VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES

DATE: Wednesday, August 12, 2020

TIME: 6:00 PM

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Ron Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani
	Robert Blazich	Joseph Miller (excused)
	Karin Flodstrom (resigned)	Thomas Streifender (excused)
Administrator:	Colleen Landisch-Hansen	

Chairman Heinritz stated that Karin Flodstrom had submitted her resignation. This was accepted by the Village Board on July 20, 2020. Chairman Heinritz would like to see Karin reappointed to the Historic Preservation Commission if her schedule allows as she lives in the District and serves as the Commission's secretary.

Commissioner Blazich shared communication from Commissioner Streifender stating he is available to attend meetings remotely and will not attend in person.

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, September 9, 2020 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. July 8, 2020

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Abraham to approve the July 8, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Review and approval of Certificate of Appropriateness for Maintenance of Building (Painting West Side of Building), Timothy Broderick, 159-163 South Main Street

MOTION by Commissioner Abraham, **SECONDED** by Commissioner Blazich to approve Certificate of Appropriateness for Maintenance of Building (Painting West Side of Building), Timothy Broderick, 159-163 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of Certificate of Appropriateness for New Roof, Jesse Daily, Core, LLC, 107 Buntrock Avenue

MOTION by Commissioner Abraham, **SECONDED** by Commissioner Blazich to approve Certificate of Appropriateness for New Roof, Jesse Daily, Core, LLC, 107 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

C. Consultation with Michael Koepke Regarding Certificate of Appropriateness, 127 South Main Street

Michael Koepke, 127 South Main Street, shared that he has exhausted every possible resource to try to keep the building structurally intact, however, it is too expensive. Mr. Koepke would like to raze the building and put up a new structure and comply with the new codes. The plumbing and electrical need to be replaced; and to do this in the existing structure is very expensive. It is cheaper to replace the building than it is to try to preserve it. Mr. Koepke has tried everything he possibly knows to keep it but feels he has to start over. Mr. Koepke also has a wet basement that would be quite costly to repair as well. Mr. Koepke shared that there is nothing architecturally significant on the exterior and feels the best long-term solution is to build a new home.

Commissioner Blazich asked if the new structure would be the same bungalow style that is currently on the site. Mr. Koepke stated it will be very similar to the alterations approved at an earlier meeting – a modern farmhouse.

Chairman Heinritz shared that in order to proceed with a demolition permit, there is an existing garage that is required to be demolitioned and to demo a property, a site plan must be submitted and approved before moving forward. This would have to be approved by the Plan Commission. Also, Chairman Heinritz suggested Mr. Koepke meet with Andy LaFond, Director of Community Services/Public Works and Village staff regarding his plans.

Regarding the original existing garage, there was a demolition permit issued several years ago that has more than likely expired. Chairman Heinritz suggested moving forward with this request. As far as the building, this requires a site plan. In regards to the cost of the building, there is a historic tax credit program through Federal and State and is very generous if you qualify – up to 40%. Mr. Koepke stated that he believes 40% is high. Chairman Heinritz shared that it is 20% from Federal and the State matches it. Mr. Koepke has applied, however, was denied because of the fiber cement on the exterior of the building and the windows were denied.

Mr. Koepke shared that he will be using the same site plan that was approved. This structure is 2 feet wider than the existing home. Mr. Koepke inquired of the Commission their thoughts on razing the home. Commissioner Blazich stated the main thing that they would like to know is what is going to be built and that there will not be an empty lot. Mr. Koepke submitted a conceptual drawing to Director LaFond.

Chairman Heinritz shared that the home sits in the historic center of town and in the Town Center Historic District which will be considered upon project submission. Chairman Heinritz suggested Mr. Koepke meet with Director LaFond and Village Planner Jon Censky.

Mr. Koepke does not have occupancy for his new garage. Mr. Koepke was told to close the opening to the west with a fixed wall made of 2x4's. The Village's Building Inspector did not approve this because there is no siding. Administrator Landisch-Hansen stated that this will be worked through at a meeting with Director LaFond and Planner Censky.

Chairman Heinritz shared contact information regarding tax credits with Mr. Koepke.

Commissioner Blazich shared that the Historic Preservation Commission was at the point of agreement on Mr. Koepke's previous plan and the only item currently still out for discussion was the railing on the front porch. Commissioner Blazich stated that the Commission is probably in agreement with the overall design. Mr. Koepke shared there may be an elevation requirement that needs to be met.

Mr. Koepke stated he will be back.

The demo permit previously approved for the garage was issued many years ago and may have expired. Commissioner Giuliani inquired if the new footprint was 2' wider. Administrator Landisch-Hansen believes that the new footprint is 2' wider and there may be some setback issues. Meeting with Planner Censky will be helpful.

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

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

Chairman Heinritz has done some research regarding 185 South Main Street. The state has very little information. Commissioner Blazich stated that there is some information in the Walking Tour book. Commissioner Abraham will look into gathering some information regarding the Frank Oil Co. Station i.e. when the building was built, dates of operation, etc. The owner of the building is Andy Willms. Chairman Heinritz has contacted Mr. Willms regarding a possible plaque for 185 South Main Street. Mr. Willms is excited about the recognition. There was an addition in 1950 and there was at one time a leak that led to a lengthy remediation.

Administrator Landisch-Hansen shared that the Employee and Volunteer Appreciation Dinner will be after the November election, if it is held.

B. Joseph DeRose, Certified Local Government Coordinator, State Historic Preservation Office, Announces His Retirement as of September 4, 2020

Chairman Heinritz shared that Joseph DeRose, Certified Local Government Coordinator, is retiring after 30 years.

C. Review Sign Code

This item was tabled.

D. Reference material: Window Installation

Chairman Heinritz shared a catalog from Marvin windows and a list of possible contractors to be used as a resource to those wishing to do updates to their property in the Historic District.

VIII. ITEMS BY COMMISSIONERS

A. Mequon/Thiensville Historical Society – Bob Blazich

Commissioner Blazich shared that the stamp museum is open by appointment only allowing two people in at a time with masks required.

Also, the Mequon/Thiensville Historical Society will be working on cleaning up membership and will be having a membership drive.

IX. ADJOURNMENT

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Abraham to adjourn the meeting at 6:50 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Amy L. Langlois
Village Clerk