



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

MARION CLENDENEN-ACOSTA, CHAIR
Patricia Keating Kahn, Vice Chair
Ald. Robert Bauman, Matt Jarosz, Anna-Marie Opgenorth,
Ann Pieper Eisenbrown, and Blair Williams
Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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HPC Planner: Carlen Hatala, 286-5722, chatal@milwaukee.gov

Tuesday, December 9, 2014

3:00 PM

Room 301-B, Third Floor, City Hall

1. Review and approval of the November 10, 2014 minutes.

Meeting convened: 3:05 P.M.

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

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

Excused: 1 - Williams

2. [140835](#)

Resolution relating to the permanent historic designation for the Sylvester Pettibone House at 2051 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

*The owner would like to adjourn this item for 60 days.
Tim Van de Kamp - attorney retained by the owner - would like to see if an agreement can be reached with staff.
Ald. Bauman moved to adjourn for 60 days.
Will be scheduled for the February meeting.*

This Resolution was HELD IN COMMITTEE

3. [141222](#)

Resolution relating to a Certificate of Appropriateness for a Mothball Certificate for 102 E. Wright Street in the North 1st Street National Register Historic District for Olusegun Sijuwade.

Sponsors: THE CHAIR

Paul Jakubovich provided photos of the property highlighting some of the work that is needed. Erica Lewandowski, Dept. of Neighborhood Services, said that the dept. reviewed the application and agrees that the house should be restored, but is concerned with the length of time being requested, which is two years. In the fall of 2013 there were 31 orders against the property and the property owner was taken to court for non-compliance. There are 28 orders still outstanding, most of which are identical to those of 2013. The dept. is also concerned that the financing plan is thin and the applicant is merely requesting two additional years. The department would

support a one year certificate.

Mr. Williams arrived at 3:12 P.M

Olusegen Sijuwade, the owner, is currently in graduate school and anticipates he'll have a higher income once he graduates. He did apply for funding through NIDC and the work was too extensive for them to do. He will finish graduate school in two years.

Mr. Jarosz said that the gutters and overhangs must be addressed first as the current condition will result in rapid deterioration of the structure.

Grant for one year with the opportunity to come back in a year and reapply.

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

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

No: 0

4. [141226](#)

Resolution relating to a Certificate of Appropriateness for new windows, doors and siding on the front elevation of 2034 N. 1st Street in the Brewers Hill Historic District for Josh Nickols and Sara Smith.

Sponsors: THE CHAIR

Mr. Jakubovich said that this is an interesting house because the roof was raised 4 feet in 1909 to make the second story habitable. The cement block foundation was also added and the front porch is in the bungalow style, which also doesn't match the style of the house. The owners' goal is to bring the house back into the condition it was in in 1895. The wood would be restored on the side, the front porch removed and the front window style changed. The sides of the house will also get different windows more in proportion to the new front windows. There is also a proposed deck for the back. The proposed products used in the new construction will be of high-quality. The HPC staff requests that the certificate be for two years rather than the typical one year approval. The owner has agreed to work with staff on the porch details that the staff didn't support.

Greg Prossen - architect and engineers on the project. The main building will be done this spring and the main building completed in 2016.

Grant, for two years.

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

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

5. [141237](#)

Resolution relating to a Certificate of Appropriateness for a new two-car garage at 931 N. 33rd Street in the Concordia Historic District for Marc and Jessica Benzakein.

Sponsors: THE CHAIR

The proposed building is a two car garage with storage space on the side with doors made to look like carriage barn doors. There would be steps going up the roof which would have a deck on it. The doors and windows would be wood with smooth siding.

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

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

6. [141239](#)

Resolution relating to a certificate of appropriateness for a new 2-car garage at 4456 N. 25th Street in the Garden Homes Historic District for Rinda McClendon.

Sponsors: THE CHAIR

The garage would be in the back corner of the lot and an 8 foot wall is acceptable for this neighborhood. There will be a 6-panel colonial door. The main garage doors are made to look at if they are swinging or sliding doors. The applicant is enthusiastic in investing in her property and this is the first garage the staff has reviewed in the Garden Homes district. There were no garages in Garden Homes, so there are no prototypical designs for them.

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: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

7. [141240](#)

Resolution relating to a Certificate of Appropriatenes for the renovation of Building 29 a.k.a 1128 N. 10th Street in the Pabst Brewery Historic District for Blue Ribbon Suites, LLC

Sponsors: THE CHAIR

Mr. Jakubovich said that the building is actually three in one giving the impression of a German castle along the Reine. This building was the largest in the world when it was started in 1899. There are currently no plans for signs, but there will be some in the future. The windows will be replaced and some dock doors will be removed and bricked in with matching bricks, as well as exterior cleaning.

Along the 10th street side, there will be all original wood windows or new wood windows to match the originals. They will be installing fire proof windows in the 1911 section of the building, so those windows will be metal, which will be painted to look like wood windows.

The east elevation dock doors will be replaced with new, double-hung windows. The owner is trying to do a complete restoration to the late teens/early twenties. The parapet walls will have to be rebuilt just as they are, with matching mortar and brick. Staff recommends approval.

The owner is hoping to get some comments back from the state relating to the proposed project, particularly as it relates to removal of the loading dock doors. If the state requires changes, then this would need to be rescheduled with the Commission.

There would be a few metal windows that replace wood windows that would be painted to look like wood. The owner will be using the wood windows on the west

elevation. The historic wood windows are scattered throughout the building and are not all in the same style. There is a small percentage of wood windows on this building. Many of the original wood windows were replaced with aluminum windows in the 1960s. The state may not accept the replacement of this window material. Mr. Jarosz said this decision to replace wood window with metal is not representative, but was found acceptable to the commission due to the explanation of the owner as they relate to aesthetics and the limited number of original wood windows.

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

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

8. [141241](#) Resolution relating to a Certificate of Appropriateness for a new single family house at 2131 N. Terrace Ave. for Robert Schmidt.

Sponsors: THE CHAIR

This is for a new house proposed for a vacant lot attached to 2137 N. Terrace with 6,000 square feet of habitable space and an underground garage. It has a terraced walk down to the sidewalk with planting areas alongside with retention of the bermed lawn. The house has textured stucco walls, standing seam metal roof and limestone framing all the windows and doors. It has a terrace in back with very large windows and overlooks the lake. The height is very close to the adjacent buildings. All the doors and windows will be wood. Staff recommends approval. The owner will be submitting a few more items, including a detail of the gutter and other small items. Robert Schmidt, the owner, said he made personal contact with the four surrounding neighbors and there was a small reception for about 25 people in August. He also met last night with four people from the Water Tower neighborhood. The windows are casement windows in wood.

Mr. Williams said that he lives directly around the corner and he is friends with all the adjacent neighbors.

Amanda Williams - Ald. Kovac's office said the alderman supports the application and a meeting with a few Water Tower neighbors was held last night.

Donna Neal present, but did not wish to speak.

A motion was made by Blair Williams, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

9. Updates and announcements.

Ms. Hatala passed around the Wisconsin Landmarks newsletter for commissioners.

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

- a. [141187](#) Resolution relating to a Certificate of Appropriateness for the installation of sidewall venting for a new boiler at 2671 N. Grant Blvd.

in the Grant Blvd. Historic District for Linda McAlister.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

b. [141188](#)

Resolution relating to a Certificate of Appropriateness for the installation of new ornamental iron fencing at 856 N. 29th Street in the Concordia Historic District for Robert J. Bauman.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

c. [141208](#)

Resolution relating to a certificate of appropriateness for a concrete garage slab at 931 N. 33rd Street in the Concordia Historic District for Marc and Jessica Benzakein.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

d. [141209](#)

Resolution relating to a Certificate of Appropriateness for masonry repairs at 1702 N. Humboldt Avenue in the Brady Street Historic District for Jim Piotrowski, agent for Three Holy Women Catholic Parish.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

e. [141210](#)

Resolution relating to a Certificate of Appropriateness for kitchen venting at 2549 N. Terrace Avenue in the North Point North Historic

District for Timothy G. Roloff.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

f. [141211](#)

Resolution relating to a Certificate of Appropriateness for the installation of two illuminated poster cases at 2473 S. Kinnickinnic Avenue, the Avalon Theater which is an individually-designated structure, for Lee Barczak.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

g. [141220](#)

Resolution relating to a Certificate of Appropriateness for the installation of new signage at 1000 W. Historic Mitchell Street in the Mitchell Street Historic District for Rainbow Apparel.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

h. [141223](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new awning at 1013 W. Historic Mitchell Street in the Mitchell Street Historic District for Darin Grabowski.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

i. [141225](#)

Resolution relating to a Certificate of Appropriateness for new boiler venting at 2506 N. Terrace Avenue in the North Point North Historic

District for Jon R. Newmann.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

j. [141227](#)

Resolution relating to a Certificate of Appropriateness for the installation of new rooftop central air conditioning units at 138 W. Forest Home Avenue in the Mitchell Street Historic District for Mitchell Market Company, LLC.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

k. [141253](#)

Resolution relating to a Certificate of Appropriateness for boiler venting at 2825 N. Lake Drive in the North Lake Drive Historic District for Guadalupe Torres Ugent.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

L. [141288](#)

Resolution relating to a Certificate of Appropriateness for the installation of new interconnect boxes for buses on the Wells Street elevation of the Pabst Theater, an individually-designated building, at 144 E. Wells Street for the Pabst Theater Foundation.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

m. [141337](#)

Resolution relating to a Certificate of Appropriateness for the

installation of new sidewall boiler venting at 2710 N. Grant Blvd. in the Grant Blvd. Historic District for Antonio Lewis.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

n. [141338](#)

Resolution relating to a certificate of appropriateness for the installation of two new wood, front and side doors at 817 N. 28th Street in the Concordia Historic District for Samuel Jensen and Carl Fredlund.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

*Meeting adjourned: 4:33 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>.