S. MAIN STREET, THIENSVILLE, WI

GREG UHEN, AIA

JULY 18, 2023



GREG UHEN, AIA
JULY 18, 2023

DEMOLITION FLOOR PLAN

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

WEST FACADE DEMOLITION

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

SOUTH ELEVATION DEMOLITION

182 S. MAIN ST
THIENSVILLE, WI



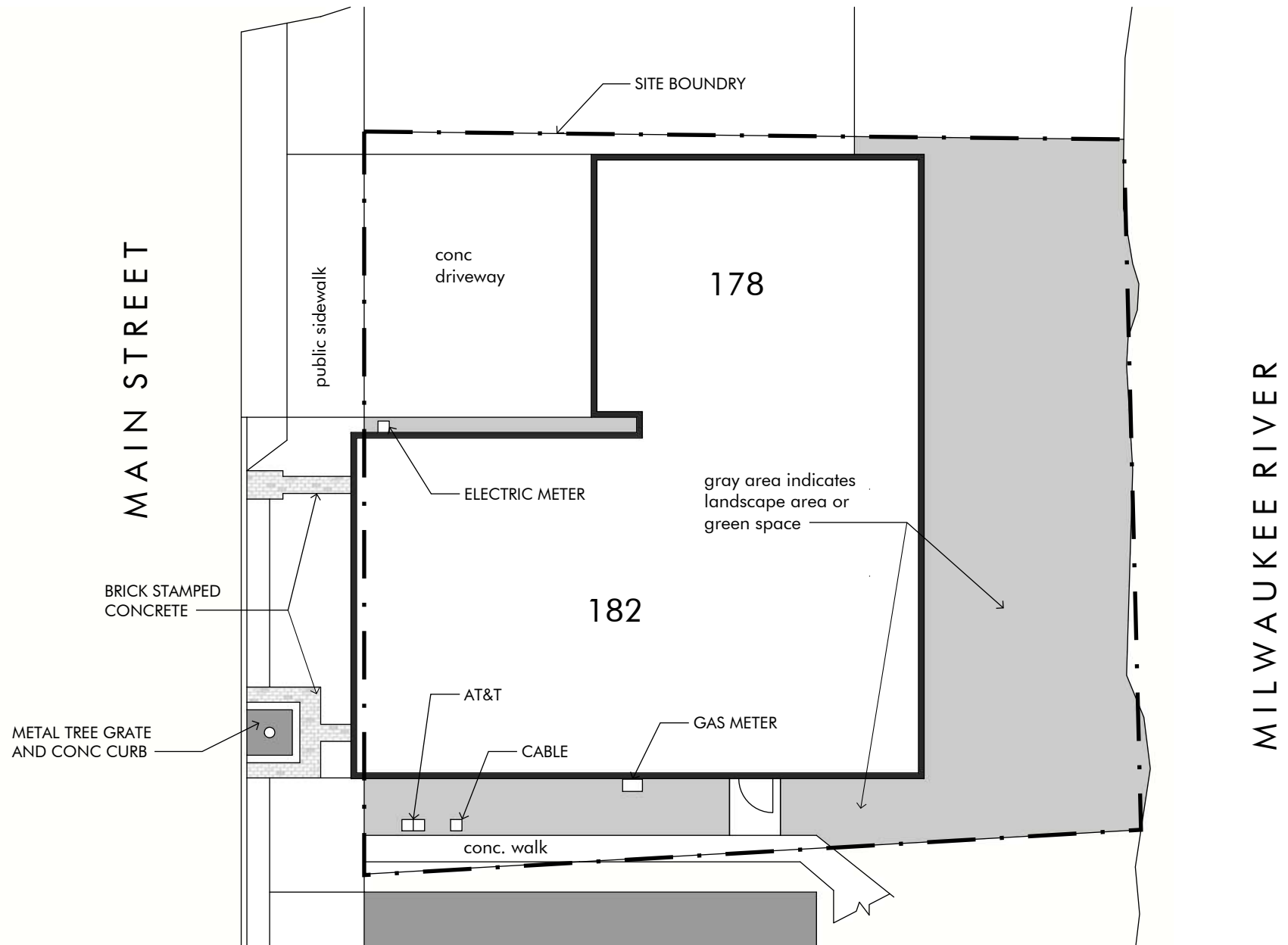
GREG UHEN, AIA
JULY 18, 2023

EAST ELEVATION DEMOLITION

182 S. MAIN ST
THIENSVILLE, WI

EXTERIOR RENOVATION
182 S. MAIN STREET, THIENSVILLE, WI

GREG UHEN, AIA
JULY 18, 2023



GREG UHEN, AIA
JULY 18, 2023

SITE PLAN

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

EXISTING STREET FACADE

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

NEW STREET FACADE

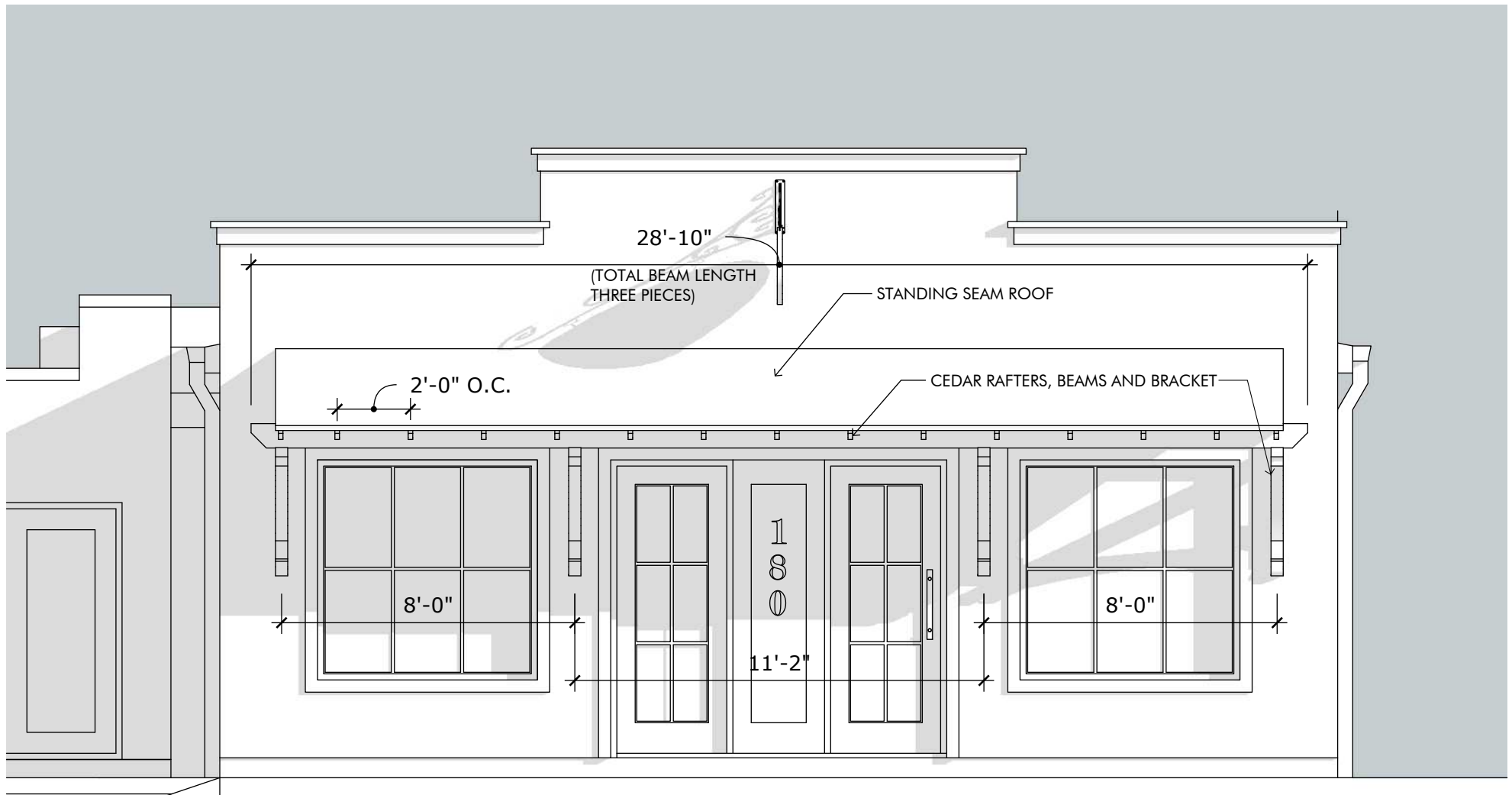
182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 24, 2023

FRONT CANOPY

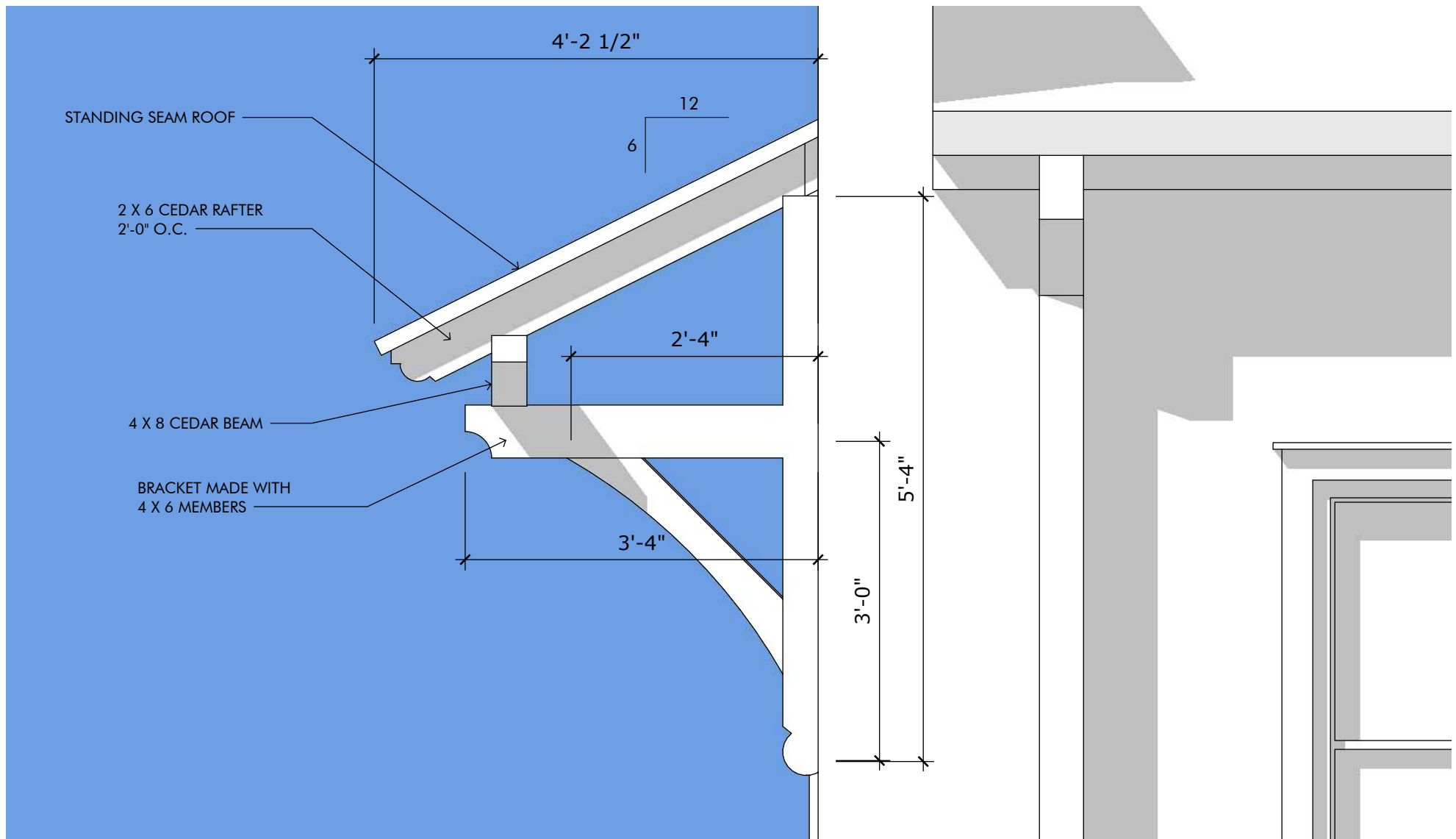
182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 24, 2023

CANOPY ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



CANOPY SIDE VIEW

GREG UHEN, AIA
JULY 24, 2023

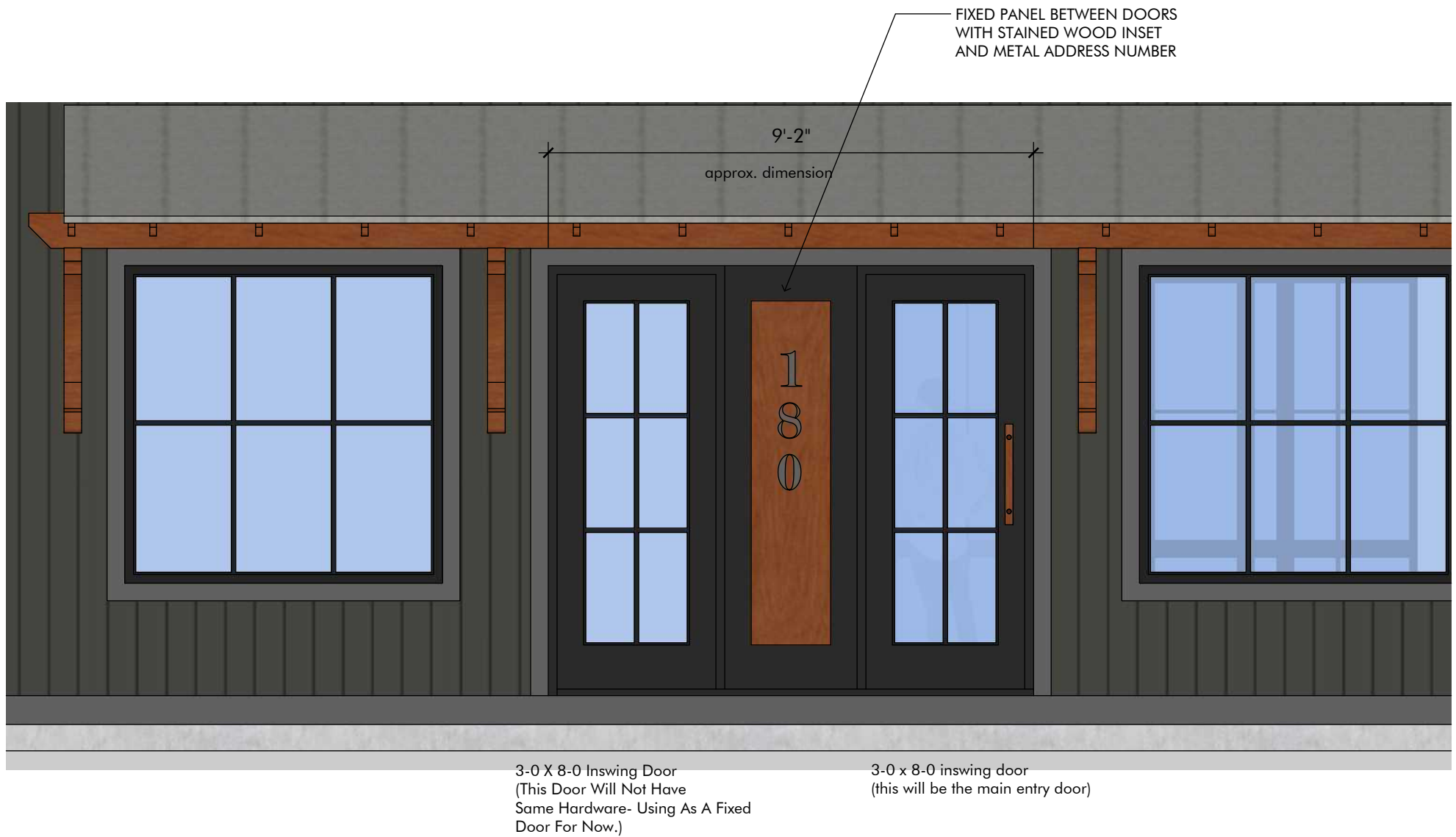
182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18 2023

WEST ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

ENTRY DOOR ELEVATION

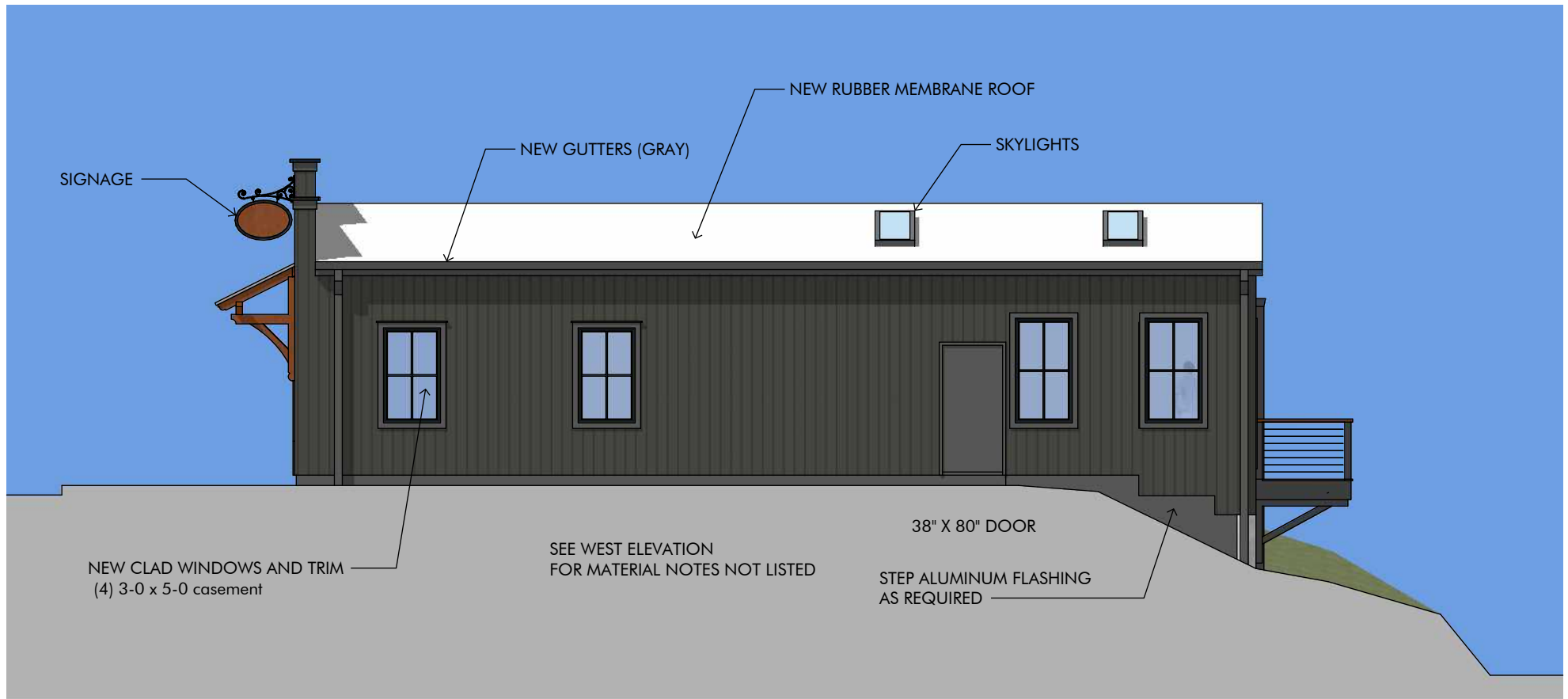
182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

EXISTING SOUTH ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

SOUTH ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



SOUTH BUILDING

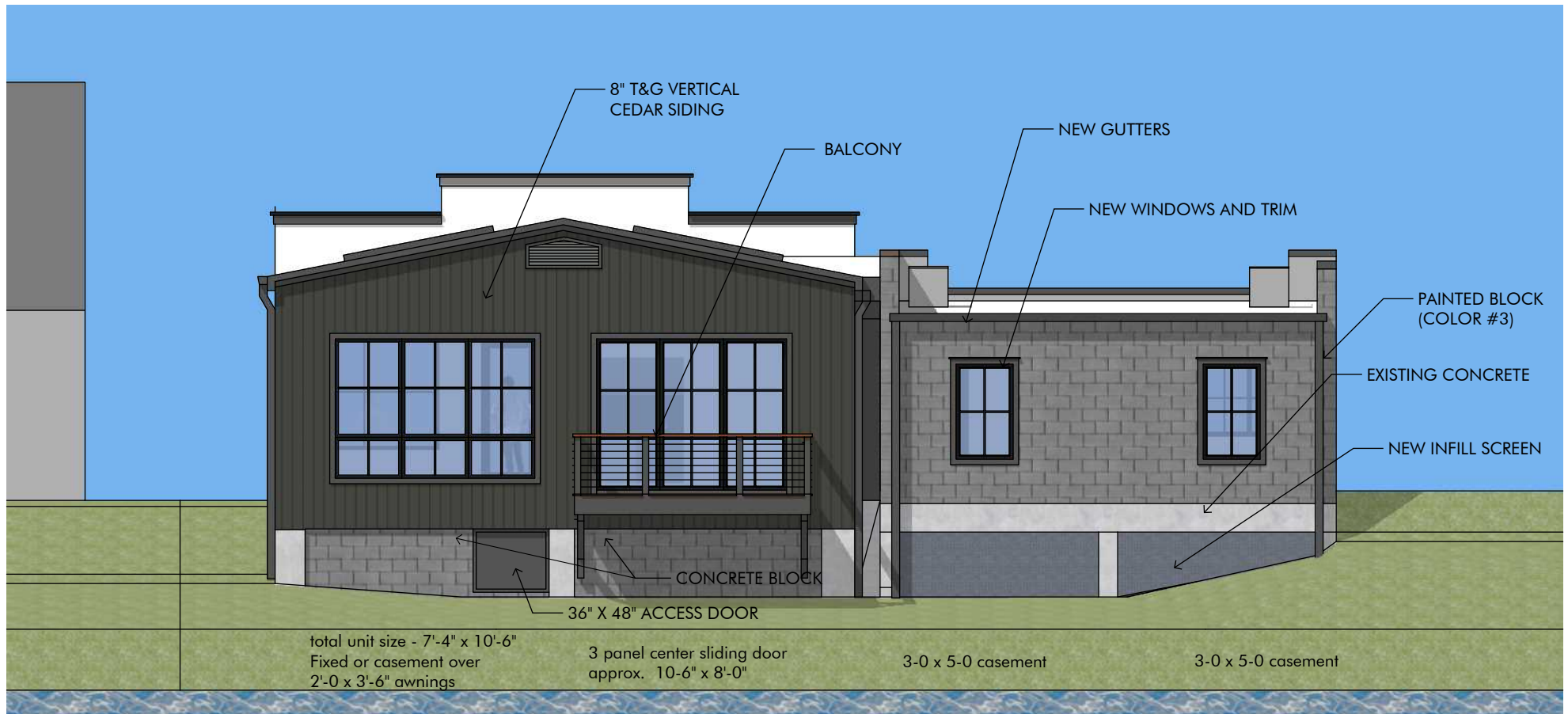


NORTH BUILDING

GREG UHEN, AIA
JULY 18, 2023

EXISTING EAST ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

EAST ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

EXISTING NORTH ELEVATION

182 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 18, 2023

NORTH ELEVATION

180 S. MAIN ST
THIENSVILLE, WI



GREG UHEN, AIA
JULY 24, 2023

RIVER SIDE VIEW

182 S. MAIN ST
THIENSVILLE, WI

Thiensville Historic Preservation Commission Staff Report

Date	Address	Property Owner	Project
6/26/2023	184 S. Main Street	Susan Hopkins-Heatwole	Awnings on building -- already installed. Staff-approved
6/26/2023		Tom Montaine	Requested update on shingle project. Owner advises this fall.
7/6/2023	177 Green Bay Road	Bill Conley	Email advising re-roof requires COA and permit; will staff-approve
7/17/2023	178-182 S. Main Street	Monarch Partners (Greg Uhen)	New roof
7/21/2023	171-175 Green Bay Road	Lynn Toigo	Replacement shingles and gutters. Continuation of 2019 project

Village of Thiensville - Gary Achterberg

From: pwzfoundries@erielandmark.com
Sent: Wednesday, July 26, 2023 9:31 AM
To: Village of Thiensville - Gary Achterberg
Subject: RE: Thiensville WI Frank Oil Plaque

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.

The polymer was making issues with the casting so we needed to remake the pattern . It cast 7/24 and should ship out next week by Friday.

ANDREA

From: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Sent: Wednesday, July 26, 2023 10:12 AM
To: 'pwzfoundries@erielandmark.com' <pwzfoundries@erielandmark.com>
Subject: Thiensville WI Frank Oil Plaque

Good Morning,

The Village of Thiensville (WI) ordered an 11x8 bronze plaque labeled Frank Oil Company on May 2. The Estimate # for the project is 55943. Can you please advise on the status?

Thanks a lot,

Gary Achterberg
Administrative Assistant
Village of Thiensville
[262-242-3720](tel:262-242-3720)
www.village.thiensville.wi.us

JOB #55943-11"x 8" RECT.

APPROVAL, SIGNATURE & DATE:

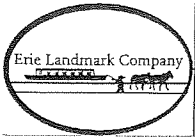
FRANK OIL COMPANY

THIS TUDOR STYLE GASOLINE AND AUTO SERVICE STATION WAS BUILT BY NORMAN LEISNER IN 1920, AND SOLD TO THE FRANK FAMILY IN 1930. BULK OIL AND GASOLINE (TEXACO AND SKELLY BRANDS) WERE ALSO SOLD. THE SERVICE AREA WAS ENCLOSED WITH HYDRAULIC LIFTS REPLACING SERVICE RAMPS IN 1952. OWNERS INCLUDED BROTHERS MILTON & EARL FRANK, RUSS RICHARDSON AND CURRENT BUSINESS/BUILDING OWNERS EMILY & ANTHONY REYES OPERATING AS QUICK CARE AUTO.

APRIL



2023



Paul Zimmerman Foundries
637 Hempfield Hill Road
Columbia, PA 17512
dba ERIE LANDMARK COMPANY

Quote / Order Acknowledgement

Date	Estimate #
5/3/2023	55943

Bill To:

Village of Thiensville
250 Elm Street
Thiensville WI 53092-1602

Phone # 262-242-3720 Gary
Fax #
e-Mail Address gachterberg@village.thiensvill

P.O. No.	Contact Person	Terms Due on receipt	Ship Via	FOB Columbia	Must Have	Due Date
Description		Qty	Finish	Mount	Amount	Total
11 x 8 Rect. Plaque - Bronze with metalphoto insert FRANK OIL COMPANY		1	Brown	Front	355.00	355.00
Historic Group Discount					-15.00%	-53.25
Cost to ship items weighing 8 - 9 lbs.					33.00	33.00
Additional Letters		205			1.34	274.70
Ship to Billing address						

Please sign and date here.

Please review art/pricing carefully and fax back to us with your approval signature or corrections. Customer is responsible for any errors that appear on final plaque.

Subtotal	\$609.45
Sales Tax (0.0%)	\$0.00
Total	\$609.45

Phone #	Fax #	E-mail
(717) 285-5253	(717) 285-3166	pwzfoundries@erielandmark.c...