



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

ALLYSON NEMEC, CHAIR

Matt Jarosz, Vice-Chair

*Patricia Balon, Randy Bryant, Ald. Robert Bauman, Ann
Pieper Eisenbrown and Blair Williams*

*Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
clee@milwaukee.gov*

*HPC Planners: Carlen Hatala, 286-5722, chatal@milwaukee.gov;
Paul Jakubovich, 286-5712, pjakub@milwaukee.gov*

Tuesday, April 10, 2012

3:00 PM

Room 301-B, City Hall

Meeting convened at 3:07 p.m.

1. Roll Call.

Present: 4 - Balon, Jarosz, Bryant, Williams

Excused: 3 - Nemec, Pieper Eisenbrown, Bauman

Individuals also present:

Carlen Hatala, Historic Preservation Commission Planner

Paul Jakubovich, Historic Preservation Commission Planner

2. Review and Approval of the Previous Minutes of March 13, 2012 and March 27, 2012.

Ms. Balon moved approval of the minutes of March 13, 2012, seconded by Mr. Williams. There were no objections.

Mr. Williams moved approval of the minutes of March 27, 2012, seconded by Mr. Bryant. Ms. Balon abstained. There were no objections.

3. [111525](#)

Substitute resolution relating to the historic designation of the Schultz / Seeboth Duplex at 839-841 N. 11th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala said the duplex was nominated by Joel Willems, curator of the Chudnow Museum of Yesteryear. The museum is the current operator and owner of the building.

Ms. Hatala gave an overview of the staff Historic Designation Study Report. Topics of the building overview include the physical description, architectural significance, ownership history, current museum operations, and architect history of the building.

Ms. Hatala, on behalf of staff, recommended that the Schultz / Seeboth Duplex at 839 841 N. 11th Street be given historic designation as a City of Milwaukee Historic Site as

a result of its fulfillment of criteria e 5 and e 9 of the Historic Preservation Ordinance.

Details of the overview and staff recommendation can be found in the Historic Designation Study Report in the file.

*Individual appearing in support and representing the applicant:
Daniel Chudnow, Chudnow Museum of Yesteryear President*

Mr. Chudnow said that the plan is to install a museum and preserve the architecture of the building, which was his father's dream. He added that the duplex needs a paint job but no other major exterior work.

Ms. Balon moved, seconded by Mr. Bryant, for historic designation per the criteria of e 5 and e 9 of the Historic Preservation Ordinance of the Milwaukee Code of Ordinances. There were no objections.

A motion was made by Patricia Balon, seconded by Randy Bryant, that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye: 4 - Balon, Jarosz, Bryant, and Williams

No: 0

Excused: 3 - Nemec, Pieper Eisenbrown, and Bauman

[111525](#)

Substitute resolution relating to the historic designation of the Schultz / Seeboth Duplex at 839-841 N. 11th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Patricia Balon, seconded by Randy Bryant, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Balon, Jarosz, Bryant, and Williams

No: 0

Excused: 3 - Nemec, Pieper Eisenbrown, and Bauman

4. [111615](#)

Resolution relating to a Certificate of Appropriateness for restoration and renovations to Albrecht Hall at 3136 W. Kilbourn Avenue (Concordia Historic District).

Sponsors: THE CHAIR

Mr. Jakubovich gave a summary and information on the proposed renovations and restoration based on the staff report. The proposal is to restore and repair the exteriors of the former Albrecht Hall and Rincker Library, now owned by the Forest County Potawatomi Community. Limestone trim will be chemically cleaned and new stonework or limestone Dutchman patches will be installed on the library. The restoration of wood windows, installation of a new roof, and replacement of corroded steel lintels will also occur on the library. In addition, the library parapet wall will be rebuilt with new brick to match the originals as closely as possible. The small, deteriorated greenhouse at the southwest corner of Albrecht Hall will be removed to

make way for a new accessible entrance in the gangway between Albrecht Hall and Rincker Library. The two distinctive ventilators atop Albrecht Hall will be repaired and repainted. All the remaining, original wood windows and doors in both buildings will be restored. The existing stainless steel replacement windows in Albrecht Hall will be retained and restored. The brick infill in the window arches of the main elevation of Albrecht Hall will remain as is. Albrecht Hall will be tuck pointed 100 percent. A careful, laboratory analysis of the original mortar has been performed and specifications have been provided for new mortar that will match the original in terms of color, texture and hardness.

Mr. Jakubovich, on behalf of staff, recommended approval with conditions. The work meets preservation guidelines for the district and the complete renovation of the buildings is a very positive development for the Concordia Historic District and the City of Milwaukee. Conditions are for staff to receive masonry test panels for all tuck pointing and reconstruction of the parapet wall prior to the commencement of work being done.

*Individual appearing in support and representing the applicant:
Tim Hansmann, Kubala Washatko Architects, Inc.*

Mr. Hansmann offered a few comments. The pines on the front of the library will remain but will come down for a parking project in the future. The purpose of the restoration is to stabilize the exteriors of the buildings for future office occupancy by the Potawatomi legal department and another entity. Replacement of windows with wood is based upon pricing and costs. Deterioration of the mortar of Albrecht Hall is significant, resulting in a pink hue color. Spot cleaning of the buildings will take place for proper tuck pointing evaluation before masonry test panels will be submitted to staff. The local alderman is aware of the project.

Mr. Bryant said that there is a neighborhood agreement regarding the proposed project.

Mr. Bryant, seconded by Mr. Williams, moved approval for a Certificate of Appropriateness based upon the staff report. There were no objections.

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

Aye: 4 - Balon, Jarosz, Bryant, and Williams

No: 0

Excused: 3 - Nemeec, Pieper Eisenbrown, and Bauman

5. [111657](#) Resolution relating to a Certificate of Appropriateness to build an amphitheater at Kilbourn/Reservoir Park (Kadish Park).

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview on the proposed project and staff report. The proposal is to construct a new amphitheater south of North Avenue in the Kilbourn/Reservoir Park in the area of the park called Kadish Park. There will be three site alterations or additions. First, a new asphalt path will connect the lower and upper portions of the site. Second, a pavilion featuring a shell shaped roof made of curving steel beams with stretched fabric will be constructed covering a performance stage. The structure is small in scale, fits the site well, and has curves reminiscent of the

hills in the park. Third, three new, tiered concrete benches that curve around the performance stage will be set into the side of the hill in addition to the seat walls currently there.

Mr. Jakubovich, on behalf of staff, recommended approval. He added that the proposed work meets the preservation guidelines for the site and is a fine addition to the park.

*Applicants or individuals appearing in support:
Tom Schneider, COA Youth and Family Centers
David Lang, HGA Architects and Engineers*

Mr. Lang offered a few comments. The roof fabric will be permanent material that will stay up all year round. It has a sloped design to shed rain, and snow will not stick on it. It has a twenty to twenty five year lifespan. The beams are tubular steel. The two primary beams are 8 inches wide and 14 inches deep. The six cross beams are 6 inches by 8 inches. There will be accessibility with the addition of the path on the south side leading up 25 feet to the north side. The path is not lighted, but stage lighting will be incorporated into the pavilion structure. The stage is on grade.

Mr. Schneider said that previous efforts to cut down trees, add quality urban landscaping, and open up space for a skyline view has made the amphitheater possible. He added that occupancy isn't solely based upon the seat walls as people can have picnics or sit on the grass in front of the seat walls.

Mr. Bryant, seconded by Mr. Williams, moved approval for a Certificate of Appropriateness based upon staff recommendation. There were no objections.

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

Aye: 4 - Balon, Jarosz, Bryant, and Williams

No: 0

Excused: 3 - Nemec, Pieper Eisenbrown, and Bauman

6. [111677](#) Resolution relating to a Certificate of Appropriateness for installation of a new deck on the second story at 728 E. Brady Street for Alaa Musa.

Sponsors: THE CHAIR

Mr. Jakubovich gave a summary on the proposal to construct an elevated steel deck, approximately 33 feet by 35 feet, over the existing parking lot on the west elevation of the existing building. At its February meeting the commission approved plans for a new second story addition. The deck will be made of steel and fitted with composite guardrails and balusters and it will provide additional outdoor seating for the restaurant. The design is straightforward in character with the most prominent detail being the guardrails which will match those that will be installed on the front of the new second story addition. The posts that support the deck are slightly inset from the perimeter of the deck due to engineering necessities. The perimeter of the deck features a simple steel banding.

Mr. Jakubovich, on behalf of staff, recommended approval.

*Individual appearing in support and representing the applicant:
James French, JFrench and Associates, Inc.*

Mr. Bryant questioned the absence of the deck proposal from the prior application and commission meeting.

Mr. French said that the project had evolved since the last meeting. Through conversations with other building owners and restaurant tours, the owner saw an opportunity for more seating. The deck would provide cover and detail to the surface parking lot. The owner felt uncomfortable to include the deck proposal at the last meeting due to the deck plans being in its infancy stage and not knowing the costs involved.

Mr. Williams said that the deck improves the unattractive surface parking lot. He questioned if the deck would have a temporary tent enclosure and where the water would be ascended.

Mr. French said that the owner has no interest in a temporary tent enclosure. There is some thought of a pergola in the center of the deck. An integrated gutter system on the perimeter of the building will be installed to the storm. The bottom rail of the railing will be elevated on a block to allow water to shed underneath.

Mr. Williams, seconded by Ms. Balon, moved approval for a Certificate of Appropriateness. There were no objections.

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

Aye: 4 - Balon, Jarosz, Bryant, and Williams

No: 0

Excused: 3 - Nemec, Pieper Eisenbrown, and Bauman

7. The Wisconsin Association of Historic Preservation Commissions Spring Conference, Madison on April 28, 2012.

This matter was not discussed.

8. Discussion of Possible Program Ideas for National Historic Preservation Month in May 2012.

This matter was not discussed.

9. Announcements and Updates.

This matter was not discussed.

10. The Following Files Represent Staff Approved Certificates of Appropriateness:

Mr. Williams moved approval of the Staff Approved Certificates of Appropriateness, seconded by Mr. Bryant. There were no objections.

- a. [111574](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 926 N. 29th Street for Dale Dolence.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Randy Bryant, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Balon, Jarosz, Bryant, and Williams
- No:** 0
- Excused:** 3 - Nemece, Pieper Eisenbrown, and Bauman
- b. [111656](#) Resolution relating to a Certificate of Appropriateness to install a garage slab and driveway at 2812 W. State Street for Tiffany Greer.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Randy Bryant, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Balon, Jarosz, Bryant, and Williams
- No:** 0
- Excused:** 3 - Nemece, Pieper Eisenbrown, and Bauman
- c. [111676](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 3248 W. McKinley Blvd. for Sharon and David Burr.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Randy Bryant, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Balon, Jarosz, Bryant, and Williams
- No:** 0
- Excused:** 3 - Nemece, Pieper Eisenbrown, and Bauman
- d. [111703](#) Resolution relating to a Certificate of Appropriateness to install a new sign at 1036 N. Van Buren Street for Brew City Church.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Randy Bryant, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Balon, Jarosz, Bryant, and Williams
- No:** 0
- Excused:** 3 - Nemece, Pieper Eisenbrown, and Bauman

Meeting adjourned at 4:28 p.m.
Chris Lee, Staff Assistant

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