



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

**PATRICIA KEATING KAHN, CHAIR**

**Matt Jarosz, Vice Chair**

**Ald. Robert Bauman, Marion Clendenen-Acosta, Ann Pieper  
Eisenbrown, Anna-Marie Opgenorth, and Blair Williams  
Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,  
lelmer@milwaukee.gov**

**HPC Planner: Carlen Hatala, 286-5722, chatal@milwaukee.gov  
Legislative Liaison, Dana Zelazny, 286-8679,  
dana.zelazny@milwaukee.gov**

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Monday, December 12, 2016

3:00 PM

City Hall, Room 301-B

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**1. Review and approval of the minutes from the November 15th meeting.**

*Meeting convened: 3:00 P.M.*

*Mr. Jarosz moved, seconded by Ann Pieper Eisenbrown, for approval of the minutes.*

*There were no objections (Ms. Clendenen-Acosta excused).*

*Ms. Clendenen-Acosta arrived at 3:03 P.M.*

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

**2. [160879](#)**

Resolution relating to a Certificate of Appropriateness for the construction of an outdoor beer garden at 1672 North Warren also known as the Nomad Pub at 1401-1403 East Brady Street in the Brady Street Historic District for the Nomad World Pub.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala went through the history of 1672 N. Warren and the applications submitted by the applicant. The new proposal seeks to make a more permanent, seasonal beer garden. There will be both a roofed and unroofed portion and a section with tables with umbrellas. A new building will house a kitchen with a walk-up service area and office space on the second floor. A concrete wall will divide the building and the house next door. The roofing over the beer garden will be gabled and a portion of the building will have a flat roof. The building cladding is reclaimed wood. The new building has a recessed balcony and the front has a canopy and a lot of glass. There will also be a driveway that leads back to a garage that will be built.*

*Staff recommends approval with conditions: concrete masonry units must be approved by staff, the windows be wood windows and a bulkhead element rather than the front glass going all the way to grade and the glass be clear, not tinted. Staff also thinks some alternative awning designs should be considered and the exterior of the beer garden structure be painted. Garage details should also be provided prior to issuance of a COA.*

*Chris Socha - architect*

*Mike Eitel - building owner*

*Mr. Socha said that the beer garden will be open all year round and can be enclosed in the winter and the roofing provides shade during the summer. Mr. Eitel said the beer garden was designed to minimize adverse neighborhood impact to the south.*

*They are amenable to wood windows, they can work with staff on the wall, the garage will get a similar treatment to the retaining wall, they are open to lifting the glass windows off the street level and they are open to painting or staining the reclaimed wood as staff recommends. They like the blue color as it seems tropical and those colors are found in the residential and commercial area. They do now own the adjacent property which will be demolished as there are too many code issues to correct. There will be a vegetative wall on the side of the building.*

*Ald. Kovac said the owner to the south was concerned about losing leased parking space, which might not be under the purview of HPC.*

*Mr. Eitel will be using the second floor office space. Construction will begin immediately after demolition.*

*Mr. Williams moved for approval, subject to staff condition and the applicant will work with staff relating to wood windows, bulkhead, retaining wall and garage, seconded by Ald. Bauman. There were no objections.*

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

3. [160949](#)

Resolution relating to a Certificate of Appropriateness for a painted wall sign at 1033 N. Old World Third Street in the Old World Third Street Historic District for Salvatore Safina.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the applicant is open to hanging a hung vinyl sign, which will be 30 by 50 feet sign with two potential locations - either on the front or rear of the alley. Sign content will be for Miller products. Staff recommends denial of both a painted sign and a removable sign. Staff finds that the sign is not compatible with the character of the neighborhood and does not advertise a local business or product. Even if approved, a variance would be required by the Board of Zoning Appeals. If the board does approve it, staff would recommend approval of the removable sign.*

*Peter Wallace - Capital Outdoor*

*Sal Safina - building owner*

*Mr. Wallace said his company puts up similar signs across the country and the sign is being proposed due to the new entertainment district.*

*Mr. Williams wouldn't support advertising for a third party and this is basically a billboard.*

*Mr. Williams moved to deny, seconded by Mr. Jarosz. There were no objections.*

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

4. [160968](#)

Resolution relating to a Certificate of Appropriateness for a new rear garage at 2034 N. 1st Street in the Brewers Hill Historic District for Josh Nickols and Sara Smith.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that applicants propose to demolish the remainder of a detached garage and build a new garage with three overhead doors, which will imitate side-opening carriage doors. The garage will also require that small retaining walls be built and a new stamped concrete walkway extension that will go to the garage and a fence will be extended in the same style as the current fence. The applicant did not specify about the windows; the windows and shingles should match the house. Staff recommends approval with the condition that the stamped concrete walkway not establish a precedent, but is permitted as it is an extension to the current walkway and that garage foundation be parged with concrete or stucco for aesthetic reasons and that the garage door be paneled.*

*Mr. Williams shares an office space with the owner, but not a professional affiliation.  
Greg Crawson - architect*

*Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, for approval. There were no objections.*

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

5. [160969](#)

Resolution relating to a Certificate of Appropriateness for moving a building and constructing an addition at 507-515 W. Historic Mitchell Street in the Mitchell Street Historic District for James Witkowiak.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said there are two components to this project: moving a building to a vacant lot from 515 to 507 and adding a second story to a one-story addition. An addition will be created to create a plaza on Mitchell Street. The moved building dates back to 1884 and will have more context with the two existing buildings. This request is being made to provide space for mourners and participants to congregate that isn't the sidewalk or the street. There will also be a hall in the back for a meal. The courtyard will be landscaped and the fencing will match current fencing and a handicapped ramp to provide access to an adjacent floral business. There will be cedar siding and a brick base. Staff recommends approval with clear windows and a brick sample for the base to be approved by staff and painted cedar siding.*

*James Witkowiak - 529 W. Historic Mitchell St.*

*Luis Barbosa - 503 W. Lincoln Ave. - architect*

*Mr. Barbosa said the new building will have a kitchen and the plaza will also support the church across the street. Mr. Witkowiak said the parking lot size will not be increased. The hall is to serve those individuals who want to have a repast after the service without its being in the same building, but easily accessible. The church, a local school and the funeral home all need to buy flowers.*

*Ms. Clendenen-Acosta moved, seconded by Mr. Williams, for approval. There were no objections*

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

6. [160999](#) Resolution relating to a Certificate of Appropriateness for the installation of art work at the new building addressed at 1348 East Brady Street in the Brady Street Historic District for PH 1348 Brady Street LLC.

Sponsors: THE CHAIR

*Mr. Tim Askin said the site is currently a vacant corner lot and the new building was previously approved. This application is for approval of art work for the two sides which have no windows. The applicant is proposing two wide digital collages that will be mounted on the side of the building. It is generally street signs from Brady street with varying colors with a map overlay of the area. There will be wood border around the collage photos. The first applicaton had a metal frame, but that has been modified for a wood frame.*

*Matt Henzel - architect*

*Anita Bergermeister - artist*

*Mr. Williams has some concern as it mirrors the dimensions of the windows above. He would prefer that it take different dimensions than the windows as it appears like they're trying to be windows but they aren't. Mr. Williams would encourage lighting the art work. Staff would recommend that as well.*

*Mr. Williams is fine with a corrugated metal frame.*

*Mr. Jarosz moved for approval with the metal frame and provide staff with information on how it will be mounted and lit if possible, seconded by Mr. Williams. There were no objections.*

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

7. **Certified Local Government Review of the National Register Nomination for the Blommer Ice Cream Company Building at 1502 West North Avenue.**

*Ms. Carlen Hatala said the building is being converted into living space and the owner is applying for tax credits. The Blommer family farm was at the location of 15th and North, which is why the ice cream company was at this location. The company grew to four branches by 1926. The building manufactured ice cream until 1934; the windows are currently filled in with concrete block. Staff does think HPC can make this recommendation, which Ms. Hatala would forward to the state.*

*Mr. Williams moved, seconded by Ms. Piper-Eisenbrown to recommend the designation. There were no objections.*

8. **Updates and announcements.**

*Mr. Bagin did apply for a plaque so that will be appearing before the HPC in January. Ms. Keating Kahn would like to thank all members for their work this year.*

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

- a. [161074](#) Resolution relating to a Certificate of Appropriateness for the

installation of required ADA entrance signage at 200 E. Wells Street (Milwaukee City Hall) for the City of Milwaukee.

**Sponsors:** THE CHAIR

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

**b.** [161078](#)

Resolution relating to a Certificate of Appropriateness for the installation of a sign for Valhalla Restaurant at 1111 N. Old World Third Street in the Old World Third Street Historic District for Kenneth McNulty.

**Sponsors:** THE CHAIR

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

**c.** [161100](#)

Resolution relating to a Certificate of Appropriateness for the installation of a security gate between 1235-1237 and 1239 E. Brady Street in the Brady Street Historic District for Shawn Hutchens.

**Sponsors:** THE CHAIR

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

**Aye:** 6 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

*Meeting adjourned: 4:26 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>.*