



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

ANN PIEPER EISENBROWN, CHAIR

Ald. Robert Bauman, Marion Clendenen-Acosta, Brad Hoeschen, Matt Jarosz, Anna-Marie Opgenorth, and Blair Williams

**Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
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**HPC Planners: Carlen Hatala, 286-5722,
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Monday, October 14, 2013

3:00 PM

Room 301-A, Third Floor, City Hall

Meeting convened at 3:05 p.m.

1. Roll Call.

Present: 4 - Bauman, Williams, Hoeschen, Clendenen-Acosta

Excused: 3 - Pieper Eisenbrown, Jarosz, Opgenorth

2. Election of an Acting Chair Pro Tem.

Mr. Hoeschen moved to nominate Ald. Bauman as Acting Chair Pro Tem. Ms. Clendenen Acosta seconded. There were no objections or other nominations.

3. Approval of the Previous Minutes of September 9, 2013.

Mr. Hoeschen moved approval, seconded by Ms. Clendenen-Acosta, of the minutes of September 9, 2013. There were no objections.

4. [130558](#)

Resolution relating to a Certificate of Appropriateness to retain metal windows with grids that were denied earlier by the Historic Preservation Commission at 124 W. Lloyd St. in the Brewers Hill Historic District for John Dorsey.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview. This item was heard at the last meeting. The Commission Chair had suggested at the last meeting that only the front windows be replaced with clear glass with no grids. All windows of the house are wood with metal grids. The applicant is proposing the recommendation of the chair and to leave the remaining windows as they are. The applicant is also proposing a two foot stacked limestone retaining wall and a six foot fence. Neighboring properties do not have retaining walls. The fence proposal is no issue for staff whether the material is wood or metal. Commission has jurisdiction over all four sides of the house.

The building owner, John Dorsey, appeared. He requested to withdraw the request for the two foot retaining wall and to proceed with the recommendation of the chair from the last meeting relating to the windows. That recommendation was to replace only the front windows (4 windows/8 sashes). He has replaced twelve windows over the entire house.

Ms. Clendenen Acosta moved approval of a Certificate of Appropriateness to retain metal windows with grids at 124 W. Lloyd St. contingent upon replacement of the front windows with glass with no grids and the remaining windows to remain as they are. Ms. Clendenen Acosta further moved acceptance of the withdrawal of the retaining wall request and that the fence request be referred to staff. Mr. Hoeschen seconded. There were no objections.

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

5. [130753](#)

Resolution related to a certificate of appropriateness for the complete exterior restoration/rehabilitation of the Burnham Building, an individually designated structure, located at 100 E. Seeboth St. for 100 East Seeboth, LLC.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview on the proposal for the complete exterior renovation of the Burnham building. The building was granted historic designation a number of years ago and is an important building located at First Street and Water Street. The building dates from the 1870s and is an example of a "door front" storefront with arched openings on the first story that were doors that opened up. That style of building was very common around the Civil War. The plans are to remove the brick infill and glass block, but retain the stain that is on the building. That stain is probably from early in the century, although the stain will be gently cleaned. The building has extensive German brick work, particularly with the cornices. The interior has major problems, and the roofs on the Burnham building and the 1953 garage next to it will be replaced. An atrium will be located in the center of the building. The garage building is under the purview of the Commission. The west elevation will get new windows and a door, generally 4 over 4 windows. The door front will be restored, and new windows will replace the glass block windows on the second floor. The center bay will have an elliptical opening with an open air courtyard exposing the brick walls on both sides of the bay. There will be a small narrow window on the river side elevation, and the west elevation will remain relatively unchanged. The entire project is eligible for state and federal income tax credits, and the stain will not be placed on the cream city brick. The owner has been working with Commission staff for approximately 1.5 years on the project. No harsh cleaning materials will be used on the exterior of the building.

Hiroshi Sakamoto, architect on the renovation, appeared and gave details on the project. The new addition to the building will have a roof and will also have a Riverwalk connection. The east side wall, which is cream city brick, is actually an interior wall, rather than an exterior wall.

Mr. Jakubovich noted that staff might require a green screen covering for the dumpster enclosure on the east wall. It could be green year round depending upon the type of vegetation used.

Mr. Sakamoto gave further comments. There will be no advertising signs on the cream city brick wall and the present billboard will be removed. The windows on the front will look onto a blank wall, and the idea is to create the feeling of "window shopping" of the past. The building will be a restaurant/bar, serving pizza. The dining room has a view west straight down the river, but the windows on that side are 2 inches in height at approximately 6 feet high. By design, no one will know or see the activities inside the building. The building owner, Karl Kopp, owns about 85 percent of the land with the City owns 15 percent of the land and the dock wall. Mr. Kopp is collecting rent from the dock rentals. Once the Riverwalk is created, the triangle area and cream city wall will be developed. The owner was inspired by a church that was solely lit through the natural lighting provided by windows in the shape of a cross. The elliptical opening in the roof came from inspiration from James Turrell, who is associated with the Guggenheim Museum and the idea of what natural light can do to the beauty of a building. There will be no dining in the courtyard, which serves solely a pass through area. The targeted occupancy is 175 people.

Mr. Jakubovich said that the Commission has jurisdiction over the south and west façades regarding the arches and windows, the east façade regarding the slot windows, future construction of a board form concrete structure on the east side, and no jurisdiction concerning the 2 inch windows of the garage.

Mr. Williams moved approval, seconded by Mr. Hoeschen, of a Certificate of Appropriateness for the complete exterior restoration/rehabilitation of the Burnham Building located at 100 E. Seeboth St. with the conditions that a sample of the washing technique for the brick and a sample of any tuck pointing be reviewed and approved by HPC staff prior to the general commencement of that work. There were no objections.

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

6. [130763](#)

Resolution relating to a Certificate of Appropriateness to construct a two-car stuccoed garage at 2315 E. Ivanhoe Place in the North Point South Historic District for William and Susan Berland.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview of the proposal to construct a two car stucco garage at 2315 E. Ivanhoe Place. Presently there is a one and a half free standing car garage located very close to the house. The house is a good example of an English Arts and Crafts home with extensive stucco and trim, which were used in the building of the garage. The current garage is a little small, and the owners want to build a bigger two car garage located in the back of the lot. The garage will have simple stucco walls, a parapet wall, a projecting cornice, and an upward acting door made to look as if it were a swinging or sliding traditional door. Two walls will be blank with no doors or windows. The hardware on the door is optional. The garage

roof will be pitched slightly to the gutter in the back of the structure.

The builder, Myles Saigh, appeared.

Mr. Williams said that he lives four houses away from this property and is in support. He noted that the garage design will have tight spacing for a car to turn around, and he stated that perhaps the concrete slab should be extended closer to the stairs near the house from the garage to allow room for one to back out of there.

Mr. Hoeschen moved approval, seconded by Ms. Clendenen Acosta, of a Certificate of Appropriateness to construct a two car stucco garage at 2315 E. Ivanhoe Place. There were no objections.

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

7. [130765](#)

Resolution relating to a Certificate of Appropriateness to remove an existing rear addition and replace it with a new sunroom at 2951 N. Lake Drive in the North Lake Drive Historic District for William and Barbara Boles.

Sponsors: THE CHAIR

Mr. Jakubovich gave an overview on the proposal for the removal and replacement of an existing rear addition for a new sunroom at the house located at 2951 N. Lake Drive. There is currently a three season sunroom, built in 1995, at the rear side of the house. The owners want a four season room due to condensation issues with the existing sunroom. The plan is to rebuild a new four season sunroom on the same foundation of the house with a walk out porch on the second story. Two of the windows on the second floor would be converted to French doors to provide walk out access to the second floor porch. Iron would be used for the railings with decorative scrolls. The sunroom will be 8 feet by 12 feet, for a total of 96 square feet. The deck on the first floor will remain with new skirting and railings. There will be a projecting cornice at the top of the sunroom. Staff recommends approval.

The architect, Kristi Minser, appeared and said that the backyard is completely secluded.

Mr. Hoeschen questioned if staff were concerned with the conversion of windows to doors on the second level of the sunroom?

Mr. Jakubovich replied that he was not concerned about converting the existing windows to doors at that elevation.

Mr. Hoeschen moved approval, seconded by Mr. Williams, of a Certificate of Appropriateness to remove an existing rear addition and replace it with a new sunroom at 2951 N. Lake Drive. There were no objections.

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

8. Announcements and Updates.

There were no announcements or updates.

9. The Following Files Represent Staff Approved Certificiates of Appropriateness:

*Mr. Williams moved approval of the staff approved Certificates of Appropriateness.
Mr. Hoeschen abstained on items 9-n and 9-t. There were no objections.*

a. [130654](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new wood privacy fence at 3449-3451 N. Sherman Blvd. in the Sherman Boulevard Historic District for Mary Bruce.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

b. [130664](#)

Resolution relating to a Certificate of Appropriateness for the installation of a central air conditioning unit and new sidewall venting for a furnace at 2768 N. Sherman Blvd. in the Sherman Blvd. Historic District for Mary Fuller.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

c. [130665](#)

Resolution relating to a certificate of appropriateness for the installation of two central air conditioning units and new sidewall venting for furnaces at 931 N. 33rd Street in the Concordia Historic District for Mark Benzakein.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- d. [130671](#) Resolution relating to a Certificate of Appropriateness for the installation of wood picket fencing at 3307 W. Kilbourn Avenue in the Concordia Historic District for Bret Radke.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- e. [130672](#) Resolution relating to a Certificate of Appropriateness for the installation of a new GAF Timberline Natural Shadow roof at 2913 N. Lake Drive in the North Lake Drive Historic District for Teri Kolb.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- f. [130673](#) Resolution relating to a Certificate of Appropriateness for the installation of four new wood windows at 2913 N. Lake Drive in the North Lake Drive Historic District for Teri Kolb.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- g. [130713](#) Resolution relating to a Certificate of Appropriateness for the installation of an 19 new wood storm/screen units and tune-up of

existing wood sash 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 Blair Williams that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- h.** [130718](#) Resolution relating to a Certificate of Appropriateness for the installation of two central air conditioning units at 3424 W. Wisconsin Avenue, the Henry Harnischfeger House which is an individually-designated building for Retrovision, LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- i.** [130757](#) Resolution relating to a Certificate of Appropriateness for the installation of new dimensional shingle roof and venting at 2628 N. Lake Drive in the North Point North Historic District for Dennis Boom.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- j.** [130766](#) Resolution relating to a Certificate of Appropriateness for exterior repairs at 2216 N. Sherman Blvd. in the Sherman Blvd. Historic District for Mike and Stephanie Akimoff.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- k. [130803](#) Resolution relating to a Certificate of Appropriateness for garage repairs at 2830 N. Sherman Blvd. in the Sherman Blvd. Historic District for Makela Hutchins.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- l. [130804](#) Resolution relating to a Certificate of Appropriateness to replace non-historic aluminum siding on dormers with new wood clapboard siding at 2913 N. Lake Drive in the North Lake Drive Historic District for William Teri Kolb.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- m. [130811](#) Resolution relating to a Certificate of Appropriateness for construction of a dumpster enclosure at 1300 W. Historic Mitchell Street in the Mitchell Street Historic District for Ken Friedman.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- n. [130812](#) Resolution relating to a Certificate of Appropriateness to repair the Pryor Avenue Iron well, an individually-designated site at 1710 E. Pryor Avenue for the Milwaukee Water Works.

Sponsors: THE CHAIR

He has assisted with the Bay View Association in getting grants, so potential conflict of interest.

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

Aye: 3 - Bauman, Williams, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

Abstain: 1 - Hoeschen

- o.** [130815](#) Resolution relating to a Certificate of Appropriateness to repair exterior masonry at 930 W. Historic Mitchell Street in the Mitchell Street Historic District for Paul Erickson.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- p.** [130822](#) Resolution relating to a Certificate of Appropriateness to install new backyard wooden privacy fencing at 2811 W. McKinley Blvd. in the Cold Spring Park Historic District for Helen Robertson.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- q.** [130823](#) Resolution relating to a Certificate of Appropriateness to replace the rooftop air conditioning unit at 1205 E. Brady Street in the East Brady Street Historic District for JWK Management LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- r.** [130824](#) Resolution relating to a Certificate of Appropriateness to repair/replace

the exterior wood trim at 1317 E. Brady Street in the East Brady Street Historic District for Michael Honkamp.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- s. [130830](#) Resolution relating to a Certificate of Appropriateness for new roofing and gutters at 2768 N. Sherman Blvd. in the Sherman Blvd. Historic District for Travis Brown.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- t. [130840](#) Resolution relating to a Certificate of Appropriateness for lawn signs at 3215 W. State Street in the Concordia Historic District for Greenfire Management Services.

Sponsors: THE CHAIR

Mr. Williams has served on Concordia Historic District Board, so a potential conflict of interest.

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

Aye: 3 - Bauman, Williams, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

Abstain: 1 - Hoeschen

- u. [130845](#) Resolution relating to a Certificate of Appropriateness for the installation of new metal backyard and side yard picket fencing at 2963-2965 N. Sherman Blvd. in the Sherman Blvd. Historic District for Jeffery L. Knox.

Sponsors: THE CHAIR

A motion was made by Blair Williams that this Resolution be ADOPTED. This

motion PREVAILED by the following vote:

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

- v. [130853](#) Resolution relating to a Certificate of Appropriateness for the installation of new venting for furnaces and two condensing units at 608 N. Broadway in the East Side Commercial Historic District for A & K Real Estate.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Williams, Hoeschen, and Clendenen-Acosta

No: 0

Excused: 3 - Pieper Eisenbrown, Jarosz, and Opgenorth

Meeting adjourned at 3:58 p.m.

Linda M. Elmer, Staff Assistant

Chris Lee, Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.