



VILLAGE OF THIENSVILLE
Historic Preservation Commission
AGENDA

DATE: Tuesday, November 7, 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 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.

IV. DATE AND TIME OF NEXT MEETING

A. December 5, 2023 (if necessary)

V. APPROVAL OF MINUTES

A. September 5, 2023 (att)

VI. BUSINESS

A. Discussion and action on Certificate of Appropriateness for Exterior Renovations, 201-207 South Main Street, Boucher Real Estate LLC (att)

B. Discussion about Historical Plaque, 161 Green Bay Road

VII. STAFF REPORT

VIII. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

November 1, 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, September 5, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Daily called the meeting to order at 6:00 PM.

II. ROLL CALL

CHAIR:	JESSE DAILY
COMMISSIONERS:	ANGELINA APOSTOLOS PHILIP ECKERT MARY GIULIANI NATHAN MATSON JOSEPH MILLER LINDA UNKEFER (EXCUSED)
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, October 3, 2023 (if needed)

V. APPROVAL OF MINUTES

A. August 1, 2023 (att)

MOTION by Commissioner Miller, **SECONDED** by Commissioner Eckert to approve the minutes of the August 1, 2023 meeting. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

A. Review and action regarding recipients of Historic Plaques (att)

Chair Daily noted there have been discussions at the past several meetings related to properties in the Historic District as potential recipients of a Historic Plaque. The recipient of the plaque would be recognized at the 2023 Employee Recognition Dinner. Chair Daily identified several possibilities: the former blacksmith and current American Family Insurance office at 157-159 Green Bay Road; the former Hilger hardware store at 161 Green Bay Road, now home to Alme Design; the former residence and art studio at 163 Green Bay Road; and the building recently purchased by architect Greg Uhen at 178-182 South Main Street.

Director LaFond noted he likes the idea of recognizing buildings that are being improved. The Alme building renovations have been completed; Mr. Uhen is beginning work now. The hardware store building has an interesting history as it used to sell coal for heating. Commissioner Eckert mentioned the Hadler building at 177 Green Bay Road. Commissioner Apostolos suggested focusing on buildings that have been restored and have significant history. Commissioner Giuliani suggested the house at 106-108 Green Bay Road, which was moved for construction of the bank. Commissioner Apostolos suggested 163 South Main Street, the current Bay's Nails location, initially a tavern and pool hall.

Chair Daily suggested narrowing the list. The four to be considered are 177 Green Bay Road, 161 Green Bay Road, 157-159 Green Bay Road and 188-182 South Main Street. Commissioner Apostolos suggested that 178-182 South Main Street could be considered next year after renovations have been completed. Several commissioners noted improvements at the former Hilger hardware building at 161 Green Bay Road are complete and would be a good current candidate. Director LaFond noted 161 Green Bay Road was built in 1895.

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Miller to award the 2023-2024 Historic Plaque to 161 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

Director LaFond will note the other priorities for consideration next year. Language for the plaque and information for the presentation at the Employee Recognition Dinner will be discussed at the October meeting.

VII. STAFF REPORT

A. September 2023 (att)

Director LaFond noted staff approved a new roof for 177 Green Bay Road.

VIII. ADJOURNMENT

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Nelson to adjourn the meeting at 6:29 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

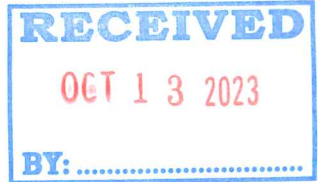
Andy LaFond
Director of Community Services/Public Works



Village of Thiensville

Historic Preservation

Certificate of Appropriateness



Property Address: 201-207 S. Main St., Thiensville WI 53092

120500713003

Tax Key #

B4

Current Zoning

Property Owner

Boucher Real Estate, LLC

Name

4141 S. 108th St.

Address Greenfield, WI 53228

414-427-4141

Phone

daniel.nienhuis@

Email address boucher.com

Applicant ☐ Same as owner

Chad Kemnitz

Name Professional Consultants, Inc.

133 Hill St., Hartland, WI 53029

Address

414-254-2842

Phone

K@pci4b.com

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. 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.

Remove sloped brown metal mansard. Install vertical framing for flat surface in platinum ACM. Install framing for roof overhang and canopy above windows in prefinished black aluminum. Install tan buckle steel for canopy support. Building height does not change. Brick remains the same. Storefront remains the same.

[Signature]

Applicant's Signature

10-11-2023

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.

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Clerk on 10/13/23 Staff Review Completed on _____

HPC Meeting Date 11/7/23

ADDITIONAL

REMARKS/CONDITIONS: _____

Village Staff

Title

Date

Boucher Auto Body
201-207 South Main Street
Thiensville, WI

Photo One - The existing exterior sloped brown mansard will be removed. A silver and black fascia will be installed.

Photo Two – The existing painted wood garage doors will be removed.

Photo Three – A building with similar design.

Building Elevation:

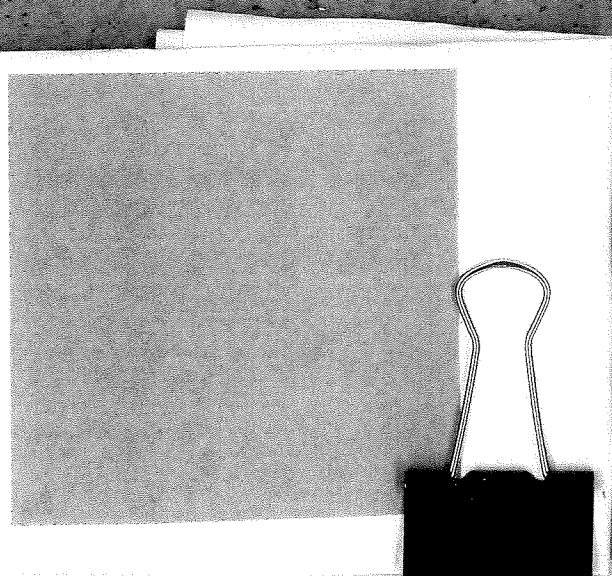
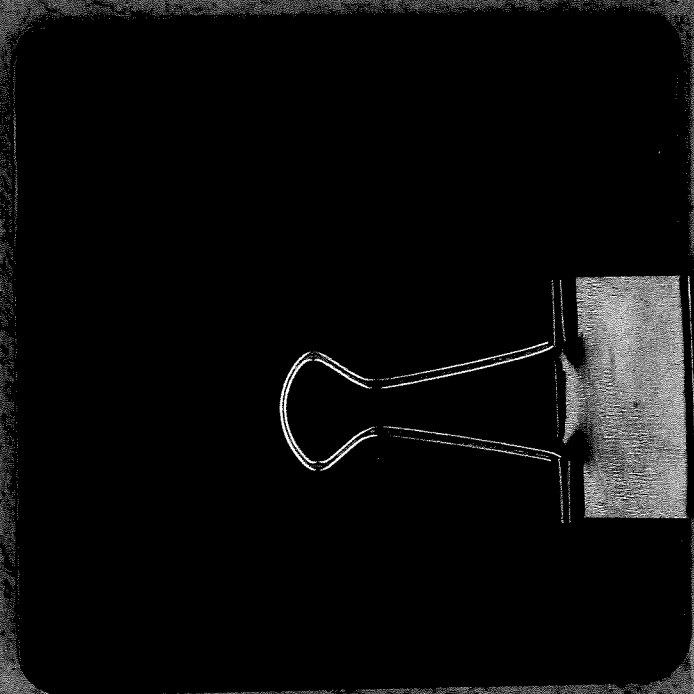
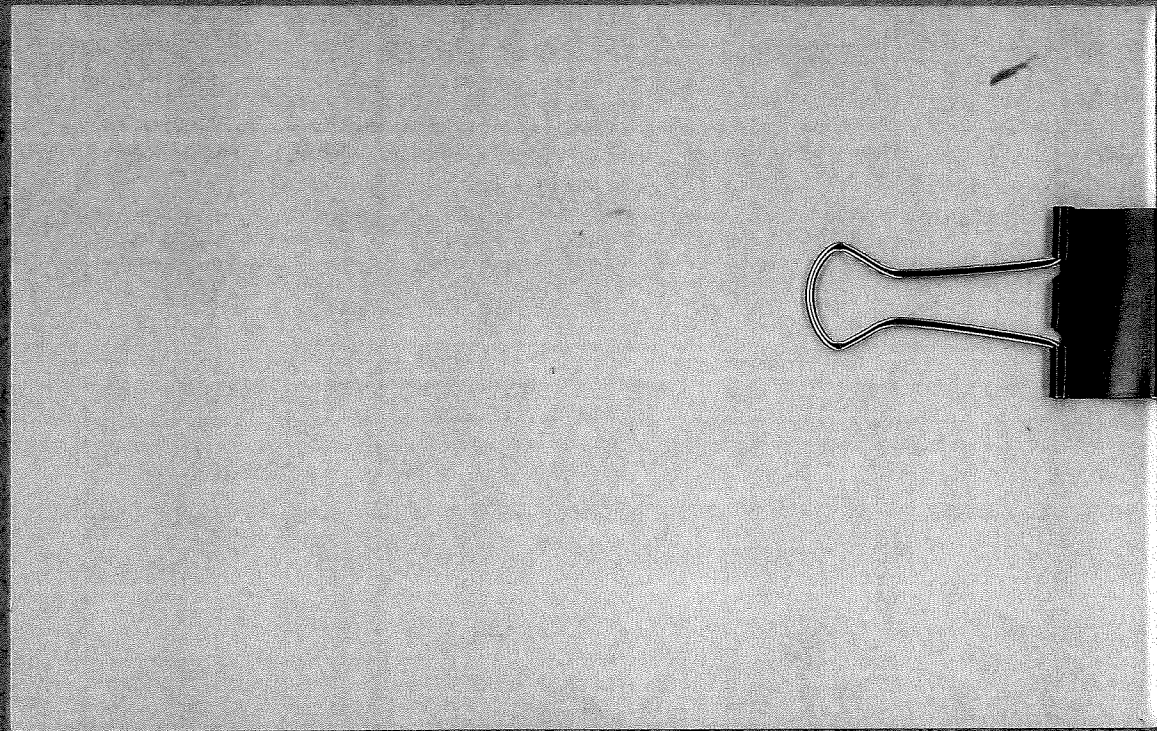
- The existing sloped brown mansard will be replaced with vertical framing.
- A prefinished black aluminum canopy will be added above the windows. The canopy will be held up by black steel turn buckles.
- Above the canopy will be corrugated Aluminum Composite Material – ACM in Platinum Color.
- The top detail will be a prefinished black aluminum overhang to provide additional architectural detail at the roof line.
- The overhead doors will be full view glass and aluminum in bronze color to match the existing storefront.
- The rear block masonry will be painted SW Neutral Gray.

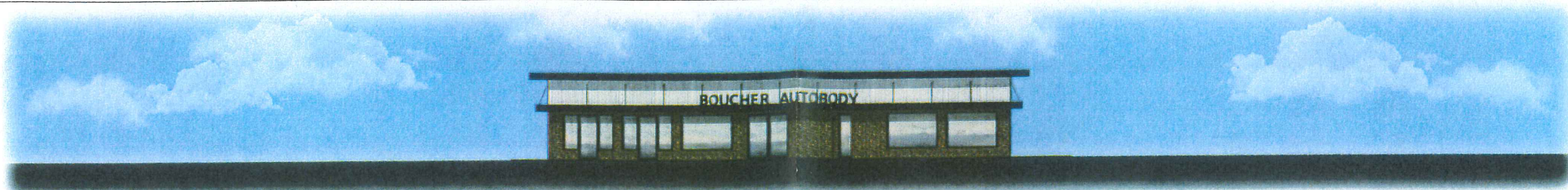






Design

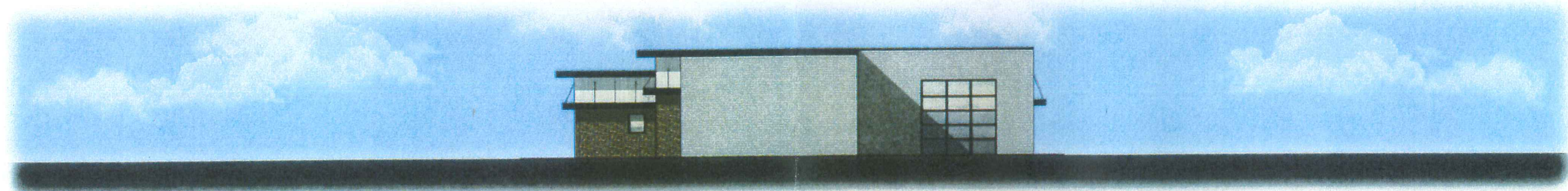




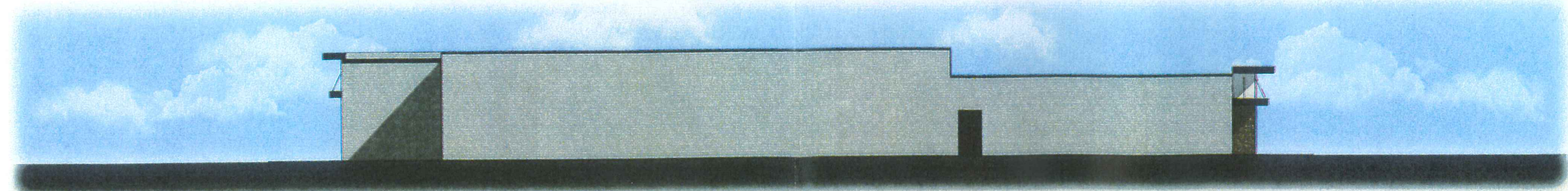
① EAST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"

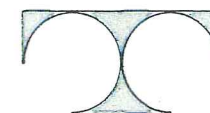


③ WEST ELEVATION
1/8" = 1'-0"



④ SOUTH ELEVATION
1/8" = 1'-0"

BOUCHER BODY SHOP THIENSVILLE



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
2211 SOUTH WINDLAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-499-2520
MAY 22th, 2023