



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HISTORIC PRESERVATION COMMISSION

MATTHEW JAROSZ CHAIR

Ann Pieper Eisenbrown, Vice-Chair

*Ald. Robert Bauman, Marion Clendenen-Acosta, Brad
Hoeschen, Anna-Marie Opgenorth, and Blair Williams
Staff Assistant, Chris Lee, 286-2232, Fax: 286-3456,
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*HPC Planners: Carlen Hatala, 286-5722,
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Monday, August 5, 2013

3:00 PM

Room 301-B, Third Floor, City Hall

Meeting convened at 3:00 p.m.

Individuals also present:

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

1. Roll Call.

Present: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen,
Clendenen-Acosta, Jarosz

2. Approval of the Previous Minutes of July 8, 2013.

*Mr. Hoeschen moved approval, seconded by Ms. Pieper Eisenbrown, of the minutes
of July 8, 2013. There were no objections.*

3. [130357](#)

Substitute resolution relating to the permanent historic designation of
the Tiefenthaler House at 2425 W. McKinley Avenue, in the 4th
Aldermanic District.

Sponsors: THE CHAIR

*Ms. Hatala gave introductory remarks. The applicants are Lois Redic and Ald.
Bauman. The house is currently owned by the City of Milwaukee. There are
occupants living in the house. The City plans to sell the property. The house has
survived relatively intact for 127 years.*

*Ms. Hatala gave an overview of the staff study report regarding the physical
descriptions of the area and the house, an history of the house, Pancratius
Tiefenthaler's ownership, ownership by the Tiefenthaler children, late owners, and the
building's significance.*

Details of Ms. Hatala's overview can be found in the staff study report within the file.

On behalf of staff, Ms. Hatala recommended that the Tiefenthaler House be given historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e 3 and e 5 of the Historic Preservation Ordinance, Section 320 21(3) of the Milwaukee Code of Ordinances. The house has significance for its architecture and its owners' contribution to Milwaukee history.

Ald. Bauman questioned if staff was able to see the inside of the house and who owned the house?

Ms. Hatala replied that the house is owned by the City and staff will have the opportunity to see inside the house once the current occupants are no longer living there. Occupancy at the house might not be legal currently.

Mr. Hoeschen asked if the house would qualify for historic designation under a single criterion, such as criterion e 3 or e 5?

Ms. Hatala responded that the house would meet the requirements under either criterion, but she thought the house met both criteria.

Mr. Hoeschen inquired the impact on the neighborhood if the Tiefenthaler House would be given permanent historic designation?

Ald. Bauman said that historic designation of the house would benefit the neighborhood. Perhaps the whole neighborhood can be designated historic due to the presence of original housing, low income, and high absentee owners in the area. Historic designation would allow for tax credits to come into the neighborhood and protect home owners from improper or destructive exterior work on the architecture of a property. Concordia Historic District and Coldspring Park Historic District are two districts that have benefited from historic designation.

Ms. Hatala said that the house is in decent shape, but it does have areas of the roof and moldings that need to be addressed.

Mr. Hoeschen moved for a public hearing, seconded by Ms. Clendenen Acosta. There were no objections.

Lois Redic appeared and testified in support. As a resident and home owner in the neighborhood since 1971, she has seen her block suffer. She has worked with the neighborhood block club in the area and Ald. Bauman to keep the neighborhood in better shape. She got the idea to push for historic designation of the Tiefenthaler House from another house in the area that was historically designated. She is hopeful that a new owner can invest, renovate, and love the house like how previous owners did.

Ald. Bauman said that a Lynden Park Historic District would be a possibility for the neighborhood.

Ms. Hatala said that there would be enough properties intact in the neighborhood for a possible historic district despite compromises in some buildings.

Ald. Bauman moved to close the public hearing, seconded by Mr. Williams. There were no objections.

Ald. Bauman moved approval, seconded by Mr. Williams, for permanent historic designation of the Tiefenthaler House at 2425 W. McKinley Avenue based on the staff report and criteria identified. There were no objections.

A motion was made by ALD. BAUMAN, seconded by Blair Williams, that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

[130357](#)

Substitute resolution relating to the permanent historic designation of the Tiefenthaler House at 2425 W. McKinley Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Blair Williams, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

4. Discussion on a Future Visit from the State Historic Preservation Office (Wisconsin Historic Society) Regarding the National and Local Register.

Mr. Jarosz said that a future presentation to the Commission from the State Historic Preservation Office (SHPO) would be good for the Commission, especially new commissioners. SHPO would be happy to come and give a twenty to thirty minute presentation on national registration, local registration, state criteria, and local criteria. This presentation would probably be given at the October 14 or November 11, 2013 Commission meeting. All members are encouraged to be present for the presentation.

Ms. Hatala added that the presentation would bear no cost and would be valuable in helping new commissioners understand the role of the Commission.

5. Discussion on the City Hall Museum.

Mr. Hoeschen gave an update on the fundraising efforts on the City Museum in City Hall. He and staff are ready with a proposal plan to ask for private money. A budget and promotional materials have been put together to make an initial pitch to the Greater Milwaukee Foundation. Common Council action may be required to raise more than the \$100,000 amount that was authorized. Commissioners are encouraged to inform staff and himself of anyone interested in donating funds.

6. Announcement and Updates.

Mr. Jarosz announced the National Trust Historic Preservation Conference from October 29 to November 3 or 4, 2013 in Indianapolis, Indiana.

Ms. Hatala announced the State Historic Preservation Office Conference in the second week of October in Wisconsin Rapids. She added that she can email commissioners a link to a website with more details about the conference and

registration.

Mr. Jakubovich announced that staff hopes to bring to the next meeting for full Commission review final plans of the renovation and reuse of the Burnham building as a restaurant at 100 East Seeboth Street. A final application is expected to be submitted to staff this week. Concerns of the roof opening, materials, and window openings have been expressed and addressed by the owners.

Mr. Jakubovich announced that staff also hopes to bring to the Commission at the next meeting plans for the Pabst building, the Malt House.

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

Mr. Williams moved approval, seconded by Mr. Hoeschen, of the staff approved Certificates of Appropriateness. There were no objections.

- a. [130424](#) Resolution relating to a Certificate of Appropriateness for installation of a central air conditioning unit at 1837 N. 1st Street in the Brewers Hill Historic District for Jeff T. Heath.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

- b. [130426](#) Resolution relating to a Certificate of Appropriateness for installation of a central air conditioning unit at 2605 N. Summit Avenue in the North Point North Historic District for James Stearns.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

- c. [130427](#) Resolution relating to a Certificate of Appropriateness for the installation of four new wood windows and a rear door at 2912 E. Bellevue Place in the North Point North Historic District for Samuel and Mary Jo Radcliffe.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

d. [130428](#)

Resolution relating to a Certificate of Appropriateness for exterior restoration at 3402 W. St. Paul Avenue at the historic Weinstock House, an individually-designated building, for Sherrie Tussler.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

e. [130429](#)

Resolution relating to a Certificate of Appropriateness for the restoration of the bay window roof and trim at 3102 W. McKinley Blvd. in the Cold Spring Park Historic District for John and Marilyn Byrd.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

f. [130478](#)

Resolution relating to a Certificate of Appropriateness for treillage fencing at 2530 N. Summit Avenue in the North Point North Historic District for Karla Benton.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

g. [130479](#)

Resolution relating to a Certificate of Appropriateness for the installation of a salvaged wrought iron fence at 3308 W. Kilbourn Avenue in the Concordia Historic District for Jeremy and Michelle Perri.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

- h. [130487](#) Resolution relating to a Certificate of Appropriateness for the installation of a central air conditioning unit at 2134 N. Terrace Avenue in the North Point South Historic District for Michael White.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

- i. [130489](#) Resolution relating to a Certificate of Appropriateness for the installation of central air conditioning units on the roof at 2722 N. Martin Luther King, Jr. Drive at the Hrobsky-Berg Building, an individually designated building for Milwaukee Metro Management.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

- j. [130490](#) Resolution relating to a Certificate of Appropriateness to installation of signage at 514 N. Water Street in the East Side Commercial Historic District for Patrice Procopio.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

- k. [130492](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of a rear second story airing porch at 2589 N. Terrace Avenue in the North Point North Historic District for Natalie Peters.

Sponsors: THE CHAIR

A motion was made by Blair Williams, seconded by Brad Hoeschen, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Bauman, Pieper Eisenbrown, Opgenorth, Williams, Hoeschen, Clendenen-Acosta, and Jarosz

No: 0

Meeting adjourned at 3:55 p.m.
Chris Lee, Staff Assistant