



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, Patricia Keating Kahn,
and Sally Peltz**

**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, December 3, 2018

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:10 P.M.

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

Excused: 2 - Jarosz, Keating Kahn

1. [161667](#)

Resolution relating to a Certificate of Appropriateness for a mothball certificate for 1134 W. Historic Mitchell Street, known as the Modjeska Theater, in the Mitchell Street Historic District for Modjeska Theater Project, LLC.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this is the six-month review of the mothball certificate, which was issued May 17, 2017. There is no known work on fundraising or repairs and the boarded up windows do not match the cladding.

John Kesselman - board member on the nonprofit board - they got out a tenant who wasn't doing the promised work. They had promised the city they would keep the building as a theatre. They did do the roof and scraped the asbestos caulk out of the windows and are doing odds and ends as they try to get a tenant/operator into the building. They have about 6 applicants and think they start work in the spring and then a 3-month construction process. The tenant put about \$30,000 worth of improvements in the building and then went broke. The building could be open with \$500,000 worth of work. They are constantly spending money on the building. They will show the RPF to the alderman and local BID. They want the operator to operate and rehabilitate the building.

Tom Vavra - board member on the nonprofit board

Ald. Jose Perez - there have been no written reports since the original COA was granted, Mr. Kesselman never responded to his request for a meeting and the building is a source of tension to the neighborhood. He has seen estimates of \$1.5 to \$2 million to get the building ready - it needs a lot of help.

Ms. Peltz said it doesn't feel like there's a plan in place and they need a board that is involved in fundraising and willing to do all that work. She thinks it's very tough to do this with volunteers, rather than some paid staff.

Hold for one month so the alderman and the board can meet.

A motion was made by Sally Peltz, seconded by Ann Pieper Eisenbrown, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 3 - VACANCY, Jarosz, and Keating Kahn

2. [180798](#) Resolution relating to a Certificate of Appropriateness for the erection of a new nine-story [amended to an eleven-story on 12/19] commercial building at 511 N. Broadway (Parcel 3920656000), in the East Side Commercial Historic District, for J. Jeffers & Co.

Sponsors: THE CHAIR

Held at the request of the applicant.

A motion was made by Ann Pieper Eisenbrown, seconded by Sally Peltz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 3 - VACANCY, Jarosz, and Keating Kahn

3. [181146](#) Resolution relating to the Permanent Historic Designation of Washington Park at 4301 West Lloyd Street in the 15th Ald. District.

Sponsors: THE CHAIR

Chair Bauman noted that this body makes a recommendation, which is referred to the Zoning, Neighborhoods and Development Committee.

Ms. Carlen Hatala said the HPC reviews parks and landscapes and has done for so many years. The application for historic designation was submitted by Michael Carriere. The park was designed by Frederick Law Olmsted. The county is considering turning over a portion of the park to a nonprofit as part of a long-term lease. Ms. Hatala detailed the history of the park. There are some sculpture groups, a lake the Blatz Temple of Music (a bandshell and seating), a bathhouse and swimming pool, a senior center and a community building, which houses the Urban Ecology Center, a maintenance building and compound, sports courts, picnic shelters and small play areas.

Currently a prairie installation was planted by the Urban Ecology Center.

Staff recommends designation based upon e-1, e-5, e-6 and e-9.

Ms. Pieper moved to open a public hearing, seconded by Ms. Peltz. There were no objections.

Michael Carriere - nominator

Arijit Sen - supports

Guy Smith - opposes - Executive Director of Milwaukee County Parks
Kevin Leinbach - opposes - Urban Ecology Center
Dennis Grzezinski - opposes - didn't wish to speak
Jim Tarantino - opposes - didn't wish to speak
Michaela Molter - didn't wish to speak
Patricia Mueller - supports - doesn't wish to speak
Ed Krishok - opposes - didn't wish to speak
Diane Buck - supports - has letter in the file
Mary Smith - supports - doesn't wish to speak
Ms. Peltz moved to close the public hearing, seconded by Ms. Pieper Eisenbrown.
There were no objections.
Held until the January meeting so Milwaukee County and the Urban Ecology Center could review the staff report.

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

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

No: 0

Excused: 3 - VACANCY, Jarosz, and Keating Kahn

4. [181173](#)

Resolution relating to a Certificate of Appropriateness for window replacement and general rehabilitation at 2803 E. Bradford Avenue, in the North Point North Historic District, for Lisa Groskopf-Gleason.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the applicant wishes to replace the siding with appropriate materials, storm windows, doors and other work. The aluminum siding was installed in 1972 and the original clapboards are present, but in poor condition. They propose to install cedar siding and the east door, which is currently fiberglass, will be replaced and replicate the front door. The big issue is the replacement of the windows, which staff feels are repairable. Two windows qualify for replacement without question. The contractor provided staff with photos of all the windows in the house. The sleeping porch windows can be replaced. The PowerPoint details which specific windows to keep and which ones can be replaced.

Meg Baninkiwicz - architect - the picture from the 80s, shown as part of the PowerPoint, isn't current. None of the current sashes match in the interior. She would like to replace all 3 across the first floor front so they are consistent. They would like to replace all of the windows.

Ms. Clendenen-Acosta moved to hold until Mr. Askin returns. There were no objections.

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

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

No: 0

Excused: 3 - VACANCY, Jarosz, and Keating Kahn

5. [181174](#) Resolution relating to a Certificate of Appropriateness for the construction of a new permanent roof structure due to fire damage at 1046 N. 9th Street, the Trinity Lutheran Church, an individually designated historic property, for Trinity Evangelical Lutheran Congregation.

Sponsors: THE CHAIR

Ms. Carlen Hatala said that staff is concerned with some of the exterior cladding and roofing materials. Staff proposes a temporary roof. The roof wood trusses remaining from the fire will be removed and replaced with steel. They would like to see what the temporary roof will look like over the shorter steeple. They would like the permanent roof to be slate.

Ronald Yancey - 3735 N. 51st Blvd. - the temporary roof is scaffolding with a rubber membrane.

Scott Randall - architect - will put a shorter roof on the steeple that collapsed.

Basically in agreement with staff recommendations.

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 Peltz

No: 0

Excused: 3 - VACANCY, Jarosz, and Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

6. [181161](#) Resolution relating to a Certificate of Appropriateness for erecting a flagpole in the front yard at 2557 N. Terrace Avenue, in the North Point North Historic District, for Jerome Cohen.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - VACANCY, Jarosz, and Keating Kahn

7. [181176](#) Resolution relating to a Certificate of Appropriateness for the replacement of light fixture under the balcony on E. Royall Place at 1630 E. Royall Place (AKA 1801 N. Prospect Avenue), the Charles Allis House, an individually designated historic property, for Milwaukee County.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Sally Peltz,

that this Resolution be **ADOPTED**. This motion **PREVAILED** by the following vote:

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

8. [181181](#) Resolution relating to a Certificate of Appropriateness for roof repairs at 2121 E. Lafayette Place, in the North Point South Historic District, for Randy Bryant.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

9. [181182](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 2251 N. Lake Drive, in the North Point South Historic District, for Lise Sadagopan.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

10. [181200](#) Resolution relating to a Certificate of Appropriateness for replacing HVAC equipment at 2579 N. Wahl Avenue, in the North Point North Historic District, for Mike & Cheryl Sorgi.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

11. [181260](#) Resolution relating to a Certificate of Appropriateness for window repairs at 102 E. Vine Street, in the Brewers Hill Historic District, for Molly Booth.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

12. [181281](#) Resolution relating to a Certificate of Appropriateness for signage at 1001 N. Old World 3rd Street, in the Old World 3rd Street Historic District, for John Hinkel Building LLC on behalf of Burgerim.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

13. **Review and approval of the minutes from the November 5th meeting.**

Ms. Peltz moved, seconded by Ms. Pieper Eisenbrown, for approval of the minutes. There were no objections.

14. **Updates and announcements.**

There no were announcements.

Meeting adjourned: 5:07 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>.