

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Wednesday, May 13, 2020

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

TIME: 6:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/84949816171?pwd=eVBQcG0yVlIPLy8yU3dlbEprMHRpUT09>

Meeting ID: 849 4981 6171

Password: 717398

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I. CALL TO ORDER

II. ROLL CALL

Chairman: Ron Heinritz

Commissioners: Jennifer Abraham

Robert Blazich

Karin Flodstrom (excused)

Mary Giuliani

Joseph Miller

Thomas Streifender

Director of Community

Services/Public Works: Andy LaFond

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, June 10, 2020 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes

1. March 11, 2020

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the March 11, 2020, Minutes with a Change of the Word “but” in Section VII.A of the Draft Minutes to “be.” **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

- A.** Review and approval of Certificate of Appropriateness for Window Replacement, Jori Azinger, HeartSpace, 163 Green Bay Road

Property owner Jori Azinger in attendance. Chairman Heinritz said the home now has a combination storm and screen. The proposed replacement screws into the window trim, rather than set inside the window. That is a type of window that the Commission would not approve.

Ms. Azinger said she wants to replace five upper windows that are visible from the front of the property. She already has approval for restoration of the existing windows.

Commissioner Strifender suggested Ms. Azinger consider just replacing the glass in the existing wood windows as a less-expensive option. It would be preferable to restore the existing windows.

Chairman Heinritz suggested delaying action to give Ms. Azinger time to look at options that would be affordable for her and acceptable to the Historic Preservation Commission. Ms. Azinger agreed. The Commission will set over action until the June 10, 2020, meeting. Ms. Azinger will return with new options for restoration.

- B.** Review and approval of Certificate of Appropriateness for Painting of Front of Building and Re-staining Front Door, No Change to Color, Todd Davis Agency/American Family Insurance, Todd M. Davis, 157 Green Bay Road

Mr. Davis appeared over Zoom. Chairman Heinritz confirmed that the lower white portion of the front of the building would be painted and added that it looks very good. Chairman Heinritz suggested a two-coat paint job would be more effective.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve the Certificate of Appropriateness for Painting of Front of Building and Re-staining Front Door, No Change to Color, Todd Davis Agency/American Family Insurance, Todd M. Davis, 157 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Certificate of Appropriateness for New Roof Over Patio, New Door and New Windows, Jesse Daily, the cheel, 105 South Main Street

Mr. Daily appeared over Zoom. The request for a Certificate of Appropriateness includes two glass block windows and a vinyl double-hung window that did not receive approval.

The first part of the request concerns a new roof over the patio and four skylights. Mr. Daily said he wants to make the changes to address excessive heat on the patio during the summer. The patio will not change the look and feel of the building. Commissioner Abraham asked about incorporating a slant to the roof. Mr. Daily said the roof already is slanted.

MOTION by Commissioner Streifender, **SECONDED** by Commissioner Blazich to approve the New Roof and Four Skylights, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

The second portion of the request is for a new door on the west side of the building. Mr. Daily said the door will allow for curbside delivery service to customers. It also will allow employees to take food to the beer garden. The door already is installed.

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MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the New Door on the West Side of the Building, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

The third portion of the request concerns two glass block windows and a vinyl double-hung window on the north side of the building. Mr. Daily said the vinyl double-hung window replaces a wood window in the dish room that was rotting. The plan is to paint the white trim green so it matches. Regarding the glass block windows, Mr. Daily said a window had to be replaced because a customer broke it. A contractor suggested the glass block, said he had time to complete the project and the windows were installed. The project cost \$1,500. Mr. Daily estimated that custom windows would cost \$6,000.

Commissioner Blazich asked Mr. Daily if he would be agreeable to replacing the glass block windows with something more historically accurate within six months to a year. Mr. Daily said he would be agreeable to that. He's not happy with the result, but needs time to replace the windows. His goal is to replace the windows. He wants the building to be a centerpiece of the community. Mr. Daily suggested returning to the Commission with a proposal by fall and installation by spring of 2021.

Chairman Heinritz proposed reviewing replacement of the windows with something more appropriate in September or October. Replacement will occur in spring 2021.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Streifender to approve Glass Block Windows with the Condition that a Replacement be Reviewed by September or October 2020 and Replaced in 2021, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Miller to approve Already Installed Vinyl Double-hung Window on the North Elevation to be Painted to Match the Existing Windows on the Building, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of Certificate of Appropriateness for Landscape, Lighting, Sign and Doors, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue

Mr. Devorkin was present. Director LaFond reported that he, Village Administrator Colleen Landisch-Hansen and Village Planner Jonathan Censky have been working closely with Mr. Devorkin and Fred Bersch as the project has come together. They have been in front of the Commission for total approval of the project, demolition of the building and improvements of the church building. Director LaFond presented an overview of the request for a Certificate of Appropriateness for landscape, lighting, signage and doors.

Chairman Heinritz asked to consider each item separately, starting with the landscape plan. Commissioner Giuliani said she saw an article in the newspaper about invasive plants and suggested replacing burning bush with black choke berry. Mr. Devorkin agreed to the change.

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Miller to approve the Landscape Plan with a Substitution of Black Choke Berry for Burning Bush, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

Commissioners addressed a proposal to add four parking spaces. Director LaFond explained the plan. Chairman Heinritz suggested landscaping as a buffer between the parking area and Buntrock Avenue on the south edge of the proposed parking area. Director LaFond said he expects it will be considered when the Village planner reviews the plan. Commissioners discussed some of the proposed plantings and whether they would grow over time and obscure the church.

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Mr. Devorkin said he prefers landscape lighting that sends light upward. Commissioner Giuliani said she would like that type of lighting which would accentuate “a very pretty building.”

MOTION by Commissioner Streifender, **SECONDED** by Commissioner Giuliani to approve the Four-space Parking Area, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**
MOTION CARRIED UNANIMOUSLY.

Commissioners addressed the lighting plan. Director LaFond detailed a lighting plan that includes 11 fixtures. Plans must comply with the Village lighting code and be reviewed by the Historic Preservation Commission and the Village Planner. Commissioners were encouraged to provide feedback on the type of lighting they consider appropriate.

Commissioner Streifender said there now are two lights illuminating the building and asked if the plan is to install nine more lights of the same intensity of the two already there. That would be far more light than is necessary. Director LaFond said he would like the developer to re-propose something, rather than the Commission designing on the fly. Mr. Streifender said the Commission needs to appreciate that the church building is receiving “tender loving care,” but he does not want to see it over-lit. Director LaFond said different considerations may be necessary for doors, but the applicant is agreeable to low-voltage landscape lighting. Chairman Heinritz wants to see something more architecturally appropriate with lower light levels.

Chairman Heinritz said the Commission would table the lighting plan and consider a revised plan at the June meeting.

Commissioners addressed signs. Chairman Heinritz outlined the proposal to reuse the existing church monument sign with a new face. It will not be illuminated. The sign surface will be blue with white lettering.

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Miller to approve the Sign as Proposed, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

Commissioners considered two doors, a front door and a rear garage door. Director LaFond said the front door is a wood-looking fiberglass door. It is not the original door. Commissioner Streifender said the proposed front door is a significant departure from the historic image of the building. He said he wanted details of what the door would look like. Commissioner Blazich said he went through photos of the church going back to the 1940s and didn’t find anything that showed the original front door. Chairman Heinritz agreed that the proposed door is a significant change and doesn’t fit with the building. Director LaFond said the applicant is attempting to let more light in the front door.

Chairman Heinritz said he would like to see a door that is more compatible with the building. He asked to see a new rendering for the front door and to put off action on the front door. Commissioner Streifender added the Historic Preservation Commission is charged with preserving existing architectural features. Chairman Heinritz added he would like to see two or three different designs so the Commission can discuss what is appropriate for the building.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Blazich to approve the Proposed Rear Service Door and Adjacent Three Glass Panels to Replace the Existing Garage Door, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to Lay Over Action on the Front Door to Consider Design Alternatives at the June Meeting, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue.
MOTION CARRIED UNANIMOUSLY.

E. Discussion and recommendation of Appointment of Chairman for Historic Preservation Commission to Village Board

Chairman Heinritz referred to Section 42-3 of the Village Ordinances, which covers the creation and composition of the Historic Preservation Commission. Commissioner Abraham will serve in the one-year term as the Village Trustee position on the Commission and Chairman Heinritz has been appointed to the Commission for a three-year term. At the next meeting, Chairman Heinritz said he would propose the Historic Preservation Commission select a Chair at its June meeting and make a recommendation to the Village Board.

Administrator Landisch-Hansen said the Village Ordinance does not specify how the Chair of the Commission is selected. The Village Attorney said there is no clear answer. The Commission is not statutorily required and exists because the Village Board created it. Since the Village Board created the Historic Preservation Commission and can appoint or remove its members, it follows that the Village Board pass an ordinance directing how the Commission's Chair is determined. The Committee of the Whole can discuss the matter, decide if the ordinance should be changed or stay silent and allow the Commission to select its own Chair.

Commissioner Blazich said in the 10 years he has served, he does not recall ever having the issue of who would serve as Chair on the agenda. Chairman Heinritz said in the past, after being reappointed annually, he has asked the Commission if they wanted him to serve as Chair or if they wanted someone else.

Most members of the Commission said they were not interested in serving as Chair. Commissioner Abraham said she would bring that information to the Village Board. Commissioner Blazich praised Chairman Heinritz for his dedication and direction during the 25 years he has served as Chair and wants to see him continue in the role. He suggested the Commission recommend by unanimous proclamation that Chairman Heinritz continue in that role. Chairman Heinritz expressed his gratitude and said he will continue if the position is offered.

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

A. Review letter sent to Historic property owners, April 13, 2020

Chairman Heinritz said the letter was sent to all addresses in the Historic District. It included a map of the Historic District and two handouts from the Wisconsin Historical Society related to available tax credits. The tax credits can provide 20 percent to 40 percent of the cost of a project. Director LaFond said Mr. Davis was here with his painting proposal because he got the letter. Commissioner Blazich suggested a meeting with the Thiensville Business Association about the Historic District and available tax credits.

B. Review Annual Report for Certified Government Status, Joe DeRose, Wisconsin Historical Society

Chairman Heinritz said the report provides a good resource for Certificates of Appropriateness and other action taken during the past year.

VIII. ITEMS BY COMMISSIONERS

A. Mequon/Thiensville Historical Society – Bob Blazich

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Chairman Heinritz complimented Commissioner Blazich on the information on the history of the Thiensville Dam in the last issue of the Mequon Beacon.

Commissioner Blazich said he will be writing another article for the August edition on the history of Freistadt. Another article, written in conjunction with Commissioner Flodstrom, will be in the October issue and focus on haunted buildings in the community. There also is a new Facebook group concerning upcoming events in Mequon and Thiensville. There are more than 4,000 members in the “You Know You’re From Mequon-Thiensville If ...” Facebook page.

IX. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to Adjourn the Meeting at 8:17 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,

Gary Achterberg
Administrative Assistant