



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

PATRICIA KEATING KAHN, CHAIR

Anna-Marie Opgenorth, Vice Chair

Ald. Robert Bauman, Marion Clendenen-Acosta, Matt Jarosz,

Ann Pieper Eisenbrown, and Blair Williams

Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,

ielmer@milwaukee.gov

HPC Planner: Carlen Hatala, 286-5722, chatal@milwaukee.gov

Legislative Liaison, Dana Zelazny, 286-8679,

dana.zelazny@milwaukee.gov

Monday, July 11, 2016

3:00 PM

City Hall, Room 301-B

Amended 7/7/16 -- Item #2 was added

Meeting convened: 3:04 P.M.

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Williams, Clendenen-Acosta

Excused: 2 - Opgenorth, Keating Kahn

1. Review and approval of the minutes from the June 13th meeting.

Mr. Jarosz moved, seconded by Ald. Bauman, for approval of the minutes. There were no objections.

2. [160125](#)

Resolution relating to a Certificate of Appropriateness for the whole house renovation and addition of dormers to the house at 1923 N. 2nd Street in the Brewers Hill Historic District for Midwest Commercial Funding, LLC.

Sponsors: THE CHAIR

Ms. Hatala said this item was heard at the last meeting. The owner did meet with the local alderwoman. The proposal is to repair the front, add railings, take care of the stucco and add a dormer to the third floor to add a bedroom. There is a dormer on the south elevation, but not currently on the north. The south dormer will be changed to 3 consecutive dormers, side by side. Staff recommends approval with a modification to the three dormers on the south side. The owner handed out a packet of new proposed changes.

Rob Chandler - owner

Dave Koscielniak - architect

Rob Carter - attorney

Mr. Koscielniak said the new proposal removed the three gables and presents just one gable. The alderwoman has no concerns.

Mr. Williams moved to approve, as revised today by the owner and windows will be made of wood to match current windows.

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

3. [160352](#)

Resolution relating to a Certificate of Appropriateness for the complete rebuilding of the front façade at 1114-1116 W. Historic Mitchell Street in the Historic Mitchell Street Historic District for Maria Novoa Sanchez.

Sponsors: THE CHAIR

Ms. Hatala said the building went through a number of conversions and changes over time. There is evidence that a lot of things have deteriorated and been re-built on the facade. The owner has hired an engineer to see what can be done with the building, which has a partial faux stone facade done in 1979. The cast stone has been deteriorating over the years. The stone facade is currently shearing away from the brick walls and there are numerous cracks in the faux stone facade. The back facade appears to be stable. The bricks are also popping away from the facade. The plan is to add brick to match the current brick and a cast-stone product will be used. Staff recommends approval with conditions detailed in the staff report, relating to windows, the entry door and approval of the brick and cast-stone product, design of the cornice detail and working with staff if additional features or details emerge as part of the demolition. If major alterations are needed, it will be returned to the commission for its review.

Maria Novoa Sanchez - owner - owned the building since 1989.

Matt Sangers - architect

The owner would like to use any salvagable materials and put some bricks vertically to make it more aesthetically pleasing. Her main concern was the facade coming down and she wasn't aware of all other other work that will need to be done. As a retiree, she is cognizant of costs. She is willing to work with Ms. Hatala about the renovations.

Mr. Jarosz also thinks the four windows will look better than the three windows. The owner will also let Ms. Hatala know what is under the current facade. Mr. Jarosz noted that just removing the faux stone front and putting in glass will make it much better.

Mr. Jarosz moved for approval, with staff conditions.

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

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

No: 0

Present: 1 - Bauman

Excused: 2 - Opgenorth, and Keating Kahn

4. Updates and announcements.

There were none.

5. The following files represent staff approved Certificates of Appropriateness:

This was

- a. [160241](#) Resolution relating to a Certificate of Appropriateness for replacement of rear stair at 3123 N. Lake Drive in the North Lake Drive Historic District for Gary Okla.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

- b. [160242](#) Resolution relating to a Certificate of Appropriateness for a new sign at 1036 West Juneau Avenue in the Pabst Brewery Complex Historic District for Klement's Sausage.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

- c. [160243](#) Resolution relating to a Certificate of Appropriateness for repairs to the slate roof and skylight at 2234-2236 N. Terrace Avenue in the North Point South Historic District for Jean-Robert Huetiger Revocable Trust.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

- d. [160244](#) Resolution relating to a Certificate of Appropriateness for the

construction of a side entry stoop at 1933 N. 2nd Street in the Brewers Hill Historic District for Adam Franson.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

e. [160246](#)

Resolution relating to a Certificate of Appropriateness for a new "Kiddyland" sign at 1104 W. Historic Mitchell Street in the Mitchell Street Historic District for Raquel Perez.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

f. [160248](#)

Resolution relating to a Certificate of Appropriateness for repairing the upper four feet of the north wall at 1337 W. Forest Home Avenue in the Mitchell Street Historic District for El Rey Enterprises LLP.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

g. [160285](#)

Resolution relating to a Certificate of Appropriateness for the installation of new rooftop condensers at 1103 North Old World Third Street in the Old World Third Street Historic District for Old World Dev LLC.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

- h. [160249](#) Resolution relating to a Certificate of Appropriateness for the installation of PVC venting out the rear of the house for new furnaces at 3277-3279 N. Sherman Boulevard in the Sherman Boulevard Historic District for Diane Hamiel.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

- i. [160364](#) Resolution relating to a Certificate of Appropriateness for the construction of a new fire escape stair at 1216 North Prospect Avenue in the First Ward Triangle Historic District for Don Meissner/Equity Team Management.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

- j. [160365](#) Resolution relating to a Certificate of Appropriateness for the construction of a new deck at 2042 E. Lafayette Place in the North Point South Historic District for Jay Ostema.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Keating Kahn

Meeting adjourned: 3:37 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>.