



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

MATT JAROSZ, CHAIR

Ald. Robert Bauman, Vice Chair

**Marion Clendenen-Acosta, Ann Pieper Eisenbrown, and
Patricia Keating Kahn**

**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, November 6, 2017

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:06 P.M.

Present: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, Keating Kahn

Excused: 2 - Bauman, VACANCY

- 1.** [140672](#) Resolution relating to a Certificate of Appropriateness for a mothball certificate for portions of the Henry Palmer Lodge/Love Tabernacle, an individually designated structure at 2640 N. 1st Street.

Sponsors: THE CHAIR

*Toussaint Harris - owner of the property
This item is heard every 6 months. Repointing was done as well as decorative work on the chimney. There is still more chimney work to be done (the chimney will be removed down to the cap). This work was previously approved by the Commission. He will provide additional photos for the commission.*

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman
- 2.** [170665](#) Resolution relating to a Certificate of Appropriateness for the installation of house accent lighting in the front yard at 3002 W. State Street in the Concordia Historic District for Patrick Kennelly.

Sponsors: THE CHAIR

Mr. Tim Askin said this was held over from the prior meeting at Ald. Bauman's request. Items 2-4 will be considered at the same time. The porch lights were not contentious and the prior discussion focused on the exterior house accent lights. The alderman and staff do approve the project with the conditions listed in the staff report. Staff recommends approval at all 3 sites.

Ms. Pieper Eisenbrown moved to approve these 3 projects as well as having future applications being staff approvals.

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman

3. [170666](#) Resolution relating to a Certificate of Appropriateness for the installation of house accent lighting in the front yard at 3107 W. Kilbourn Avenue in the Concordia Historic District for Brian and Barb Scotty.

Sponsors: THE CHAIR

Mr. Tim Askin said this was held over from the prior meeting at Ald. Bauman's request. Items 2-4 will be considered at the same time. The porch lights were not contentious and the prior discussion focused on the exterior house accent lights. The alderman and staff do approve the project with the conditions listed in the staff report. Staff recommends approval at all 3 sites.

Ms. Pieper Eisenbrown moved to approve these 3 projects as well as having future applications being staff approvals.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

4. [170667](#) Resolution relating to a Certificate of Appropriateness for the installation of house accent lighting in the front yard at 2812 W. State Street in the Concordia Historic District for Tiffany Greer.

Sponsors: THE CHAIR

Mr. Tim Askin said this was held over from the prior meeting at Ald. Bauman's request. Items 2-4 will be considered at the same time. The porch lights were not contentious and the prior discussion focused on the exterior house accent lights. The alderman and staff do approve the project with the conditions listed in the staff report. Staff recommends approval at all 3 sites.

Ms. Pieper Eisenbrown moved to approve these 3 projects as well as having future

applications being staff approvals.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

5. [170868](#) Resolution relating to a Certificate of Appropriateness for a complete landscape design including a driveway realignment, sports patio with basketball court, new plantings, and elimination of the circle drive at 3252 N. Lake Drive in the North Lake Drive Estates Historic District for Rick & Maggie Barrett.

Sponsors: THE CHAIR

This work is for extensive landscape changes. The kitchen project previously approved by the commission is substantially complete. The grounds will be in a formal design to fit with the house's Georgian architecture. Evergreens will also be added along the lot lines and a new driveway route is proposed closer to the north lot line, but will remain dirt. There will also be parking for 6 cars and new pavers in cream will replace the current red brick on the terrace. The property contains 2.8 acres. Staff supports the majority of the project, but does not support the sport patio as it is basically a basketball court on the front lawn. Work was begun on the basketball court without Commission approval and it consumes 2500 square feet and is close to a neighbor's property line and can be seen from Lake Dr. The owner needs to get BOZA approval for parking spaces in excess of 4 spaces as well as a three-foot walkway required by code. If the court is approved, staff recommends that it be moved to another location and screening be provided to protect the neighboring property
Atty. Elizabeth Shimmick - Atty. for the owner
Rick Barrett - owner
Chris Miracle - landscaper
Owner asked that this matter be delayed one month.

This Resolution was HELD IN COMMITTEE

6. [170945](#) Resolution relating to a Certificate of Appropriateness for constructing a new two-story house with attached garage at 100 W. Brown Street in the Brewers Hill Historic District for Gregory Baer & Robert Ater.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a vacant lot being sold by the city for construction of a single-family home. The building on the lot had burned down. The proposal is a home with an attached garage. It will have a front porch with windows two over two with a brick foundation. The porch was revised and staff supports as designed except for the garage light fixtures, which can be done as a staff approval at a later date. Staff has some concerns with some of the materials used, with the windows being proposed as aluminum clad, which staff does not support. Staff also does not support the siding as it is not wood. The proposed porch deck is also not wood and is not supported by staff. To this point in time, all applicants have been required to have all wood siding,

trim and windows. Staff recommends approval with conditions as listed in the report. In the early years of sales, the Redevelopment Authority, as a condition of sale, required all wood siding, trim and windows.

Greg Baer - owner - the code does not mention materials used, only design standards. In the past 13 years only 3 petitions have been brought forward and only one house has actually been built. He doesn't feel that new buildings should copy old buildings, but should be compatible, but different.

Steve Black - Red Bud Homes - builder - they found what they consider sensitive materials for historic areas and also looked at what other cities were allowing in historic districts.

Robert Ater - the other owner - they were not aware until 3 weeks ago that materials were also under the purview of the commission. They are concerned that this will price them out of the neighborhood.

Mr. Black provided cost estimates of wood siding. Mr. Ater noted that many cities are approving the Hardy plank in their historic districts.

This was held so Commissioners had more time to review the information provided by the applicant Sunday night.

Held until the December meeting.

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman

7. [170948](#) Resolution relating to a Certificate of Appropriateness for the infill of two window wells on the W. Kilbourn Avenue frontage of 910 N. Old World Third Street, the Second Ward Savings Bank, an individually designated historic property, for the Milwaukee County Historical Society.

Sponsors: THE CHAIR

Mr. Tim Askin said that this is a simple project and it is before the Commission as it is a county-owned building. The wells will remain hollow with caps sealed against the weather. The wells, per the owner, do not serve a purpose are are leaking water onto the collections stored inside. Staff recommends approval with one condition - that the window frames remain in place or be photographed and measured with this information to be added to the record.

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman

8. [170985](#) Resolution relating to a Certificate of Appropriateness for the demolition of the one-car garage at 4484 N. 26th Street in the Garden Homes

Historic District for Judy E. Seymore.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to demolish the garage, which was built in 1925 and is in a significant state of disrepair. Staff believes the garage is beyond reasonable repair and supports demolition.

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman

9. [170986](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new, mixed-use 2-1/2 story building at 1697 N. Marshall Street in the Brady Street Historic District for Scott Genke.

Sponsors: THE CHAIR

Mr. Tim Askin said that the proposal is to build a 2.5/3 story building with a commercial storefront on the first floor. The third floor is deeply recessed and has a shear glass wall. There is a green wall on the Marshall side to screen the mechanicals and waste receptacles. This property is owned by the city and this was the chosen winner for the RFP issued by the city. The building generally fits the site's scale and the materials are appropriate to the district. As a whole, the building fails to connect to other buildings on the street and the windows are vertical rather than horizontal, as the other windows on the street are. Overall, staff believes this design only meets 2 of the 4 Brady Street guidelines and requests that this be held to work further with the applicant. Staff feels that this design can be tweaked to meet Commission standards. Staff presented other alternative designs.

Yvest LaPierre - Dept. of City Development - put together the RFP and supports this design, which was the only one submitted that would be presentable to the Commission.

Ald. Nik Kovac - a neighbor meeting will be held soon on this project; there is a contingent that wants to keep this as a vacant lot and green space. He was somewhat confused by the staff report and feels it does fit into the neighborhood well.

Brian Johnson - architect - changes were made based upon staff concerns. He was surprised by the number of staff suggestions in the report.

John Micele - 2862 N. Hackett -- supports

Cassandra Zumstein - 827-29 E. Brady St. - supports

Whitney Gould - supports

Scott Genke - applicant

Commissioners liked the building as drafted and did not accept the staff recommendations.

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman

The following files represent staff approved Certificates of Appropriateness:

10. [170953](#) Resolution relating to a Certificate of Appropriateness for the replacement of two yew hedges with boxwood hedges at the west front of the house at 3252 N. Lake Drive in the North Lake Drive Estates Historic District for Rick & Maggie Barrett.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - VACANCY, and Bauman

11. [170954](#) Resolution relating to a Certificate of Appropriateness for the replacement of window well steel grates with matching stainless steel grates at 910 N Old World Third Street, the Second Ward Savings Bank, an individually designated historic property, for the Milwaukee County Historical Society.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

12. [171027](#) Resolution relating to a Certificate of Appropriateness for replacing a window sill on the second floor of the south elevation and replacing the top rail of a railing on the front porch at 104 W. Reservoir Street in the Brewer's Hill Historic District for James & Nancy Ketchman.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

13. [171031](#) Resolution relating to a Certificate of Appropriateness for replacing the roofing, tuckpointing the chimney, and repairing the front porch at 812 - 814 E. Brady Street in the Brady Street Historic District for Andrew Faccidomo, Jr.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

14. [171045](#) Resolution relating to a Certificate of Appropriateness for the repair and partial reconstruction of the exterior stair along the automobile ramp in the northeast corner of the property at 2605 E. Park Place in the Downer Avenue Historic District for Downer Avenue Development, LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

15. [171058](#) Resolution relating to a Certificate of Appropriateness for installing multiple signs at 4259 W. Fond du Lac Avenue in the Sherman Boulevard Historic District for Koua Thao of Tri-Star Home Care.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

16. [171071](#) Resolution relating to a Certificate of Appropriateness for repouring the

concrete driveway at 933 - 935 N. 31st Street in the Concordia Historic District for Martha Brown and Wai-chu Lam.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

17. [171077](#) Resolution relating to a Certificate of Appropriateness for the replacment of an a/c condenser in the back yard at 124 W. Vine Street in the Brewers Hill Historic District for Ryan and Alexandra Shortridge.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

18. [171080](#) Resolution relating to a Certificate of Appropriateness for the installation of a flush, louvered metal vent on the east elevation of 500 N. Water Street, the Button Block, in the East Side Commercial Historic District for Bear Development.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

19. [171084](#) Resolution relating to a Certificate of Appropriateness for replacing portions of the roofing and gutters at 804 E. Brady Street in the Brady Street Historic District for Matthew Anchor of Kelley Design.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED

by the following vote:

Aye: 4 - Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 2 - Bauman, and VACANCY

Presentation on DaVinci Slate by a private vendor.

No-one was present to speak on this matter.

Review and approval of the minutes from the October 9th meeting.

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

Certified Local Government Review of the National Register Nomination for the Thirteenth District Primary School No. 2 (Fifth Street School) at 2770 North 5th Street in the 6th Ald. District.

Ms. Carlen Hatala said this building is significant based upon its architecture. The building was one of many built during a time of rapid increase in school-age population. Ms. Clendenen-Acosta excused from the rest of the meeting at 5:20 P.M. Staff supports the nomination. Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, to support the nomination. There were no objections.

Certified Local Government Review of the National Register Nomination for the Grand Avenue Elementary School (Wisconsin Avenue School) at 2708 West Wisconsin Avenue in the 4th Aldermanic District

This building was declared surplus by Milwaukee Public Schools and is being nominated on the basis of its architecture. It has no later additions or interior changes. The architects designed 38 schools within the state. Staff recommends support of the nomination. Ms. Pieper Eisenbrown moved, seconded by Ms. Keating Kahn, for approval of this nomination. There were no objections.

Approval of the 2018 schedule of meetings.

Ms. Pieper Eisenbrown moved, seconded by Ms. Keating Kahn, to approve the schedule of meetings. There were no objections.

Updates and announcements.

Mr. Jarosz said there will be a call to action next week to address the tax-credit crisis on both the state and federal level. It will be 3-5 p.m. on November 14th at the Pritzlaff Bulding at 114 St. Paul. Ms. Hatala said the National Trust conference is next week in Chicago. Meeting adjourned: 5:29 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>.