



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

RANDY BRYANT, CHAIR

Allyson Nemec, Vice-Chair

Sandra Ackerman, Patricia Balon, Ald. Robert Bauman, Matt Jarosz, and Ann Pieper Eisenbrown

**Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
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**HPC Planners: Carlen Hatala, 286-5722,
chatal@milwaukee.gov; Paul Jakubovich, 286-5712,
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Tuesday, September 6, 2011

3:00 PM

Room 301- B, City Hall

SPECIAL

Meeting convened at 3:05 p.m.

*Present: 6 - Nemec, Jarosz, Ackerman, Bauman, Bryant, Balon
Excused: 1 - Pieper Eisenbrown*

Individuals also present:

Carlen Hatala, Historic Preservation Commission Planner

Paul Jakubovich, Historic Preservation Commission Planner

1. [110552](#) Resolution relating to the interim historic designation of the Lustron House located at 3645 S. 20th Place for the North Shore Bank.

Sponsors: THE CHAIR

Ms. Hatala gave a PowerPoint presentation (Exhibit 1) and information on the proposed interim historic designation of the Lustron House at 3645 S. 20th Pl. Ald. Witkowski's aide, Catherine Cooper, is the applicant for the designation. The property owner recently applied for a permit to demolish the house. The Lustron House is a prefabricated house, which became acceptable in the form of a kit house in the 1900s. After WWI, houses of metal were built in the United Kingdom. Experimentation for prefabricated housing was done in the United States during the Great Depression. During WWII, the federal government further pushed for this housing for the military. A feature of a Lustron was enameled interior clad metal panels. Lustron houses could not meet demand and were not affordable. In 1950, the Lustron Company went into bankruptcy. The Lustron House is a two bedroom Westchester model. The current owner planned to put up a new house on the site.

Ms. Hatala, on behalf of the HPC staff, recommended that the Lustron House/Zander House be given interim historic designation as a City of Milwaukee Historic Structure as a result of its fulfillment of criteria e-1, e-5, and e-7, of the Historic Preservation Ordinance, Section 320-21 of the Milwaukee Code of Ordinances.

Ald. Bauman asked about National Registry standards in Georgia about Lustron houses. Ms. Hatala responded that roofing, aluminum windows, and wall cladding

must be original. Ald. Bauman noted that the home in question has been partially demolished. He questioned the eligibility of the house for interim historic designation. Ms. Hatala responded that the commission has the discretion to make a ruling on the matter.

Appearing at the table was Gregg Hagopian, City Attorney's Office. Mr. Hagopian said that s.320-13-d of the Milwaukee Code of Ordinances addresses the Council's action on an interim designation by looking at appeal, if any were submitted. He added that a demolition permit was applied for, but pieces from the home were removed without a permit being granted.

Ms. Nemec moved for a public hearing. Seconded by Ms. Balon. There were no objections.

Mike Dempski, Department of Neighborhood Services Condemnation, appeared at the table to testify. The property owner applied for a demolition permit in mid August. The owner said that the missing parts to the walls of the house were stolen, but he did not report this to police. The house has been vacant for some time during possession by the bank. Mr. Dempski added that his supervisor found a posting, by Steve Hyland, advertising to sell parts of the Lustron home. A stop work order was given on Aug. 31, 2011.

Mr. Bryant asked what was missing from the home.

Mr. Dempski replied that panels in the rear and back roof have been taken out with a little more than half of the house panels taken off.

Mr. Jarosz left the table at 3:56 p.m.

Ms. Hatala said that Mr. Hyland's posting to sell parts of the home was dated July 13, 2011.

Ms. Nemec asked about the closing date on the purchase of the home. Mr. Hagopian stated that the closing date was July 25, 2011.

Individuals appearing in support:

*Joe Meyer, UBuildIt-Custom Homes, 2325 Parklawn Dr., Q, Waukesha, WI 53186.
Steve Hyland, partner and investor, 4036 E. Allerton Ave., Cudahy, WI 53110.
Ronica Pozdol, property owner, 1000 S. 108th St., #818, West Allis, WI 53214.*

Mr. Meyer said that Mr. Hyland did not knowingly try to take off parts of the home. After contact with Mr. Hyland, Mr. Meyer said that Mr. Hyland began the demolition permit process.

Ms. Pozdol said that intent of the demolition was to take the home down and build a new home.

Mr. Hyland testified that he tried to find new parts to the home, but could not. He said that the panels disappeared after an out of town trip. He said that he mistakenly took the back roof off the house, which was an honest mistake. He said no parts were sold, just promised to be sold.

Ald. Terry Witkowski, Aldermanic 13th District, appeared at the table. He said that he learned of the demolition project and of the removal of parts of the home without a permit. In light of this fact, he asked his assistant to apply for the designation. He said this building is rare and that the proposed new house would not enhance the

neighborhood. He recommended interim designation.

Ald. Bauman moved to close the public hearing. Seconded by Ms. Balon. There were no objections.

Ald. Bauman moved approval for interim historic designation of the Lustron House located at 3645 S. 20th Place for the North Shore Bank based upon criteria e-1, e-5, and e-7, of the Historic Preservation Ordinance, Section 320-21 of the Milwaukee Code of Ordinances. Seconded by Ms. Balon. There were no objections. (Excused - Mr. Jarosz)

Ms. Nemec moved to close the meeting. Seconded by Ms. Balon. There were no objections.

**Meeting adjourned at 4:19 p.m.
Chris Lee, Staff Assistant**

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.