

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

Applicant: Brookwater Group, Inc.

Name of Business: Cheel / Baaree

Street Address: 107 Buntrock / 105 S Main City: Thiensville State: WI Zip: 53209

Home Phone: _____ Cell Phone: 414-333-2310 Business Phone: _____

Email: thebrookwatergroup@gmail.com / jesse@core-usa.com

Property Owner: 107 Buntrock Ave LLC

Mailing Address: 105 S Main Street

City: Thiensville State: WI Zip: 53092

Contact Phone Number: 414-241-1013

Description of Project: Return widow's walk to Cheel structure and erect Hitching Post Patio

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

Return iron widow's walk to existing Cheel structure

(See building packet for patio structure)

Proposed Sign(s): Wall Monument/Ground Pole Projecting Marquee, Awning 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: _____ Date: 09/01/20

Print Name: Jesse Bailey



Thiensville Historic Preservation Commission: Project Approved Project Not Approved

Commission Signature: Ronald Heinrich Date: 9/9/2020

(Comments/Stipulations from HPC): _____

C.O.A. Approved, Widow's Walk, 105 S. Main St.

C.O.A. Approved, Hitching Post Patio, 107 Buntrock

**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	Joseph Miller
	Robert Blazich	Thomas Streifender (excused)
	Mary Giuliani	Vacant
Director of Community Services/Public Works:	Andy LaFond	

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, October 7, 2020 at 6:00 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, 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.

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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 next year. 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 that 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.

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 Village's

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willingness to be flexible in terms of allowing the tent and additional signage. The cheel has about 40 employees and 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 in 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 attached 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 7 meeting. A rendering and paint samples should be included with the application.

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