

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Wednesday, September 9, 2020

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman: Ron Heinritz

Commissioners: Jennifer Abraham
Robert Blazich
Mary Giuliani

Joseph Miller
Thomas Streifender (excused)
Vacant

Director of Community
Services/Public Works: Andy LaFond

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, October 6, 2020 at 5:00 PM.

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. August 12, 2020

Chairman Heinritz said Item C was “laid over,” rather than “tabled.”

MOTION by Commissioner Miller, **SECONDED** by Commissioner Abraham to approve the August 12, 2020, Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Review and approval of Certificate of Appropriateness for cheel Pavilion, Return Widow’s Walk to cheel Structure and Erect Hitching Post Patio, Jesse Daily, cheel, llc, 105 South Main Street

Chairman Heinritz said he wanted to consider the Widow’s Walk and Hitching Post Patio separately.

With regard to the Widow’s Walk, Jesse Daily said portions of the roof were replaced because it was leaking. He already has installed a railing along the Widow’s Walk. Commissioner Blazich said he was happy to see the change,

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which can be seen in old photos of the building. Chairman Heinritz said the changes are a nice addition to return a portion of the building to its original condition.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve Certificate of Appropriateness to return Widow's Walk to cheel Structure, Jesse Daily, cheel, llc, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

With regard to the Hitching Post Patio, Director LaFond provided an overview of the zoning of the property. Director LaFond, Village Administrator Colleen Landisch-Hansen, Village President Van Mobley and Planner Jon Censky met with the applicants, Jesse and Barkha Daily, and their builder to talk about project details prior to consideration by the Historic Preservation Commission and the Plan Commission. Setbacks in the B-1 District are at the discretion of the Plan Commission. There are no limits on the amount of accessory buildings in the Commercial District. This building will be constructed on the adjacent CORE Consulting parcel. In the Historic District, parking in the area is at the discretion of the Plan Commission. Parking concerns were discussed during the meeting. The goal is to have a lively, vibrant district. Staff suggested that the applicants not count on all of the public parking spaces for their needs, but that it would show goodwill to the Plan Commission to obtain some private parking. Director LaFond said a lease has been obtained with Boucher Ford for an additional 12 spots.

Jesse Daily said the proposal will result in the loss of three of the existing 15 parking spaces in their parking lot. Parking spots will open up when an existing tent is removed. Commissioner Giuliani asked if this was a temporary or permanent structure. Jesse Daily said it is permanent.

Barkha Daily said business now is currently weather-dependent. On a recent day with bad weather, many reservations were canceled because guests did not want to sit inside. In addition to a significant reduction in revenue, the business was faced with paying cash on delivery for food and other supplies as it resumed business after the COVID shutdown in spring. Jesse Daily said restaurants have not been able to recover losses through insurance.

Barkha Daily said the solution is to provide peace of mind to customers. The tent is not sustainable into cold weather. The plan would allow the cheel to maintain social distances and adequate seating. It is important to protect employees as well as customers. The Hitching Post was designed by Anna Burns, who designed the outdoor area at Fiddleheads and the beer garden at the cheel.

The Hitching Post incorporates elements of the Village into its design, including the historic fire station and the existing cheel building. Jesse Daily said the structure will be completely open-air during warmer months. During winter, there will be a radiant heating system. The air inside the pavilion will be exchanged every 15 to 25 minutes. The upstairs will be an open-air patio. Patio furniture purchased this year for the open-air tent will be used.

Commissioner Giuliani clarified where the Hitching Post will be located and asked if it would be connected to the cheel. Jesse Daily said it would be located in the area now occupied by the dining tent. It will not be connected to the cheel partly due to fire code issues. Jesse Daily said the current flow of the parking lot – enter from Main Street and exit onto Buntrock Avenue – will be maintained.

Director LaFond said in any district but this, 56 parking spots would be necessary to accommodate all the properties at peak time. That includes the cheel customers and employees, CORE Consulting and residential tenants. In the B-1 zoning district, parking is at Plan Commission discretion. Jesse Daily said a combination of street parking, parking on the site and the 12 spots leased from Gordie Boucher will result in 66 available spots.

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Barkha Daily said the Hitching Post is part of a larger effort for the business to succeed through COVID. Other steps include hiring a party planner, who is working to book events at the restaurant. Jesse Daily said the Hitching Post is essential to the business surviving the pandemic. The summer was successful. Jesse Daily said he appreciates the Village's willingness to be flexible by allowing the tent and additional signage. The cheel has about 40 employees; about 75 percent live in Ozaukee County.

Commissioner Abraham asked about lighting. Jesse Daily said the lighting will be dimmable "mood lighting" similar to what exists inside the cheel.

Jesse Daily said the Hitching Post will be pre-fabricated off-site. It will be erected within approximately 3 weeks after approval. Commissioner Giuliani asked about the height. Jesse Daily said the rooftop patio will be the same height as the porch for the tenant unit above the cheel.

Chairman Heinritz asked to discuss the architectural features. Jesse Daily said the entrance will provide an opportunity to have a waiting room for the cheel, which does not exist now. The railing on rooftop patio is approximately 4 feet high. Chairman Heinritz suggested adding coach lighting on the exterior of the building. Barkha Daily said she liked the suggestion and said they would consider something that is dimmable. Jesse Daily said there will be no signage on the Hitching Post. The "Open" sign will be moved from the patio to this building.

Chairman Heinritz said commissioners should discuss provisions in the Historic Preservation ordinance that relate to whether the structure is compatible or detrimental to other buildings in the Historic District. Commissioner Miller said the proposed building will look good and enhance the area. It will look better than having a tent there. Commissioner Blazich said the building is detached and will take nothing away from the adjacent historic building. Chairman Heinritz said there are several styles of buildings on South Main Street. This building will not detract from the area and will make it more interesting. The State Historical Society wants commercial properties in historic districts to survive and thrive. The building is a little different in style, but it will fit in.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Abraham to approve a Certificate of Appropriateness for Hitching Post Patio, Jesse Daily, cheel, llc, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

Jesse Daily asked commissioners for their opinion on paint color. The cheel may be repainted this fall. Chairman Heinritz suggested returning with drawings of what the paint scheme would look like. Jesse Daily said the current dark green on the cheel would be replaced with red and the light green would be replaced with gray. Director LaFond said a Certificate of Appropriateness for the paint scheme could be considered at the upcoming October 6 meeting. A rendering and paint samples should be included with the application.

**B. Review and approval of Certificate of Appropriateness for Second Floor Addition,
Paint Awning, Ladies & Gentlemen's Quarters, Dawn Bantz, 175 South Main Street**

Dawn Bantz was not present. Director LaFond asked for feedback that he can share with the applicant. The B-1 zoning district allows for residential quarters for a caretaker, owner or employee/caretaker. The entire first floor must be commercial. The building is in the floodplain and there are FEMA rules that come into play if the value is increased by more than 50 percent. A meeting is planned with the Village engineer to discuss potential implications. The first floor might have to be raised. Dawn Bantz has brought similar ideas to the Village several times in the past.

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Chairman Heinritz said the existing building is in very nice condition and the grounds are well-kept. Commissioner Blazich said a second floor to this building would fit much better than a second floor that was proposed at Remington's, but never constructed. Chairman Heinritz said there are a variety of different building styles in the area. A second-floor addition with a Mediterranean style would be attractive. Commissioner Giuliani questioned the plan for a flat roof because it will be difficult to maintain during winter.

Chairman Heinritz said he would like to see more detail on plans for the garage, windows on the rear side of the building, how far a proposed porch would project from the building and detail on the porch rails. Commissioner Blazich said much of that likely will be dictated by the architectural style.

Commissioners conducted a straw poll and indicated they were not opposed to the concept of adding a second floor to the building.

The matter was laid over for consideration when the applicant is present.

VI. OLD BUSINESS

Chairman Heinritz asked Director LaFond to report on activities since the August 12, 2020, meeting when Michael Koepke appeared with a request to raze and replace his building at 127 South Main Street. Director LaFond said the property currently is legal non-conforming. The first floor is not entirely dedicated to the interior design business. The property likely was built as a residence and was there prior to the current B-1 zoning. The owner would not be permitted to build something new and start out with it being legal non-conforming. Michael Koepke was told that it would have to be built so 100% of the first floor was used for the business. There is precedent with another property where the Zoning Board of Appeals approved 30% of the first floor for residential. Village staff is asking the Village attorney if that could be considered for something new. Director LaFond said it may be complicated to build a new building on the site due to getting in machinery with a shared driveway to raze the building and dig a new basement without shutting down Main Street. Another possible use would be to raze the building and build a commercial structure.

VII. ITEMS BY CHAIRMAN

A. Review possible change of Historic Preservation Commission regular meeting date

Historic Preservation will meet the first Tuesday of the month so coordination with the Plan Commission can be as smooth as possible and minimize time delays. For October, the meeting will take place at 5:00 PM Tuesday, October 6 prior to the annual Employee Recognition Dinner.

Chairman Heinritz also addressed the possibility of members joining meetings by phone if they are not comfortable attending in person. Director LaFond said the Board decided to discontinue Zoom meetings and meet in person after the mask requirement took effect. Chairman Heinritz said Commissioner Streifender has told him he does not feel comfortable meeting in person. If the Commission was not going to have Zoom or telephone meetings, he would have to consider if he could stay on the Commission. Director LaFond said he will check on procedure.

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- B.** Review historic research and language for possible plaque at 185 South Main Street, Frank Oil Co. Station

Chairman Heinritz said the Commission is not ready with plaque language to present a plaque at this time. The Employee Recognition Dinner is earlier than usual this year because it will be held outdoors due to COVID. Commissioner Abraham is working with members of the Frank family to obtain history of the property.

- C.** Review Village Codes pertaining to historic preservation

Discussion was laid over for a future meeting.

VIII. ITEMS BY COMMISSIONERS

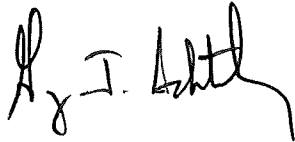
- A.** Mequon-Thiensville Historical Society – Bob Blazich

Nothing to report.

IX. ADJOURNMENT

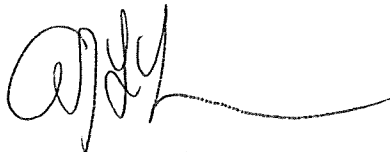
MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to adjourn the meeting at 7:45 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Gary Achterberg
Administrative Assistant

Approved by



Andy LaFond
Director of Community Services/
Public Works