



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes HISTORIC PRESERVATION COMMISSION

**MATTHEW JAROSZ CHAIR**

**Ann Pieper Eisenbrown, Vice-Chair**

**Ald. Robert Bauman, Marion Clendenen-Acosta, Brad  
Hoeschen, Anna-Marie Opgenorth, and Blair Williams  
Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,  
clee@milwaukee.gov**

**HPC Planners: Carlen Hatala, 286-5722,  
chatal@milwaukee.gov; Paul Jakubovich, 286-5712,  
pjakub@milwaukee.gov**

---

Monday, June 10, 2013

3:00 PM

Room 301-B, Third Floor, City Hall

---

Meeting convened at 3:02 p.m.

**Present:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth,  
Clendenen-Acosta

**Excused:** 1 - Jarosz

**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 May 13, 2013.**

*Ms. Opgenorth moved to amend the minutes to eliminate the second "n" in her last name in all references within the minutes. There were no objections.*

*Mr. Hoeschen moved approval, seconded by Ms. Opgenorth, of the amended minutes of May 13, 2013. There were no objections.*

3. [130022](#) Resolution relating to a Certificate of Appropriateness for the removal of all original divided wood windows and replacing with new metal windows at 3360 N. Sherman Blvd. in the Sherman Blvd. Historic District for the Milwaukee Public Schools.

**Sponsors:** THE CHAIR

*Mr. Jakubovich gave an update on the window project. The matter was held at the last meeting to allow for greater dialogue between staff and Milwaukee Public Schools (MPS). The matter is not ready to be acted on at this point. MPS is looking at putting in new wood windows or restoring them. The Sherman Park Community Association, based on a letter that they have submitted, wants to keep intact the integrity of the school as much as possible and to avoid precedent setting changes.*

*Further communication from MPS is expected. If the proposal would be for wood window restoration, the matter would become a staff approved item as the project would then be within the guidelines.*

*Mr. Hoeschen inquired if a building and project of this magnitude would be considered a staff approve item in general?*

*Mr. Jakubovich said yes.*

*Mr. Hoeschen moved to hold in committee the Certificate of Appropriateness for the removal of all original divided wood windows and replacing with new metal windows at 3360 N. Sherman Blvd with the proviso that the matter can be approved at the staff level if staff is satisfied with a proposal to refurbish the existing wood windows. Mr. Williams seconded. There were no objections.*

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

**Aye:** 5 - Pieper Eisenbrown, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

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

4. [130189](#)

Resolution relating to a Certificate of Appropriateness for the complete exterior restoration/reconstruction of 2732-2734 W. Burnham Street in the American System-Built Historic District for the Frank Lloyd Wright Wisconsin Heritage Tourism Program, Inc.

**Sponsors:** THE CHAIR

*Mr. Jakubovich gave an overview of the renovation project of one of the five Frank Lloyd Wright houses on Burnham Street. The Frank Lloyd Wright Wisconsin Heritage Tourism Program, Inc. has bought the house, which will be one of two houses that will have a complete restoration of the inside and outside to its original appearance in World War I. All the houses have suffered from reworking and deferred maintenance. Examples of work to be done would include a rebuild of the sagging front porch, removal and replacement of three layers of stucco to the original stucco finish, laminated glass to be installed on the first floor for security reasons, sleeping porch windows to be removed to give the original appearance of an open air sleeping porch, rebuilding of wood steps with new wood, replacement of any wood to match existing original wood, complete roof replacement, and reinstallation of a decorative press metal cornice. The project will help the bus tourism program. Staff recommends approval with staff to see a sample stucco panel of the finished wall coating prior to its general installation.*

*Mr. Hoeschen asked the proposed end use of the duplex?*

*Mike Lilek, Vice President of Facilities and Curator, appeared and responded that one of the floor will be open to the public as a tour site. The other floor's use has not been determined but may be an office or a rental unit.*

*Ms. Opgenorth questioned the timeframe of the renovation and the demographics of the visitors to the area?*

*Mr. Lilek replied that about \$790,000 has been raised for the exterior work that will take about four months. The interior work is pending fundraising and will take longer to complete. Visitors have come from 29 countries with half of the visitors from out of state.*

*Ms. Clendenen Acosta questioned alternative work within the project?*

*Mr. Lilek said that the alternates are based on budget and can be pulled from the project if the budget is tight. One of the alternate is regarding the reconstruction of a planter bed in front of the house. Currently, the exterior work must occur since its funds from a federal grant from 2009 needs to be drawn from.*

*Mr. Hoeschen moved approval, seconded by Mr. Williams, of a Certificate of Appropriateness for the complete exterior restoration/reconstruction of 2732 2734 W. Burnham Street. 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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

**5. Announcements and Updates.**

*Mr. Hoeschen inquired about the permanent historic designation for the Summerfield Methodist Episcopal Church/Summerfield Church at 728 East Juneau Avenue?*

*Ms. Hatala said that the applicant has not repursued the nomination and has not notified staff to repursue the designation at this time.*

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

*Mr. Hoeschen moved approval, seconded by Ms. Clendenen-Acosta, of the staff approved Certificates of Appropriateness. There were no objections.*

- a. [130167](#)** Resolution relating to a Certificate of Appropriateness for the installation of new signage at 307 E. Wisconsin Avenue in the East Side Commercial Historic District for Solomon Bekele.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

- b. [130169](#) Resolution relating to a Certificate of Appropriateness for reconstruction of the original stone piers next to the gate and reinstallation of a gate at 2601 N. Wahl Avenue in the North Point North Historic District for Kristin Bergstron and Lloyd Dickinson.
- Sponsors:** THE CHAIR
- 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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta
- No:** 0
- Excused:** 1 - Jarosz
- c. [130196](#) Resolution relating to a Certificate of Appropriateness for the installation of a raised letter, non-illuminated signage at 323 E. Wisconsin Avenue in the East Side Commercial Historic District for the Wisconsin and Milwaukee Hotel LLC.
- Sponsors:** THE CHAIR
- 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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta
- No:** 0
- Excused:** 1 - Jarosz
- d. [130197](#) Resolution relating to a Certificate of Appropriateness for the installation of internally-illuminated individual letter signage at 323 E. Wisconsin Avenue in the East Side Commercial Historic District for the Wisconsin and Milwaukee Hotel LLC.
- Sponsors:** THE CHAIR
- 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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta
- No:** 0
- Excused:** 1 - Jarosz
- e. [130259](#) Resolution relating to a Certificate of Appropriateness for the installation of a new in-ground pool and iron fencing at 2551 N. Wahl

Avenue in the North Point North Historic District for Tom Schafer.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

- f. [130260](#) Resolution relating to a Certificate of Appropriateness for the installation of wood fencing at 1835 S. Layton Blvd. in the American System Buildt Homes Historic District for Frank Lloyd Wright Wisconsin.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

- g. [130261](#) Resolution relating to a Certificate of Appropriateness for the installation of wood fencing at 2714 W. Burnham Street in the American System Built Homes Historic District for Frank Lloyd Wright Wisconsin.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

- h. [130262](#) Resolution relating to a Certificate of Appropriateness for the installation of wood fencing at 102 E. Vine Street in the Brewers Hill Historic District for Ashley and Molly Booth.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

- i. [130263](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of original fence piers at 2601 N. Wahl Avenue in the North Point North Historic District for Kristin Bergstrom and Lloyd Dickinson.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

- j. [130264](#) Resolution relating to a Certificate of Appropriateness for the removal of 19 plastic/metal combination storm/screen windows and the installation of new all-wood combination/storm screen units in the place and install venting for a boiler at 2640 N. Terrace Avenue in the North Point North Historic District for Kristin Bergstrom and Lloyd Dickinson.

**Sponsors:** THE CHAIR

**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:** 6 - Pieper Eisenbrown, Bauman, Williams, Hoeschen, Opgenorth, and Clendenen-Acosta

**No:** 0

**Excused:** 1 - Jarosz

**Meeting adjourned at 3:28 p.m.  
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>.**

