



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

MATTHEW JAROSZ CHAIR

Ann Pieper Eisenbrown, Vice-Chair

**Randy Bryant, Ald. Robert Bauman, Brad Hoeschen, Allyson
Nemec, 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, January 14, 2013

3:00 PM

Room 301-B, Third Floor, City Hall

Meeting convened at 3:07 p.m.

Excused: 1 - Balon

Present: 6 - Nemec, Pieper Eisenbrown, Jarosz, Bauman, Bryant, Williams

Individuals also present:

*Carlen Hatala, Historic Preservation Commission Staff Planner
Paul Jakubovich, Historic Preservation Commission Staff Planner*

1. Roll Call.

2. Approval of the Previous Minutes of December 11, 2012.

Ms. Nemec moved approval, seconded by Ald. Bauman, of the previous minutes of December 11, 2012. There were no objections.

3. [120958](#)

Substitute resolution relating to the permanent historic designation of the Lafayette Murdock/Emily Groom House at 1903 N. Cambridge Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala said that nomination for the house at 1903 N. Cambridge Avenue for historic designation was submitted by the current owner, Barry Poltermann. George Knowles, Sr. purchased and built this brick veneer house in 1879 along with the adjacent brick veneer house at 1879 N. Cambridge Avenue.

Ms. Hatala proceeded to give an overview on the occupancy history of the house, the previous occupants' activities and careers, contributions made to the house from previous occupants, and significance of the house's architecture and history. Significant owners, occupants, or contributors of the house included George Knowles, Sr., Lafayette Murdock, Sophia Knowles Murdock, the Groom family, and

Emily Groom.

Detailed information regarding Ms. Hatala's overview can be found in the study report within the file.

Ms. Hatala said that staff recommends the Murdock / Groom House be given historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e 3, e 5, and e 9 of the Historic Preservation Ordinance, Section 320 21(3) of the Milwaukee Code of Ordinances.

Ms. Nemeč said that the resolution should add Murdock to the name of the house.

Ms. Hatala responded to questions from the Commission. Early research by staff found information only on Emily Groom. There were about four other houses in the area during the time that the house was built. Houses at 1903 and 1879 N. Cambridge Ave. were the first brick veneer houses in the area while other homes were mostly framed. There were a couple big mansions built closer to the turn of the Twentieth Century with English revival details with half stucco/brick and half timbering. In the 1890s, a few more brick houses were built. Staff research did not find any information on the architect of the house, and perhaps George Knowles Sr. did not want information on the house to be publicized at the time.

Mr. Williams moved to open the meeting to the public, seconded by Ms. Nemeč. There were no objections.

No public testimony.

Mr. Williams moved to close the meeting to the public, seconded by Ms. Nemeč. There were no objections.

Ms. Nemeč moved approval, seconded by Mr. Bryant, for historic designation of the Lafayette Murdock/Emily Groom House at 1903 N. Cambridge Avenue based on criteria e 3, e 5, and e 9. There were no objections.

A motion was made by Allyson Nemeč, seconded by Randy Bryant, that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye: 5 - Nemeč, Jarosz, Bryant, Bauman, and Williams

No: 0

Excused: 2 - Balon, and Pieper Eisenbrown

[120958](#)

Substitute resolution relating to the permanent historic designation of the Lafayette Murdock/Emily Groom House at 1903 N. Cambridge Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Allyson Nemeč, seconded by Randy Bryant, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemeč, Jarosz, Bryant, Bauman, and Williams

No: 0

Excused: 2 - Balon, and Pieper Eisenbrown

4. [121255](#) Substitute resolution relating to the permanent historic designation of the George Knowles, Jr. House at 1879 N. Cambridge Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala gave an overview on the occupancy history of the house, the previous occupants' activities and careers, contributions made to the house from previous occupants, and significance of the house's architecture and history. The most significant owners, occupants, or contributors of note for the house were George Knowles, Jr. and the Community of Saint Martha. The current owner is Susan Ellman and her family.

Detailed information regarding Ms. Hatala's overview can be found in the study report within the file.

Ms. Hatala said that staff recommends that the George Knowles, Jr. House be given historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e 1 and e 5 and e 9 of the Historic Preservation Ordinance, Section 320 21(3) of the Milwaukee Code of Ordinances.

Mr. Williams moved to open the meeting to the public, seconded by Ms. Nemec. There were no objections.

Susan Ellman, 1879 N. Cambridge Avenue, appeared and gave supplemental information on the history and occupancy of the house. Detailed information regarding Ms. Ellman's testimony can be found within the file.

Ms. Nemec moved to close the meeting to the public, seconded by Mr. Williams. There were no objections.

Ms. Nemec moved approval, seconded by Mr. Bryant, for historic designation of the Georges Knowles, Jr. House at 1879 N. Cambridge Avenue based on criteria e 1, e 5, and e 9. There were no objections.

A motion was made by Allyson Nemec, seconded by Randy Bryant, that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Jarosz, Bryant, Pieper Eisenbrown, and Bauman

No: 0

Excused: 2 - Balon, and Williams

- [121255](#) Substitute resolution relating to the permanent historic designation of the George Knowles, Jr. House at 1879 N. Cambridge Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Allyson Nemec, seconded by Randy Bryant, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Jarosz, Bryant, Pieper Eisenbrown, and Bauman

No: 0

Excused: 2 - Balon, and Williams

5. [121256](#) Resolution relating to the certified local government review of the National Register nomination of the EMBA Shipwreck (Self-Unloading Barge) / A.C. Tuxbury.

Sponsors: THE CHAIR

Ms. Hatala gave an overview on the National Register nomination of the EMBA Shipwreck (Self Unloading Barge) / A.C. Tuxbury vessel. The nomination was forwarded from the Wisconsin Historic Society Division of Historic Preservation. The certified local government asks for the Commission for support before the nomination moves forward for state review. The vessel was constructed in 1890 and named "AC Tuxbury." The vessel hauled cargo back and forth between New York, Michigan, Minnesota, and Wisconsin. It carried materials such as coal, lumber, and grain. It was remained to "EMBA" and converted to a self un loader in 1923. It then served the Milwaukee Electric Company for nine years hauling coal between the lakefront docks and the power plants upstream. In 1932, the vessel was determined not useful and was hauled out to Lake Michigan to where it remains today. The vessel was constructed from an important ship maker from Michigan.

Ms. Nemec moved support, seconded Pieper Eisenbrown, of the certified local government review of the National Register nomination of the EMBA Shipwreck (Self Unloading Barge) / A.C. Tuxbury. There were no objections.

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

Aye: 4 - Nemec, Jarosz, Pieper Eisenbrown, and Bauman

No: 0

Excused: 3 - Balon, Bryant, and Williams

6. **Election of a Vice-Chair.**

Ms. Nemec moved nomination of Ms. Pieper Eisenbrown for Vice Chair. Ms. Pieper Eisenbrown accepted. There were no objections.

7. **Recognition to Pat Balon for her many years of service on the Historic Preservation Commission (1994-2012).**

Mr. Jarosz commended Ms. Balon for her 18 years of service, enthusiasm, and active participation.

8. **Announcements and Updates.**

No announcements and updates.

9. **The Following Files Represent Staff Approved Certificates of Appropriateness:**

Ms. Nemec moved approval, seconded by Ms. Pieper Eisenbrown, of the staff approved Certificates of Appropriateness. There were no objections.

- a. [121239](#) Resolution relating to a Certificate of Appropriateness for roofing and related repairs at 102 E. Vine Street in the Brews Hill Historic District for Ashley and Molly Booth.

Sponsors: THE CHAIR

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

Aye: 4 - Nemec, Jarosz, Pieper Eisenbrown, and Bauman

No: 0

Excused: 3 - Balon, Bryant, and Williams

- b. [121282](#) Resolution relating to a Certificate of Appropriateness for rear yard landscaping and a new side and rear driveway at 2635 N. Terrace Avenue in the North Point North Historic District for Patrick Schmidt and Dewey Caton.

Sponsors: THE CHAIR

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

Aye: 4 - Nemec, Jarosz, Pieper Eisenbrown, and Bauman

No: 0

Excused: 3 - Balon, Bryant, and Williams

- c. [121294](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of front and rear porches at 1851 N. 2nd Street in the Brewers Hill Historic District for OPM Global, LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Nemec, Jarosz, Pieper Eisenbrown, and Bauman

No: 0

Excused: 3 - Balon, Bryant, and Williams

- d. [121330](#) Resolution relating to a Certificate of Appropriateness for the

reconstruction of front steps at 731 E. Pleasant Street on the historic Friedmann Row for Friedmann Row Condo Association.

Sponsors: THE CHAIR

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

Aye: 4 - Nemeč, Jarosz, Pieper Eisenbrown, and Bauman

No: 0

Excused: 3 - Balon, Bryant, and Williams

Meeting adjourned at 4:15 p.m.

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