



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

PATRICIA KEATING KAHN, CHAIR

Anna-Marie Opgenorth, Vice Chair

Ald. Robert Bauman, Marion Clendenen-Acosta, Matt Jarosz,

Ann Pieper Eisenbrown, and Blair Williams

Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,

ielmer@milwaukee.gov

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

Legislative Liaison, Dana Zelazny, 286-8679,

dana.zelazny@milwaukee.gov

Monday, May 9, 2016

3:00 PM

City Hall, Room 301-B

Amended 4/29/16 -- Goll house application (file 151623) was removed from the agenda.

Meeting convened: 3:00 P.M.

1. Review and approval of the minutes from the March 14th meeting.

Mr. Williams moved for approval of the minutes. There were no objections.

Present: 6 - Bauman, Opgenorth, Williams, Clendenen-Acosta, Jarosz, Keating Kahn

Excused: 1 - Pieper Eisenbrown

2. [151403](#)

Resolution relating to a Certificate of Appropriateness for exterior renovation and an addition at 103 W. Lloyd Street in the Brewers Hill Historic District for Benjamin Clark.

Sponsors: THE CHAIR

Ms. Hatala said that this was previously heard twice by the Commission. Some windows will be added, but no major additions will be added, with a smaller addition on the west. There will be new trim, which will be simple yet historically appropriate. The garage will have added detail in terms of a window, watertable and new shingles and new siding as needed. The garage style is similar in style to the time period of the house. Staff recommends approval as now submitted.

Tracy Reed - 2427 N. Palmer

Chris Wilson - architect

Randy Goll - neighbor - 2037 N. 1st St. - he has some concerns about the roof colors (the owner says the roof colors will match between the house and the garage) Staff hasn't discussed the gutters with the homeowner. The neighbor was concerned about gutters, railing pickets, window type, etc.

Mr. Williams recommended working with staff to provide more details relating to basement windows, picket and hand railing details and shingles both in terms of manufacturers and color (shingles must match each other in terms of the house and

garage), half-round gutters and garage door criteria. Seconded by Ms. Opgenorth.

A motion was made by Blair Williams, seconded by Anna-Marie Opgenorth, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Bauman, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 1 - Pieper Eisenbrown

3. [151857](#)

Resolution relating to the permanent historic designation of the Wisconsin Consistory Building, a/k/a the Humphrey Scottish Rite Masonic Center at 790 N. Van Buren Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala said that the nitty gritty details are in the study report. This nomination was received from the Milwaukee Preservation Alliance. This building is listed in the national register. There were attempts in 1986 and 1992 to locally designate this building - an agreement was reached in 1992 that the exterior wouldn't be modified, although that agreement expired years ago. The building began life as a church with a strong social emphasis. Over time, social services took over the social functions and members were relocating to the north shore, so in 1912 the congregation relocated and bought a smaller property. The Scottish Rite Masons bought the building in 1912 for \$44,000. A small addition was added between 1912 and the 1930s. Limestone was put over the original bricks. There are also 28 figures along the parapet. The name change came about in 1994 when the building was open for non-Masonic events. The building meets e-1, e-3, e-5 and e-6.

Present for the building owners:

Atty. Bruce Block - asks that this decision be delayed

Bob Haggarty - Scottish Rites - chair of the Trustees of the Valley of Milwaukee - they want to sell the building to maintain their missions.

Eric Nordeen - Ascendant Holdings - this building has a lot of large meeting spaces and they want to add to the building for a successful hotel operation.

Nominator:

Dawn McCarthy - Milwaukee Preservation Alliance - nominating organization

Ald. Kovac - if a building is historic, then it gets designated

A motion was made by Anna-Marie Opgenorth, 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 - Bauman, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 1 - Pieper Eisenbrown

3:30 P.M.

4. [151878](#) Resolution relating to a Certificate of Appropriateness to enclose the patio at 728 E. Brady Street in the East Brady Street Historic District for AIM Investments, LLC.

Sponsors: THE CHAIR

Ms. Hatala said this building has 2 front doors and has housed a restaurant as well as a store. A second story addition and patio were added in 2012. The current proposal is to enclose the patio space with a louvred roof to allow indoor dining in inclement weather. The roof will drain to one location and the panels are frameless, so there weren't be heavy frames dividing up the view. There will still be a sense of an open pergola. The installation will be permanent. Staff recommends approval. William Morris - architect - this should have minimal impact from the street view and the railing system will stay.

Alla Musa - 601 E. Ogden - owner and operator of the restaurant

Mr. Williams thinks this is an improvement and will activate the streetfront.

Ald. Kovac supports the staff's recommendation.

A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Bauman, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 1 - Pieper Eisenbrown

5. [151880](#) Resolution relating to a Certificate of Appropriateness for changes to the previously approved Certificate of Appropriateness for the Pabst Professional Building (Building 23) at 1037 W. Juneau Avenue in the Pabst Brewery Historic District for Blue Ribbon Management, LLC.

Sponsors: THE CHAIR

Ms. Hatala said work on the church was previously approved. This new proposal is to just have one monolithic brick structure. The canopy is now free-standing and sits away from the building and one side has a giant logo. The building material will closely match the historic brick rear wall of the church. They might need to get a variance for the painted logo on the side, which is very large, and it is unknown if it is a sign or an artistic mural. Ms. Hatala thinks the addition is needed and a courtyard is nice, but not in its present form as submitted.

Michael Kelly - Blue Ribbon Management -

Mike Mervis - developer - the building is in tough shape due to years of neglect. Sign will only really be seen by those in the beer garden, not those driving on the freeway.

Scott Sweeney - tenant

Jason Reed - Engberg Anderson architects

Mr. Williams supports having the mural extend onto the front of the addition to pull the eye in. Mr. Jarosz also supported having some color on the front to lure people in.

Mr. Williams recommends approval as long as there is some type of wrapping of it onto the front addition. He recommends approval, with strong preference for the wood as well. Mr. Jarosz and Mr. Williams are both comfortable leaving the decision to the Park Service.

A motion was made by Blair Williams, seconded by Matt Jarosz, that this

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

Aye: 6 - Bauman, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 1 - Pieper Eisenbrown

6. [151879](#)

Resolution relating to a Certificate of Appropriateness for the installation of rooftop signage at the Pabst Professional Building at 1036 W. Juneau Avenue in the Pabst Brewery Historic District for Fred Lyons, for Klement's Sausage Company.

Sponsors: THE CHAIR

Roll call taken at 5:11 P.M

Ms. Hatala said the building is a brand-new building with a designated signage area. The current proposal is to install a sign on the rooftop of the building. The building was designed to have a dramatic roofline and the building is not only occupied by Klement's sausage. There is room between the spandrel area for a sign to go, rather than on the rooftop.

Michael Kelly - Blue Ribbon Management

Mike Mervis - developer - the agreement prohibits other signs on the roof. This is the corporate headquarters of Klement's.

Fred Lyons - Klements Sausage

Jim Kapusta - Signarama. The sign is internally illuminated and is translucent acrylic.

Ald. Bauman has no objections as the sign faces the freeway.

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

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

Excused: 2 - Pieper Eisenbrown, and Williams

7. [151892](#)

Resolution relating to changes to a previously approved Certificate of Appropriateness relating to location and appearance of a garage at 101 W. Vine Street in the Brewers Hill Historic District for Amanda & Jerry Teagardner.

Sponsors: THE CHAIR

Ms. Hatala said the Commission reviewed this twice before (the original proposal was for an attached garage, which was denied). A detached garage was approved in December 2015, but now that proposed location has been amended. The location will be similar to the attached garage location, but not attached. The owners don't want a long driveway and will be using permeable pavement. The retaining wall is also in bad shape and may be collapsing at some point. There will be twin garage doors and brick on the front of the garage as they have a large stockpile of cream city

brick. The sides will be wood clabbards. There will also be trellises with corresponding vines. Staff recommends approval.

Jerry Teagardner - 220 E. Brown

Dave Kosoniak - architect

A motion was made by ALD. BAUMAN, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

8. Certified Local Government Review of a National Register Nomination for the George C. Mansfield Company Building at 1300 North 4th Street.

The developer will be seeking local tax credits and so is seeking this nomination. The building was built in 3 stages, starting in 1908. This was one of the first manufacturing businesses of ice cream. It appears it meets the criteria for the national nomination and staff recommends support. Ald. Bauman recommended approval, seconded by Ms. Opgenorth. There were no objections.

9. Review of an application by Sherrie Tussler to install a City of Milwaukee plaque at 3402 West St. Paul Avenue, the Samuel Weinstock House, a locally designated Historic Property.

The porch was removed and re-built. Staff recommends approval of the plaque. Ms. Opgenorth moved for approval, seconded by Mr. Jarosz. There were no objections.

10. Nominations for Cream of the Cream City awards.

Ms. Hatala has received no nominations and there will not be a program this year. Mr. Jarosz supported skipping this year. There were no objections.

11. Updates and announcements.

Adaptive re-use of the post office will be discussed on Thursday at 143 W. St. Paul Ave. The National Trust Main Street program will start on May 23rd. The Wisconsin Historic Society is now promoting webinars, the information on which Ms. Hatala can forward to members. The City Clerk and Deputy City Clerk are reviewing former applicants as Mr. Doerrfeld will not be returning to his position.

12. The following files represent staff approved Certificates of Appropriateness:

- a. [151737](#) Resolution relating to a Certificate of Appropriateness for the installation of new signage for SafeNet Consulting (Tenant) at 1036 W. Juneau Avenue in the Pabst Brewery Historic District for Blue Ribbon Management.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

b. [151759](#)

Resolution relating to a Certificate of Appropriateness for the installation of new signage at 811 W. Historic Mitchell Street in the Mitchell Street Historic District for Hector Salinas.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

c. [151760](#)

Resolution relating to a Certificate of Appropriateness for the installation of HVAC venting at 729 W. Historic Mitchell Street in the Mitchell Street Historic District for Hak Kim.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

d. [151806](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new fence at 2571 N. Grant Blvd. in the Grant Blvd. Historic District for Willestine Riley.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- e. [151807](#) Resolution relating to a Certificate of Appropriateness for the replacement of two rear, alley-facing windows at 628 N. Broadway in the East Side Commercial Historic District for MBI Properties, LLC.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn
- No:** 0
- Excused:** 2 - Pieper Eisenbrown, and Williams
- f. [151813](#) Resolution relating to a Certificate of Appropriateness for enlarging the rear service doors at 807 E. Brady Street in the Brady Street Historic District for Stanley Larson and David Larson.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn
- No:** 0
- Excused:** 2 - Pieper Eisenbrown, and Williams
- g. [151814](#) Resolution relating to a Certificate of Appropriateness for signage at 1023 E. Brady Street in the Brady Street Historic District for Rena Glorioso.
- Sponsors:** THE CHAIR
- A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn
- No:** 0
- Excused:** 2 - Pieper Eisenbrown, and Williams
- h. [151815](#) Resolution relating to a Certificate of Appropriateness for repairs/replacement of select damaged roof tiles at 2531 N. 47th Street in the North 47th Street Bungalow Historic District for Mario and Constance Alberts.
- Sponsors:** THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- i. [151816](#) Resolution relating to a Certificate of Appropriateness for a new rear yard fence at 2536 N. Summit Avenue in the North Point North Historic District for Mary and Fran Wasielewski.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- j. [151817](#) Resolution relating to a Certificate of Appropriateness for the modification/replacement of the corner flag sign at 2559 North Downer Avenue in the North Downer Avenue Commercial Historic District for Downer Avenue Development, LLC.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- k. [151820](#) Resolution relating to a Certificate of Appropriateness for whole house rehabilitation at 942 N. 29th Street in the Concordia Historic District for the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- L. [151821](#) Resolution relating to a Certificate of Appropriateness for the repair of fire damage and general rehabilitation of the duplex at 3307-3309 W. McKinley Blvd. in the Cold Spring Park Historic District for the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- m. [151822](#) Resolution relating to a Certificate of Appropriateness for roof, gutter and other work at 2673 N. Martin Luther King Jr. Drive, the individually designated Hummel/Uihlein Building, for the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

- n. [151824](#) Resolution relating to a Certificate of Appropriateness for the installation of two new condensers on the north side of the building at 1801 North Prospect Avenue for the Charles Allis Museum, an individually designated historic site.

Sponsors: THE CHAIR

A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Pieper Eisenbrown, and Williams

Meeting adjourned: 5:42 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>.