



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Sally Peltz, CHAIR

Ald. Robert Bauman, VICE-CHAIR

*Ann Pieper Eisenbrown, Matt Jarosz, Patricia Keating Kahn,
and Marion Clendenen-Acosta*

*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, March 2, 2020

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:05 P.M.

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

Excused: 1 - Jarosz

1. [191654](#)

Resolution relating to a Certificate of Appropriateness for conceptual approval of an addition at 217 W. Reservoir Avenue that includes an attached garage, in the Brewers Hill Historic District, for Jamison and Suzanne Klinkner.

Sponsors: THE CHAIR

Mr. Tim Askin said that this applicant had a proposal that was denied last year and he is now here for conceptual approval. People on King Dr. park on his street all the time and it is hard for his family to find parking. Due to building standards, there is no way possible to build a detached garage, so they are proposing an attached garage. There are 3 proposed options: A through C. Staff does somewhat support an attached garage due to their parking situation. Staff prefers option B, after much consideration as that option has living space over it, rather than an open deck.

Dave Koscielniak -architect

Jamison Klinkner - homeowner - he did get BOZA approval. He would prefer two options so he can discuss costs with his contractor. He doesn't really have a strong preference. He can live with option B.

Motion is to proceed with the further design development of Option B and support Option A, with a parking pad.

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: 5 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 2 - VACANCY, and Jarosz

2. [191661](#)

Resolution relating to a Certificate of Appropriateness for façade alterations at 723 - 725 W Historic Mitchell Street, in the Mitchell Street Historic District, for Shane McAdams.

Sponsors: THE CHAIR

Mr. Tim Askin said the panels are metal and have been on the facade for many years; the intent is to return it to the 1920s, or at least the best guess as to what it looked like. The owner hopes it is more or less intact below the metal panels. Mitchell Street has consistently lacking in historic photos. The proposal is to go back to the 1946 design, which is the only art modern building by George Zagel left. Staff is asking which design to pursue - the 1920s or 1946? The owner is here today asking for permission to remove the metal panels. For the Built Rite building, staff recommends going back to the 1940s design and for the other building, he would like to see larger windows than proposed.

Tom Stakowiak - architect - he wants to remove the panels and re-evaluate at that time. The owner wants to have art studios on the upper level.

Motion is to remove the metal panels.

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

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

No: 0

Excused: 2 - VACANCY, and Jarosz

3. [191520](#)

Resolution relating to a Certificate of Appropriateness for mothball status at 2804 - 2810 W. Kilbourn Avenue, in the Concordia Historic District, for Sam Stair of S2M2 Real Estate.

Sponsors: THE CHAIR

Mr. Tim Askin said that this is the second round for a mothball application. The status was granted in April 2019 and revoked in July 2019. They will be submitting an application to the Wisconsin Historical Society soon. The vinyl windows will be removed as part of the project; the lead windows will not have real lead due to health concerns (a zinc alloy will be used).

Staff recommends approval, with conditions listed in the report. One condition being review in 3 months before HPC.

Kelly Blauwach - historic tax credit expert for this project

Approve with the 3-month review.

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

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

No: 0

Excused: 2 - VACANCY, and Jarosz

4. **Certified Local Government Review of the National Register nomination for the Sheridan Apartments Building at 2435 West Wisconsin Avenue in the 4th Aldermanic District.**

Ms. Carlen Hatala said there is a very heavy use of terra cotta and the decoration decreases toward the rear as it's less visible to the public. The designer is the one who designed the Ambassador Hotel. The original light fixtures did not survive, but the ornate interior plaster did. Many of the interior features of the apartments still remain in the bathrooms and kitchens.

Ms. Pieper Eisenbrown moved, seconded by Ald. Bauman, to support the National Register nomination. There were no objections.

The following files represent staff approved Certificates of Appropriateness:

5. [191696](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 2757 N. Lake Drive, in the North Lake Drive Historic District, for Joseph Newbold.

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: 5 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 2 - VACANCY, and Jarosz

6. [191703](#) Resolution relating to a Certificate of Appropriateness for sign alterations at 1023 - 1025 N. Old World Third Street, in the Old World Third Street Historic District, for Hackbarth Hospitality Group.

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: 5 - Pieper Eisenbrown, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Jarosz

7. [191711](#) Resolution relating to a Certificate of Appropriateness for selective door and window replacement and general repairs at 2879 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Stephen Holt.

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: 5 - Pieper Eisenbrown, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Jarosz

8. [191722](#)

Resolution relating to a Certificate of Appropriateness for an accessibility entrance ramp at 2823 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Sammie Todd.

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: 5 - Pieper Eisenbrown, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Jarosz

9. [191756](#)

Resolution relating to a Certificate of Appropriateness for a front entry patio at 2017 N. Terrace Avenue, in the North Point South Historic District, for Jim and Maura Otzko.

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: 5 - Pieper Eisenbrown, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Jarosz

10. [191759](#)

Resolution relating to a Certificate of Appropriateness for HVAC replacement, at 2701 N. Lake Drive, in the North Lake Drive Historic District, for Paul Stahlberg.

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: 5 - Pieper Eisenbrown, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Jarosz

The following file may be placed on file as no longer needed:

11. [191774](#)

Communication from the Historic Preservation staff relating to the demolition of 2017 - 2023 W. Wisconsin Avenue.

Sponsors: THE CHAIR

Mr. Tim Askin said he consulted with Ald. Bauman to verify that this building is not a candidate for permanent designation. There are no historic features inside. The owner is the Pabst Mansion. The building was last used as a charter school. The lot will be used for parking and outdoor event space.

Roll call taken at 3:52 P.M.

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Communication be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 6 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

Aye: 6 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

No: 0

Excused: 1 - VACANCY

Excused: 1 - VACANCY

12. **Review and approval of the minutes from February 10th meeting.**

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

13. **Updates and announcements.**

Ms. Carlen Hatala encouraged members to nominate projects for the Cream of the Cream City awards. Ald. Bauman suggested the Schuster Mansion and the work on N. 33rd St.

Ms. Hatala is still gathering information for the murals subcommittee.

There will be one, possibly two, historic district applications coming in.

Mr. Jarosz announced that on Friday, May 8th, in the Northwestern Mutual atrium, the designer of the tower will be speaking on "the architecture of additions" from 3-6 p.m. Invitations will be sent as the date gets closer.

Meeting adjourned: 4:03 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>.