



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ald. Robert Bauman, CHAIR

Marion Clendenen-Acosta, Vice Chair

*Ann Pieper Eisenbrown, Matt Jarosz, and Patricia Keating
Kahn*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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*Senior Planner: Carlen Hatala, 286-5722,
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*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Dana Zelazny, 286-8679,
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Monday, February 5, 2018

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:04 P.M.

Present: 4 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta

Excused: 2 - VACANCY, VACANCY

1. [171154](#)

Resolution relating to a Certificate of Appropriateness for demolition of the 1899 parish house addition and construction of a new tower addition consisting of event space and apartments at 833 W. Wisconsin Avenue, St. James Episcopal Church, an individually designated historic property, for J. Jeffers & Co.

Sponsors: THE CHAIR

There are two issues, one for the demolition and one for new construction.

Mr. Tim Askin said the church was built in 1868 and rebuilt in 1872 following a fire with the interior being untouched except for the addition of stained glass windows. The interior of the parish house was remodeled in 1962 and only one room retains integrity to date of original construction. St. James is one of the oldest parishes in the city. An entire wing of the building would be demolished even though the building is locally and nationally designated. The exterior was modified minimally since it was first constructed in 1899. All the timber work in the Great Hall will be dismantled and re-installed in the new building. Demolition criteria are set by the code in s. 320-21-11-h, Milw. Code of Ordinances and how it relates to this specific building. Staff is neutral on the demolition but requires that documentation be provided on the building prior to demolition. There is also a cemetery right under the church and parish house, most of the bodies having been moved to Forest Home Cemetery.

John Hennessey - owns the building next door which is in some cases 4-5 feet away from the parish hall. He believes the demo is needed to financially keep the church as it is. He thinks having the facade preserved of the parish hall will maintain the look that the parish hall provides and any modern piece will be in contrast and tasteful.

Dawn McCarthy - Milwaukee Preservation Alliance - she thinks this is a difficult decision and the demo does not meet the criteria in the ordinance, although the MPA has not taken a position on this application. She does not think financial feasibility should be considered by this commission.

Ms. Pieper Eisenbrown moves to deny the demolition based on the criteria, seconded by Ald. Bauman. Failed. 2-2.

Lucy Cooper - 215 N. 38th St. - last senior warden at the church, which is now deconsecrated - the people at St. James that she is in contact with hope to save the sanctuary. It will be used as a wedding chapel, not a church, but they tried to find another parish willing to buy the church.

Mr. Jarosz moved to hold. Prevailed. 4-0

Rachel Kennedy, Assistant City Attorne - per the bylaws, this matter will be automatically scheduled for the next meeting if a tied vote.

2. [171444](#)

Resolution relating to a Certificate of Appropriateness for replacement of the deterioriated column bases on the front porch at 1584 N. Prospect Avenue, the Charles McIntosh House, an individually designated historic property, for the Wisconsin Conservatory of Music.

Sponsors: THE CHAIR

Mr. Tim Askin said that the bottom 36" of three of the four columns will be replaced. The Conservatory of Music has occupied this building since 1934 and the column deterioration is due to weather and salt. The columns now have heating coils installed so that will add to the life of the column bases. The conditions are outlined in the staff report and a sample of the rock to be used was provided at the meeting.

Debra Zins - Uihlein Architects

Mr. Jarosz moved for approval, seconded by Ms. Clendenen-Acosta. There were no objections.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

3. [170669](#)

Resolution relating to a Certificate of Appropriateness for rehabilitation of the storefront at 814 - 816 W. Historic Mitchell Street in the Mitchell Historic District for Hector Salinas.

Sponsors: THE CHAIR

Mr. Tim Askin said the plan is to increase floor space, restore some exterior walls to their original appearance and other work including changing of the storefront. There are no photos of the building prior to 1980.

Staff recommends approval with one condition (wood door for the apartment entry) outlined in the staff report.

Keith Schultz - architect - he has no objections to the condition.

Ms. Pieper Eisenbrown moved, seconded by Mr. Jarosz, for approval with the two staff conditions outlined in the report. There were no objections. .

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

4. [171494](#) Resolution relating to a Certificate of Appropriateness for the detachment from the adjacent 2-story malthouse building and 1-story west addition of the Schweichart / Gettelman House, an individually designated historic property at 4400 West State Street for MillerCoors USA, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the only purview HPC has is over the detachment and salvage. The applicant has arranged a contractor to demolish the wings without damaging the original house and will also salvage bricks and stones to use to repair the house. Staff recommends approval with conditions as outlined in the staff report. Alec Knutson - said Ald. Murphy supports the demolition as proposed. Jarosz moved for approval with conditions outlined in the staff report, seconded by Ms. Pieper Eisenbrown. There were no objections.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

5. [171493](#) Resolution relating to a Certificate of Appropriateness for the relocation and rehabilitation of the Schweichart/Gettelman House, an individually designated historic property at 4400 West State Street, for MillerCoors USA, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the house is proposed to be moved 325 feet across State Street so it is near the visitors' center. Staff finds the foundation plan and site to be adequate. Staff recommends an exposed foundation of 9-15" above grade and made of stone, which can be of salvaged cream brick. Two trees, less than 40 years old, will be torn down to make room for the Gettelman and the front porch will be constructed. The new side will have materials that match the other existing materials and an ADA-compliant door will be added to the rear. All four windows will be replaced and staff recommends a deadline of Sept. 1 to have this work done. Roof details will be worked out with staff. MillerCoors has agreed to all wood windows. MillerCoors prefers to work with staff on the details and are generally willing to go along with all staff recommendations. Staff recommends approval with conditions with the porch details worked out with staff rather than coming before the full Commission. Other staff conditions are also detailed in the staff report, except for condition #1. Alec Knutson - Ald. Murphy supports staff recommendations and conditions. Dawn McCarthy - Milwaukee Preservation Alliance, which has no position on this

application. She would like to have a condition added that requires the restoration of this building. Ald. Bauman thinks the Commission doesn't have this authority. Ms Clendenen-Acosta moved for approval with all staff conditions, except #1 (permitting the porch to be approved by staff, rather than the full Commission), seconded by Ms. Pieper Eisenbrown. There were no objections.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

The following files represent staff approved Certificates of Appropriateness:

6. [171446](#) Resolution relating to a Certificate of Appropriateness for the installation of HVAC equipment and vents at 1210 N. 10th Street (previously reviewed under the address of 926 W. Juneau Avenue), Brewery Block 4, in the Pabst Brewery Complex Historic District for Milhaus Development.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

7. [171453](#) Resolution relating to a Certificate of Appropriateness for installing two air conditioning condenser units along the south wall of the house at 2663 N. Wahl Avenue in the North Point North Historic District for Thomas S. Reynolds, II.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

8. [171457](#) Resolution relating to a Certificate of Appropriateness for replacing the storm windows with new wood combination storm windows at 102 E.

Vine Street in the Brewers Hill Historic District for Molly Booth.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

9. [171513](#)

Resolution relating to a Certificate of Appropriateness for sidewall venting of a new furnace at 2831 W. McKinley Boulevard in the Cold Spring Park Historic District for Sean Carroll.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

10. [171528](#)

Resolution relating to a Certificate of Appropriateness for repairs to the south wall of 514 N. Water Street in the East Side Commercial Historic District for Button Block Holdings LLC.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

11. [171529](#)

Resolution relating to a Certificate of Appropriateness for recovering awnings and new signage at 1033 North Old World Third Street in the Old World Third Street Historic District for Bobby Wiltgen.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

12. [171542](#) Resolution relating to a Certificate of Appropriateness for a new vertical projecting sign at 1033 North Old World Third Street in the Old World Third Street Historic District for Bobby Wiltgen.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

13. [171554](#) Resolution relating to a Certificate of Appropriateness for the replacement of a portion of concrete walkway at 1037 W. McKinley Avenue in the Pabst Brewery Complex Historic District for Jonja Holdings.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

14. [171557](#) Resolution relating to a Certificate of Appropriateness for installing three signs on the Pleasant Street elevation of 225 W. Vine Street in the Brewers Hill Historic District for United Way.

Sponsors: THE CHAIR

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 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 3 - Keating Kahn, VACANCY, and VACANCY

15. Review and approval of the minutes from the January 8th meeting.

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

16. Discussion relating to the 2018 Cream of the Cream City Awards.

*Ms. Carlen Hatala said that she has gone through the agendas for the past two years
and many of the prominent projects haven't been completed yet.
Members will think about potential award recipients and will re-schedule this matter for
the next meeting.*

17. Updates and announcements.

*The new construction in Historic Brewers neighborhood has been appealed.
Sally Peltz has been nominated as the newest member.*

Meeting adjourned: 4:12 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>.*