



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

MATTHEW JAROSZ CHAIR

Ann Pieper Eisenbrown, Vice-Chair

**Ald. Robert Bauman, Marion Clendenen-Acosta, Brad Hoeschen, Anna-Marie Opgenorth, 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**

Monday, May 13, 2013

3:00 PM

Room 301-A, Third Floor, City Hall

Meeting convened at 3:05 p.m.

Present: 6 - Pieper Eisenbrown, Jarosz, Bauman, Hoeschen, Opgenorth,
Clendenen-Acosta

Excused: 1 - Williams

Individuals also present:

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

1. Roll Call.

2. Approval of the Previous Minutes of April 8, 2013.

Ald. Bauman moved approval, seconded by Mr. Hoeschen, of the minutes of April 8, 2013. There were no objections.

3. [121796](#) Resolution relating to a Certificate of Appropriateness for demolition of a garage at 1105 N. Waverly Place, in the Peck House Historic District, for the Immanuel Presbyterian Church.

Sponsors: THE CHAIR

Ms. Pieper Eisenbrown said that she was recusing herself due to being a member of the congregation.

Mr. Jakubovich gave an overview of the staff report. The request is for the demolition of metal garage in the back of the Peck House, where there is an extensive porch rebuild in process.. The garage was built to be and advertised as portable after World War I from 1917 to 1930. The garage would be quickly erected on a site within a few hours. Many garages of this type were made in Milwaukee. Over the years the garage has garnered significant rust, walls that did not stay plum, and doors that do not close. The owners will not replace the garage if demolished. The garage has no

known architectural significance. Staff recommends approval.

Ald. Bauman moved for a public hearing, seconded by Mr. Hoeschen. There were no objections.

No public testimony.

Ald. Bauman moved to close the public hearing, seconded by Mr. Hoeschen. There were no objections.

Ald. Baumann moved approval, seconded by Mr. Hoeschen, of a Certificate of Appropriateness for demolition of a garage at 1105 N. Waverly Place in the Peck House Historic District. Abstaining was Ms. Pieper Eisenbrown. There were no objections.

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

Aye: 5 - Jarosz, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

Abstain: 1 - Pieper Eisenbrown

4. [130006](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new sunroom on top of the rear addition at 3112 W. McKinley Boulevard in the Cold Spring Park Historic District for Gerald and Maureen McCormack-Peters.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview on the staff report. The proposal is for a sunroom at the top of a rear addition. The rear addition was not original to the house, but it was added early in the history of the house. The sunroom would be a minimal structure with a simple shed roof, large windows, and constructed of metal and glass. The materials are not a radical departure from what would have been constructed on this home. The option of having bulkheads open was considered, but the owners preferred a closed bulkhead. The sunroom would not be visible from the street, is not something that would disrupt the rear elevation of the home, fits in quite well, and observes the guidelines for the construction of additions in historic districts. Staff recommends approval.

Chris Egner, Design Build Remodel LLC, appeared and showed the material of the sunroom.

Ald. Bauman gave supportive comments. He has known the homeowners for many years who have taken great care of the fine house. The sunroom would be a modest change to the house having no significant impact. It will provide greater utility for the owners.

Ald. Bauman moved approval, seconded Mr. Hoeschen, of a Certificate of Appropriateness for the construction of a new sunroom on top of the rear addition at 3112 W. McKinley Boulevard in the Cold Spring Park Historic District. There were no objections.

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

5. [130022](#)

Resolution relating to a Certificate of Appropriateness for the removal of all original divided wood windows and replacing with new metal windows at 3360 N. Sherman Blvd. in the Sherman Blvd. Historic District for the Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview on the staff report. Townsend Street School, a three story structure on a raised foundation, is part of the North Sherman Boulevard Local and National Register Historic District. The Milwaukee Public School (MPS) school building has a tremendous amount of divided light windows and is visible from the streets surrounding it on all four sides. The building is a Neo Collegiate Gothic style that was very popular for educational buildings back in the 1920s and 1930s with original stone work. There are approximately 200 original double hung windows that need repair. The windows consist of fine old grove hardwood, a soft wood proven to be very restorable. The proposal is to remove all of these original wood windows and replace them with metal windows. Each metal window would have a single sheet of glass per sash with a grid over it to simulate divided lights. The metal windows mimic but do not recreate completely the look of the original double hung windows. The majority of the building consists of wood double hung windows, and the windows are an important part of the character of the building. The cost of metal windows is significant. Staff has been given a verbal soft cost estimate of \$1850 for restoration of the two sashes in each opening. Not included in the soft cost estimate are the restoration of the jams, removal of windows, taking the windows apart, re-gluing the windows, fixing the windows with any necessary epoxies, installation of more new energy efficient individual pieces of glass, returning of the windows to the site, removal of the lead on the jams and sills, painting, and reinstallation of the windows. Dry ice blasting can be a quick way of removing the lead based paint and any asbestos. Restoration would offer a greener process, safer removal of paint, and consistency with the guidelines of the district. The softwood is something that is irreplaceable and has properties beyond any wood cut today. Staff recommendation is that the project be considered for restoration rather than complete removal and replacement.

Ald. Bauman concurred with the staff. Wood windows are superior to newer products. The proposed metal windows offer fake divided lights and do not last long. There should be further discussion with MPS for a resolution.

Mr. Jakubovich added that temporary boarding of the windows would be necessary when windows are being taken out. Boards with an actual picture of a window can be put up as a possible solution to avoid the appearance of a boarded up window. The project is large in nature and would go to someone with a factory for window set up. Work would be done probably through an assembly line process.

Ald. Bauman moved to hold in committee, seconded by Mr. Hoeschen, the Certificate of Appropriateness for the removal of all original divided wood windows and replacing

with new metal windows at 3360 N. Sherman Boulevard in the Sherman Boulevard Historic District. There were no objections.

A motion was made by ALD. BAUMAN, seconded by Brad Hoeschen, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

6. [130033](#)

Resolution relating to a Certificate of Appropriateness for the construction of a rear kitchen addition at 2415 E. Wyoming Place in the North Point South Historic District for Abalo Nunyakpe.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview of the staff report. The proposal is to enlarge the kitchen in the rear of this home near the lake. The enlargement would not be visible from the street. The rear area with the three windows on the first floor will be bumped out about three and a half feet. There would be a small walkout porch above the addition. The current spiral staircase inside will be removed. The addition will essentially duplicate the front bay with a balustrade on top. The bump out is relatively small. The door on the second floor would be retained. Staff recommends approval.

Ald. Bauman moved approval, seconded by Mr. Hoeschen, of a Certificate of Appropriateness for the construction of a rear kitchen addition at 2415 E. Wyoming Place in the North Point South Historic District. There were no objections.

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

7. **Announcements and Updates.**

Mr. Jakubovich announced the Cream of the Cream City Awards on Wednesday, May 15, 2013 opening at 5:30 p.m. in the former Pabst Hospitality Center of Best Place located at 901 W. Juneau Avenue. Ald. Bauman will emcee the event. The event will have complimentary food, refreshments at people will have to pay for, and music after the award presentation. A nice crowd of 150 attendees or more, like the last awards event, is expected.

Mr. Hoeschen questioned the programming schedule of the event?

Mr. Jakubovich replied that the program should begin about 6:15 p.m. and end probably at 7:30 p.m. or after.

Ms. Hatala said there were already fifty reservations made by contractors, building owners, and property owners.

Mr. Jarosz asked if there was an opportunity for attendees to walk the campus with some guide?

Ald. Bauman responded that it would be difficult to pull people back into the event if a tour was done. He added that he can give a view of the redevelopment of the Pabst during his time as emcee.

Ms. Hatala announced that flyers will go out soon regarding the "Wright and Like" tour in the first weekend of June 2013 in the Lake Delavan and Geneva areas. There are eleven Wright design or Prairie School design buildings that will be open.

Mr. Jakubovich announced the "Spaces and Traces" event in the City of Shorewood this Saturday, May 18, 2013.

Ms. Opgenorth announced a Historic Milwaukee annual preservation award reception for Thursday, May 16, 2013.

Mr. Jarosz announced that the State Assembly in Madison will have a bill before it this Wednesday, May 15, 2013 to discuss elevating the five percent Wisconsin matching tax credit for federal tax programs to twenty percent. Testimony will be given by John Beck from Alexander & Company and Gary Gorman from Gorman & Company.

Mr. Jarosz announced the need for more web presence and sophisticated techniques of communication to better notify, educate, increase participation, and make people aware of preservation matters. A preservation community through the Historic Institute at University of Wisconsin – Milwaukee can get the word out quickly.

Mr. Jarosz announced that he will be unable to attend the next Commission meeting on June 10, 2013 due to his trip with his students to Japan. Ms. Pieper Eisenbrown will chair the next meeting.

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

Mr. Hoeschen moved approval, seconded by Ms. Pieper Eisenbrown, of the staff approved Certificates of Appropriateness. There were no objections.

- a.** [121734](#) Resolution relating to a Certificate of Appropriateness for the installation of signage at 2595-2597 N. Downer Avenue in the Downer Avenue Historic District for Downer Delaware LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- b. [121809](#) Resolution relating to a Certificate of Appropriateness for the installation of new rooftop HVAC equipment at 2595-2597 N. Downer Avenue in the Downer Avenue Historic District for Downer Delaware LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- c. [130002](#) Resolution relating to a Certificate of Appropriateness for the installation of a new rear porch, door and fencing at 2430 N. Lake Drive in the North Point North Historic District for Josh Minkin.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- d. [130008](#) Resolution relating to a Certificate of Appropriateness for a new canopy over the sidewalk at 2625 N. Downer Avenue in the Downer Avenue Historic District for 2625 Downer LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- e. [130009](#) Resolution relating to a Certificate of Appropriateness for the installation of a new corner sign at 1203 N. 10th Street in the Pabst Brewery Historic District for Brewery House, LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- f. [130010](#) Resolution relating to a Certificate of Appropriateness for installation of sidewall venting for a new furnace at 2757 N. Sherman Blvd. in the Sherman Blvd. Historic District for Darlene Blattner.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- g. [130011](#) Resolution relating to a Certificate of Appropriateness for the installation of sidewall venting for a gas boiler at 2912 E. Belleview Place in the North Point North Historic District for Samuel Radcliffe.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- h. [130012](#) Resolution relating to a Certificate of Appropriateness for porch repairs and new fencing at 2034 N. 1st Street in the Brewers Hill Historic District for Emilio Ramirez.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- i. [130018](#) Resolution relating to a Certificate of Appropriateness for the installation of two rooftop HVAC units at 2595-2597 N. Downer Avenue in the Downer Avenue Historic District for Downer Delaware LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- j. [130073](#) Resolution relating to a Certificate of Appropriateness for the repair of a rear porch and roof shingle replacement at 3025-3027 N. Sherman Blvd. in the Sherman Boulevard Historic District for Deno D'Amato.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- k. [130105](#) Resolution relating to a Certificate of Appropriateness for porch, trim, siding and door work at 2722 W. State Street in the Concordia Historic District for Catherine Stampley.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- I. [130110](#) Resolution relating to a Certificate of Appropriateness for a new roof, stucco repair and extension of the rear dormer at 2537 N. 47th Street in the North 47th Street Bungalow Historic District for Greg and Laura Marshall.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- m. [130116](#) Resolution relating to a certificate of appropriateness for the installation of new double copper gutters, new flashings and new architectural shingle roof in Certain Teed Landmark series, cottage red at 2717 E. Bellevue Place in the North Point North Historic District for Thomas Maloney and Geraldine Petersen.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

- n. [130117](#) Resolution relating to a Certificate of Appropriateness for installation of venting for furnaces and a central air conditioning unit at 2670 N. Grant Blvd. in the Grant Blvd. Historic District for Brenda C. Jackson.

Sponsors: THE CHAIR

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

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

9. **The Following Files May Be Placed On File As No Longer Necessary:**

- a. [130004](#) Resolution relating to the permanent historic designation for the Summerfield Methodist Episcopal Church/Summerfield Church at 728 East Juneau Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Mr. Hoeschen moved to place on file File Number 130004 as it is no longer necessary.

Ald. Bauman questioned if the applicant wanted to withdraw or put on hold the nomination?

Ms. Hatala said that despite the applicant being given permission to nominate the church for historic designation, some members of the church wanted the public hearing to be held for more information. Ms. Hatala was under the impression that the matter could be held, but the ordinance requires that a public hearing be held within 45 days as explained by the Clerk's office through Mr. Lee and Clerk Owczarski. The applicant's alternative was to withdraw, and he can reapply later on. Ms. Hatala was going to speak to the congregation regarding historic preservation.

Mr. Hoeschen asked if the applicant was comfortable with the withdrawal of the nomination and what did the applicant really want?

Ms. Hatala said that the applicant was dispirited. Mr. Jakubovich said that the general impression from the applicant was to hold the matter so the congregation could have further discussion.

Ald. Bauman said that there is nothing to place on file if the application was withdrawn.

Mr. Lee said that a file still exists regarding the application.

Ald. Bauman moved to hold in committee, seconded by Mr. Hoeschen, File Number 130004. There were no objections.

A motion was made by ALD. BAUMAN, seconded by Brad Hoeschen, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 6 - Jarosz, Pieper Eisenbrown, Bauman, Hoeschen, Opgenorth, and Clendenen-Acosta

No: 0

Excused: 1 - Williams

**Meeting adjourned at 3:45 p.m.
Chris Lee, Staff Assistant**