



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes HISTORIC PRESERVATION COMMISSION

**ALLYSON NEMEC, CHAIR**

**Patricia Balon, Randy Bryant, Ald. Robert Bauman, Matt Jarosz, Ann Pieper Eisenbrown and Blair Williams**  
Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,  
[clee@milwaukee.gov](mailto:clee@milwaukee.gov)

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

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Tuesday, February 14, 2012

3:00 PM

Room 301-B, City Hall

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**Meeting convened at 3:01 a.m.**

**Present:** 5 - Nemec, Balon, Bauman, Bryant, Williams

**Excused:** 2 - Pieper Eisenbrown, Jarosz

**Individual also present:**

**Paul Jakubovich, Historic Preservation Commission Staff Planner**

- 1. Roll Call.**
- 2. Review and approval of the previous minutes of January 10, 2012.**

*Ald. Bauman moved approval of the meeting minutes of January 10, 2012, seconded by Mr. Bryant. There were no objections.*

- 3. [111367](#)** Resolution relating to a Certificate of Appropriateness for renovations to driveway and walkway and landscaping at 2635 N. Wahl Avenue for David Olsen.

**Sponsors:** THE CHAIR

*Mr. Jakubovich gave a summary on the proposed renovations. First, the terrace at the front of house will be extended to south of the door. Second, the extension will be enclosed with a small, low seat wall 19 inches in height and with appropriate landscaping. The foundation of the wall will be four feet beneath grade level. Many of the houses have had its terraces expanded over many decades in this area. Third, the driveway will be replaced with smooth concrete that will be bordered with bricks on the edges. Fourth, two basement windows will be patched with new limestone to match the existing windows. Finally, railings on the front steps will be replaced.*

*Mr. Williams joined the commission at 3:09 p.m.*

*Mr. Jakubovich, on behalf of HPC staff, recommended approval with the stipulations that the new stone match the old stone on house in terms of color and texture and that the mortar, color, texture, joint width and joint finish match the original walls.*

*Individual appearing::*

*David Olsen, property owner*

*Mr. Bryant moved approval of a Certificate of Appropriateness for renovations to the driveway, walkway, and landscaping at 2635 N. Wahl Ave. for David Olsen with the conditions that the stone and mortar match the originals and that railing changes be approved by HPC staff. Seconded by Ms. Balon. There were no objections.*

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

4. [111375](#)

Resolution relating to a Certificate of Appropriateness for gate, fence and in-ground swimming pool at 2221 N. Terrace Avenue for Andrew Nunemaker.

**Sponsors:** THE CHAIR

*Mr. Jakubovich gave a summary on the proposed gate, fence, and swimming pool installations. At the location is a huge coach house, encircled by rod iron fence. To the south and left of the house will be the proposed location of an in-ground swimming pool and ornamental metal fence. Very little of the pool will be visible to street. The fence will be six feet in height and match existing rod iron fence there now. There is a wood privacy fence at the back that will screen the area from neighbors. The pool is 20 feet by 42 feet in size. The fence in front will have gates designed to reflect design of the original. The side fence from east to west will be made of masonry piers with intermediate steel piers. The chain link fence on that side will be removed.*

*Mr. Jakubovich, on behalf of HPC staff, recommended approval as proposed with the request that stone and brick piers match the house brick and mortar as closely as possible.*

*Individuals appearing:*

*Andrew Nunemaker, property owner*

*Jim Dorr, Living Space Design-Build Co, Inc.*

*Ald. Bauman moved approval, as proposed with the modification of the use of steel, of a Certificate of Appropriateness for a gate, fence, and in-ground swimming pool at 2221 N. Terrace Ave. for Andrew Nunemaker. Seconded by Mr. Williams. There were no objections.*

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

5. [111430](#)

Resolution relating to a Certificate of Appropriateness for new second story and rear addition at 728 E. Brady Street for Alaa Musa.

**Sponsors:** THE CHAIR

*Mr. Jakubovich gave a summary on the additions to the Casablanca restaurant. The current owner is proposing a substantial expansion to add a new second story to the top of the building along with a small rear addition. The building is a non-contributing structure with no historical buildings immediately surrounding it. The owner decided on a Mediterranean look to compliment the restaurant's business. Many of the suggestions made by staff were incorporated into a re-design of the additions. The front elevation facing Brady Street has three parts. Changes from the original design to the front elevation include: more definition to baize, cornice is lowered and detailed differently, round arched doors on the second story have been flattened with dividing lights to match the first story, and additional detailing at the top of each of the columns on the first story will give order of architecture. The side elevation on Cass Street will be relatively simple with French windows on the second story and a small, rear addition to accommodate an enlarged kitchen area.*

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

*Individuals appearing:*

*Ald. Nik Kovac, 3rd Aldermanic District*

*Alaa Musa, property owner*

*Jim French, JFrench and Associates, Inc.*

*Mr. Musa said that the balcony will have six outdoor tables set for dining purposes. He added that the second story, which will have a bar area, will be used primarily for banquet purposes.*

*Ald. Kovac said that he was in support of the re-design of the additions, especially with the elimination of arched doors and the use of stucco finishing material to match the original.*

*Ald. Bauman moved approval of a Certificate of Appropriateness for new second story and rear additions at 728 E. Brady Street for Alaa Musa. Seconded by Mr. Bryant. There were no objections.*

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

**6. Election of a Vice-Chair.**

*Ald. Bauman nominated Mr. Jarosz to be elected as Vice-Chair pending his approval. Seconded by Mr. Williams. There were no objections.*

**7. Announcements and Updates.**

*Mr. Jakubovich announced that there has been a new and different interest in moving the Lohman Funeral Home and Livery Stable carriage barn, which has National*

*Register status, on South 8th Street and West Greenfield Avenue to a historic district on the south side. Such a move would require commission approval. The conversion of the barn to a restaurant did not materialize.*

*Mr. Bryant announced that out of 600 Certificates of Appropriateness from the last three and a half years, only 3 went in front of the Common Council with 2 being denied and 1 resulting in a lawsuit. He suggested that there should be a report generated at the end of each year to compare the number of Certificates of Appropriateness going to and being denied from the Common Council.*

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

*Mr. Williams moved approval of the staff approved Certificates of Appropriateness, seconded by Ms. Balon. There were no objections.*

*Ms. Nemec moved to abstain on item "i" for file number 111348. There were no objections.*

- a. [111251](#) Resolution relating to a Certificate of Appropriateness for restoration of windows at 2360 N. Terrace Avenue for Leniwati Siker.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- b. [111255](#) Resolution relating to a Certificate of Appropriateness for installing of new signage at 1300 E. Brady Street for JWK Management LLC.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- c. [111279](#) Resolution relating to a Certificate of Appropriateness for installation of new wood doors at 3014 W. McKinley Blvd. for Stephanie Powe.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- d. [111304](#) Resolution relating to a Certificate of Appropriateness for installing of new signage at 1150 E. Brady Street for Three Holy Women Congregation.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- e. [111305](#) Resolution relating to a Certificate of Appropriateness for installation of a new dormer at 2210 N. Sherman Blvd. for the City of Milwaukee.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- f. [111316](#) Resolution relating to a Certificate of Appropriateness for installation of stone curbing and plantings along the service walk at 2878 N. Sherman Blvd. for Art Dahlberg and Karen Johnson.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- g. [111341](#) Resolution relating to a Certificate of Appropriateness for replacement of the front door at 2822 E. Belleview Place for Michael and Cindy Hosale and Dianne Dziengel.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- h. [111343](#) Resolution relating to a Certificate of Appropriateness for installation of a central air conditioning unit at 2221 N. Terrace Avenue for Andrew Nunemaker.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- i. [111348](#) Resolution relating to a Certificate of Appropriateness for exterior renovations at 1009-1011 N. 33rd Street for the Forest County Potawatomi Community.

**Sponsors:** THE CHAIR

**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, Bryant, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

**Abstain:** 1 - Nemec

- j. [111358](#) Resolution relating to a Certificate of Appropriateness for installation of PVC vent for heating at 3002 W. Kilbourn Ave. for Brian Janis.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- k. [111377](#) Resolution relating to a Certificate of Appropriateness for installation of a boiler and venting at 2359 N. Sherman Blvd. for Sharon Lockhart.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

- I. [111413](#) Resolution relating to a Certificate of Appropriateness for exterior repairs at 2470 N. Grant Blvd. for Thaddeus Harrison.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Balon, Bryant, Nemec, Bauman, and Williams

**No:** 0

**Excused:** 2 - Jarosz, and Pieper Eisenbrown

**Meeting adjourned at 3:42 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>.**