

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: November 13, 2019

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:03 PM.

II. ROLL CALL

Chairman:	Ronald Heinritz	Mary Giuliani
Commissioners:	Jennifer Abraham	Joseph Miller
	Robert Blazich	Thomas Streifender
	Karin Flodstrom	

III. DATE AND TIME OF NEXT MEETING

- A. Next meeting scheduled for December 11, 2019 at 6:00 PM

IV. APPROVAL OF MINUTES

- A. Approval of Minutes of the October 9, 2019 meeting

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve the October 9, 2019 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

- A. Review and approval of Certificate of Appropriateness for Suburban Motors Harley-Davidson for New Roof (North Side) of Thiensville Lumber, 133 South Main Street.

Todd Berlin, Suburban Harley-Davidson was in attendance.

Chairman Heinritz gave pre-approval to allow Suburban Motors Harley-Davidson to install the roof before the unexpected early winter weather. The Commission discussed the future plans to improve the property and current use of the property.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Streifender to approve the Certificate of Appropriateness for Suburban Motors Harley-Davidson for New Roof (North Side) of Thiensville Lumber, 133 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

Historic Preservation Commission Minutes
November 13, 2019
Page two of four

B. Review and Approval of Certificate of Appropriateness for Jori Azinger, HeartSpace for Window Replacement (5 front/upper), 163 Green Bay Road.

Jori Azinger was not in attendance. Ms. Azinger has decided to repair windows if possible. No Certificate of Appropriateness is needed at this time.

C. Review and approval of Certificate of Appropriateness for Michael Koepke, LTK Interiors for Addition/Alteration-Materials (Same as Garage Previously Approved), Dormers, Front Porch, Back Porch, Fence and Accessory Structure/Storage Container, 127 South Main Street

A Certificate of Appropriateness was approved with stipulations for additions/alterations at 127 South Main Street, for LTK Interiors, Michael and Linda Koepke. Mr. Koepke was in attendance.

Chairman Heinritz sent Mr. Koepke a letter on November 11th to inform him that the Fence and Storage Container must first be presented to the Plan Commission for a variance or exception to the building code. The Chair read this letter to the Commission.

Regarding the other parts of application, Mr. Koepke stated his intention that materials to be used would be the same as the previously approved garage. It was decided to approve the LP Siding that matches the garage with the stipulation that the smooth side is to be installed smooth face out to better reflect historical building materials.

The Commission requests that the porch and door railing be made of wood or a material that looks like wood and to be submitted to the Commission for review and approval at a later date.

The Commission suggests that traditional dog-eared fencing would be more acceptable than the current proposed fencing.

Mr. Koepke will submit samples of the doors, preferably of a wood material, for approval before installation. The black fiberglass window materials submitted are approved.

Discussion of the clipped gable roof line ensued. The Commission Mission is to preserve the characteristics of our historic buildings so that the Village can enjoy these unique and original features. A number of the Commissioners expressed concern that, as the building is being changed from a Bungalow style to that of a Modern Farm House, the elimination of the clipped gable end destroys a unique exterior architectural feature that links the building to its era. This is precisely the kind of adverse impact the Commission is required to consider under its governing ordinance.

However, the Commission also understands that this building is in need of repair and restoration. The proposed new roof line would be congruent with rooflines of the other buildings surrounding it. This building has already been remodeled from the original design and has lost a number of its original features. The Commission has no photographs of the original structure to confirm that the clipped gable roofline was a part of the original design, although it has been there for as long as any of the Commissioners, some of whom are long-time village residents, can recall. In addition, Mr. Koepke informed the Commission that if it required the clipped gable roofline to be retained, the owners would abandon their renovation plans entirely. In view of these competing factors, and not wanting to risk having the overall project abandoned or unduly delayed, we suggest the following:

The Commission would prefer that the clipped gable roof line be preserved. However, we are appreciative of the expense and effort the Koepke's are investing to update and preserve one of our landmarks. We urge them to preserve the clipped gable if they can do so in a way pleasing to their design esthetic. If they cannot, they have Commission approval to build the roof line they submitted.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve the Certificate of Appropriateness for Michael Koepke, LTK Interiors for Addition/Alteration-Materials (Same as Garage Previously Approved), Dormers, Front Porch, Back Porch, 127 South Main Street with the stipulations and conditions as noted: Porch railings and doors are to be submitted for design and material review and approval, proposed siding to be installed with smooth side exposed and removal of clipped gables be reconsidered and not be removed and to remain as unique architecture of the building. **MOTION CARRIED AFTER A SPLIT VOTE, 3 YES, 3 NO AND 1 ABSTAINED. THE CHAIRMAN CHANGED HIS VOTE FROM NO TO YES AND THE MOTION CARRIED.**

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A.** Review Thiensville Historic Fire Station Building Analysis & Feasibility Study 10/2/2019, Growth Design Group.

The Commission is very pleased to receive this detailed and excellent study. We discussed the best way for the HPC to become involved in the process to fulfill our Mission. Chairman Heinritz plans to ask Andy LaFond to join our next meeting to review these plans and answer questions.

- B.** Review form Used for Certificate Appropriateness.

We will review the form to add more boxes and make the form clear and complete, with all the needed information.

- C.** Review plans for Employee and Volunteer Recognition Dinner, The Watermark at Shully's, October 30, 2019.

Chair Heinritz passed out a list of our Thiensville Historic Marking Plaques.

- D.** Review Wisconsin Historic Society Conference, Lake Geneva, October 25-26, 2019

As the hour is growing late, Chairman Heinritz will discuss this at another meeting.

VIII. ITEMS BY COMMISSIONERS

- A.** Mequon/ Thiensville Historical Society – Commissioner Bob Blazich

This Sunday Meeting at the Nature Preserve starts at 1:00 PM for a program from 2:00 PM to 3:00 PM about WWII and will include George Witte, a WW II veteran.

Historic Preservation Commission Minutes
November 13, 2019
Page four of four

IX. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Streifender to adjourn the meeting at 7:31 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,

Karin Flodstrom