



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes HISTORIC PRESERVATION COMMISSION

**MATTHEW JAROSZ CHAIR**

**Patricia Balon, Randy Bryant, Ald. Robert Bauman, Allyson Nemeč, Ann Pieper Eisenbrown and Blair Williams**  
Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,  
[clee@milwaukee.gov](mailto:clee@milwaukee.gov)

HPC Planners: Carlen Hatala, 286-5722,  
[chatal@milwaukee.gov](mailto:chatal@milwaukee.gov); Paul Jakubovich, 286-5712,  
[pjakub@milwaukee.gov](mailto:pjakub@milwaukee.gov)

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Tuesday, December 11, 2012

3:00 PM

Room 301-B, City Hall

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Meeting convened at 3:04 p.m.

**Present:** 4 - Nemeč, Balon, Pieper Eisenbrown, Bauman

**Absent:** 1 - Williams

**Excused:** 2 - Jarosz, Bryant

**Individuals also present:**

**Carlen Hatala, Historic Preservation Commission Staff Planner**

**Paul Jakubovich, Historic Preservation Commission Staff Planner**

1. **Roll Call.**
2. **Approval of the Previous Minutes of November 13 and 19, 2012.**

*Ald. Bauman moved approval, seconded by Ms. Pieper Eisenbrown, of the minutes of November 13 and 19, 2012. There were no objections.*

3. [120958](#) Resolution relating to the historic designation for the Emily Parker Groom House at 1903 N. Cambridge Avenue, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Ms. Hatala said that the historic designation for the Emily Parker Groom House was submitted by the current owner, Barry Poltermann, who has been living in the house for last five years. He and his neighbor own twin houses, which were built purposely that way when first constructed. Barry is in support of the nomination but could not attend meeting. His neighbor will turn in a nomination for her property as well.*

*Ms. Nemeč asked if the intent was to hear both nominations today and if they both should be heard together?*

*Ms. Hatala replied that only the Emily Parker Groom House is before the commission.*

*She added that both houses can be heard together at the next meeting if there is enough time to satisfy notice requirements.*

*Ms. Balon moved to hold, seconded by Ms. Pieper Eisenbrown, the historic designation of the Emily Parker Groom House at 1903 N. Cambridge Avenue to the next meeting given that noticing requirements are satisfied. There were no objections.*

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

**Aye:** 4 - Nemeec, Balon, Pieper Eisenbrown, and Bauman

**No:** 0

**Absent:** 1 - Williams

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

4. [121196](#)

Resolution relating to a certificate of appropriateness for the construction of new addition to the north side of the Hii-Hat Garage located at 1713 N. Arlington Place in the East Brady Street Historic District for Hi Hat Real Estate, LLC.

**Sponsors:** THE CHAIR

*Mr. Jakubovich gave an overview on the proposal for a new two-story addition on the northwest corner of Brady St. and Arlington Pl. The site consists of two buildings. One building is a 1870s vintage building serving as a bar and restaurant since the 1890s. Connected to this building is an early twentieth century vernacular style garage building. To the north between the garage and a large duplex is a large open patio area where the new addition will be built. The new addition will be set back from the main elevation of the garage about ten feet. There will still be open area around the addition for outdoor seating. The addition will be a glass, metal and wood contemporary structure that is partly cantilevered over the north elevation of the one-story rusticated block garage building. The addition will have glass garage doors on each of the three lower elevations and would be open during good weather. Above the doors will be a glass clerestory that is thatched with regularly spaced wood strips. The roof will be topped with a standing seam metal roof.*

*On behalf of staff, Mr. Jakubovich recommended approval despite concern over the concept of cantilevering part of a new building over an existing one in a historic district. Another concern by staff was the concept of working contemporary architecture within a historic district. In this instance, staff opinion is that both concepts seem permissible. However, staff would want the wood on the outside stained or painted from graining out.*

*Individuals appearing:*

*Leslie Montemurro, owner, 1626 N. Astor St., Milwaukee, WI 53202*

*Scott Johnson, owner, 1622 N. Astor St., Milwaukee, WI 53202*

*Ms. Montemurro said that they have been operating their restaurant since 1998, expanded into the garage in 1999, and bought the building in 2010. She said that this proposal replaces an earlier proposed design scheme and that the addition will help the business.*

*Mr. Johnson said that the side of the wood will be maintained.*

*Ald. Nik Kovac, aldermanic district 3, was present in support. He said that there was a full community review by the Brady Street Association with resulted in the organization's approval.*

*Ms. Pieper Eisenbrown moved approval, seconded by Ald. Bauman, of a Certificate of Appropriateness for the construction of a new addition to the north side of the Hi-Hat Garage located at 1713 N. Arlington Place in the East Brady Street Historic District for Hi Hat Real Estate, LLC. There were no objections.*

**A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Nemec, Balon, Pieper Eisenbrown, and Bauman

**No:** 0

**Absent:** 1 - Williams

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

## **5. Discussion, Review, and Approval relating to the Historic Preservation Commission Meeting Schedule of 2013.**

*Individual appearing:  
Jim Owczarski, City Clerk*

*Due to meeting and broadcasting conflicts, Mr. Owczarski said that the commission should make changes either to the room or date for the 2013 commission meetings on May 13th, December 9th, August 5th, and November 11th. He added that the room for the October 14, 2013 meeting may be changed from 301-B to 301-A for any budget meeting to take place in 301-B.*

*The commission made the following recommendations to the 2013 commission meeting schedule:*

*Monday, May 13, 2013 meeting to be in Room 301-A with no cable broadcasting. There is the possibility for the meeting to move into Room 301-B.*

*Monday, August 12, 2013 meeting to be changed to Monday, August 5, 2013 in Room 301-B.*

*Monday, October 14, 2013 meeting to remain.*

*Monday, November 11, 2013 meeting to be in Room 301A with no cable broadcasting.*

*Monday, December 9, 2013 meeting to be in Room 301-A with no cable broadcasting. There is the possibility for the meeting to move into Room 301-B.*

*All other meetings to occur on the second Monday of every month in Room 301-B with cable broadcasting.*

*Ms. Balon moved approval, seconded by Ms. Pieper Eisenbrown, of the 2013 commission meeting schedule as recommended. There were no objections.*

## **6. Announcements and Updates.**

*Mr. Jakubovich announced that there will be a celebration reception for the Hilton*

*Garden grand opening from 5 to 7 p.m. tonight.*

7. **The Following Files Represent Staff Approved Certificates of Appropriateness:**

*Ald. Bauman moved approval, seconded by Ms. Balon, of the staff approved Certificates of Appropriateness. There were no objections.*

- a. [121115](#) Resolution relating to a Certificate of Appropriateness for new wood, backyard fence and a small arbor at 2674 N. Summit Avenue in the North Point North Historic District for Carol Kraft and David Klehm.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Nemece, Balon, Pieper Eisenbrown, and Bauman

**No:** 0

**Absent:** 1 - Williams

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

- b. [121187](#) Resolution relating to a Certificate of Appropriateness for a new wood egress window and a new chimney top in the coach house at 3245 N. Lake Drive in the North Lake Drive Estates Historic District for Jock and Linda Mutschler.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Nemece, Balon, Pieper Eisenbrown, and Bauman

**No:** 0

**Absent:** 1 - Williams

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

- c. [121199](#) Resolution relating to a Certificate of Appropriateness for first state in repairing deteriorated wood and masonry at the roofline at 3005 W. Kilbourn Avenue in the Concordia Historic District for LaZanda Moore.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Nemece, Balon, Pieper Eisenbrown, and Bauman

**No:** 0

**Absent:** 1 - Williams

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

8. [101223](#) A substitute ordinance relating to historic preservation regulations.

**Sponsors:** Ald. Witkowski and Ald. Bauman

*Individuals appearing:*

*Jim Owczarski, City Clerk*

*Jeff Osterman, Legislative Reference Bureau*

*Ms. Nemecek read a letter from Randy Bryant into the record.*

*Individuals appearing in support:*

*Michael W. Hatch, 825 N. Prospect Ave., Milwaukee, WI 53202*

*Dawn McCarthy, Wisconsin Preservation Alliance, 2589 N. Lake Dr., Milwaukee, WI 53211*

*Kevin Donahue, Historic Milwaukee Inc., 1725 E. Kane Pl., Milwaukee, WI 53202*

*Ann-Marie Opgenorth, 1200-A. E. Auer Ave., Milwaukee, WI 53212*

*Ms. Pieper Eisenbrown moved support, seconded by Ms. Balon, of Proposed Substitute B. There were no objections.*

**Meeting adjourned at 3:42 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>.**