

**VILLAGE OF THIENSVILLE  
HISTORIC PRESERVATION COMMISSION  
MINUTES**

**DATE:** Wednesday, January 15, 2020

**LOCATION:** 250 Elm Street  
Thiensville, WI

**TIME:** 6:00 PM

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Chairman:	Ronald Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani (excused)
	Robert Blazich (excused)	Joseph Miller
	Karin Flodstrom	Thomas Streifender
Village Staff:	Director of Community Services and Public Works Andy LaFond	

**III. DATE AND TIME OF NEXT MEETING**

Next meeting scheduled for Wednesday, February 12, 2020 at 6:00 PM

**IV. APPROVAL OF MINUTES**

- A. Approval of Minutes
  - 1. December 11, 2019

Commissioner Streifender noticed some inaccuracies in item V. BUSINESS A. of the December 11, 2019 minutes regarding the lot size of the project at 116 North Orchard. The minutes indicate "7200 feet instead of 6800 feet". This should read, "7200 **square** feet instead of 6800 **square** feet".

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Streifender to approve the December 11, 2019 Minutes with the Correction to the Lot Size of "7200 Square Feet Instead of 6800 Square Feet". **MOTION CARRIED UNANIMOUSLY.**

**V. BUSINESS**

- A. Review and approval of Certificate of Appropriateness for Michael Koepke, LTK Interiors, Porch Railings and Doors, 127 South Main Street.

Mr. Koepke was not present, and no action was taken.

- B. Review and approval of Certificate of Appropriateness for Kathleen Schreiner, New Roof, 175 Green Bay Road

Due to a leaking roof, this work was completed before the Certificate of Appropriateness was submitted. Ms. Schreiner was not present.

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**MOTION** by Commissioner Flodstrom, **SECONDED** by Commissioner Miller to approve the Certificate of Appropriateness for Kathleen Schreiner, New Roof, 175 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and approval of Certificate of Appropriateness for Susan Brown-Williamson, Repair and Paint Town Barn, 154 Green Bay Road.

Ms. Brown-Williamson was not aware that a Certificate of Appropriateness is required. The structure was painted before the Certificate was submitted. There were some concerns expressed that the color is too bright and stands out too much in the neighborhood. Ms. Brown-Williamson was not present.

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Streifender to approve the Certificate of Appropriateness for Susan Brown-Williamson, Repair and Paint Town Barn, 154 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

- D. 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 West North Avenue, Wauwatosa, Wisconsin was present along with Kurt Johansen from the same firm. They gave a presentation of the work they plan to do at 101 North Main Street (corner of Main Street and Buntrock Avenue).

Gordie Boucher would like to renovate the building at 101 North Main Street to become part of the automobile dealership. The real focus of the project is to display a vehicle inside the building. Originally, it was contemplated to install a ramp on the outside of the building. Below the windows, there are some ceramic tiles. The top of that is the current finished floor of the building. Upon entering the building you immediately go up three stairs to the first floor. This building likely had windows all the way down to the sidewalk. Part of the design concept was to restore the windows back to going all the way down to the sidewalk as originally installed and do away with the ceramic tiles. This would eliminate the need for the outside ramp.

Commissioner Streifender inquired if research into the history of the building indicated that the floor was originally at grade level. The floor that is currently there is original.

On the floor plan, this building originally had a garage and the main building has an upper single family residence with their hardware business below. The first floor of the building has not been used for many years.

Plans are to lower the first floor to the street elevation, extend the glazing all the way down to the sidewalk, incorporate lights in top of the windows, incorporate a sign band and install ADA compliant bathrooms, break areas and conference rooms. The other challenge if the floor were to be left high, is being ADA compliant. An additional window will be installed centered underneath the bay window in order to open up the building with more light. The outside stairs to the second floor will also be moved to open up the front of the building.

Instead of using an overhead door (like the old fire house), an accordion door is being considered.

As far as the signage, a vintage serif font is proposed with the Boucher Village Ford name with recessed small LED canned lights. The sign is not internally lit.

The building is currently painted battleship gray that probably is not original. A historic slate blue is proposed. The second floor windows will be replaced with double-hung windows with divided light in the top to match the others on the building.

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The proposed windows are wood with an aluminum clad finish on the exterior. The interior of the windows will be wood with the outside being aluminum clad. Chairman Heinritz indicated that the Wisconsin State Historic Society approves wood windows and wooden clad and appreciates the proposed windows. The glass will be clear with no tint with divided lights between the glass.

The letters for the sign will be 10" in height. Mr. Ogorek would like to find a historic sign plaque.

The car displayed will likely be a classic car as opposed to a car that is for sale.

The two windows on the south elevation more than likely did not go down to the grade level. The reason that those windows are likely going to be lowered is that the entire floor plate is being moved down 2' and the staff lounge will be there making the window sill too high if not moved.

Chairman Heinritz inquired as to what time of the evening the showroom would be illuminated. Mr. Ogorek will look into this. Director of Community Services/Public Works Andy LaFond stated that the lights in the old fire house are left on all night.

Commissioner Flodstrom is concerned that the paint color is too dark and suggested painting the trim lighter. When selecting the color, Mr. Ogorek went to the Sherwin-Williams historic pallet. Mr. Ogorek believes that opening the building up with windows will help make the building not look so dark and believes that the color is complimentary.

Commissioner Streifender inquired if the building was designated historic or is merely in the historic district. The Village Ordinance does give the HPC specific guidelines. Chairman Heinritz confirmed that this is a designated historic building and is also on the state and national listing as a Historic District building. Commissioner Streifender stated that he likes the project but believes that lowering the floor is a change of significance and questioned if there was a greater good to be served by sacrificing the architectural feature in order to allow the building to be used. It was also stated that the job of the HPC is to make certain the finished product contains as much as can be retained of what is historic. Commissioner Streifender is troubled by the fact that the grade level windows will be gone.

Mr. Ogorek believes that the reason this building is on the state and federal listing is because it is in a group of buildings in the Historic District. The building was built in 1920. The entire reason the project is happening is to have the building as a showroom. If they cannot achieve that, the building will not change.

It was confirmed that Village Ordinance does not permit the HPC to consider interior alterations.

Chairman Heinritz shared that the State Historical Society wants to see these historical buildings being used and not as a museum and at this time we are not trying to create an original building and are not concerned about the interior of the building – only the exterior. Chairman Heinritz does not believe that the grade level windows are critical in order to know that this building is a historic building. Commissioner Flodstrom believes the original windows are an interesting historical feature.

The finished floor will be right in the bottom rail of the bottom sash and it will be tough to try to figure out a way to keep the windows as they are pushed deep into the wall and on the inside of the building, almost flush with the inside basement wall. The masonry used will be salvaged from the building. The finished floor will be right in the bottom rail of the bottom sash and will be tough to try to figure out a way to keep them. If they were to be kept, a spandrel type of glass would have to be used so you cannot see through them.

Mr. Ogorek believes that the restoration that is planned for the front of the building, the southeast corner and the east side of the building, is bringing the building back to what is characteristic of the 1920's.

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Commissioner Abraham inquired of Mr. Ogorek of what type of covering would be used inside the window. Mr. Ogorek stated that the two window sills to the left will not be changed and could look into ideas on how to retain the lower level windows. Chairman Heinritz suggested installing a false window.

Commissioner Streifender would like to know the cost feasibility from an architectural and design perspective to help preserve the building to its original state.

Mr. Ogorek inquired how the Commission felt about the sash and how they felt if the window moved forward because the back of the glass is even with the basement wall. Right now it is an inoperable sash – the window can be opened up from inside the basement. This would help with the interior finishing. The Commission thought this was a good solution.

Chairman Heinritz offered that the Commission could approve the Certificate of Appropriateness contingent on saving as many of the basement windows or window facades as possible. Mr. Ogorek stated that he will commit to leave the window sills on the upper windows where they are at and keep the four windows below the down spout and will find a solution to make that happen.

Chairman Heinritz also inquired of an accent color lighter than proposed. Mr. Ogorek did work hard to get a complimentary color and that a tan color would not allow the architecture to be seen. Commissioner Flodstrom believes a lighter color would blend into the Village and also suggested putting some stone on the building.

Commissioner Streifender inquired about the two windows on the north elevation. One is a small square window up high and the other one is at grade level into the basement. Mr. Ogorek stated that the stairway would run right through the sill of the upper window and the lower window would be removed as this is where the entrance door will be. Commissioner Streifender inquired if the same technique that Mr. Ogorek is planning to use on the south elevation lower windows be used on these windows on the north side. Mr. Ogorek thought this might work on the upper window but not on the lower window as this is where the door will be going. Mr. Ogorek will look into this as well as long as the window can be moved forward.

**MOTION** by Commissioner Streifender, **SECONDED** by Commissioner Abraham to approve the Certificate of Appropriateness for Gordie Boucher Ford of Thiensville, Inc., Alterations to 101 North Main Street with the Following Stipulations:

South elevation: four existing basement window openings (from the west end of the building) will be retained as windows or false windows. Two existing window openings in break room area are to remain in their present location and form.

North elevation: one existing basement window opening, adjacent to the entry door to be retained as a window or false window. One existing first-floor window opening (behind stairwell) to be retained as a window or false window.

**MOTION CARRIED UNANIMOUSLY.**

**VI. OLD BUSINESS**

**VII. ITEMS BY CHAIRMAN**

- A. January 2020 W.A.H.P.C. Newsletter, Spring Conference, April 24-25, 2020, Marshfield, WI. Chair Heinritz called this event to our attention and suggested that we subscribe to the newsletter.
  
- B. Jonathan Clark House  
January 7, 2020 – Annual Meeting – at Spectrum Investment Center was a nice event.  
February 1, 2020 – J.C. House exhibit at Mequon Nature Preserve Winter Frolic
  
- B. Review of former Lumen Christi Historic Information, 116 North Orchard Street – An outline dated January 15, 3030 was submitted to the Commission listing dates and factual information.

**VIII. ITEMS BY COMMISSIONERS**

- A. Mequon/Thiensville Historical Society – Bob Blazich.

Commissioner Blazich was excused from this meeting.

**IX. ADJOURNMENT**

**MOTION** by Commissioner Streifender, **SECONDED** by Commissioner Miller to adjourn the meeting at 7:51 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Karin Flodstrom  
and  
Amy L. Langlois  
Village Clerk