

**VILLAGE OF THIENSVILLE
SPECIAL HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Tuesday, May 23, 2017

LOCATION: 250 Elm Street
Thiensville, WI

TIME: Immediately following Public
Hearing at 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the Special Historic Preservation Commission meeting to order at 6:23 PM.

II. ROLL CALL

Chairman:	Ronald Heinritz	
Commissioners:	Jennifer Abraham	Joseph Miller (excused)
	Robert Blazich	Thomas Streifender (excused)
	Mary Giuliani	Judy Ziebell (excused)
Administrator:	Dianne Robertson	

III. BUSINESS

- A. Review and approval or denial of a Certificate of Appropriateness from Michael Koepke, 127 South Main Street, Rescission of Property from the Thiensville Historical Sites

Chairman Heinritz stated that according to Ordinance Chapter 42, the Historic Preservation Commission will review what was stated at the Public Hearing and will either approve or deny rescission of the historic designation and removal from the Thiensville Historic Preservation District for the property located at 127 South Main Street.

Commissioner Abraham asked for clarification regarding a statement made by Mr. Koepke: In addition to meeting one of the above criteria for historic significance, the property may retain the integrity for a sense of time and place. Integrity is determined based on seven criteria: location, design, setting, materials, workmanship, feeling and association. Commissioner Abraham stated that she believes that the building as it stands meets these seven criteria.

Chairman Heinritz clarified that the building at 127 South Main Street does meet criteria to be included in the Historic District.

Chairman Blazich reported that in addition to meeting one of the above criteria for historic significance, the property must retain integrity or a sense of time and place. Commissioner Abraham stated that even though this building has been altered, it still maintains a sense of time and place.

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If Mr. Koepke wishes to be removed from the District, removal would have to occur through a process called rescission. That would remove the historic designation of this building and would also remove this site from the Thiensville Historic Preservation District.

Chairman Heinritz stated that Heritage Research, Ltd. researched this District and determined that these 10 buildings comprise the Main Street District that are eligible to be placed on the National Register of Historic Places. This involved a rigorous nomination process. The property at 127 South Main Street is a contributing property and lies within what the Town Center design guidelines and has been designated as a Historic Village.

Commissioner Blazich indicated that the stucco that is still intact preserves the historic significance.

There is possible asbestos siding and shingles underneath the siding that exists on the building. Chairman Heinritz indicated that research indicates that what is to be considered stucco, may actually be asbestos. Currently, there is clap board siding on the building.

Commissioner Giuliani inquired as to what Mr. Koepke's intentions are for the building and why removal from the Historic District is important. Chairman Heinritz stated the Mr. Koepke does not believe his residence meets the criteria to be historic.

There was no personal hardship presented by Mr. Koepke associated with being in the District.

Mr. Koepke presented plans for a new garage last year in which vinyl siding was proposed. This was not approved by the Historical Preservation Commission. This was appealed by Mr. and Mrs. Koepke. Because the garage is behind the house and not visible from the street, it was agreed to allow the vinyl siding. The Certificate of Appropriateness was then approved by both the Historic Preservation Commission and the Plan Commission. This project was never followed through with. This project will need to be reapplied for as it has been over a year since approval.

Chairman Heinritz clarified that the Commission can approve or deny removal of the historic designation and removal from the Thiensville Historic Preservation District for this property. This decision may be appealed to the Village Board. A motion tonight could be to recommend to the Thiensville Village Board to approve or not to approve this designation.

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Blazich to Recommend to the Village Board to Deny the request from Michael Koepke, 127 South Main Street, Rescission of the Property from the Thiensville Historical Sites and District. **MOTION CARRIED UNANIMOUSLY.**

IV. ADJOURNMENT

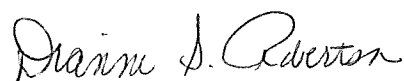
MOTION by Commissioner Blazich, **SECONDED** by Commissioner Giuliani to adjourn the meeting at 6:40 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Dianne S. Robertson
Administrator