



**Village of Thiensville
Historic Preservation
Commission
AGENDA**

Date:
Tuesday, July 7, 2026

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

Dan Weber

Staff

Director of Community
Services/Public Works Andy
LaFond

Commissioners

Joe Miller (Excused)

Angelina
Apostolos (Excused)

Philip Eckert

Nate Matson

Kim Hauswirth

Linda Unkefer

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@thiensville.gov 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

V. APPROVAL OF MINUTES

A. June 2, 2026 (att)

VI. BUSINESS

A. Review and Possible Action regarding a Certificate of Appropriateness (Resubmission) for 2 Exterior Air Conditioner Units at 100-108 S Main St. (att)

B. Review and Possible Action Regarding a Certificate of Appropriateness for 2 Exterior Air Conditioner Units at 116-122 S Main St. (att)

C. Discussion and Action Regarding Language of 2026 Historic Plaques (att)

D. Discussion Regarding the Scheduling of a Presentation Session on Thiensville's History to be Given by Bob Blazich of the Mequon-Thiensville Historical Society (Weber)

E. Update on the Trial Walking Tour Scheduled for Members of the Mequon-Thiensville Recreation Department (Weber)

VII. STAFF REPORT

A. June, 2026 (att)

VIII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Historic Preservation Commission
MINUTES

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IV. DATE AND TIME OF NEXT MEETING

Tuesday, July 7, 2026 - 6:00 PM

V. APPROVAL OF MINUTES

A. May 5, 2026 (att)

MOTION to Approve the Minutes of the May 5, 2026 Meeting by Commissioner Apostolos. **SECONDED** by Commissioner Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

VI. BUSINESS

A. Review and Action Regarding Parking Lot Addition and New ADA Ramp at 193 Green Bay Road (att)

Sarah Taylor, owner of Impressions Salon, currently located in Mequon, was present to explain her plans for the parking lot addition and new ADA ramp at 193-199 Green Bay Road. Accompanying her was the Project Manager, Brad Seubert.

Ms. Taylor explained that her plan is to leave the outside of the building as it currently stands. She has plans to update and expand the parking lot and would like to move the ADA ramp from the back of the building to the front of the building. This will allow those who need to use the ramp entrance access at the front of the building at the same entrance as all other customers entering the building.

Director LaFond asked for comment on the landscaping plan and a brief explanation of the interior plans and how they affect the ADA ramp location.

Ms. Taylor explained that if the ramp were to stay in its current location, those who need to use the ramp would enter the building into a work space.

In regard to landscaping, Mr. Seubert explained that three existing trees will need to be removed as they are in the location of the proposed parking lot update. Street trees and other lot trees will remain untouched. They plan to add shrubs and foundation plantings along with plantings along the new proposed ADA ramp.

Commissioner Apostolos inquired as to if there would be an entrance added on Green Bay Road. Ms. Taylor and Mr. Seubert explained that there is no plan to add an entrance on Green Bay Road. Instead, they plan to expand the Riverview Drive entrance.

Commissioner Apostolos asked specifically which trees would be removed from the lot.

Ms. Taylor and Mr. Seubert explained that the trees needing to be removed are smaller trees

and not the large trees that are prevalent on the lot.

Chairperson Weber expressed concern about landscaping along the east side of the parking lot.

Commissioner Eckert and Chairperson Weber inquired as to how many employees are working at one time, number of clients in attendance at a time, and the plans for employee parking.

Ms. Taylor explained that there could be 12-15 employees working at one time. While she has a total of 30+ service providers, half of them are part-time, and they are never all working at one time. The parking lot will remain for clients, with employees being asked to park in other areas of the Village.

Commissioner Apostolos asked about the project's timeline once all approvals are received.

Ms. Taylor is hoping to start in 2027 in the new space.

Commissioner Apostolos asked about the color and material being used for the new ramp. Mr. Seubert referenced the plans, stating that a 'clam shell' and 'white' accent color would be used.

MOTION to approve the Certificate of Appropriateness for the Parking Lot Addition and new ADA ramp at 193-199 Green Bay Road by Commissioner Apostolos. **SECONDED** by Commissioner Miller. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

B. Discussion and Action Regarding Language of 2026 Historic Plaques (att)

Director LaFond noted that pricing of plaques will determine how many the Commission is able to complete this year. It was also noted that the plaque for 200 Green Bay Road is part of the developers' agreement with Lakeside Development Company. They have agreed to pay for the plaque, but would like the assistance of the Historic Preservation Commission in determining the plaque language.

In compiling information from the Village's current records, the Wisconsin Historical Society's website, and historic district surveys that had been done for the Village, Director LaFond worked to pare down the researched information into plaque-length options that sum up the historical information, but remain approachable to the public as they view the plaques.

Director LaFond further explained to the Commission that following the narrowing down and refining of plaque language options listed for each property, the need for a fact check with the Mequon-Thiensville Historical Society would be a good idea as a final check to ensure historical accuracy.

The Commissioners and Director LaFond proceeded to discuss the plaque options for each

property, sorting out which option best suited the property, making any necessary modifications, and noting any properties that needed additional research or clarification.

Administrative Assistant Lisa Lilja was present to take notes on the Commission's changes and modifications. The discussed modifications will be made ready for the next Historic Preservation Commission Meeting.

Director LaFond suggested that in the future, when all historic cast bronze plaques have been given to properties with historic buildings still standing, a new type of plaque may need to be considered where an image of the formerly existing building and its history could be included — similar to a museum placard.

VII. STAFF REPORT

A. May, 2026 (att)

VIII. ADJOURNMENT

MOTION to Adjourn at 7:20 PM by Commissioner Hauswirth. **SECONDED** by Commissioner Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk



Village of Thiensville

Historic Preservation

Certificate of Appropriateness

Property Address: 116-122 South Main Street, Thiensville WI 53092

120500701000

B-1

Tax Key #

Current Zoning

Property Owner

Applicant ☒ Same as owner

Thomas A. Montaine

Name

Name

120 South Main Street

Address

Address

Phone

Phone

Email address

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.

Placement of condenser on East and South of building for AC unit. The condenser will be on a pad. The running of the AC lines will be within the building or as needed along the base of the building to enter basement. Included is the proposed location for the condenser. Condenser stands approximately 22 in. high and is 30 in. wide with a depth of about 12 in. The color of the condenser is white.

Applicant's Signature

06/19/26

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 6/19/20 Staff Review Completed on _____

HPC Meeting Date 7/7/20

ADDITIONAL

REMARKS/CONDITIONS: _____

Village Staff

Title

Date

Outdoor Unit Heat Pump Ductless System

Outdoor Model: 37MARAQ12AA1

Carrier

Turn to the experts

Job Data:
 Tag #:
 Date:

Location:
 Carrier:



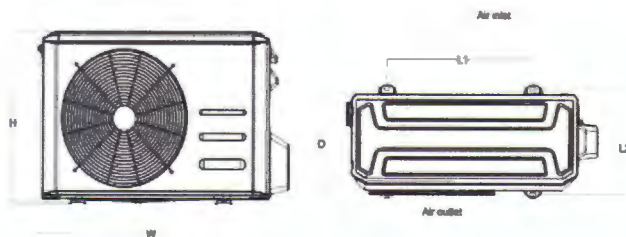
OUTDOOR STANDARD FEATURES

- Variable Speed (Inverter)
- Factory installed Base Pan Heater
- Factory installed Crankcase Heater
- Low Voltage Controls
- Auto-Restart function
- Condenser High Temp Protection
- Quiet operation
- Anti-corrosive fin coating

RESIDENTIAL APPLICATION LIMITED WARRANTY*

- Ten (10) years if properly registered within ninety (90) days after original installation, parts are warranted to the original purchaser for a period of ten (10) years. Otherwise, parts warranty is five (5) years.

NOTE: Images for illustration purposes only. Actual models may be slightly different.



OUTDOOR UNIT DIMENSIONS						
Capacity	Unit	W	D	H	L1	L2
9K/12K	mm	765	303	555	452.4	313.82
	Inch	30.12	11.93	21.85	17.81	12.36
18K	mm	890	342	673	663	379.59
	Inch	35.04	13.46	26.5	26.1	14.94
24K ~ 36K	mm	946	410	810	672.96	454.8
	Inch	37.24	16.14	31.89	26.49	17.19

Outdoor - Heat Pump			
System	Outdoor Model #		37MARAQ12AA1
Electrical	Outdoor Size		12000
	Voltage, Phase, Cycle	V/Ph/Hz	115/1/60
	MCA	A.	18
	MOPA	A.	20
Operating Range	SCCR	kA	5
	Cooling Outdoor DB Min - Max	"F"/"C	-13~-122(-25~-50)
	Heating Outdoor DB Min - Max	"F"/"C	-13~-75(-25~-24)
	Min. Piping Length	ft (m)	9.8 (3)
Piping	Standard Piping Length	ft (m)	24.6 (7.5)
	Total Piping Length	ft (m)	82.02(25)
	Piping Lift*	ft (m)	49.21(15)
	Pipe Connection Size - Liquid	in (mm)	1/4in(6.35mm)
Refrigerant	Pipe Connection Size - Suction	in (mm)	3/8in(9.52mm)
	Refrigerant Type		R454B
	Charge	lbs (kg)	2.09(0.95)
	Add'l Refrigerant (between Std & Max Piping Lengths)	Oz/ft (g/m)	0.16(15)
Outdoor Coil	Face Area	Sq. Ft.	4.04
	No. Rows		2
	Fins per inch		20
	Circuits		4
Compressor	Type		ROTARY
	Model		KSK103D33UEZ3
	Oil Type		ESTER OIL
	Oil Charge	FL Oz.	10.48
Airflow & Sound	Rated Current	RLA	2.40/5.65
	Airflow	CFM	1236.7
Dimensions	Sound Pressure	dB(A)	52.5
	Height	in (mm)	21.85(555)
	Width	in (mm)	30.12(765)
	Depth	in (mm)	11.93(303)
	Net Weight	lbs (kg)	64.6(29.3)
	Shipping Height	in (mm)	24.02(610)
	Shipping Width	in (mm)	34.92(887)
	Shipping Depth	in (mm)	13.27(337)
	Shipping Net Weight	lbs (kg)	70.11(31.8)

* Condensing unit above or below indoor unit



Puron Advance™







**MONTAINE
100-108 S MAIN STREET
AIR CONDITIONER UNITS
RESUBMITTAL**

To: Thiensville Historic Preservation Commission	Prepared by: Andy LaFond, Director of Community Services
Date: July 7, 2026	
Applicant:	Tom Montaine
Status of Applicant:	Owner
Location:	100–108 South Main Street
Existing Zoning:	B-1 Commercial District
Requested Action:	Approval Exterior Air Conditioner Units

Background

The applicant is requesting a Certificate of Appropriateness to install two ductless mini-split air conditioning condensers. This is a resubmittal of a previous application reviewed by the Historic Preservation Commission. The revised proposal relocates both condensers to the south side of the building, away from the Green Bay Road streetscape. One condenser is proposed at grade adjacent to the building, while the second is proposed on the roof of the existing south-side porch to serve the second-floor unit. The condensers are small residential units, approximately 30 inches wide, 12 inches deep, and 22 inches high.

Staff Review

Staff finds that the revised proposal is a significant improvement over the original application. By relocating both condensers to the south side of the building, the equipment will have minimal visibility from the public right-of-way and will better preserve the historic character of the property.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness as submitted subject to the following:

- The applicant secures a building permit prior to construction.



Village of Thiensville

Historic Preservation

Certificate of Appropriateness

Property Address: 116-122 South Main Street, Thiensville WI 53092

120500701000

B-1

Tax Key #

Current Zoning

Property Owner

Applicant ☒ Same as owner

Thomas A. Montaine

Name

Name

120 South Main Street

Address

Address

Phone

Phone

Email address

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.

Placement of condenser on East and South of building for AC unit. The condenser will be on a pad. The running of the AC lines will be within the building or as needed along the base of the building to enter basement. Included is the proposed location for the condenser. Condenser stands approximately 22 in. high and is 30 in. wide with a depth of about 12 in. The color of the condenser is white.

Applicant's Signature

06/19/26

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.

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VILLAGE STAFF REVIEW

- ☐ Application Complete. Items needed: _____

Submitted to Village Clerk on 6/19/20 Staff Review Completed on _____

HPC Meeting Date 7/7/20

ADDITIONAL

REMARKS/CONDITIONS: _____

Village Staff

Title

Date

Outdoor Unit Heat Pump Ductless System

Outdoor Model: 37MARAQ12AA1

Carrier

Turn to the experts

Job Data:
 Tag #:
 Date:

Location:
 Carrier:

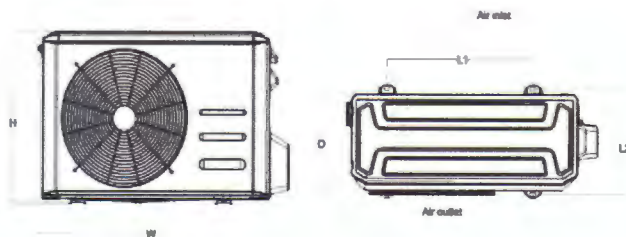


- OUTDOOR STANDARD FEATURES**
- Variable Speed (Inverter)
 - Factory installed Base Pan Heater
 - Factory installed Crankcase Heater
 - Low Voltage Controls
 - Auto-Restart function
 - Condenser High Temp Protection
 - Quiet operation
 - Anti-corrosive fin coating

RESIDENTIAL APPLICATION LIMITED WARRANTY*

- Ten (10) years if properly registered within ninety (90) days after original installation, parts are warranted to the original purchaser for a period of ten (10) years. Otherwise, parts warranty is five (5) years.

NOTE: Images for illustration purposes only. Actual models may be slightly different.



OUTDOOR UNIT DIMENSIONS						
Capacity	Unit	W	D	H	L1	L2
9K/12K	mm	765	303	555	452.4	313.82
	Inch	30.12	11.93	21.85	17.81	12.36
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24K ~ 36K	mm	946	410	810	672.96	454.8
	Inch	37.24	16.14	31.89	26.49	17.19

Outdoor - Heat Pump			
System	Outdoor Model #		37MARAQ12AA1
Electrical	Outdoor Size		12000
	Voltage, Phase, Cycle	V/Ph/Hz	115/1/60
	MCA	A.	18
	MOPA	A.	20
	SCCR	KA	5
Operating Range	Cooling Outdoor DB Min - Max	"F"/"C	-13~-122(-25~50)
	Heating Outdoor DB Min - Max	"F"/"C	-13~-75(-25~24)
Piping	Min. Piping Length	ft (m)	9.8 (3)
	Standard Piping Length	ft (m)	24.6 (7.5)
	Total Piping Length	ft (m)	82.02(25)
	Piping Lift*	ft (m)	49.21(15)
	Pipe Connection Size - Liquid	in (mm)	1/4in(6.35mm)
	Pipe Connection Size - Suction	in (mm)	3/8in(9.52mm)
Refrigerant	Refrigerant Type		R454B
	Charge	lbs (kg)	2.09(0.95)
	Add'l Refrigerant (between Std & Max Piping Lengths)	Oz/ft (g/m)	0.16(15)
Outdoor Coil	Face Area	Sq. Ft.	4.04
	No. Rows		2
	Fins per inch		20
	Circuits		4
Compressor	Type		ROTARY
	Model		KSK103D33UEZ3
	Oil Type		ESTER OIL
	Oil Charge	FL Oz.	10.48
Airflow & Sound	Rated Current	RLA	2.40/5.65
	Airflow	CFM	1236.7
Dimensions	Sound Pressure	dB(A)	52.5
	Height	in (mm)	21.85(555)
	Width	in (mm)	30.12(765)
	Depth	in (mm)	11.93(303)
	Net Weight	lbs (kg)	64.6(29.3)
	Shipping Height	in (mm)	24.02(610)
	Shipping Width	in (mm)	34.92(887)
	Shipping Depth	in (mm)	13.27(337)
	Shipping Net Weight	lbs (kg)	70.11(31.8)

* Condensing unit above or below indoor unit



Puron Advance™





MONTAINE
116-122 S MAIN STREET
AIR CONDITIONER UNITS

To: Thiensville Historic Preservation Commission	Prepared by: Andy LaFond, Director of Community Services
Date: July 7, 2026	
Applicant:	Tom Montaine
Status of Applicant:	Owner
Location:	116–122 South Main Street
Existing Zoning:	B-1 Commercial District
Requested Action:	Approval Exterior Air Conditioner Units

Background

The applicant is requesting a Certificate of Appropriateness to install two ductless mini-split air conditioning condensers. One condenser is proposed on the existing second-floor porch on the south side of the building, and the second is proposed on the roof of the existing second-floor porch on the east side of the building. Both are small residential units, approximately 30 inches wide, 12 inches deep, and 22 inches high.

Staff Review

Staff finds that both condensers are located on secondary elevations of the building where they will have minimal visibility from the public right-of-way. The proposed locations avoid the primary street-facing façade and minimize the visual impact of modern mechanical equipment while allowing for improved functionality of the building.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness as submitted subject to the following:

- The applicant secures a building permit prior to construction.

106–108 Green Bay Road

300 characters

PETER J. KROEHNKE RESIDENCE

Built in 1897, this home was the residence of Peter J. Kroehnke, second owner of the Thiensville Mill. Originally located one lot to the east, it was moved to this site in 1929. Decorative bargeboards and ornamental cresting reflect the craftsmanship of the Victorian Era.

143 Green Bay Road

324 characters

DR. T. D. ELBE OFFICE

This office was constructed in 1948 for Dr. T. D. Elbe during a period of rapid post-World War II growth in Thiensville. Designed in the Contemporary style by architect Roger Sutherland, the building reflects changing architectural trends and the expanding role of professional services in the Village.

154 Green Bay Road

300 characters

LOUISE ROSENTHAL HOME

Built c.1892 this Queen Anne home reflects Thiensville's early commercial era and features a 1930s garage. Once owned by Louise Rosenthal, a pioneering businesswoman who ran the Rosenthal Home – a boarding house, it preserves her legacy and the village's architectural evolution.

184–186 Green Bay Road

291 characters

GOTTLIEB HASS/KOENIG PROPERTY

Built in the late 1800s and later joined, 184 & 186 Green Bay Road reflect more than a century of change. Linked to Gottlieb Hass, Henry Mohrhusen, and the Koenig family, the buildings housed a candy store, market, and dental offices before becoming a residence.

192 Green Bay Road

294 characters

CHRISTIAN RUCK RESIDENCE

Constructed in 1850 and expanded in 1890 this home stands as one of the oldest surviving residential structures in the village of Thiensville. It provides a window into the 19th-century vernacular architecture and German immigrant settlement that shaped the entire area.

166 Green Bay Road

276 characters

HOLNAGEL'S PARK HOTEL

First built in 1851 as Henry Haas's Saloon, the original structure was replaced in 1893 by Holnagel's Park Hotel, the building that still stands today. For generations, it served as a gathering place, reflecting the key role taverns played in village social and economic life.

200 Green Bay Road

Still in progress

Thiensville Historic Preservation Commission Staff Report – June 2026

Date	Address	Property Owner	Project	Approved	Denied
6/2/2026	106-108 Green Bay Road	Fran Wallace	Exterior Paint	X	

meeting date: 7/7/26