



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

MATT JAROSZ, CHAIR

Ald. Robert Bauman, Vice Chair

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

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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*Senior Planner: Carlen Hatala, 286-5722,
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Dana Zelazny, 286-8679,
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Monday, July 10, 2017

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:05 P.M.

Present: 4 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta

Excused: 2 - VACANCY, Keating Kahn

1. [170100](#)

Resolution relating to a Certificate of Appropriateness for the repair of windows facing Sherman Boulevard, the replacement of most other windows, and selective installation of security screens at 3360 N. Sherman Boulevard, Townsend Elementary School, in the Sherman Boulevard Historic District for Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Tim Askin said the staff report is the same as the last meeting's.

John Linn and Juliana Pascucci -- provided information in the file relating to the cost of replacing the windows at a cost of \$144 per square foot and \$109 per square foot for replacing with aluminum. Restoration would be \$800,000 plus versus \$600,000 for aluminum for a difference of approximately \$197,000 and they repeat their earlier request based upon cost. Ald. Bauman does not support their request. One facade would be restored, one would be replacement wood and two would be aluminum, per Mr. Askin. The chair thinks all the elevations look nice and historic so he is loath to deviate from the standards.

Ald. Bauman moves to deny the COA, seconded by Ms. Clendenen-Acosta. There were no objections.

A motion was made by ALD. BAUMAN, seconded by Marion Clendenen-Acosta, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

2. [170348](#) Resolution relating to a Certificate of Appropriateness for the demolition of a garage, construction of a patio, and installation of a skylight on a second garage at 210 W. Brown Street in the Brewers Hill Historic District for Art Marburg.

Sponsors: THE CHAIR

Mr. Tim Askin said the building to be demolished is a garage from 1920 and meets 5 of the 6 criteria for demolition. It is deeply set back and behind a privacy fence. The previous owner did not maintain the garage. A new patio with cobblestones and garage are proposed. The applicant also wants a skylight on a 2001 garage and putting windows in the side would be an extraordinary amount of effort, per the current owner. This garage was built by a previous owner. Staff recommends approval with the conditions detailed in the staff report.

The applicant is not present.

The chair stated that the building can be demolished. Ms. Carlen Hatala said this is the first request for a skylight in a garage; people either built dormers or put windows higher. The Commission approved a contemporary, low-profile skylight with location approved by staff.

The patio is approved with staff conditions.

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

3. [170375](#) Resolution relating to a Certificate of Appropriateness for a previously installed blade sign at 1005 - 1007 N. Old World 3rd Street in the Old World 3rd Street Historic District for Michael Whitcomb, agent for Whos Milwaukee, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the sign was installed in 2014. Staff recommends the applicant should review "Good for Business" for appropriate signage and recommends that this sign be removed. If approved, the internal illumination should be removed at a minimum and an application be completed for exterior illumination.

Atty. Michael Whitcomb present for the applicant. He provided copies of an e-mail from Paul Jakubovich that shows discussions were taking place. He also noted other businesses in the district have other internally lit signs.

The chair noted the Commission has never approved an internally lit sign.

Ms. Pieper Eisenbrown moved, seconded by Ms. Clendenen-Acosta, to deny the COA. There were no objections.

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

4. [170367](#) Resolution relating to a Certificate of Appropriateness for alterations to the north wall of the house at 3252 N. Lake Drive in the North Lake Drive Estates Historic District for Rick & Maggie Barrett.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to alter the ground floor and remove 3 windows on the north elevation and change on door on that elevation as well. This house was built by a Schlitz subsidiary. The work is being done as part of a kitchen remodel. Some windows would be removed and some changed. Staff does have a counter-proposal and their particular objection is the window shape is different than the originals and adds a transom that is not part of the original design. Staff conditions are contained in the staff report. The illegal pipes in back should also be removed or at a minimum repainted.

Tim Benkowski - contractor - he would like to have one window raised so a countertop could be placed below that window. The piping will be removed, as well as a brick grill from the previous owner.

Staff can decide about the chair's concern with the proximity of the window to the door, resulting in only one shutter.

Ms. Clendenen-Acosta recommended approval while working with staff and the door and canopy should be shifted over.

Applicant must come back to staff for final review.

Ms. Clenden-Acosta moved, seconded by Ald. Bauman, for approval with coming back to staff for final review. There were no objections.

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

5. [170377](#) Resolution relating to a Certificate of Appropriateness for the construction of a three-car garage at 3252 N. Lake Drive in the North Lake Drive Estates Historic District for Rick & Maggie Barrett.

Sponsors: THE CHAIR

The applicant would like a garage closer to the house and staff is concerned that about 80% of the grass in the circular drive is being eliminated. Staff would recommend changes to the landscape plan, which should be amended and submitted to staff for approval. Staff has concerns with the windows and dormers on the garage.

Tim Benkowski - contractor - he has no objections to the proposed changes.

Ms. Pieper Eisenbrown moved, seconded by Ald. Bauman, for approval with conditions elaborated in the staff report with an accurate site plan of the landscaping. There were no objections.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

6. [170385](#)

Resolution relating to a Certificate of Appropriateness for the construction of signage, a new storefront, and patio, other alterations, and selective demolition of post-1960 additions to the building at 2650 N. Downer Avenue in the North Downer Avenue Commercial Historic District.

Sponsors: THE CHAIR

The current facade is from the 1930s and modified in the 1950s. There will be added a walk-up service for coffee and the current parking lot will become a 3-season patio. Staff has two minor conditions, but otherwise recommends approval.

Eric Resch - co-owner of Stone Creek Coffee - staff requests are fine

Ald. Nik Kovac - he supports this project and this building has been vacant for almost a decade.

Ms. Clendenen-Acosta moved, seconded by Ald. Bauman, for approval with staff conditions. There were no objections.

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

7. [170386](#)

Resolution relating to a Certificate of Appropriateness for the reconstruction of the south wall in a new masonry veneer at 2446 - 2448 N. Lake Drive in the North Point North Historic District for MKE First Properties.

Sponsors: THE CHAIR

Mr. Tim Askin said this came in as a complaint to staff as applicant was replacing failing masonry with manufactured stone. There are also violations at the rear of the property for which no applications were submitted. The bricks on the house are "Persiantex" and are unique.

Ald. Nik Kovac - this needs to be fixed.

Rick Langdon - mason and rep. of MKE First Properties - the issue is the front stoop, not the entire front facade.

Ald. Bauman moved, seconded by Ms. Clendenen-Acosta, for denial of the COA. There were no objections.

A motion was made by ALD. BAUMAN, seconded by Marion Clendenen-Acosta, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

8. [170359](#) Resolution relating to a Certificate of Appropriateness for foundation repairs and general tuckpointing at 124 W. Vine Street in the Brewers Hill Historic District for Ryan and Alexandra Shortridge.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

9. [170380](#) Resolution relating to a Certificate of Appropriateness for re-roofing, replacing gutters, and rebuilding rafter tails at 2683 N. Summit Avenue in the North Point North Historic District for Nance K. Kinne.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

10. [170384](#) Resolution relating to a Certificate of Appropriateness for awning signs at 1003, 1005, and 1007 N. Old World 3rd Street in in the Old World 3rd Street Historic District for Michael Whitcomb, agent for Whos Milwaukee, 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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

11. [170388](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of the porch deck, stairs, and railings at 2245 N. Lake Drive in the North Point South Historic District for Joseph Schall.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

12. [170399](#) Resolution relating to a Certificate of Appropriateness for the installation of a heat pump unit at 1501 N. Marshall Street, part of Graham Row, an individually designated building, for Alexandra Hanson.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

13. [170418](#) Resolution relating to a Certificate of Appropriateness for the placement of sidewalk café fixtures at 1111 N. Old World Third Street in the Old World Third Street Historic District, for Ken McNulty

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

14. [170422](#) Resolution relating to a Certificate of Appropriateness for replacing a fence at 2639 N. Wahl Avenue in the North Point North Historic District for Reva Shovers.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

15. [170424](#) Resolution relating to a Certificate of Appropriateness for the placement of two boiler vents along the south wall of 2731 N. Grant Boulevard, in the Grant Boulevard Historic District, for Ivory Taylor.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

16. [170440](#) Resolution relating to a Certificate of Appropriateness for re-siding the rear cottage and related remedial work ordered by the Historic Preservation Commission at 1927A N. 2nd Street in the Brewers Hill Historic District for Sue Mims and Richard Smith.

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: 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

No: 0

Excused: 2 - VACANCY, and Keating Kahn

Review of historic plaque request at 1648 N Jackson Street for owner Russell Wasserman

Owner wanted a plaque, but not designation. The house was built in 1869 and owned by Albert Trostel. The attic story was added in 1903. The Trostel family was very intertwined with the Gallun family.

Staff recommends granting.

Ms Pieper Eisenbrown moved, seconded by Ms. Clendenen-Acosta, for granting of the plaque. There were n objections.

Review and approval of the minutes from the June 12th meeting.

Ald. Bauman moved, seconded by Ms. Clendenen-Acosta, for approval of the minutes. There were no objections.

Updates and announcements.

State Street Theater is still there as is the Gettelman.

Meeting adjourned: 4:39 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>.