

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Tuesday, February 2, 2021

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:01 PM.

II. ROLL CALL

Chairman:	Ron Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani
	Jamie Awe	Joseph Miller
	Robert Blazich	Vacant
Director of Community Services/Public Works:	Andy LaFond	

Chairman Heinritz read a letter from Tom Streifender resigning from his position on the Historic Preservation Commission effective at Noon on Tuesday, February 2, 2021. Mr. Streifender wrote that he enjoyed serving on the Commission. Commissioner Blazich inquired as to who has to accept the resignation. Director LaFond shared that appointments are made by the Village President and approved by the Village Board. Commissioner Blazich believes that Zoom meetings should be offered and shared that he considered not coming to the meeting this evening due to the resignation, however, attended as to not delay the project on the agenda and knew a quorum was necessary.

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Tuesday, March 2, 2021 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. January 5, 2021

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the January 5, 2021, Minutes.
MOTION CARRIED UNANIMOUSLY.

V. BUSINESS

A. Review and action regarding Certificate of Appropriateness, cheel, llc Rebuild,
105 South Main Street, Jesse Daily

Chairman Heinritz shared that this site at 105 South Main Street is in Thiensville's Historic District and is in a special District that was listed on the State and National Register of Historic Districts known as the Main Street District. This

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District included about six or seven properties near the corner of Main Street and Green Bay Road and is also in the area included in the Mequon-Thiensville Town Center study area and a Thiensville Central Business District in Thiensville's architectural guidelines.

Chairman Heinritz is impressed with the design stating it takes in architectural features from the Village's Historic District. The plans do not include a list of materials that would be used. More specifics regarding materials was requested.

Jesse Daily is working with Brookwater Group which has designed other projects in the Village including Fiddleheads, Reuter Insurance and the baaree. What is proposed is a modern, Queen Anne-style building. They want to bring back the charm that previously was on the corner prior to the fire while making it realistic and more efficient as a restaurant. As beautiful as the cheel was, it was an old home that never was designed to be a restaurant. The new restaurant provides an opportunity to build a space that revives the intimate feel and glory of the cheel with an event space upstairs. It will provide a better space to offer live music separated from dining. With regard to the materials, the plans call for using stucco. The goal is to make the building last for another 130 years with minimal maintenance. Barkha Daily added they want a building that is going to be an attraction to visitors that can be maintained over the long-term.

The cheel will occupy the first floor. The Phoenix Room event space will be on the second floor. The building will include a basement kitchen for catering which was not possible in the old building. The footprint is essentially the same as the cheel and the previously approved pavilion which never was built due to the fire. The space will be combined into one building. The process has been completed to combine the parcel with the adjacent Core Consulting parcel.

The new building will provide more space for diners in the cheel. The upstairs allows for live music and space for weddings and other events. A kitchen and storage space will be in the basement. Mr. Daily and the Commission members looked at and discussed renderings. The building includes a steeple similar to the one on the old building. It will serve as an elevator shaft. The eagle from the old cheel will be at the top. Garage doors that had been procured prior to the fire for the pavilion will be incorporated which will allow for an open-air concept. The entrance will be on the south with no entrance at Main Street and Buntrock Avenue.

Mr. Daily addressed the materials being used. In addition to stucco, there will be quite a bit of red brick. That is typical with Queen Anne-style buildings. The building will have two elevators; one for customer use and the other for the kitchen and staff. Signage is being worked out, but likely will be a single monument sign for the cheel, the Phoenix Room and the baaree.

Commissioner Abraham spoke with several people about the plans. One said it reminded her of the grandness of the old White Coach Inn. Commissioner Abraham would prefer one standard material on the outside rather than different materials.

The goal is to complete the project by the end of 2021, however, next spring may be more realistic.

Chairman Heinritz stated the general façade is very attractive and impressive. A list of materials that will be used was requested. Director LaFond noted there may be newer materials available than are included in the guidelines. Chairman Heinritz anticipates approval of the general façade and plan and requested that the materials that will be used be submitted. If there are changes, this can come back to the Historic Preservation Commission.

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Director LaFond shared that the front setback and parking is at the discretion of the Plan Commission. The Plan Commission and the Village Board continue to talk about public parking. One of the first areas they likely will consider is a lot that the Village owns that now is leased to a private entity.

MOTION by Commissioner Abraham, **SECONDED** by Commissioner Awe to approve Certificate of Appropriateness, cheel, llc Rebuild, 105 South Main Street, Jesse Daily, Material List and Changes to be Supplied to the Historic Preservation Commission. **MOTION CARRIED UNANIMOUSLY.**

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Review plaque language, Frank Oil Co., 185 South Main Street

Chairman Heinritz stated there is no new information regarding the Frank Oil Co. building.

On a different topic, Chairman Heinritz spoke to representatives from Lakeside Development about having a marker or other memorial as part of the pocket neighborhood planned at the old M&I Bank site, 200 Green Bay Road. A plaque would commemorate the bank and the original house on the property. The Developer's Agreement for the project will include a small parcel that will remain. The parcel will be called 200 Green Bay Road and memorialize the former use. In addition to a plaque, the parcel will include the cornerstone from the existing building and a bench.

VIII. ITEMS BY COMMISSIONERS

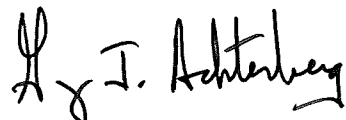
- A. Mequon-Thiensville Historical Society – Bob Blazich

No report.

IX. ADJOURNMENT

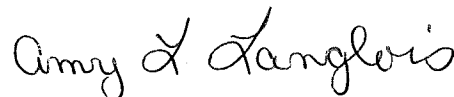
MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to adjourn the meeting at 7:11 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer