



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,
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*Senior Planner: Carlen Hatala, 286-5722,
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*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Dana Zelazny, 286-8679,
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Monday, February 4, 2019

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn

Excused: 1 - Peltz

1. [161667](#)

Resolution relating to a Certificate of Appropriateness for a mothball certificate for 1134 W. Historic Mitchell Street, known as the Modjeska Theater, in the Mitchell Street Historic District for Modjeska Theater Project, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin this has been held over several times so the owners can prepare a RFP, which has been done. Ald. Perez and the Mitchell St. BID are both opposed to retention of the mothball status.

Tom Vavra and Bob Sheehy - the RFP was updated and published. They have received some inquiries about this and they pushed back the initial date for the walk-through to Feb. 12th due to the weather. They would like another month granted as they are pleased with the responses they have received so far. The letter of intent is due on the 26th. The Modjeska Board will interview interested candidates and make a decision. Any levied fines will decrease the amount they can spend on the building. Ald. Bauman moves to deny the 6-month extension of the mothball certificate based upon the length of time there hasn't been any action. Seconded by Mr. Jarosz.

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

Aye: 3 - Bauman, Pieper Eisenbrown, and Jarosz

No: 1 - Clendenen-Acosta

Excused: 2 - VACANCY, and Peltz

Abstain: 1 - Keating Kahn

2. [181442](#) Resolution relating to a Certificate of Appropriateness for the addition of a window to the kitchen on the east wall at 2107 E. Kenilworth Place, in the North Point South Historic District, for Redentor & Gloria Galang.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to add a 6 over 6 window for a kitchen remodel. This is a revised proposal to replace an existing window with a bay window. The Wisconsin Historical Society has vetted this and set conditions for its approval. Mr. Askin requested clarification on the sill, which should match the existing sills and apply standard masonry as detailed in the staff report. Approve with staff's and state's conditions.

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: 5 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Peltz

3. [181458](#) Resolution relating to a Certificate of Appropriateness for the replacement of siding, windows, and doors at 125 E. Lloyd Street, in the Brewers Hill Historic District, for Jose Maz.

Sponsors: THE CHAIR

Mr. Tim Askin said there are 12 vinyl windows in the house, with work beginning in approximately 2015 and only one window has the original size. The siding is well-done and the owner acquired the property in 2012 and required owner occupancy. The Dept. of City Development is not happy with the speed of work being completed and excavation was completed without the proper permits, which resulted in action by the Dept. of Neighborhood Services. Staff recommends all vinyl windows be replaced with new wood windows and he leaves the decision relating to change in size up to the Commission.

Jose Maz - 125 E. Lloyd - DNS inspector told him he could put in vinyl windows and spent a lot of money on them as they were large and not custom size. Last year he started to fix the siding. The house was in bad shape and had been abandoned for a long time. He is working on the city orders. The inspector did refer him to HPC staff. There is also a new house in the neighborhood with aluminum windows.

Ald. Bauman noted this house was part of the Housing Preservation Fund and received \$47,600 in city funds for exterior work.

Ald. Bauman moved to deny, seconded by Ms. Keating Kahn. There were no objections.

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - VACANCY, and Peltz

4. [181467](#) Resolution relating to a Certificate of Appropriateness for modifying a block retaining wall at 2229 N. Terrace Avenue in the North Point South Historic District for the Wisconsin Corporation of Seventh Day Adventists.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant was not present.

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

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

No: 0

Excused: 2 - VACANCY, and Peltz

5. [181568](#) Resolution relating to the Temporary Historic Designation of the Marcus Center for the Performing Arts at 929 North Water Street in the 4th Ald. District

Sponsors: THE CHAIR

Ms. Carlen Hatala said this nomination was submitted by two city residents as a result of articles relating to proposed changes to the Center. The landscape was designed by Dan Kiley. The Commission is reviewing the 10 criteria to determine if the property is eligible for permanent designation. The nominations for the temporary and permanent designations came in on the same day. The building opened in September 1969 and the site was formerly derelict buildings. The architect of the building was Harry Weiss, of Chicago, and the landscape architect was Dan Kiley. The building architecture is brutalist in style and Ms. Hatala spoke on the design of all sides of the building. In the 1950s and 1960s landscaping, such as fountains or green space, were added to public buildings and the plaza was added. A glass wall was added in the front, but it still is a significant building despite that change and other changes done over time. The trees and fountain mirror the square look of the building. The Peck Pavilion was built later and has interesting truss roof and seats 400.

The property won an American Institute of Architecture award in 1970 (one of 14 awarded). Dan Kiley was also recognized nationally. Staff recommends temporary historic designation based on its exemplification of . 320-21-3-e-1, e-5, e-6 and e-9. Ald. Bauman moved, seconded by Ms. Keating Kahn to open a public hearing. There were no objections.

Supporters:

Dawn McCarthy - Milwaukee Preservation Alliance - she agrees that the building meets the 4 criteria.

Mark Debrauske - 2955 S. Wentworth Ave. - one of the nominators - practicing architect - he is inspired by Dan Kiley's work and we need to preserve this cultural

asset.

Jennifer Current - 1843 N. 2nd St. - nominator - landscape architect - really likes the work of Dan Kiley

Opposed:

Paul Matthews - president and CEO of the Marcus Center

Michael Ostermeyer - Attorney for the Marcus Center

Jim Shields - 3033 N. Hackett -- the building has seen such significant alterations that it isn't designatable as it is.

The public hearing was closed.

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

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

No: 0

Excused: 2 - VACANCY, and Peltz

The following files represent staff approved Certificates of Appropriateness:

6. [181457](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of the rear jump porch, replacement/ installation/ repair of storm windows, and other required repairs at 2163 - 2165 N Sherman Boulevard, in the Sherman Boulevard Historic District, for E & G Investments.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Peltz

7. [181461](#) Resolution relating to a Certificate of Appropriateness for repairs to the three front dormers and their three windows at 2611 N. Lake Drive, in the North Point North Historic District, for Susan Adriansen.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Peltz

8. [181560](#) Resolution relating to a Certificate of Appropriateness for replacing the roofing and gutters at 540 W. North Avenue, the William Kroening Building, for the Department of City Development.
- Sponsors:** THE CHAIR
- A motion was made by Ann Pieper Eisenbrown, seconded by Patricia Keating Kahn, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 1 - Peltz
9. [181567](#) Resolution relating to a Certificate of Appropriateness for the installation of a membrane roof at 1104 W. Historic Mitchell Street, in the Mitchell Street Historic District, for 1104 W Historic Mitchell LLC.
- Sponsors:** THE CHAIR
- A motion was made by Ann Pieper Eisenbrown, seconded by Patricia Keating Kahn, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 1 - Peltz
10. **Review and approval of the minutes from the January 14th meeting.**
- Ms. Keating Kahn moved, seconded by Ms. Pieper-Eisenbrown, for approval of the minutes. There were no objections.*
11. **Election of a Vice Chair.**
- This matter will be held until the next meeting.*
12. **Discussion and nominations for the Cream of the Cream City awards as well as details relating to the ceremony.**
- Ms. Hatala said no formal applications have been submitted yet. The deadline is in April. She is hopeful that some will be submitted closer to the deadline.*
13. **Updates and announcements.**
- There is a scholarship for the Main Street Now conference in Seattle in March (covers registration)*

Meeting adjourned: 4:52 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>.