



# 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,  
lelmer@milwaukee.gov*

*Senior Planner: Carlen Hatala, 286-5722,  
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,  
tim.askin@milwaukee.gov*

*Legislative Liaison, Dana Zelazny, 286-8679,  
dana.zelazny@milwaukee.gov*

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Monday, August 6, 2018

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:03 P.M.*

**Present:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, Peltz

**Excused:** 2 - Jarosz, Bauman

1. [180168](#)

Substitute resolution relating to the Permanent Historic Designation of the property at 2635 West Greenfield Avenue (also addressed at 1406 South Layton Boulevard) in the 8th Ald. District.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala went through the history of the site. The building was built in 1896 and has always functioned as a pharmacy. The building was remodeled in 1931, with additional flourishes added on. The storefront has very distinctive details. This building holds the corner as it has a lot of parking lots around it. Notre Dame Middle School wants to remove this building for signage and additional space for its school. The building meets the criteria of s. 320-21-3-e-5 and e-9, Milw. Code of Ordinances, per staff.*

*Ms. Pieper Eiesenbrown moved, seconded by Ms. Keating Kahn, to open the public hearing. There were no objections.*

*Patrick Landry - president of Notre Dame school of Milwaukee. The school is creating an all-boys school at this campus and is investing \$5 million in this campus. Had the school known it was historic they would not have purchased this building; it has become a nuisance property for the school due to the homeless sleeping there and drug use at the site. He was told by the city that there wouldn't be an issue with demolition even if the property has national designation.*

*John Sterr - 1315 S. 30th St. - he submitted the designation and this building is an integral part of the neighborhood for him. He thinks that removing this building will*

*increase both speeding and crime in this area.*

*Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, to close the public hearing. There were no objections.*

*The motion to approve the designation is based on the criteria listed under e-5 and e-9.*

**A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 3 - VACANCY, Bauman, and Jarosz

2. [180591](#) Resolution relating to a Certificate of Appropriateness for the construction of a new service entrance door and small concrete walkway on 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

*Mr. Tim Askin said the project has changed since it was originally submitted and the Commission has 2 options to consider. Option 1 is the back-up option, which staff does support and has a small sidewalk connecting to a door in the back. Option 2 involves a pathway to the back and can recommend this with a few conditions detailed in the staff report. Staff recommends picket rail as both guard and handrail. Wolfgang Schaefer - 1805 N. Hubbard St. - Option 2 is preferred as it would be easier on the interior of the building.*

*Whitney Schaefer - 1805 N. Hubbard St. - she is fine with painting the exterior door the same color as the brick. This is the easiest way to provide access to the basement, which is prep for the restaurant.*

*Ms. Pieper Eisenbrown is also okay with the non-panel, painted door that matches.*

*Ms. Keating Kahn moved for Option 2 with the staff conditions.*

**A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 3 - VACANCY, Bauman, and Jarosz

3. [180597](#) Resolution relating to a Certificate of Appropriateness for converting a window to a door along the south elevation, building an accessibility ramp, replacement of one decorative window and various repairs at 2009 - 2013 S. 19th St., the Christ Polish Baptist Church, an individually designated historic property, for the Risale Center of America.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the accessibility ramp will go along one side and rear of the*

*building. A wheelchair lift didn't work out ideally so they are requesting a ramp. Staff recommends approval with the two conditions listed in the report.*

*Imran Kurter - 10012 W. Capitol Dr. - attorney and son of the owner of the Risale Center of America. They have spent a lot of money on foundation repair as well as work on the interior. They serve immigrants, who are often disabled, so a ramp is a necessity. He has no concerns with staff's recommendations. Staff doesn't object to removing the window, as long as the applicant works with staff with the replacement. Staff recommends removing and storing of the stained glass window which is being converted to a door.*

*Ms. Pieper Eisenbrown was okay with a steel door for fire purposes.*

*Adopted with staff working on selecting the door and replacing the window.*

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 3 - VACANCY, Bauman, and Jarosz

**The following files represent staff approved Certificates of Appropriateness:**

4. [180551](#) Resolution relating to a Certificate of Appropriateness for the installation of a stone retaining wall on the east lawn to match an existing one at 3252 N. Lake Drive in the North Lake Drive Estates Historic District for Rick & Maggie Barrett.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

5. [180577](#) Resolution relating to a Certificate of Appropriateness for replacing the roofing at 1150 E. Brady Street the Brady Street Historic District for Tamarack Waldorf School and the Three Holy Women Catholic Congregation.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

6. [180579](#) Resolution relating to a Certificate of Appropriateness for repairs to the north elevation's ground floor windows at 1034 N. 4th Street, the Turner Hall, an individually designated historic property, for Milwaukee Turners, Inc.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

7. [180583](#) Resolution relating to a Certificate of Appropriateness for installation of two air conditioning units along the north wall at 1216 N. Prospect Avenue, in the First Ward Triangle Historic District, for Matex Real Estate Holdings.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

8. [180590](#) Resolution relating to a Certificate of Appropriateness for HVAC work, roof repairs, and replacement storm windows at 2429 E. Wyoming Place, in the North Point South Historic District, for Jeffrey Koenig.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

9. [180593](#) Resolution relating to a Certificate of Appropriateness for replacement of a projecting sign at 1217 E. Brady Street in the Brady Street Historic

District for Ecopet Depot.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

10. [180594](#)

Resolution relating to a Certificate of Appropriateness for a wood fence at 2655 N. Lake Drive in the North Point North Historic District for Tanya Hill.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

11. [180642](#)

Resolution relating to a Certificate of Appropriateness for installation of a temporary sign at 1231 E Brady Street, in the Brady Street Historic District, for 1231 Brady LLC.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Bauman

12. [180654](#)

Resolution relating to a Certificate of Appropriateness for replacing a fence at 2443 N. Terrace Avenue, in the North Point North Historic District, for the William & Sarah Slaughter Revocable Trust of 2009.

**Sponsors:** THE CHAIR

**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:** 4 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, and Peltz

No: 0

Excused: 2 - Jarosz, and Bauman

**13. Certified Local Government Review of a National Register Nomination for the Coakley Brothers Warehouse at 3742 West Wisconsin Avenue in the 15th Aldermanic District.**

*Ms. Carlen Hatala said this report was prepared as a result of all the road work on Wisconsin Ave. The property has been in the Coakley family since construction until last year. It is being listed on the basis of architecture. Even though it was built as a warehouse, it was well-designed and a quality building which has had little change over the years. The building will still be retained as a warehouse facility. She supports the nomination.*

*Ms. Keating Kahn moved, seconded by Ms. Peltz, for approval of the nomination. There were no objections.*

**14. Certified Local Government Review of the National Register Nomination for the 16th Street Viaduct / James E. Groppi Unity Bridge / State Inventory B-40-550-86.**

*Ms. Carlen Hatala said this nomination was a result of state funds to recognize civil rights sites. The bridge does not quite look the way it did during the marches of 1967 and 1968. Basically the road is being nominated, not the architecture of the bridge, based upon the actions of Father Groppi.*

*Ms Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, to approve the nomination. There were no objections.*

**15. Certified Local Government Review of the National Register Nomination for the Lloyd A. Barbee House at 321 East Meinecke Avenue in the 6th Ald. District.**

*Ms. Carlen Hatala said this nomination was a result of the state grant from the park service to recognize civil rights sites. Mr. Barbee was involved in the entire process, which took over 10 years, to integrate Milwaukee Public Schools. He also served on the state assembly and participated in a variety of causes. The floor plan of the house is still the same and owned by the family, although they don't currently live there. Staff recommends support of the nomination.*

*Ms. Peltz moved, seconded by Ms. Keating Kahn, for approval of the nomination. There were no objections.*

**16. Review and approval of the minutes from the July 9th meeting.**

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

**17. Updates and announcements.**

*Ms. Carlen Hatala said there is a state conference in October in Elkhart Lake, some sessions of which are aimed at local commission members.*

*Meeting adjourned: 4:14 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>.*