



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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*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,
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Monday, November 5, 2018

3:00 PM

City Hall, Room 301-B

Amended 10/31/18 -- Item #25 (301 E. Wisconsin Ave.) was removed from the agenda.

Meeting convened: 3:06 P.M.

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

1. [140672](#) Resolution relating to a Certificate of Appropriateness for a mothball certificate for portions of the Henry Palmer Lodge/Love Tabernacle, an individually designated structure at 2640 N. 1st Street.

Sponsors: THE CHAIR

Ms. Carlin Hatala said this is the 6-month update. Staff and the Dept. of Neighborhood Services have no objection.

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

No: 0

Excused: 1 - VACANCY

2. [180822](#) Resolution relating to a Certificate of Appropriateness for the construction of a garage at 2018 N. 1st Street, in the Brewers Hill Historic District, for Brian Holoubek & Natalie Streppone Holoubek.

Sponsors: THE CHAIR

Mr. Tim Askin said the house is in the Queen Anne style and the applicant is

proposing to construct a garage. The garage will be a 4-car garage at the rear of the lot. Staff has no objections to the design, but there are some issues with the siding, vinyl windows and the location of the structure based upon its size. The applicant, Brian Holoubeck, is fine with the hardy plank wood siding and he's okay with the wood windows. He will go to BOZA and request a dimensional variance. He's also fine with moving it a bit off the lot line.

Grant, with conditions relating to materials and moving 1-2 feet from the side lot line.

A motion was made by Matt Jarosz, seconded by Ann Pieper Eisenbrown, 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

3. [180948](#)

Resolution relating to a Certificate of Appropriateness for repaving the driveway and installing a block retaining wall at 2229 N. Terrace Avenue in the North Point South Historic District for the Wisconsin Corporation of Seventh Day Adventists.

Sponsors: THE CHAIR

Mr. Tim Askin said that this application is a result of a citizen complaint. Staff has no objection to the concrete slab (although they'll need to add drainage which staff would like to see prior to its being done), a retaining wall and concrete steps were also added without approval. The applicant said that the planner has submitted a statement of hardship and the retaining wall, due to its height, didn't need a permit so he thought it would be fine. Staff would prefer stone or poured concrete for the retaining wall. Mr. Jarosz recommended having poured concrete or stone for the sidewalk to the tree and the remainder of the retaining wall could remain as it is. Mr. Askin recommended red Chinese sandstone and the applicant will work with staff. He is fine with re-doing that part.

Ms. Keating Kahn moved to have the entire retaining wall done in the appropriate materials. Seconded by Ms. Pieper Eisenbrown. There were no objections.

A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, 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. [180964](#)

Resolution relating to a Certificate of Appropriateness for the replacement of an original window with a bay window on the east wall at 2107 E. Kenilworth Place, in the North Point South Historic District, for Redentor & Gloria Galang.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to install a modern bay window to replace an existing multi-pane window. The proposed window is wider and slightly shorter than the existing window. Staff recommends denial and would also not approved a custom bay window.

Motion is to deny.

A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, 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

5. [180975](#)

Resolution relating to a Certificate of Appropriateness for demolishing and reconstructing the Lake Park rustic wooden bridge at 3233 E. Kenwood Boulevard (Lake Park), in the North Point North Historic District for Milwaukee County and Lake Park Friends.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to demolish and replace a bridge in the park - the bridge type is "rustic type". It's difficult to determine the original design of the bridge. Lake Park staff believes the bridge dates back to the 70s and the county says it is in a condemnable state and is a safety hazard.

Staff would recommend approval of demolition as long as the criteria detailed in the report are followed.

John Bayles - Lake Park Friends - if it is found out that the bridge can be rehabilitated then they would not need to tear it down. The bridge is currently a hazard.

Approval is granted without financing available to replace the bridge and Ms. Keating Kahn would like a detailed cost estimate of what would be needed for a new bridge. One contractor was willing to work on this project and he wants to re-use as many existing bridge materials as possible.

Members were concerned as this is Milwaukee County property while the Lake Park friends are the applicants and the materials are not historic.

Ms. Keating Kahn said the county needs to be here, not Lake Park Friends. Ms. Peltz recommended keeping the bridge as a thorn in the county's sides.

Ald. Bauman said that Lake Park Friends is not the owner and has no standing to make this application.

Motion to hold.

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

6. [181008](#)

Resolution relating to a Certificate of Appropriateness for replacing some

of the front doors at 2200 N. Terrace Avenue, in the North Point South Historic District, for Dan & Michelle Mahlik.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to change out one set of front doors and possibly a second set as well. The door is a modern stained glass door. The intent is to return to the original planned French doors with clear glass. The neighboring unit supports the new doors and may install them as well once she sees these installed. The letter in the file from the adjacent owner notes that she will not be replacing her front door. Mr. Jarosz moved to accept the design of the door, but the adjacent owner must also replace her door and they both must be wood.

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

No: 0

Excused: 1 - VACANCY

7. [181019](#) Resolution relating to a Certificate of Appropriateness for the alteration of a proposed garage to add two dormers and to construct a fence at 2045 N. 2nd Street, in the Brewers Hill Historic District, for Dale and Renata Bunger.

Sponsors: THE CHAIR

*Mr. Tim Askin said the garage was previously approved by the Commission, but the site needed to be changed and the applicant would like to add dormers to the roof. Staff recommends approval with some minor changes to the mullions and the dormer and other conditions listed in the report.
Ms. Renata Bunger, the applicant, is fine with the conditions as listed.
Grant, with conditions.*

A motion was made by Marion Clendenen-Acosta, seconded by Ann Pieper Eisenbrown, 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. [181022](#) Resolution relating to a Certificate of Appropriateness for the construction of an addition and a fence at 3400 N. Lake Drive, in the North Lake Drive Estates Historic District, for William Bonifas.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to add an addition and a fence. The addition was part of the original design, but it was never built and it was originally to be a detached garage, but now will be a bedroom wing. The fence appears to be 12 feet, but is

shorter than Tim, so it is fine. The materials match the house and garage and staff recommends approval with conditions outlined in the report. The applicant finds the conditions acceptable.

Grant, with conditions

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

The following files represent staff approved Certificates of Appropriateness:

9. [180952](#) Resolution relating to a Certificate of Appropriateness for repairs to the walls and roof at 216 - 222 E. Mason Street, the Milwaukee News & Milwaukee Abstract Association Buildings, an individually designated property, for Hugo & Stella Del Portillo.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, 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
10. [180968](#) Resolution relating to a Certificate of Appropriateness for alterations to the west wall including the installation of kitchen-related HVAC and the relocation of a sign at 1001 N. Old World 3rd Street, in the Old World 3rd Historic District, for Mohammad Omballi of Burgerim.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
11. [180973](#) Resolution relating to a Certificate of Appropriateness for installing a sidewall vented high efficiency furnace at 2853 N. Sherman Boulevard in the Sherman Boulevard Historic District for Charles Sheppard.

Sponsors: THE CHAIR

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

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

No: 0

12. [180979](#) Resolution relating to a Certificate of Appropriateness for the installation of kitchen-related HVAC equipment and rooftop screening along the west elevation at 234 E. Vine Street in the Brewers Hill Historic District for Wolfgang and Whitney Schaefer of Uncle Wolfie's Tavern.

Sponsors: THE CHAIR

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

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

No: 0

13. [180984](#) Resolution relating to a Certificate of Appropriateness for replacing the roofing and gutters at 2618 N. Bremen Street, in the St. Casimir Church Complex, an individually designated historic property, for Meta House.

Sponsors: THE CHAIR

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

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

No: 0

14. [181034](#) Resolution relating to a Certificate of Appropriateness for a new projecting sign on the Wells Street elevation at 718 E. Wells Street in the Cass & Wells Historic District for Nicole Schwark of East Town Salon & Spa.

Sponsors: THE CHAIR

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

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

No: 0

15. [181039](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC equipment at 833 W. Wisconsin Avenue, St. James Episcopal Church, an individually designated historic property, for J. Jeffers & Co (833 James LLC).

Sponsors: THE CHAIR

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

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

No: 0

16. [181046](#) Resolution relating to a Certificate of Appropriateness for the re-roofing the building at 216 S. 2nd Street, in the S. 2nd Street Historic District, for KBH Holdings.

Sponsors: THE CHAIR

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

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

No: 0

17. [181052](#) Resolution relating to a Certificate of Appropriateness for partially re-roofing and replacing a door with a window at 1851 N. 2nd Street, in the Brewers Hill Historic District, for Kyle Safranek.

Sponsors: THE CHAIR

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

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

No: 0

18. [181057](#) Resolution relating to a Certificate of Appropriateness for installing a metal handrail on the berm steps at 1933 N. 1st Street, in the Brewers Hill Historic District, for Nathan Brenn.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz,

that this Resolution be **ADOPTED**. This motion **PREVAILED** by the following vote:

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

No: 0

19. [181082](#)

Resolution relating to a Certificate of Appropriateness for re-roofing the steeples, re-roofing and re-cladding the lanterns and cupola, masonry repairs to the steeples, re-gilding the crosses atop the roof structures, and other related work at 524 W. Historic Mitchell Street, St. Stanislaus Church, in the Mitchell Street Historic District, for the St. Stanislaus Congregation.

Sponsors: THE CHAIR

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

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

No: 0

20. [181084](#)

Resolution relating to a Certificate of Appropriateness for HVAC equipment for a new construction house at 100 W. Brown Street in the Brewers Hill Historic District for Gregory Baer & Robert Ater.

Sponsors: THE CHAIR

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

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

No: 0

21. [181087](#)

Resolution relating to a Certificate of Appropriateness for re-roofing the house at 4484 N. 26th Street in the Garden Homes Historic District for Judy E. Seymore.

Sponsors: THE CHAIR

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

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

No: 0

22. [181094](#) Resolution relating to a Certificate of Appropriateness for replacing HVAC equipment at 2010 E. Windsor Place, Unit D, in the North Point South Historic District, for Stephen Crane.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
23. [181095](#) Resolution relating to a Certificate of Appropriateness for installing three security cameras at 2587 N. Terrace Avenue in the North Point North Historic District, for Richard (Skip) Forrest.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
24. [181111](#) Resolution relating to a Certificate of Appropriateness for replacing a fence at 2543 N. 47th Street, in the N. 47th Street Bungalow Historic District, for Bryan Kwapil.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
- No:** 0
25. **Review and approval of the minutes from the October 1st meeting.**
- Mr. Jarosz moved, seconded by Ms. Keating Kahn, for approval of the minutes. There were no objections.*
26. **Certified Local Government Review of the National Register Nomination for the Milwaukee Athletic Club at 758 North Broadway in the 4th Aldermanic District.**
- Ms. Carlen Hatala said the project is seeking historic tax credits.
Mr. Jarosz moved, seconded by Ms. Peltz, to support the nomination. There were no*

objections.

27. Certified Local Government Review of the National Register Nomination for the St. Matthew Christian Methodist Episcopal Church at 2944 North 9th Street in the 6th Aldermanic District

Ms. Carlen Hatala said this church was the site of many affirmative action events. The church is in fair condition.

Ms. Keating Kahn moved, seconded by Ms. Peltz, to support the nomination. There were no objections.

28. Updates and announcements.

Ms. Carlen Hatala said the conference went well.

Meeting adjourned: 4:27 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>.