



VILLAGE OF THIENSVILLE
Historic Preservation Commission
MINUTES

DATE: Tuesday, March 5, 2024

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 NATHAN MATSON MARY GIULIANI JOSEPH MILLER LINDA UNKEFER ANDY LAFOND
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	

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. April 9, 2024 (if necessary)

V. APPROVAL OF MINUTES

A. February 6, 2024 (att)

MOTION by Commissioner Matson, **SECONDED** by Commissioner Giuliani to approve the February 6, 2024 Minutes. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

A. Discussion and action on Certificate of Appropriateness to Raze existing single-family home and Construct a new single-family home, 127 S. Main Street, Michael and Linda Koepke (att)

Applicant Michael Koepke noted there is nothing worth saving or historically significant with the building. Mr. Koepke is exploring the possibility of razing the house and older garage and building a new house. The existing newer garage would remain.

Director LaFond discussed the staff report. There has been turnover on the Commission in the past five years. Materials prepared for Commissioners include minutes of past discussions related to proposals to remodel the home. Then-Chairman Heinritz noted during a prior consideration that the home had no remaining significant architectural features. The Commission at the time approved a Certificate of Appropriateness for a large-scale exterior reconfiguration and remodel. That project was completed due to prices and other circumstances. Director LaFond recommended that approval of a Certificate of Appropriateness be contingent on obtaining other necessary approvals and permits. Potential action by the Commission is considering if it is appropriate to remove the existing structure and if the proposed building is appropriate for the Historic District. The property is in the B-1 business district and a portion of the first floor must remain a business use.

Chair Daily noted the proposal is an improvement. The gabled porch adds to the character. Mr. Koepke noted the building will be white with black window frames and a black roof. Commissioner Unkefer noted the materials state the original structure was Craftsman-style and built in 1920. Mr. Koepke replied that is debatable; the original structure was stucco. The porch was added later and there are Craftsman-style pillars on the front of the house. Commissioner Unkefer asked if the proposal includes Craftsman elements. Mr. Koepke noted the house was not Craftsman style and the added elements were modern at the time. The home will be a combination of a residence and business. Director LaFond noted that whether the first floor must be 30% business is the purview of the Zoning Administrator and Plan Commission. Chair Daily suggested some steps could be taken to dress up the front of the building. Commissioner Giuliani noted the windows on the north elevation could be made more attractive. Mr. Koepke offered to place overhead awnings above the front windows and added he was not in favor of adding windows or making changes on the north side. Chair Daily asked Mr. Koepke to revise the plans and return in April with a proposal that reflects the discussed modifications.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Unkefer to table Certificate of Appropriateness to Raze existing single-family home and Construct a new single-family home, 127 S. Main Street. **MOTION CARRIED UNANIMOUSLY.**

B. Discussion and action on Historic Plaque, 161 Green Bay Road (att)

Commissioners reviewed proposed language for a plaque and discussed several potential modifications. Revisions will be discussed at the next meeting.

C. Discussion regarding location of new Historic Plaque

Commissioners will discuss this item at the next meeting.

VII. STAFF REPORT

A. Staff Report (att)

Director LaFond noted that staff has approved a new roof at 116-122 S. Main Street and the replacement of a front porch damaged by a car at 116-112 S. Main Street.

VIII. ADJOURNMENT

MOTION by Commissioner Eckert, **SECONDED** by Commissioner Miller to adjourn the meeting at 6:46 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services and Public Works