



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes HISTORIC PRESERVATION COMMISSION

**MARION CLENDENEN-ACOSTA, CHAIR**

*Patricia Keating Kahn, Vice Chair*

*Ald. Robert Bauman, Matt Jarosz, Anna-Marie Opgenorth,  
Ann Pieper Eisenbrown, and Blair Williams*

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

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

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Tuesday, July 14, 2015

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:07 P.M.*

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

**Excused:** 2 - Jarosz, Williams

**1. Review and approval of the minutes from the May 11th, June 8th and July 6th meetings.**

*Ms..*

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

**2. [150369](#)**

Resolution relating to a Certificate of Appropriateness for the construction of a rear stair tower at the Grain Exchange Building/Mackie Building at 225 E. Michigan Street in the East Side Commercial Historic District for Josh Jeffers.

**Sponsors:** THE CHAIR

*Ms. Hatala provided historical information on the building, which currently has a second floor on the annex, which wasn't original to the building. There is currently a large amount of grime on the building facade. The owner does have plans to clean the building, which have been specified in the submitted application. There will also be re-pointing done as needed. The clock tower will also have some work done on it which will include restoration of the clock so it will work again and the slate roof will be repaired and replaced with new slate as needed. The Commission has before them the construction of a rear stair tower which will also include an elevator. It will be a simple, concrete block that will be painted. There will also be a slight enlargement of the Bartolotta catering door at the rear of the building. Most of the windows are intact on the building, but the might be changes made to some of them, which the architect will address. The skylights will be re-glazed as needed. Conditions for approval are included as part of the staff report in this file.*

*Falamak Nourzad - 228 S. 1st St., Suite 301 - architect - all of the windows will remain intact and will not be replaced. The windows that are currently boarded-up*

*will be opened - they are currently being caulked. Two windows on the interior will be cut down to be entry/exit ways as a result of the new tower. The exhaust fan will be removed from the alley side and will be vented through the annex of the roof.*

*The motion for approval is made with the understanding that staff will review as needed.*

**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, Opgenorth, Clendenen-Acosta, and Keating Kahn

**No:** 0

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

3. [150370](#)

Resolution relating to a Certificate of Appropriateness for the removal of a slate roof and re-roofing with asphalt shingles at 2411 N. Sherman Blvd. in the North Sherman Blvd. Historic District for Judy Maher.

**Sponsors:** THE CHAIR

*Ms. Hatal said that this is before the Commission as it is a change-out in materials. A number of the slates are missing or broken probably due to workers stepping them as work was done on the windows and installing a satellite dish.*

*Staff recommends approval due to the extensive damage done to the roof.*

*Judy Maher - owner - currently lives in Glendale and will be moving in as soon as the house is livable. The other houses on the block all have asphalt roofs. The house needs extensive work, both exterior and interior. The owner wants to add a window to the application - either making it inoperable or glass block as, according to WE Energies, there cannot be an operable window that is less than 24" to power going into a house.*

*A glass block window probably wouldn't be approved, but a fixed, wooden window probably would be. She doesn't want to delay the roof work waiting for state tax credits because she can't start the work until the credit is approved.*

*Another possible alternative is slate roof in the front and asphalt on the rear, per Ms. Hatala.*

*Ms. Hatala will provide the applicant with a slate roof contractor so she can get an estimate of the work that needs to be done if slate were used.*

*The Commission would like to have the slate roof saved and would like a cost comparison provided for its next meeting.*

*The Commissioner encouraged the owner to apply for tax credits.*

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

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

**No:** 0

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

4. [150371](#)

Resolution relating to a Certificate of Appropriateness for the exterior stabilization of Albrecht Hall and the library at the former Concordia

College Campus, now known as the Wgema Campus, at 3138 W. Kilbourn Avenue in the Concordia Historic District for the Forest County Potawatomi Community.

**Sponsors:** THE CHAIR

*Ms. Hatala said that the work being done is to stabilize the exterior masonry on the library and to re-roof so the building is watertight. Where new brick is needed, it will be matched to the rest of the building and the missing stone will be replaced and match as needed. For Albrecht Hall, the corroded metal will be removed, treated and re-installed and repointed as needed. The two buildings are adjoined. The preservation techniques appear to be appropriate in terms of materials and mixes. Staff will need to approve mortar samples and cleaning techniques. The architects were present and came to the table, but the Commission had no questions.*

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

5. [150368](#) Relating to an approval for a City of Milwaukee Historic Plaque for the William Conrad House at 102 E. Vine Street in the Brewers Hill Historic District for Molly Booth.

**Sponsors:** THE CHAIR

*The house is in the historic Brewers Hill district and staff recommends approval. Staff will work with the owner for the size and text of the plaque.*

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

6. [150367](#) Relating to an approval for a City of Milwaukee Historic Plaque for the former Jazz Oasis at 2377 N. Holton Street for Jeffrey Meetz.

**Sponsors:** THE CHAIR

*Ms. Hatala said that this building began as a corner tavern and became a site for jazz musicians. The property is currently tax delinquent and appears to be vacant at this time and staff does not recommend approval.*

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

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

**No:** 0

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

7. **Updates and announcements.**

*Ms. Hatala said that the state preservation and local history conference will be held in the fall and this might be of interest to the commissioners. She got a paper copy of the program in the mail.*

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

- a. [150296](#) Resolution relating to a Certificate of Appropriateness for a double leaf garden gate at 2405 E. Wyoming Place in the North Point South Historic District for Eric Vogel and Megan Holbrook.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

- b. [150297](#) Resolution relating to a Certificate of Appropriateness for fencing at 2043-2045 North 2nd Street in the Brewers Hill Historic District for Renata and Dale Bunger.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

- c. [150311](#) Resolution relating to a Certificate of Appropriateness for the repair/replacement of the roof, cornice and parapet of the north entrance at 1943 E. Trowbridge, the Trowbridge Historic School building for the Milwaukee Public Schools.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

- d. [150313](#) Resolution relating to a Certificate of Appropriateness for full removal/partial removal of a berm and retaining wall at the rear of the former Finney Library to allow for the installation of electrical service at 4243 W. North Avenue in the Sherman Blvd. Historic District for Matthew Bohlmann.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

- e. [150314](#) Resolution relating to a Certificate of Appropriateness for the rebuilding the parapet wall at the north elevation of the south light well at the rear of the building at Washington High School at 2525 N. Sherman Blvd. in the Sherman Blvd. Historic District for Milwaukee Public Schools.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

- f. [150387](#) Resolution relating to a Certificate of Appropriateness for the exterior renovation, including roof and new porch, at 3316 W. McKinley Blvd. in the Coldspring Park Historic District for the City of Milwaukee.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

**g.** [150388](#)

Resolution relating to a Certificate of Appropriateness for exterior renovation/restoration, to include roof, stucco and trim repair, at 2402 N. Sherman Blvd. in the North Sherman Blvd. Historic District for the City of Milwaukee.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

**h.** [150389](#)

Resolution relating to a Certificate of Appropriateness for Phase 2 of the exterior renovations, to include repairs and selected replacement of wood trim, historic wood windows and masonry work both brick and stone at the David Adler House, an individually-designated building, at 1681 N. Prospect Avenue for Dan Wilhelms.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

**i.** [150394](#)

Resolution relating to a Certificate of Appropriateness for the installation of new signage at the Pabst Professional Building at 1036 W. Juneau Avenue in the Pabst Brewery Historic District for Blue Ribbon Redevelopment Fund III, LLC.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper**

Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

**No:** 0

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

j. [150395](#)

Resolution relating to a Certificate of Appropriateness for the relocation of signage and installation of new signage at the first story at 2524 E. Webster Place in the North Downer Avenue Historic District for Downer Avenue Development, LLC.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

k. [150396](#)

Resolution relating to a Certificate of Appropriateness for the installation of new signage at 1300 E. Brady Street in the East Brady Street Historic District for Becky Berger.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

L. [150405](#)

Resolution relating to a Certificate of Appropriateness for exterior renovation/restoration including a new roof, new front gable shingles and a new porch at 2844 W. Kilbourn Avenue in the Concordia Historic District for the City of Milwaukee.

**Sponsors:** THE CHAIR

**A motion was made by Anna-Marie Opgenorth, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

*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>.*