



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Marion Clendenen-Acosta, CHAIR

Sally Peltz, VICE-CHAIR

*Ald. Robert Bauman, Ann Pieper Eisenbrown, Matt Jarosz, and
Patricia Keating Kahn*

*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,
dana.zelazny@milwaukee.gov*

Monday, September 9, 2019

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:08 P.M.

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

1. [190387](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new house at 2381 N. Terrace Avenue, in the North Point North Historic District, for Tim Gokhman of At Terrace, LLC.

Sponsors: THE CHAIR

The Chair said that a subcommittee met on August 19th and designs were gone through and they talked through the issues and concerns during the Commission meeting. The Chair read a letter on behalf of the Commission based upon the subcommittee meeting. A copy is contained in file 190387.

Tim Gokhman - 1729 N. Commerce St. - land owner and applicant

Jason Korb - Korb Associates -

Mr. Gokhman said that some of the concerns were similar to previous concerns while some were new.

Mr. Jarosz moved to add the letter to the file and hold over until next month, seconded by Ms. Pieper Eisenbrown.

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

2. [190576](#) Resolution relating to a Certificate of Appropriateness for the removal of existing signage and the installation of new individually mounted lit channel letters at 1030 N. Old World Third Street, in the Old World Third Street Historic District, for Fred Usinger Inc.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a revision of a previous proposal. The new proposed letters have been reduced to be the same size and font, but they are still internally and front-lit. Staff still prefers external lighting only and signage directed at the pedestrian level and consistent with the district. Staff would support back lighting.

Skip Deback - Lembers Electric - will look identical to the existing signage during the day, but the sign will be internally lit during the night. He thinks the light output will be similar to halo lighting, which staff did support. He would like the application be granted as it is, with internally illuminated letters.

Ramona Marenda - Lembers Electric also present.

Mr. Jarosz would support the halo light, but not internally lit.

Mr. Jarosz moved to deny with the understanding the staff can approve halo, back-lit lettering, seocded by Peltz.

A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - VACANCY

3. [190577](#) Resolution relating to a Certificate of Appropriateness for a two-story rear addition at 1327 E. Brady Street, in the Brady Street Historic District, for Jenó Cataldo.

Sponsors: THE CHAIR

Mr. Tim Askin said that this is a revision to previous design proposals. Last Wednesday staff took pictures of work being done and demolition was done without appropriate permits. The proposed raised parapet hides mechanicals, which staff is fine with as long as an access door is provided. Staff recommends that more clarity and samples are needed, although the design is basically okay with staff. No COA will be issued until the condemnation order is lifted and all DNS violations are remedied. Staff recommends holding with the recommendations contained in the staff report.

Ald. Nik Kovac - the goal is to get to a design that meets the guidelines.

Jeno Cataldo - the contractor said he had a permit for the footing work and the job became more complex than first thought. They will be re-building the basement wall tomorrow and re-installing the flooring. He hired a new architect and he thinks the new proposed design is tasteful. The addition will be 1.5 stories in the back, although he would have preferred a 2-story addition. He is fine with installing a wood decorative door in back and wood windows are fine as well. The addition will be used for retail and an ADA-accessible ramp will be added on the side of the building instead of having disabled access in the rear. They are also adding bathrooms.

Ms. Peltz thinks the front of the building is adorable, but thinks there should be more windows, but Mr. Askin noted how close the buildings are to each other.

Mr. Askin is amenable to working with the applicant if the Commission approves the

general concept. .

Ms. Peltz would support granting this, amended by Ms. Keating Kahn, to approve the overall concept of the massing of the new addition and have details approved by staff, seconded by Ms. Clendenen-Acosta.

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

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

No: 0

Excused: 1 - VACANCY

4. [190672](#)

Resolution relating to a Certificate of Appropriateness for painting a mural on the masonry wall facing S. 12th Street at 1202 W. Historic Mitchell Street, in the Mitchell Street Historic District for Mauricio Ramirez and East Side Management, LLC.

Sponsors: THE CHAIR

Held until the October meeting as the painter is not able to be present.

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - VACANCY

5. [190673](#)

Resolution relating to a Certificate of Appropriateness for rebuilding a retaining wall at 1951 N. 2nd Street, in the Brewers Hill Historic District, for the Brennan family.

Sponsors: THE CHAIR

*Mr. Tim Askin said the an existing retaining wall is in poor condition and the new wall will be constructed with new or salvaged stone with proper drainage. The existing stone cannot be used in construction due to its poor condition. Staff would recommend cream city brick over concrete block. Staff recommends approval with the conditions listed in the report. Staff is seeking feedback from the Commission if a brick veneer should be used.
The rail can come back to the staff.*

A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - VACANCY

6. [190679](#) Resolution relating to a Certificate of Appropriateness for roof repairs and alterations at 2803 E. Bradford Avenue, in the North Point North Historic District, for Lisa Groskopf.

Sponsors: THE CHAIR

Ms. Carlen Hatala said that new membrane will be installed over both flat roofs and copper flashing will be installed. The bay windows no longer have flat roofs, but now have pitched roofs with copper. Staff recommends approval with conditions.

Mike Slanikowski - architect - only one window is probably original to the house. Lots of interior work was done.

A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - VACANCY

7. [190682](#) Resolution relating to a Certificate of Appropriateness for the demolition of an existing garage at 116 W. Vine Street, in the Brewers Hill Historic District, for Kevin Baumgart.

Sponsors: THE CHAIR

Mr. Tim Askin said that there is a stand-alone garage with no other building and the applicant is designing a new house to go on this lot. Staff recommends approval.

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

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

No: 0

Excused: 1 - VACANCY

8. [190692](#) Resolution relating to a Certificate of Appropriateness for the construction of a new garage at 2245 N. Lake Drive, in the North Point South Historic District, for Christopher Kolenda and Nicole Kauss.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage will be at the rear of the property and will be visible from the street. Staff's only concern is the material selected, including SmartSide. Staff supports the design, but not the materials. The half-timbers are applied on top of the stucco, rather than being embedded in the stucco, which isn't true stucco. Staff recommends approval of the design with natural stucco.

Nicole Kauss - owner

Jerry Klose - Classic Builders - they will be using clear cedar instead of stucco.

Staff supports the clear cedar with the existing design.

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

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

No: 0

Excused: 1 - VACANCY

Roll call taken at 4:34 P.M.

9. [190694](#)

Resolution relating to a Certificate of Appropriateness for general rehabilitation at 707 E. Brady Street, in the Brady Street Historic District, for Salvatore Sivilotti.

Sponsors: THE CHAIR

Mr. Tim Askin said the project entails general rehab of the ground floor. There was conceptual approval a year ago of this project. There will be substantial improvement to the Brady Street elevation with new wood signing and windows and a bulkhead. The Van Buren elevation will no longer have the approved second story.

Salvato Salvalati - building owner - in order to raise the second portion on the Van Buren side, substantial shoring would have to be done, as well as fire prevention costs. The biggest change is the second floor due to costs. The Commission suggested historic tax credits to help fund the costs.

Mr. Jarosz moved to deny, seconded by Ms. Peltz.

A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

10. [190668](#)

Resolution relating to a Certificate of Appropriateness for a new roof, new gutters, selective repointing, chimney restoration, and exterior painting at 2120 N. Lake Drive, in the North Point South Historic District, for Michael LaMontagna and Jennifer Mell.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

11. [190671](#) Resolution relating to a Certificate of Appropriateness for the replacement of a privacy fence at 2547 N. Summit Avenue, in the North Point North Historic District, for Jack D. Miller.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

12. [190677](#) Resolution relating to a Certificate of Appropriateness for replacing HVAC equipment at 717 N. Jackson Street / 526 E. Wisconsin Avenue, the Northwestern National Insurance Company Building, for Pentagon Property Management.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

13. [190678](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 2803 E. Bradford Avenue, in the North Point North Historic District, for Lisa Groskopf.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

14. [190680](#) Resolution relating to a Certificate of Appropriateness installing a balcony railing, two storm windows, and replacing a rear door, at 2723 E Bradford Avenue, in the North Point North Historic District, for Jason and Meagan Schultz.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

15. [190681](#) Resolution relating to a Certificate of Appropriateness for the installation of a wood privacy fence at 407 N. Hawley Road, in the Bungalow Style Firehouses Multiple Historic Designation, for Janelle Meyer-Brown.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

16. [190689](#) Resolution relating to a Certificate of Appropriateness for the replacement of four existing porch columns with eight reconstructed columns at 3008 W. State Street, in the Concordia Historic District, for David Grosse.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

17. [190690](#) Resolution relating to a Certificate of Appropriateness for the installation of exterior lighting at 1104 W. Mitchell Street, in the Mitchell Street Historic District, for 1104 Mitchell LLC.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

18. [190691](#) Resolution relating to a Certificate of Appropriateness for the restoration and reconstruction of the porch at 1879 N. Cambridge Avenue, at the George Knowles Jr. House, for Susan Ellman.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

19. [190695](#) Resolution relating to a Certificate of Appropriateness for the replacement of a glass block window with a wood window at 2703 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Sherman Park Lutheran Church.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

20. [190697](#) Resolution relating to a Certificate of Appropriateness for the restoration of the front porch to its early twentieth century appearance at 959 N. 34th Street, in the Concordia Historic District, for Jeff Waldorf.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

21. [190701](#) Resolution relating to a Certificate of Appropriateness for reconstructing a balcony railing and replacing a driveway in the same location at 2813 W. Kilbourn Avenue, in the Concordia Historic District, for Olivia Parshall.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

22. [190702](#) Resolution relating to a Certificate of Appropriateness for the installation of rooftop HVAC equipment at 1320 W. Burnham Street, in the Mitchell Street Historic District, for North Shore Bank and El Rey.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

23. [190707](#) Resolution relating to a Certificate of Appropriateness for repairs to the gutters and porch roofs at 2245 N. Lake Drive, in the North Point South Historic District, for Christopher Kolenda and Nicole Kauss.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

24. [190783](#) Resolution relating to a Certificate of Appropriateness for the replacement of the roof and repairs to masonry at 2212 E. Kenilworth Place, in the North Point South Historic District, for Edward and Cathy David.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

25. [190788](#) Resolution relating to a Certificate of Appropriateness for roof replacement, cornice repair, and exterior painting of wood surfaces at 600 W. Historic Mitchell Street, in the Historic Mitchell Street Historic District, for Juan Ordaz.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

26. **Review and approval of the minutes from the August 5th meeting.**

*Ms. Pieper Eisenbrown moved, seconded by Ms. Peltz, for approval of the minutes.
There were no objections.
4:49 P.M>*

27. **Updates and announcements.**

*Meeting adjourned: 4:49 P.M.
Linda M. Elmer
Staff Assistant*