VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES

DATE: Wednesday, February 12, 2020

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:10 PM.

II. ROLL CALL

Chairman:	Ronald Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani
	Robert Blazich -excused	Joseph Miller
	Karin Flodstrom	Thomas Streifender
Village Staff:	Andy LaFond	

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, March 11, 2020 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. January 15, 2019

MOTION by Commissioner Streifender, **SECONDED** by Commissioner Miller to approve the January 15, 2020 Minutes with corrections. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Review and approval of Certificate of Appropriateness for Jori Azinger, HeartSpace, Restoration of Existing Windows and New Storm Windows (upper front only), 163 Green Bay Road.

Jori Azinger present.

MOTION by Commissioner Streifender, **SECONDED** by Commissioner Abraham to approve the Certificate of Appropriateness for Jori Azinger, HeartSpace, Restoration of Existing Windows and New Storm Windows (upper front only), 163 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of Certificate of Appropriateness for Gordie Boucher Ford of Thiensville, Inc., Alterations to 101 North Main Street

Mr. Peter J. Ogorek, Commercial Architect from Perspective Design, Inc, 11525 W. North Avenue, Wauwatosa, WI was present along with Gino Carini with Marenzo Construction Group, LLC, 6055 N Flint Rd #1, Milwaukee, WI to ask for a reconsideration of our decision of the January 15, 2020 Historic Preservation Commission meeting.

Commission questioned the decision by the HPC to retain the original basement windows and two other windows on the south side elevation. Mr. Ogorek reported that the Planning Commission asked the architect if he would prefer his original design, removing the basement windows, and replacing and lengthening two other windows to make them operational. Mr. Ogorek told the Planning Commission he preferred the original design. The Planning Commission suggested the architect come before the HPC again to ask for a reconsideration.

Chairman Heinritz asked if losing the windows will hurt the historical quality of the building. His opinion is that the windows have long been neglected, the sills are wood, not stone, and the wood has become spongy. The windows are not attractive when you walk by. The windows would be filled in with original, salvaged brick. It's the chair's opinion that this building is not a museum, its purpose is to be used.

Commissioner Streifender reminded us that ordinance Chapter 42 created the HPC nearly 30 years ago and stipulated the responsibility of our Commission without much wiggle room. According to the Ordinance, the HPC must determine if the work would detrimentally change, destroy or adversely affect any exterior architectural features. Since the proposed change eliminates an exterior feature that would be lost forever, we have no choice but to deny the request to reconsider.

Commissioner Giuliani agreed with Commissioner Streifender that the windows should stay.

Commissioner Miller told the Commission that he has never liked those basement windows and feels they do not add anything of value to the building. He asserted that the purpose of the windows will change. They will no longer provide light in the basement because the floor is being lowered.

Commissioner Flodstrom asked if the Village Board can overturn the HPC decision.

Commissioner Streifender replied that the Board can overturn the decision by a 2/3rds majority if the decision of the HPC presents an economic hardship. He reminded us again of the HPC Ordinance guidelines and asserted that we do not have any choice but to deny the reconsideration. He asserted that we are not allowed to consider esthetics, color or historical appearance. Our function is very narrow, that of preserving exterior historical architectural features. He suggested we might want to research changing the Ordinance to allow us more wiggle room.

Chairman Heinritz said that he understands Commissioner Streifender' s point, but feels it is more important that the building be utilized. He reminded us that we are already allowing the removal of one window in order to allow an extra show window on the south elevation. His fear is that denying this request will make the Commission look "silly" and that we will lose support for our mission as a result. Chairman Heinritz also fears that if we ask for a change in the Ordinance, we risk having the HPC eliminated altogether.

Commissioner Flodstrom stated that she wishes the HPC had a chance to communicate directly with the Planning Commission so that they might understand our reasoning. She asked what the cost of retaining the windows might be and asked if keeping the windows will create a financial hardship.

Commissioner Abraham expressed the view that this decision should not be based on cost.

Mr. Carini stated that there is no problem with the client affording the windows. There would be no financial hardship. In his view, however, the windows are an eyesore. Removing them would allow for a more streamlined appearance.

MOTION by Commissioner Miller to allow removal of the basement windows, **SECONDED** by Commissioner Flodstrom.

Ayes: 3
Naes: 3
MOTION NOT CARRIED.

Chair Heinritz stipulated that if there are structural considerations involved with saving these window that would be cause for reconsideration. We do not wish to delay the project because of this decision.

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

A. Reviewed letter to be sent to owners of historic buildings and sites.

B. Reviewed Wisconsin Certified Local Government Historic Preservation Commissions Report 2019

C. Reviewed communication letter to Michael Koepke dated 1/3/2020

D. Review membership to National Trust for Historic Preservation

VIII. ITEMS BY COMMISSIONERS

A. Mequon/Thiensville Historical Society – Bob Blazich - excused

IX. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to adjourn at 7:41 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Karin Flodstrom