VILLAGE OF THIENSVILLE

250 Elm Street
Thiensville, WI 53092-1602

Phone (262) 242-3720
Fax (262) 242-4743

MEMORANDUM

June 2, 2020

TO: Members of Historic Preservation Commission

FROM: Gary Achterberg, Administrative Assistant

RE: HeartSpace, 163 Green Bay Road

Jori Azinger called Village Hall last week to say that she will go forward with her initial request to restore existing windows and new storm windows (upper front only) at her business, HeartSpace, 163 Green Bay Road.

The Historic Preservation Commission approved a Certificate of Appropriateness for this request on February 12, 2020. A building permit was issued on March 10, 2020. I've attached the Certificate of Appropriateness, the meeting minutes and the building permit.

This means that Ms. Azinger will not continue to pursue her request to replace windows that was discussed at the May 13, 2020, meeting and laid over for the June 10, 2020, meeting.

RECEIVED
JAN 2 2 2020
BY: ....

CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE THIENSVILLE HISTORIC DISTRICT

Applicant: Jori Azinger

Name of Business: Heart Space

Street Address: 163 Green Bay Rd City: Thiensville State: WI Zip: 53092

~~Home~~ office Phone: 262-242-6521 Cell Phone: 262-242-6521 ~~Business~~ Phone:

Email: jori2017@icloud.com

Property Owner: Jori Azinger

Mailing Address: 163 Green Bay Rd

City: Thiensville State: WI Zip: 53092

Contact Phone Number: 262-242-6521

Description of Project: Restoration of existing windows + New storm windows (upper front only)

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Made to match existing lines on double hung + oriole windows

Proposed Sign(s): Wall____ Monument/Ground____ Pole____ Projecting____ Marquee, Awming or Canopy

Sandwich Board____ Directional Sign____ **(Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)**

Signature of Applicant: [signature] Date: 1-9-20

Print Name: Jori Azinger

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Thiensville Historic Preservation Commission: Project Approved X Project Not Approved____

Commission Signature: Ronald Heinritz Date: 2/12/2020

(Comments/Stipulations from HPC):

Revised 4/19/2010

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.

The Plan 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

All new services and upgrades shall be done underground per Ordinance 1995-07.

262-346-4577
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO. 36-20-03B

TAXKEY#

ISSUING MUNICIPALITY: ☐ TOWN ☒ VILLAGE ☐ CITY of Thiensville, COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 163 Green Bay Rd

PROJECT DESCRIPTION: replace 5 upper/front storm window

☒ COMMERCIAL ☐ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: Jori Azinger	163 Green Bay Rd - Thiensville - WI 53092	262-242-6521
Construction Contractor (BC Lic No.) 091800007 Thoughtful Craftsman	PO Box 11537 Shorewood, WI 53211	414-963-1901
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	
Plumbing Contractor (Lic No.)		
Electrical Contractor (Lic No.)		
HVAC Contractor (Lic No.)		

PROJECT INFORMATION

Subdivision Name | Lot No. | Block No.

Zoning District | Lot Area Sq. Ft. | N.S.E.W. Setbacks: Front Ft. | Rear Ft. | Left Ft. | Right Ft.

1a. PROJECT: ☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other replace storms window

1b. GARAGE: ☐ Attached ☒ Detached

2. AREA: Basement ___ Sq. Ft. Living Area ___ Sq. Ft. Garage ___ Sq. Ft. Other ___ Sq. Ft. TOTAL ___

3. TYPE: ☐ Single Family ☐ Two Family ☐ Multi ☒ Commercial

4. CONST. TYPE: ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL: Entrance Panel Size: ___ amp Service: ___ New ___ Rewire ___ Phase ___ Volts ___ Underground ___ Overhead Power Company: ___

6. STORIES: ☐ 1-Story ☒ 2-Story ☐ Other ___

7. FOUNDATION: ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other ___

8. USE: ☐ Seasonal ☒ Permanent ☐ Other ___

9. HVAC EQUIPMENT: ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other ___

10. PLUMBING: Sewer ☐ Municipal ☐ Septic No. ___

11. WATER: ☐ Municipal Utility ☐ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated): Total ___ BTU//HR

14. ESTIMATED COST: $ 3260 –

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☐ **I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.**

APPLICANT (PRINT): Jori Azinger **SIGN:** ___ **DATE:** 2-18-20

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED **Building** ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☒ Final
Electric ☐ Rough ☐ Service ☐ Final **Plumbing** ☐ Rough ☐ Underfloor ☐ Final **HVAC** ☐ Rough ☐ Final

FEES:		PERMIT(S) ISSUED	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Building Fee	100.00	Bldg. # At top of form	CK# 6378	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name [signature]
Zoning Fee		Zoning #	Amount $ 100.00		Date 3-10-20
WI Seal		Elec. #	Date 3-10-20		Certification No. 132429
Electric Fee		Plmb. #	From HEART SPACE		
Plumbing Fee		HVAC #	Rec By. [signature]		
HVAC Fee					
Adm. Fee					
Other					
Total	100.00				

SEAL NO. ___ Municipality No. 45-186

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

Wisconsin Uniform 05/16