



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, July 9, 2018

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:05 P.M.

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

1. [171810](#)

Resolution relating to the Permanent Historic Designation of the property at 2900 South Kinnickinnic Avenue, the William C. Kneisler Tavern Building (The White House), in the 14th Ald. district

Sponsors: THE CHAIR

Ms. Clendenen-Acosta moved, seconded by Ms. Peltz to convene into a public hearing. There were no objections.

Dave Koscielniak - architect for the owner - the new owner plans to keep the 2nd floor as residential, but are exploring options other than a bar for the first floor. The intent is to expand the bathroom annex to make it ADA-compliant and add a ramp.

The HPC staff recommends designation based on e-1, e-5 and e-9.

The architect does not disagree with any of these designations.

Wayne Youngquist - 3676 S. 2nd St - he supports the designation

John Ebersol - nominator - 2581 S. Shore Dr. - he supports the designation

Mr. Jarosz moved, seconded by Ms. Keating Kahn, to close the public hearing. There were no objections.

A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

2. [180374](#) Resolution relating to a Certificate of Appropriateness for reconstruction of the two-level rear porch at 2217 - 2219 N. Sherman Boulevard in the Sherman Boulevard Historic District for Kevin Perkins and Ronald Kelly.

Sponsors: THE CHAIR

Mr. Tim Askin said the owner is seeking retroactive approval. Staff recommends denial as it is not historically accurate.

Ronald Kelly - speaking on behalf of the owner, who will tear down and rebuild an appropriate porch. The staff may be able to approve the porch depending upon what the owner submits.

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

Aye: 7 - VACANCY, Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

3. [180401](#) Resolution relating to a Certificate of Appropriateness for the replacement of one vinyl window with an aluminum clad window at 3316 N. Lake Drive in the North Lake Drive Estates Historic District for Christopher (Sandy) Walter.

Sponsors: THE CHAIR

Mr. Tim Askin said this is from a May application and the applicant is proposing an aluminum clad window. Staff recommend denial and recommends wood casement windows in the opening, which were present in 1985. The designation was created in 1984.

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

Aye: 7 - VACANCY, Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

4. [180404](#) Resolution relating to a Certificate of Appropriateness for the comprehensive rehabilitation of the house at 3005 W. Kilbourn Avenue, in the Concordia Historic District, for Ryan and Amanda Christensen.

Sponsors: THE CHAIR

Mr. Yves LaPierre said this is a city-owned property and it has been empty for at least 8 years and there is significant water damage on the east side. Housing Preservation funds would be used on the rehabilitation. Mr. LaPierre said the interior has been completely gutted. The buyers will take possession right after closing, which will occur after the city does the work. HPC staff wants a full schedule of window replacement. The intent is to have this house as a private home. The owners would like to keep the dormers. Removing the non-functional chimney would be helpful in being a source of

brick. Keep all items on the house as they are so as not to jeopardize their state tax credits.

Approval with staff conditions and deny the removals.

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

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

No: 0

5. [180405](#)

Resolution relating to a Certificate of Appropriateness for storefront rehabilitation at 2567 N. Downer Avenue in the Downer Avenue Historic District for Optix and NAI MLG Commercial.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal has been reworked since April and staff recommends approval of July version 2.

Ald. Nik Kovac - he is in full support and he wants to thank the architect.

Bradley Hoffmann - architect

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

Aye: 7 - VACANCY, Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

6. [180407](#)

Resolution relating to a Certificate of Appropriateness for replacement of windows and for mothball status at 1688 - 1690 N. Franklin Place in the Brady Street Historic District for Iliya Torbica of Shepards LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant's request is to replace only the 5 windows on the front. Staff is recommending a minimum of 6 months and a maximum of 5 years for the mothball application. The applicant's family own more than \$2 million in real estate, with various liens filed over the years. There are four proposals for windows; staff would accept JeldWen with some modifications and the other options are acceptable as is. Staff would accept built-in aluminum storms on the north elevation due to the proximity of the adjacent building.

Ald. Nik Kovac - the owner lives in Florida and he sees no reason for leniency.

Iliya Torbica - management partner on the property - he needs more than 5 years as he simply doesn't have the money. He also notes that 95% of the building can't be seen from the street.

Grant a mothball for two years and a COA for any of the 4 types of windows subject to staff conditions, no COA for arch top windows and allow aluminum storm windows on the north facade.

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

Aye: 7 - VACANCY, Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

7. [180408](#) Resolution relating to a Certificate of Appropriateness for constructing a deck atop a flat-roofed garage, infilling windows in the garage and constructing a new staircase to the deck, replacing the garage doors, inserting new fenestration on house and other work at 2006 E. Lafayette Place in the North Point South Historic District for Bob & Susan Mikulay.

Sponsors: THE CHAIR

*Mr. Tim Askin said the applicant is proposing 100% fenestration on the garage and a deck will be placed on the garage roof. The public will not even be able to see the deck so staff recommends approval. There would be a six foot fence along the roof to shield the neighbor's pool from their view. The staff and architect agreed upon the railing design. They want to replace the garage windows and change the type of garage doors from overhead to sliding. A new staircase will also be constructed and a window converted to a door. Staff recommends approval with conditions detailed in the report. Nicholas Blaut, Deep River Partners - architect - he has no objections to the recommendations
Approve with staff conditions.*

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

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

No: 0

8. [180420](#) Resolution relating to a Certificate of Appropriateness for alterations to the garage at 2824 W. State Street, in the Concordia Historic District, for Derek Seymour.

Sponsors: THE CHAIR

Mr. Tim Askin said the application is a result of DNS orders and the property needs some work. The applicant could tear down this structure. Staff recommends the application be held to work with the city and the owners.

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

Aye: 7 - VACANCY, Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

9. [180430](#) Resolution relating to a Certificate of Appropriateness for an addition to the east elevation of parish house, changes in fenestration, fencing, and related work to both the church and parish house at 833 W. Wisconsin Avenue, St. James Episcopal Church, an individually designated historic property, for J. Jeffers & Co (833 James LLC).

Sponsors: THE CHAIR

*Joshua Jeffers - 225 E. Michigan St. - property owner - the demolition request has been withdrawn partly due to the increase in the state cap on historic credits and they found a way working the catering company to re-use the building. He will be selling tax credits himself and he found some investors who are investing for more than economic gain so the approved demolition does not need to occur and the building can be restored. There will be two event venues in the building. There will be no residential component. There will be a two story deck addition in the east parking lot with a pergola. Staff needs some details. Staff recommends approval with conditions. Applicant is okay with the conditions.
Approval with conditions.*

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

Aye: 7 - VACANCY, Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

The following files represent staff approved Certificates of Appropriateness:

10. [180373](#) Resolution relating to a Certificate of Appropriateness for replacing one door and one window and repouring the driveway in new concrete at 2723 E. Bradford Avenue in the North Point North Historic District for Jason and Meagan Schultz.
Sponsors: THE CHAIR
A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:
Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
No: 0
11. [180376](#) Resolution relating to a Certificate of Appropriateness for repouring and widening the driveway with new concrete at 2682 N. Summit Avenue in the North Point North Historic District for Sammis and Jean White.
Sponsors: THE CHAIR
A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:
Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz
No: 0
12. [180381](#) Resolution relating to a Certificate of Appropriateness for the replacement of rooftop HVAC equipment at 627 W. Historic Mitchell Street in the Mitchell Street Historic District for Dollar General.
Sponsors: THE CHAIR

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

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

No: 0

13. [180416](#)

Resolution relating to a Certificate of Appropriateness for repairing the front porch railings at 4378 N. 25th Street in the Garden Homes Historic District for Chevy Heart.

Sponsors: THE CHAIR

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

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

No: 0

14. [180417](#)

Resolution relating to a Certificate of Appropriateness for a sidewalk cafe at 2473 S. Kinnickinnic Avenue, the Avalon Theater, an individually designated historic property, for Mistral Restaurant.

Sponsors: THE CHAIR

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

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

No: 0

15. [180431](#)

Resolution relating to a Certificate of Appropriateness for repairs to the front porch and the soffits at 2107 E. Kenilworth Place in the North Point South Historic District for Redentor & Gloria Galang.

Sponsors: THE CHAIR

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

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

No: 0

16. [180443](#)

Resolution relating to a Certificate of Appropriateness for a rooftop air conditioning unit at 2473 - 2481 S. Kinnickinnic Avenue, the Avalon Theater, an individually designated historic property, for MK Realty.

Sponsors: THE CHAIR

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

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

No: 0

17. [180445](#) Resolution relating to a Certificate of Appropriateness for the replacement of the front doors and transoms (S. 5th Street façade) at 524 W. Historic Mitchell Street, St. Stanislaus Roman Catholic Church, in the Mitchell Street Historic District, for the St. Stanislaus Congregation.

Sponsors: THE CHAIR

A motion was made Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED This motion PREVAILED by Voice Vote

18. [180448](#) Resolution relating to a Certificate of Appropriateness for signage at for Glorioso's Appetito at 1016 - 1018 - 1024 E. Brady Street in the Brady Street Historic District for Glorioso Brothers Realty.

Sponsors: THE CHAIR

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

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

No: 0

19. [180459](#) Resolution relating to a Certificate of Appropriateness for the installation of temporary structural bracing at 1046 N. 9th Street, the Trinity Lutheran Church Complex, an individually designated historic property, for Trinity Evangelical Lutheran Congregation.

Sponsors: THE CHAIR

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

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

No: 0

20. [180471](#) Resolution relating to a Certificate of Appropriateness for replacing the roofing on gabled portions of the building at 6814 N. 107th Street, the Salem Evangelical Lutheran Church, an individually designated historic property, for WELS Historical Institute.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that

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

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

No: 0

21. [180473](#)

Resolution relating to a Certificate of Appropriateness for installation of HVAC equipment on the rear of the building at 2567 N. Downer Avenue in the Downer Avenue Historic District for Optix and NAI MLG Commercial.

Sponsors: THE CHAIR

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

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

No: 0

22. [180476](#)

Resolution relating to a Certificate of Appropriateness for erecting a fence at 2006 E. Lafayette Place in the North Point South Historic District for Bob & Susan Mikulay.

Sponsors: THE CHAIR

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

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

No: 0

23. [180478](#)

Resolution relating to a Certificate of Appropriateness for masonry repairs to the front porch at 2456 N. Grant Boulevard in the Grant Boulevard Historic District for Michael Magee.

Sponsors: THE CHAIR

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

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

No: 0

24. [180480](#)

Resolution relating to a Certificate of Appropriateness for repairs to the rear porch at 1841 N. Prospect Avenue, the Sanford Kane House, an individually designated historic property, for Zach Dean.

Sponsors: THE CHAIR

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

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

No: 0

25. [180489](#)

Resolution relating to a Certificate of Appropriateness for installation of rooftop HVAC equipment at 1109 - 1111 N. Old World 3rd Street, in the Old World 3rd Street Historic District, for Tino Bates.

Sponsors: THE CHAIR

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

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

No: 0

26. [160639](#)

Resolution relating to a Certificate of Appropriateness for repaving the driveways with brick pavers and re-installing original shutters at 2107 East Kenilworth Place in the North Point South Historic District for Redentor & Gloria Galang.

Sponsors: THE CHAIR

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

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

No: 0

27. **Review and approval of the minutes from the June 4th and July 2nd meetings.**

Ms. Peltz moved, seconded by Ms. Pieper Eisenbrown, for approval of the minutes. There were no objections.

28. **Updates and announcements.**

*There were no announcements.
4:36 P.M.*