



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

**PATRICIA KEATING KAHN, CHAIR**

**Anna-Marie Opgenorth, Vice Chair**

**Ald. Robert Bauman, Marion Clendenen-Acosta, Matt Jarosz,**

**Ann Pieper Eisenbrown, and Blair Williams**

**Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,**

**lelmer@milwaukee.gov**

**HPC Planner: Carlen Hatala, 286-5722, chatal@milwaukee.gov**

**Legislative Liaison, Dana Zelazny, 286-8679,**

**dana.zelazny@milwaukee.gov**

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Monday, June 13, 2016

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:26 P.M.*

**Present:** 4 - Pieper Eisenbrown, Bauman, Clendenen-Acosta, Keating Kahn

**Excused:** 3 - Jarosz, Williams, Opgenorth

**1. Review and approval of the minutes from the May 9th meeting.**

*Ms. Clendenen-Acosta moved, seconded by Ald. Bauman, for approval of the minutes. There were no objections.*

**2. [160101](#)**

Resolution relating to a Certificate of Appropriateness for the creation of Preservation Park at the southeast corner of W. Juneau Avenue and North 10th Street, part of the property B29 at 1125 North 9th Street, in the Pabst Brewery Complex Historic District for Brewery Project, LLC.

**Sponsors:** THE CHAIR

*Ms. Hatala said the park is being created to honor both former brewery workers and those who have worked to restore the Brewery development, which is nearly complete. The corner will have a grassy lawn area, with concrete retaining walls to serve as seating. Trees will be planted on the west edge of the park and along Juneau Ave. The trees will grow through steel panels. A sunken garden will separate the lawn from the alleyway. The hardscape will contain story panels and artifact window wells. There will be steel panels with a time line narrative on them installed in the sidewalk area along Juneau Ave., with lighting of them from below. The artifact window wells will be set within the panels and also lit and have a slip-resistant, but clear surface, so they can be viewed. There will be bollards of varying size and will be used to protect the sunken garden. There will also be memory boxes and ambient street lighting. The park will be a unique blend of the traditional and the contemporary. There's also an area that will serve as a tribute to Paul Jakobovich, HPC planner.  
Dan McCarthy - 710 N. Plankinton*

*Kevin Nantz - 710 N. Plankinton Ave. - he also passed around a quartz sample that will be used for a memory box. It cannot be easily vandalized or have the contents removed.*

*The artifacts will be solicited from former brewery workers and Ms. Hatala will have input on the statement relating to Mr. Jakubovich.*

**A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Opgenorth, Williams, and Jarosz

3. [141064](#)

Resolution relating to a Certificate of Appropriateness for a mothball certificate for 317 W. National Avenue in the Walkers Point National Register Historic District for David Pachefsky.

**Sponsors:** THE CHAIR

*Ms. Hatala went through the history of the building. The project was approved in November 2014 and the certificate was extended in November 2015. The applicant has a tenant lined up to occupy the building and a COA was issued for a handicap lift as staff approval. Staff recommends extension of the mothball certificate Luis Vardosa - 503 W. Lincoln Ave. - they submitted the documents to DNS for the handicap lift and the tenant will then occupy.*

*Ms. Pieper Brown moved for a six-month extension, seconded by Ald. Bauman. There were no objections.*

**A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Opgenorth, Williams, and Jarosz

*Roll call taken at 3:51 P.M.*

**Present:** 5 - Pieper Eisenbrown, Bauman, Williams, Clendenen-Acosta, Keating Kahn

**Excused:** 2 - Jarosz, Opgenorth

4. [160082](#)

Resolution relating to the re-cladding of the exterior of 2553-2557 North Lake Drive (Lake Drive Townhomes) in the North Point North Historic District for Prospect Management Company.

**Sponsors:** THE CHAIR

*Ms. Hatala said that exterior renovations were first heard by HPC on June 15, 2009*

and the proposal was for horizontal, cement board clabbards. The applicant is requesting to apply EIFS finish, which has had some failures in the past. In 2009, true stucco could have been a staff approval, but all other exterior sidings would need full HPC approval. Historically HPC has not approved the use of EIFS finish for historic buildings, but in this situation the original cladding is EIFS and the building isn't, although it has a historical look, it is of a newer age. The owner is aware of the criticism related to EIFS and feels that it will not be an issue. Ms. Hatala does support the application and notes the windows and doors will be reconstructed as they were. The building was built before the historic district existed. Jeffery Falstead - Solid State Architecture - he doesn't think stucco will work well over the large area that is needed. He thinks the EIFS will give the same appearance and will perform well. Application methods have improved since 1982 and stucco will result in moisture and water damage. Sandy Deer - Hosepy - resident and president of the condo association - they have 22 residents that are investing a lot in the building and she's not sure what the residents will do if stucco is required. The windows, doors and patio doors will be replaced as well. Mr. Williams understands the owners' dilemmas and he supports this very narrow instance in approval of EIFS. Although the building was well-maintained, the siding wasn't well-installed and with this installation it will not last merely 35 years. Mr. Williams moved as this building was built prior to the district being created, stucco will not work with the large area and the applicant will work with staff for the details relating to other elements (doors, windows).

**A motion was made by Blair Williams, seconded by ALD. BAUMAN, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Opgenorth, and Jarosz

5. [160102](#)

Resolution relating to a Certificate of Appropriateness for exterior alterations at 1201 W. Historic Mitchell Street in the Mitchell Street Historic District for Family Dollar.

**Sponsors:** THE CHAIR

Ms. Hatala showed a picture from 1980 when the property was a Marc's Big Boy. In 1937 the two-story building was reduced to one story and 3-4 businesses were operating at the site. The building is very simply in design with a few art deco features. The Big Boy restaurant opened in 1970 following a renovation. The building is currently empty and was most recently a county social service agency. Family Dollar is proposing to make the entire building into one store. Part of the proposal is to install a yellow/orange film over some of the windows to allow more interior shelving. There will no longer be a recessed storefront - it will all be one wall. Ms. Hatala said half of the original 1937 building was already altered and the HPC approved other alterations in 1992. Staff recommends approval, although it is somewhat suburban and she is concerned about the windows being covered up by the yellow film. The business district has been working on having window areas open so the public can see the merchandise. Staff recommends opaque or translucent panels and shelving that supports that. Jemela Butters is the property owner who owns multiple housing on Wells St. and the owner of this property. Alex Hollamine - Family Dollar project manager from Palatine, IL - they are planning

on having 7 feet tall shelving units.

Ms. Clendenen-Acosta is fine with the film on the left side, but would like it be open on the corner and also across from Modjeska Theater. The chair was concerned about how dark the building would be in winter and not produce any ambient street lighting. Mr. Williams recommended inverting the interior plan so the transparent windows are on the corner and the opaque windows on the left side. Mr. Williams would like the corners as transparent as possible.

Ald. Bauman moved to hold. There was no second.

Mr. Williams moved for approval, with the applicant to work with staff on transparency at the corner and down the Mitchell Street side, seconded by Ms. Clendenon-Acosta. Ald Bauman would like have this held and voted no.

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 1 - Bauman

**Excused:** 2 - Opgenorth, and Jarosz

Roll call taken at 4:30 P.M.

**Present:** 4 - Bauman, Williams, Clendenen-Acosta, Keating Kahn

**Excused:** 3 - Pieper Eisenbrown, Jarosz, Opgenorth

6. [160125](#)

Resolution relating to a Certificate of Appropriateness for the whole house renovation and addition of dormers to the house at 1923 N. 2nd Street in the Brewers Hill Historic District for Midwest Commercial Funding, LLC.

**Sponsors:** THE CHAIR

Ms. Hatala said that in 1894 this house had no front porch and was owned by Lt. Joseph Berges and he then moved to the house next door. This was one of the brick-veneered cottages in the neighborhood. In 1982, a porch was built across the front and a gable added to the original cottage. Currently the house has boarded-up windows and the proposal is to completely re-do the house with clear cedar siding and all exposed brick will be repaired or rebuilt as required.

The trim will be repaired or replaced, as will the stucco and new sidewalk and railings. The house currently has no gutters, but did have half-round gutters at one time. A new dormer will be added to the second floor so bedrooms can be on that floor. The rear of the house will also be changed. A stair tower was also built in the back after 1910. The new second floor will have 2 bedrooms and a lot of kneewall storage areas. This house has been a concern to neighbors for awhile due to the lack of maintenance, criminal tenants and shifting ownership. The new owner is committed to bringing this house back to the neighborhood standards.

The new owner bought this at sheriff's sale.

Ald. Bauman moves to hold, seconded by Mr. Williams, so the alderwoman can be consulted.

Tamara Smith-Kroupa - 1918 N. 2nd St. - lives across the street - she's opposed to the dormers. Some of the house windows were open for three years and she's also

*opposed to the scale.*

**A motion was made by ALD. BAUMAN, seconded by Blair Williams, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

7. [151623](#)

Resolution relating to a Certificate of Appropriateness for moving the Goll Mansion on its lot to accommodate new construction at 1550 N. Prospect Avenue for Interesting Prospect, LLC, Christopher Adams.

**Sponsors:** THE CHAIR

*Ms. Hatala said the building was locally designated on November 11, 2002 and is also federally designated. There was a prior proposal to connect this building to an adjacent property via a skywalk. This was never done.*

*The current proposal is to move the house on the lot to permit new development.*

*Staff believes that a building of this size and scale can be moved. There is precedent for moving a building of this size and features.*

*The house will be moved forward on the lot and new construction will be further back on the lot. HPC staff recommends approval. There will be a phase II with another COA application relating to how the house will sit on the site and how it will be restored. Security for the house will be provided during the new construction.*

*Christopher Adams - his firm has ownership in the property*

*Thomas Miller - Kahler Slater architect*

*Christopher Houden - developer*

*Opposed:*

*David Bourne - 1552 N. Prospect Ave.*

*Christopher Kolb - 1522 N. Prospect Ave.*

*Barbara Duffy - 1522 N. Prospect Ave.*

*Douglas Haberman - 1522 N. Prospect Ave.*

**A motion was made by ALD. BAUMAN, seconded by Blair Williams, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 3 - Bauman, Williams, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

**Abstain:** 1 - Clendenen-Acosta

8. **Updates and announcements.**

*There were none.*

9. **The following files represent staff approved Certificates of Appropriateness:**

a. [160020](#)

Resolution relating to a Certificate of Appropriateness for the

installation of a handrail at the front walkway steps at 2742 West State Street in the Concordia Historic District for Nicole Vurusic.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

b. [160021](#)

Resolution relating to a Certificate of Appropriateness for roofing the house at 2457 North Terrace Avenue in the North Point North Historic District for Jay Barrett, Jr. Revocable Trust, Denis J. Regan, trustee.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

c. [160025](#)

Resolution relating to a Certificate of Appropriateness for the installation of new lever handles at 2626 N. Bremen Street, part of the St. Casimir Church Historic District, for Meta House, Inc.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

d. [160026](#)

Resolution relating to a Certificate of Appropriateness for the installation of new lever handles at 2618 N. Bremen Street, part of the St. Casimir Church Historic District, for Meta House, Inc.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- e. [160027](#) Resolution relating to a Certificate of Appropriateness for installation of a fence at 3001 W. McKinley Blvd. in the Cold Spring Park Historic District for Brian and Donna Kenner.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- f. [160028](#) Resolution relating to a Certificate of Appropriateness for filling in the abandoned below grade coal bin and replacing the existing coal bin roof with new concrete at Gold Meir School at 1555 North Martin Luther King Jr. Drive for the Milwaukee Public Schools.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- g. [160029](#) Resolution relating to a Certificate of Appropriateness for re-roofing the house at 2748 N. Sherman Blvd. in the North Sherman Blvd. Historic District for Johnny Miller.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- h. [160030](#) Resolution relating to a Certificate of Appropriateness for the

construction of a handicap ramp at 1201 North Prospect Avenue, the Judge Jason Downer House, in the First Ward Triangle Historic District for Dan Wilhelms.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- i. [160083](#) Resolution relating to a Certificate of Appropriateness for the removal of stair 8 access and installation of ornamental wrought iron grille for the Milwaukee City Hall, an individually designated historic property, at 200 East Wells Street for the City of Milwaukee.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- j. [160127](#) Resolution relating to a Certificate of Appropriateness for the installation of two new pole lights in the parking lot and one new fixture on the adjacent building at 2625 N. Weil Street, formerly St. Casimir Church Historic District, for Meta House, Inc.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- k. [160128](#) Resolution relating to a Certificate of Appropriateness and an amended Certificate of Appropriateness for the installation of a new fence at 2768 N. Sherman Blvd. in the North Sherman Blvd. Historic District for Travis Brown.

**Sponsors:** THE CHAIR



A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

L. [160129](#)

Resolution relating to a Certificate of Appropriateness for the installation of new venting at 1234 East Brady Street in the Brady Street Historic District for Elias Chedid/Harry's on Brady.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

m. [160130](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new fire escape at the rear of 1013 N. Old World 3rd Street in the Old World 3rd Street Historic District for Scott Schaefer.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

n. [160131](#)

Resolution relating to a Certificate of Appropriateness for the installation of new windows at the apartments in the Avalon Theater Building, 620 East Homer Street a.k.a. 2649 South Kinnickinnic Avenue, for Lee Barczak.

**Sponsors:** THE CHAIR

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- o.**     [160202](#)           Resolution relating to a Certificate of Appropriateness for enlarging the rear parking lot, relocating wood fencing, installing replacement lighting, and installing new landscaping at the property addressed as 1241 North Franklin Place in the First Ward Triangle Historic District for the Lynde and Harry Bradley Foundation, Inc.

**Sponsors:**       THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- p.**     [160228](#)           Resolution relating to a Certificate of Appropriateness for roof, eaves, gutters and chimney repairs at 4437-4441 N. 25th Street in the Garden Homes Historic District for the City of Milwaukee.

**Sponsors:**       THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- q.**     [160230](#)           Resolution relating to a Certificate of Appropriateness for window replacement at 2505 E. Bradford Avenue in the North Point North Historic District for the Milwaukee Protestant Home for the Aged.

**Sponsors:**       THE CHAIR

**A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

*Meeting adjourned: 5:28 P.M.*

*Linda M. Elmer  
Staff Assistant*

*This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.*