

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Wednesday, September 14, 2016

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:30 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:30 PM.

II. ROLL CALL

Chairman:	Ronald Heinritz	
Commissioners:	Robert Blazich	Joseph Miller
	Henry Kolbeck	Mary Giuliani
	Jennifer Abraham	Judy Ziebell
Administrator:	Dianne S. Robertson	
Guest:	Mark Hammond	

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, October 12, 2016 at 6:30 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. August 10, 2016

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the August 10, 2016 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Approval of a Certificate of Appropriateness for Port Washington State Bank For the Demolition of Existing Commercial and Residential Buildings at 193-197 South Main Street and 104 Spring Street for the Construction of A New 3,570 Square Foot Branch Bank Facility with Remote (2) Lane Drive Up

The Commission approved a Certificate of Appropriateness for Port Washington State Bank for the construction of a 3,570 square foot branch bank facility with remote (2) lane drive up replacing the existing commercial and residential buildings at 193-197 South Main Street and 104 Spring Street.

Chairman Heinritz reviewed prior action taken:

7/13/16 Historic Preservation Commission Meeting

Site plans, zoning and Historic Chapter 42-59 were reviewed and a Certificate of Appropriateness for new construction was approved with the following stipulation: Final approval of the proposed development shall be subjected to the Plan Commission approval.

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8/10/16 Plan Commission Meeting

The Plan Commission approved the site plan and certified survey. Final approval for the project was given.

Sara Lepich from The Redmond Company described plans and answered questions. HPC reviewed Chapter 42-59, Sec. 3, A-G regarding demolition in Historic District.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Abraham to approve the Certificate of Appropriateness for Port Washington State Bank for the Demolition of Existing Commercial and Residential Buildings at 193-197 South Main Street and 104 Spring Street for the Construction of a new 3,570 Square Foot Branch Bank facility with Remote (2) Lane Drive Up. **MOTION CARRIED UNANIMOUSLY.**

- B.** Approval of a Certificate of Appropriateness for MSP Real Estate, Inc.
For the Demolition of Former M&I Bank Building, 200 Green Bay Road

Chairman Heinritz shared the history of 200 Green Bay Road. In 1910 the Thiensville State Bank was established and located at 136 Green Bay Road with John F. Nieman as President. In 1929 the Thiensville State Bank located at 136 Green Bay Road moved to a new building on the same street. It was the art deco building on 118 Green Bay Road. In 1963 the bank made its third move to a new colonial revival style building at 200 Green Bay Road. In 1973 the bank changed its name to Colonial State Bank until being sold to Valley Bank. The building is considered a local landmark and is listed in the Thiensville Historic Ordinance Chapter 42, is over 50 years of age and does meet the qualifications of the National Register criteria for historic designation. Information on this building and the history of the Thiensville State Bank can be found in the History of Thiensville Bicentennial 1976 Edition.

Mr. Mark Hammond was in attendance on behalf of MSP Real Estate. This property was originally considered as a memory care facility. It was determined that this would be cost prohibitive to build a new facility around the existing building. There was some interest from David Hoff last year to develop multi-family apartments but this proposal was withdrawn. MSP has since put a sign up to market the property for sale. So far the interest has been for the land and not for the building. The building is laden with asbestos in the window caulking, pipe insulation, the ceiling and floor which requires substantial remediation.

Mr. Hammond stated that what is being seen now are bank branches that are small with two (2) drive through lanes. When disclosing the fact that asbestos is in the building to any potential buyer, there is no longer interest in the property.

It was confirmed by Administrator Robertson that this is a historic landmark site and is in the Historic District because it is contiguous but also is listed because of the former resident.

It is Mr. Hammond's understanding that the property at 200 Green Bay Road is in the Historic District because of the adjacency to the other Green Bay Road properties. Administrator Robertson confirmed that the site is contiguous. Further discussed was the fact that the site could potentially qualify for historic tax credits. Mr. Hammond has had experience with historic tax credits. A project in LaCrosse took months to decide as to whether to go down the path of recreating historically. It is important to note that the colonial revival period ended in 1962 and that interested parties are not interested in the look of the structure itself.

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The last showing of the property was to an interested buyer for a yoga studio. After the showing, the interest faded due to all the renovation work that would be required.

Chairman Heinritz commented that the building in itself is historic because it is over 50 years old and is the third location of the Thiensville State Bank that was founded in 1910. All three bank buildings were on the same street and in a short proximity. This building represents the cultural heritage and economic development of this community so it has historic significance, other than mainly the structure. All properties in the Historic District are considered local landmarks.

Mr. Hammond also stated that the layout of the building as it stands is not appealing.

The building would possibly qualify for tax credits according to Chairman Heinritz. The State Historical Society has a fast-tracking method that reviews the property and then determines what credits would apply. Mr. Hammond expressed that MSP is not interested in those tax credits.

The building has been vacant for nine years. Some projects have been presented for this site. It is the understanding that the reason that these projects did not pass was not because of the demolition of the building but because of the project itself. The Historic Preservation Commission is being asked to approve the demolition of the building without knowing what will be on this site in the future.

Commissioner Abraham confirmed that the Village Ordinance states that in order for a demolition permit to be approved, future plans must be submitted. Mr. Hammond believes that having the site clear would help sell the property.

Chairman Heinritz inquired as to what improvements on the property would be removed and questioned if there is a landscape plan put in place after the building is demolished. Mr. Hammond confirmed that the intent is to demolish the entire building and asphalt and put down hydro seed.

The Thiensville Municipal Code Historic Ordinance Section 42-59 Construction, reconstruction, exterior alteration and demolition was reviewed.

Section (b)(3)(a) states: Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the village and the state;

Chairman Heinritz believes that the building is a very elegant building, is the lead building when entering the Historic District, and if removed and left with a vacant lot, that it would be detrimental.

Section (b)(3)(b) states: Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the village and the state;

It was agreed that the building has character.

Section (b)(3)(c) states: Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in section 42-1 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the village board;

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Section 42-1 charges to protect and enhance and perpetuate such improvements that reflect elements of the Village's culture, social, economic, political, engineering and architectural history.

Commissioner Blazich stated that an empty lot does not increase property values.

Section (b)(3)(d) states: Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced, or be reproduced only with great difficulty and/or expense;

Chairman Heinritz does not believe a building like this would be constructed today.

Section (b)(3)(e) states: Whether retention of the building or structure would promote the general welfare of the people of the village and the state by encouraging study of American history, architecture and design, or by developing an understanding of American culture and heritage;

Commissioner Blazich believes this is not one of the main concerns.

Section (b)(3)(f) states: Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a certificate of appropriateness;

Chairman Heinritz and Commissioner Miller stated that the building is in fairly good shape and does not present any failure.

Section (b)(3)(g) states: Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

No proposal has been presented.

Section 42-59 has been reviewed. If the Historic Preservation Commission does not approve the Certificate of Appropriateness, the petitioner has the right to appeal the decision to the Village Board or refile for demolition in the future.

Mr. Hammond referred to Section (b) (1) and (2) which states: No permit to demolish all or part of a historic landmark structure, or improvement in a historic landmark district, shall be issued without first receiving the written approval of the commission. Every application for a permit to demolish such property shall be referred to the commission. Upon receipt of any such application, the commission may refuse to grant such written approval for a period of up to ten months from the time of such application, during which time the commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten-month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventually success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the commission shall authorize the issuance of the permit to demolish the subject property.

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Chairman Heinritz clarified that the Commission is operating under Section (3) which states: In determining whether to issue a certificate of appropriateness for any demolition, the commission shall consider and may give weight to any or all of the following Sections (a) – (g). Section (4) states: An appeal from the decision of the commission to grant or deny a certificate of appropriateness may be taken to the village board by the applicant for the demotion permit.

Commissioner Abraham stated that under good conscience the Commission cannot approve this based on the findings this evening and confirmed with Mr. Hammond that there is no interest in preserving the building.

The application this evening can be denied. If denied, the applicant has the right to appeal the decision. The Historic Preservation Commission is operating in good faith by referring to the Ordinance. If the applicant does not appeal the decision, they can reapply in the future.

It would be helpful if the Commission had some idea of what the land would be used for after the demolition. Administrator Robertson clarified that if MSP were to reapply with a proposal of what would be on the site after demolition, approval may be considered.

Commissioner Blazich stated that he would support a certificate of appropriateness for demolition of this property if he knew what would replace the structure.

Mr. Hammond stated that refusing to grant the request is different than to deny the request and inquired as to the purpose of the ten-month period. Also, Mr. Hammond requested the Commission to possibly delay their decision until after consulting with the Village Attorney.

The interest of the Commission is to preserve this property. The option to keep the permit open for ten months is the Commission's option, not the applicant. There had been interest in the property over the years. The list price of the property today is \$690,000.

Chairman Heinritz explained that MSP has the right to appeal the decision with the Village Clerk within 10 calendar days of this decision or may reapply at some time in the future if the request is denied.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Abraham to Deny the Certificate of Appropriateness for MSP Real Estate, Inc. for the Demolition of Former M&I Bank Building, 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Review Wisconsin State Historic Conference, October 21-22, 2016 at Glacier Canyon Lodge, Wisconsin Dells

There are three members registered. Anyone else interested, please submit your registration.

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B. Review text submitted for plaque for Otto Bublitz Investment Property

Chairman Heinritz has worked with Thomas Montaine on the text for the historic plaque. A few text changes were made to the plaque.

C. Review renovations of Old Village Hall, 101 Green Bay Road

Chairman Heinritz shared that at the present time the Historical Society is not in a position to make a move and suggested allocating funds in the Village Budget to renovate the Old Village Hall. The Thiensville Fire Corporation could allocate funds for this as well.

The Historical Society would like to move into the Old Village Hall in the future.

The Historic Preservation Commission as a whole would like money allocated for renovating the Old Village Hall.

VIII. ITEMS BY COMMISSIONERS

A. Mequon/Thiensville Historical Society – Bob Blazich

The Mequon/Thiensville Historical Society will be hosting an Open House on Saturday, September 17th from 1:00 PM to 4:00 PM.

The Thiensville Fire Department pancake breakfast is on Sunday, September 18th.

The Historical Society is interested in conducting personal histories on any Thiensville residents.

IX. ADJOURNMENT

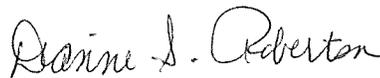
MOTION by Commissioner Miller, **SECONDED** by Commissioner Ziebell to adjourn the meeting at 8:05 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Dianne S. Robertson
Administrator