



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

ANN PIEPER EISENBROWN, CHAIR

Brad Hoeschen, Vice Chair

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

**Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
lelmer@milwaukee.gov**

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

Tuesday, July 15, 2014

3:00 PM

Room 301-B, Third Floor, City Hall

Meeting convened: 3:01 P.M.

1. Review and approval of the minutes of the June 9th meeting.

Mr. Williams moved for approval, seconded by Ald. Bauman. There were no objections.

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

Excused: 1 - Hoeschen

2. [140400](#)

Resolution relating to granting permanent historic designation of the Nunnemacher Estate/Wildenberg hotel located at 3774 S. 27th Street in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala gave a PowerPoint presentation on this item and noted that Jacob Nunnemacher grew wealthy through a meat market and he also funded an opera house, which was replaced by the current Pabst Theater. He also had a distillery works and cattle farm and a hotel, all of which have been razed. He lived in Byron Kilbourn's former house on Wisconsin Avenue and converted that into commercial enterprises. He fed hundreds of cows and pigs on the slops from the distillery in the Town of Lake and then the cattle and pigs were slaughtered for his meat market. In the 1850s Mr. Nunnemacher built a grand house in the Italianate style. Mr. Nunnemacher was sentenced to five months in jail for failing to pay federal taxes on the distillery operations. He served 7 weeks and was pardoned by Pres. Grant due to his poor health. Two of his sons were also briefly jailed. Mr. Nunnemacher died at the house currently being considered for designation. The property left the family and the distilling operations ceased in roughly 1932 and became a tourist camp titled Evergreen Camp with rooms rented in the house and log cabins added to the property. Edward Wildenberg eventually acquired the property in the 1950s when it was already a trailer court and ceilings were dropped in the house, original windows

were changed and a canopy was added. The house and property serve as an example of the Italianate style and the country estates which used to exist. There are still many fine architectural features inside the house including intact staircases, fireplaces, panels beneath windows and plaster ceilings above the dropped ceilings. Mr. Jackubovich noted that the house is solid brick, not merely a brick veneer and Ms. Hatala said that this house is the oldest remaining house in Alderman Witkowski's district.

Mr. Jarosz moved to open the hearing to the public, seconded by Ald. Bauman. There were no objections.

Speakers:

Harry Nunnemacher - descendant of Mr. Nummemacher - he thinks it would make a good supper club or a tasting room/super club. He showed commissioner members a family photo of the property and also a play bill, which is printed on silk, from the opening night at the opera house. He supports the designation.

Dr. Nancy Lurie - descendant of Mr. Nummemacher - she also supports the designation.

Ald. Bauman moved to close the public hearing, seconded by Mr. Jarosz.

The commission approved the designation as it meets the criteria of s. 320-21-3-e-1, e-3 and e-5, Milw. Code of Ordinances.

A motion was made by ALD. BAUMAN, seconded by Blair Williams, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

3. [140501](#)

Resolution relating to a Certificate of Appropriateness for the installation of replacement windows at 608 N. Broadway in the East Side Commercial Historic District for Donald Arenson.

Sponsors: THE CHAIR

This item was heard at the June 9th meeting and the second floor windows were approved, while the third floor windows were not. That denial of the third floor windows was not appealed.

Mr. Arenson submitted a new application for both the second and third floor windows. The applicant is submitting an application with hopper style window on the bottom and a plain window on top. Mr. Williams did mention at the June 9th meeting that the one-over-one format for the windows was important. Mr. Williams thinks this is merely the same windows that were denied at the last meeting. Mr. Jakubovich said that guidelines do not permit vinyl windows. He recommends against this proposal and he would suggest having wood replacement windows made and the bottom window installed on pivots so it could open in. The owner does want the windows to open for ventilation.

Don Arenson, the property owner, came to the table - he did some investigating on windows; he can get wood windows on the 2nd and 3rd floors. He met with a contractor today and the windows would weigh 300 lbs. each. The windows would be like the windows on 612 N. Broadway and would appear to have rounded tops, but would have square tops in reality. He will duplicate the second floor windows on the third floor. Mr. Jakubovich said that the arch will have to match, which Mr. Arenson said could be done.

Mr. Jakubovich will review the final drawings and do as a staff approval. Deny, by Mr. Williams, seconded by Opgenorth, with the understanding the staff approval is granted for appropriate window replacements.

A motion was made by Blair Williams, seconded by Anna-Marie Opgenorth, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

4. [130422](#) Communication relating to the establishment of an historic plaquing program.

Sponsors: THE CHAIR

Dustin Weis and Dan Mrotek from the City Clerk's Office present on this item. If final approval is today, the Public Information section of the City Clerk's Office will create online order forms and people can begin plaquing their buildings. Mr. Mrotek went through his presentation, contained in file 130422. The vendor would be Mark Troisi and his prices were the cheapest as he does the actual work, he is not a middleman. Mr. Mrotek will check out a few local vendors recommended by commissioners. The decisions made by the commissioners are relatively generic and the vendor must have long-term viability, although all of this work is custom casting.

Mr. Jakubovich noted that HPC will review any requests for plaques, although applicants can get one on their own, but would not get the design benefits from city staff.

Mr. Mrotek will investigate how the blue will weather. The blue is cheaper and very eye-catching.

Mr. Williams moved for cast aluminum blue. Seconded by Ms. Clendenon-Acosta. Ann Pieper.

It was a tie of 3-3. Bauman, Jarosz and Opgenorth for Bronze.

This vote will be cast next cycle.

The commission approved pebble as the background texture.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

5. [140461](#) Resolution relating to the certified local government review of the National Register nomination for the Square D/Industrial Controller Division (Junior House Lofts) at 710 South 3rd Street.

Sponsors: THE CHAIR

This building has separate national register nomination for tax credits.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 2 - Opgenorth, and Hoeschen

6. [140463](#) Resolution relating to the certified local government review of the National Register nomination for the Pittsburgh Plate Glass Historic District.

Sponsors: THE CHAIR

Grouping of 9 buildings approved based on their architecture.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 2 - Opgenorth, and Hoeschen

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

- a. [140245](#) Resolution relating to a Certificate of Appropriateness for the installation of new fencing at 2757 N. Lake Drive in the North Lake Drive Historic District for Joseph and Vivien Newbold.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- b. [140258](#) Resolution relating to a Certificate of Appropriateness for exterior renovations at 2550 N. 47th Street in the North 47th Street Historic District for Charles and Matilda Olroge.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

c. [140404](#)

Resolution relating to a Certificate of Appropriateness for the installation of signage at 205 E. Wisconsin Avenue in the East Side Commercial Historic District for Dental Associates.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

d. [140414](#)

Resolution relating to a Certificate of Appropriateness for installation of wood fencing and a gate at 102 E. Vine Street in the Brewers Hill Historic District for Ashley and Molly Booth.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

e. [140421](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new louver vent on the storefront at 2638 N. Downer in the North Downer Avenue Historic District for DAPL, LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- f. [140422](#) Resolution relating to a Certificate of Appropriateness for the installation of a central air conditioning unit at 2112 N. Lake Drive in the North Point South Historic District for the Donald C. Kieffer Trust.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz
- No:** 0
- Excused:** 1 - Hoeschen
- g. [140423](#) Resolution relating to a Certificate of Appropriateness for the installation of new signage at 2580 N. Downer in the North Downer Avenue Historic District for DAPL, LLC.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz
- No:** 0
- Excused:** 1 - Hoeschen
- h. [140424](#) Resolution relating to a Certificate of Appropriateness for the installation of a new back yard deck at 3102 W. McKinley Blvd. in the Cold Spring Park Historic District for John and Marilyn Byrd.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz
- No:** 0
- Excused:** 1 - Hoeschen
- i. [140426](#) Resolution relating to a Certificate of Appropriateness for exterior repairs and restoration at 2473 S. Kinnickinnic Avenue, the Avalon Theater which is an individually-designated structure, for Lee Barczak.
- Sponsors:** THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- j. [140462](#) Resolution relating to a Certificate of Appropriateness for the installation of a new fence and window and brick repairs at 2676 N. Sherman Blvd. in the Sherman Blvd. Historic District for Elizabeth Delaney.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- k. [140479](#) Resolution relating to a Certificate of Appropriateness for a central air conditioning unit and furnace venting at 3402 W. St. Paul Avenue at the historic Weinstock House, an individually-designated building, for Sherrie Tussler.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- L. [140480](#) Resolution relating to a Certificate of Appropriateness for exterior repairs and gutter re-building at 827 N. Cass Street in the Cass/Wells Historic District for Therapies East Properties, LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

m. [140481](#)

Resolution relating to a Certificate of Appropriateness for new front porch balustrade and posts at 827 N. Cass Street in the Cass/Wells Historic District for Therapies East Properties, LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

n. [140513](#)

Resolution relating to a Certificate of Appropriateness for the installation of new roofing, tuckpointing and window restoration at 2019 N. Palmer Street in the Brewers Hill Historic District for Brian Holoubek.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

o. [140514](#)

Resolution related to a Certificate of Appropriateness for the installation of a new parking slab at 2008 N. 2nd Street in the Brewers Hill Historic District for Timothy Baldwin.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- p. [140515](#) Resolution relating to a Certificate of Appropriateness for reconstruction of the front terrace at 2720 E. Bradford Avenue in the North Point North Historic District for Mary and Matthew Flynn.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- q. [140527](#) Resolution relating to a Certificate of Appropriateness for rebuilding of chimney tops and new copper roofing at 2635 N. Wahl Avenue in the North Point North Historic District for David and Janet Olsen.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- r. [140535](#) Resolution relating to a Certificate of Appropriateness for parking lot repairs at 835 N. Milwaukee Street in the locally designated Old St. Mary Parish Complex for Old St. Mary Parish.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- s. [140536](#) Resolution relating to a Certificate of Appropriateness for the installation of a new dimensional shingle roof and gutters at 2563 N. 47th Street in the North 47th Street Historic District for Timothy Zielke.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- t. [140538](#) Resolution relating to a Certificate of Appropriateness for temporary facade stabilization repairs at 2648 N. Hackett Avenue, the former Kenwood Masonic Temple, an individually designated structure for Church in the City and Mike Wiedner.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

- u. [140539](#) Resolution relating to a Certificate of Appropriateness for a new overhead garage door at 2251 N. Lake Drive in the North Point North Historic District for Lise and Madhu S. Sadagopan.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 1 - Hoeschen

*Meeting adjourned: 4:55 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>.