



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

*Ald. Robert Bauman, CHAIR*  
*Marion Clendenen-Acosta, Vice Chair*  
*Ann Pieper Eisenbrown, Matt Jarosz, Patricia Keating Kahn,*  
*and Sally Peltz*  
*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,*  
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*Legislative Liaison, Dana Zelazny, 286-8679,*  
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Monday, October 1, 2018

3:00 PM

City Hall, Room 301-B

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**Amended 9/27/18 - Item #24 was added (2019 calendar of meetings)**

*Meeting convened: 3:02 P.M.*

**Present:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, Peltz

**Excused:** 1 - Pieper Eisenbrown

1. [171493](#) Resolution relating to a Certificate of Appropriateness for the relocation and rehabilitation of the Schweichart/Gettelman House, an individually designated historic property at 4400 West State Street, for MillerCoors USA, LLC.

**Sponsors:** THE CHAIR

*Atty. Brian Randall, Matt Swentkofske and Erik Brooks with MillerCoors. They are proposing one change and that is to leave the building in its current location. The company has filed plans to do so and is renewing its commitment to upgrade the building in terms of adding wood windows, wood doors, a front porch and doing brick repair work. A green buffer zone will be added to separate it from the trucking yard and employee parking.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

2. [180795](#) Resolution relating to a Certificate of Appropriateness for the installation

of an accessibility ramp on the front of the church building and landscaping alterations to improve drainage at 804 - 816 W. Vliet Street, St. John's Evangelical Lutheran Church, an individually designated property, for St. John's Evangelical Lutheran Church.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that proposal is to construct an accessibility ramp at the front of the building to match the church's current limestone. There are no other viable locations for this ramp. Staff recommends approval as proposed as being the most practical and realistic.*

*The owners were present only to answer questions if needed.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

3. [180796](#)

Resolution relating to a Certificate of Appropriateness for a comprehensive rehabilitation that includes window replacement, addition of a dormer on the east, addition of a mudroom on the north, and demolition of an exterior staircase at 204 W. Brown Street in the Brewers Hill Historic District, for Laura van Heijnigen and Robert Howard.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said they are looking to add new windows on the east elevation and replace all windows. There is not a single original window in the building. Staff supports demolishing the back stairway and replace the rear mudroom. Staff recommends restoring the front gable window to a single window rather than a double. Staff would prefer to see a window above the front porch, which is being recommended for removal by the owner. All of the proposed windows are acceptable if wood storm windows are installed. The mudroom addition is acceptable as proposed, but should be set off by 6-18", but the HPC can require that if they wish. Mr. Jarosz would like to see the gable pulled back a bit from the main ridge.*

*Tom O'Hannigan - 805 S. Bartlett - builder - he is comfortable with the recommendations*

*Mr. Askin said that the work was done over the past year or so without a COA and is before this body due to a complaint.*

*Approved with staff recommendations.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

4. [180798](#)

Resolution relating to a Certificate of Appropriateness for the erection of

a new nine-story commercial building at 511 N. Broadway (Parcel 3920656000), in the East Side Commercial Historic District, for J. Jeffers & Co.

**Sponsors:** THE CHAIR

*Joshua Jeffers - 225 E. Michigan St. - wants to add an additional floor to the building for parking.*

*Mr. Tim Askin said that that a lot of the lower floors will be parking and office space for the upper floors. Staff has concerns about the metal panel areas, but is fine with the masonry sections. This design increases detail as it goes upward, which is opposite of what is typical. The setback is too deep in one area for the staff and also feels that the Cordova stone material is inappropriate. Staff recommendation is to hold; the commission previously approved height and footprint.*

*Joshua Jeffers said the use if being changed from residential to office; the ground floor will still be retail. There is a tremendous amount of demand from the hotels for parking so hotel guests could use that in the evening and on the weekend. Office users really like the floor to ceiling glass, as well as the mix of materials.*

*Tim Wallasing - architect - they were trying to harmonize and tie in with the adjacent buildings without making it look the same. They were using the same stone as the Mackey building to build cohesion. They are trying to harmonize with both historic buildings through subtle details.*

*Mr. Jarosz thinks that for the most part this fits in with the district. Mr. Askin had 9 recommendations so he would like the applicant to meet with staff.*

*Mr. Jeffers would like to get footprint and overall height of the building approved and he will work with staff on their recommendations.*

*Approve footprint and overall massing, proportions and height and hold design details for further review.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

5. [180804](#)

Resolution relating to a Certificate of Appropriateness for a comprehensive rehabilitation of the house at 2804 N. Grant Boulevard in the Grant Boulevard Historic District, for Roberthenry Davis of Even Life, Inc.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the house has been ill-treated with illegal work over a number of years. There are a number of vinyl windows and glass block windows in the basement. The rear door was also replaced and staff can't access it. The garage also needs to have some appropriate work done on it as well. There is also a deck in the rear that needs trim work, but it can stay. There are also two substantial depressions in the front yard due to water work that need to be filled in. A number of the windows have been recently replaced. Staff recommends approval with conditions.*

*Roberthenry Davis, Sr. - property owner - he renovates and sells home - there were already vinyl windows when he bought the house. The glass block windows were for safety and there were squatters in the house and all the utilities were ripped out of the*

house.

Approve, with the staff conditions.

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

**Aye:** 4 - Bauman, Jarosz, Keating Kahn, and Peltz

**No:** 1 - Clendenen-Acosta

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

6. [180806](#)

Resolution relating to a Certificate of Appropriateness for enlarging and replacing five windows and replacing some siding at 2205 N. Lake Drive, in the North Point South Historic District, for Eric Wagner.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the proposal is to re-clad a portion of the house and replace some windows. Staff does not recommend SmartSide recladding as proposed by the applicant. The bay windows are being changed due to a kitchen remodel. Staff is fine with the reduction in size of the windows as long as they are wood. The request to raise the head of three windows makes aesthetic sense, but is in conflict with the North Point South guidelines. Staff recommends approval with conditions with the request to raise the window heads being left to the Commission.*

*Kelly Denk - architect*

*Jenna - Shelter from the Storm - window installer*

*Mr. Denk said those 3 windows have a lower head height than the other windows on the first floor.*

*Eric Wagner - Owner*

*Grant, with staff conditions and raise the three window heads.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

7. [180807](#)

Resolution relating to a Certificate of Appropriateness for the erection of a garage at 114 W. Lloyd Street, in the Brewers Hill Historic District, for Amanda Betts.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the proposal is to construct a new, 1.5 garage at the rear of the lot. Parking and a patio is also being proposed, which should be fine as long as it's permeable pavers. The garage design mirrors that of the house. Staff does not support the use of SmartSide. This garage has high street visibility. Staff recommends approval with conditions detailed in the report. The Commission has never approved SmartSide and has traditionally required wood in garages that are highly visible.*

*Amanda Betts - potential owner - will buy if this project is approved.*

*Dave Koz - architect - he also likes the SmartSide product.*

*Ms. Betts has worked with the siding and likes the maintenance of it.  
Approve with wood for the garage and staff conditions.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

8. [180811](#) Resolution relating to a Certificate of Appropriateness for alterations to the porch and other repairs at 953 N. 33rd Street, in the Concordia Historic District, for Kathryn Finerty.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this came before the Commission as an enforcement action. The original porch railing had fine work and was intact until this project began. The handrail has had some replica spindles on it, but staff cannot find a commercial replica for the porch handrail. Staff recommends with conditions in the staff report.*

*Kathryn Finerty - there was rotting that was a safety issue.*

*Fernando Caballo - he was hired only to look at the columns for their safety. When he removed one column it all fell apart.*

*Held to the call of the chair to stay enforcement action and to give the owner a chance to have time to explore options.*

**A motion was made by Matt Jarosz, seconded by Marion Clendenen-Acosta, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

9. [180820](#) Resolution relating to a Certificate of Appropriateness for alterations to the porch at 926 N. 34th Street, in the Concordia Historic District, for Carmen Schulz and Liz Schulz.

**Sponsors:** THE CHAIR

*Applicants not present.*

*Mr. Tim Askin said it's almost ready to go. One column on the porch is missing. The missing column will be replicated and another design for the railings from another house in the neighborhood.*

*Approve, with recommendations.*

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

**Aye:** 5 - Bauman, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

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

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

10. [180744](#) Resolution relating to a Certificate of Appropriateness for re-facing a sign at 2703 N. Sherman Boulevard in the Sherman Boulevard Historic District for Sherman Park Lutheran Church and Lumin Schools.
- Sponsors:** THE CHAIR
- A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
- Excused:** 1 - Pieper Eisenbrown
11. [180746](#) Resolution relating to a Certificate of Appropriateness for the replacement of HVAC equipment at 4344 N. 25th Street in the Garden Homes Historic District for Cynthia Cooper.
- Sponsors:** THE CHAIR
- A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
- Excused:** 1 - Pieper Eisenbrown
12. [180823](#) Resolution relating to a Certificate of Appropriateness for replacing HVAC equipment at 2921 N. Lake Drive (#1) in the North Lake Drive Historic District for Tom & Barbara Warner.
- Sponsors:** THE CHAIR
- A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
- Excused:** 1 - Pieper Eisenbrown
13. [180826](#) Resolution relating to a Certificate of Appropriateness for the replacement of two fences, installation of a bike rack, and landscaping changes to the parking area at 4243 W. North Avenue (the former Finney Library), in the Sherman Boulevard Historic District for Jeffrey Folstad of

Solid State Architecture.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

14. [180830](#) Resolution relating to a Certificate of Appropriateness for the extension of a fence at 2037 N. 1st Street, in the Brewers Hill Historic District for Randy & Laurie Goll.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

15. [180845](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 1669 S. 5th Street (the St. Anthony School, the former Notre Dame High School), the St. Stanislaus Church, and the St. Stanislaus rectory, which are all part of the parcel addressed as 524 W. Historic Mitchell Street, in the Mitchell Street Historic District, for the St. Stanislaus Congregation.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

16. [180850](#) Resolution relating to a Certificate of Appropriateness for repairs to the front stoop at 1507 N. Marshall Street in Graham Row, an individually designated historic property, for Tom Montemurri.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Pieper Eisenbrown

17. [180854](#) Resolution relating to a Certificate of Appropriateness for the erection of a metal fence at 114 W. Lloyd Street, in the Brewers Hill Historic District, for Randy Goll.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Pieper Eisenbrown

18. [180868](#) Resolution relating to a Certificate of Appropriateness for repairs to the north elevation of the building at 2633 - 2639 - 2651 N. Downer Avenue (Sendik's), in the Downer Avenue Historic District for DG Downer, LLC.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Pieper Eisenbrown

19. [180875](#) Resolution relating to a Certificate of Appropriateness for re-arranging sidewalks and landscaping to improve drainage at 804 - 816 W. Vliet Street, St. John's Evangelical Lutheran Church, an individually designated property, for St. John's Evangelical Lutheran Church.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 1 - Pieper Eisenbrown

20. [180876](#) Resolution relating to a Certificate of Appropriateness for a comprehensive repair program at 2333 S. 6th Street (AKA 601 W. Lincoln Avenue), the St. Josaphat Basilica, an individually designated historic property, for the Franciscan Fathers Minor Conventuals of St.



Josaphat Church in Milwaukee, Wisconsin, Inc.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

21. [180912](#) Resolution relating to a Certificate of Appropriateness for repairs to the chimney at 2204 E. Ivanhoe Place in the North Point South Historic District for Wellston Apartments.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

22. **Review and approval of the minutes from the September 4th meeting.**

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

23. **Review of two applications for the Plaque Program.**

*Ms. Carlen Hatala said that Justin Kosakoski has applied for a plaque for the building at 2078 S. 7th St. The business has duck pin bowling and the owner wants the plaque due to that history. There were once 12 leagues and 72 bowlers. There are still a few leagues and it is rented out on the weekend. This is now Koz's Mini Bowl. Mr. Jarosz moved for approval, seconded by Ms. Keating Kahn. There were no objections.*

*Kurt Kasdorf, the owner, applied for a plaque for a house at 1938 N 2nd St., which is located in Brewer's Hill. The house was originally a one-story building and in 1889 a second story was added. Ms. Peltz moved for approval, seconded by Mr. Jarosz. There were no objections.*

24. **Review and approval of the 2019 calendar of meetings.**

*Mr. Jarosz moved, seconded by Ms. Peltz, for approval of the 2019 calendar. There were no objections.*

25. **Updates and announcements.**

*Mr. Jarosz said the fall historic conference will be on Oct. 18th at the Pabst campus.*

*Meeting adjourned: 5:51 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>.*