



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

MARION CLENDENEN-ACOSTA, CHAIR

Patricia Keating Kahn, Vice Chair

*Ald. Robert Bauman, Matt Jarosz, Anna-Marie Opgenorth,
Ann Pieper Eisenbrown, and Blair Williams*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
lelmer@milwaukee.gov*

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

*HPC Planner: Dean Doerrfeld, 286-5712,
ddoerr@milwaukee.gov*

Monday, November 9, 2015

3:00 PM

City Hall, Room 301-A

Meeting convend: 3:05 P.M.

Present: 5 - Jarosz, Bauman, Opgenorth, Clendenen-Acosta, Keating Kahn

Excused: 2 - Pieper Eisenbrown, Williams

1. Review and approval of the minutes from the October 19th meeting.

Humboldt and Brady vote was wrong - Ms. Keating Kahn voted no and Ms. Clendenen-Acosta voted yes.

Mr. Jarosz moved, seconded by Ms. Keating Kahn, to approve as amended. There were no objections.

Present: 4 - Jarosz, Opgenorth, Clendenen-Acosta, Keating Kahn

Excused: 3 - Pieper Eisenbrown, Bauman, Williams

2. [141064](#)

Resolution relating to a Certificate of Appropriateness for a mothball certificate for 317 W. National Avenue in the Walkers Point National Register Historic District for David Pachefsky.

Sponsors: THE CHAIR

The applicant is asking for an extension of his certificate. HPC staff noted that some progress has been made, but more work needs to be done and, in general, work is progresssing on the project. At this time, staff is willing to extend to six months.

David Pachefsky - owner

More progress has been made since the pictures were taken. He hopes to finish adding siding as soon as possible to get heating in before the winter. All of the siding was approved by Commission staff.

Larry Pachefsky - said it will be finished within a month and the siding will soon be up. Keating Kahn moved, seconded by Mr. Jarosz, to extend the certificate for six motns.

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

3. [150800](#)

Resolution relating to a Certificate of Appropriateness for the removal of two stained-glass windows at 833 W. Wisconsin Avenue, for St. James Episcopal Church, which is an individually-designated building.

Sponsors: THE CHAIR

Mr. Doerrfeld said that before the Commission is the removal of the windows. The church was constructed in 1867 and had a fire and was reconstructed. The applicant has requested to remove two windows. Staff contends that the stained glass is the exterior window and subject to HPC review. Removal of the windows will affect the historic properties. Staff recommends disapproval.

Lucy Cooper - lay person for the church

Henry Monaco - building manager

Ms. Cooper feels that the windows are interior, not exterior and not visible from the exterior. She knows the rebuilding the frames is under jurisdiction of the Commission. The picture that shows what they look like was taken from the inside. The family that donated the windows was not willing to buy the windows and had no objection to the sale.

Mr. Monaco said that the wood frames will be replaced with ones that he builds in his shop from wood and will mimic 100 years of age. They would try to replicate the original wood frames that were there. The glazed panel functions as a storm window. There are two pairs of windows that have the opaque glass over the stained glass windows.

Dawn McCarthy noted she is opposed, but did not wish to speak.

Ms. Cooper said that the church is currently for sale and has been so for one year two months. Ms. Cooper said that Mr. Jakubovich told them in 2013 and 2014 that HPC had no jurisdiction under the glass.

Mr. Jarosz thinks that the windows add value to the exterior of the building, even if they cannot be read.

Ms. Hatala noted that HPC, in many instances, has not allowed the removal of stained glass windows in private homes and stained glass windows are part of the building envelope. Ms. Cooper said a stained glass window will be created for this Tiffany window (which is contemplated being sold). The new stained glass windows will be much more modern. The original windows were donated by families over a 90-year period to honor deceased family members. The windows in the church do not match.

The COA for removal of the windows was denied.

A motion was made by Matt Jarosz, seconded by Patricia Keating Kahn, that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

4. [150806](#) Resolution relating to a Certificate of Appropriateness for porch renovation and installation of skylights at 948 N. 34th Street in the Concordia Historic District for Phil Perry.

Sponsors: THE CHAIR

Mr. Doerrfeld said that the applicant is requesting permission to reconstruct the front porch with wood box columns and the requests keep in the style of the house, with a request by staff to widen the boards in the skirt. The proposed skylights are in the southern portion of the house and they were already installed without a COA or building permit. Staff recommends approval of the porch with conditions and removal of the skylight and return of the roof to the original condition.

Phil Perry said he has no objections to the porch changes, but said he had dealt with Mr. Jakubovich who was aware of the skylights. He knew roofing, in general, did not require approval and he had talked with Mr. Jakubovich for over an hour. There are also other illegal skylights in the Concordia neighborhood.

Ms. Hatala did go through Mr. Jakubovich's e-mails and work had been stopped previously on the porch, although the applicant apparently still continued work on it. Per Mr. Perry, the skylights are "passive solar". Ms. Clendenen-Acosta said the e-mails imply consultation, not approval. The e-mails only show the applicant's, not Mr. Jakubovich's response.

Mr. Jarosz moved, seconded by Ms. Opgenorth. Approval of the porch, as amended, and removal of the skylights.

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

5. [150807](#) Resolution relating to a Certificate of Appropriateness for exterior renovations at 601-615 W. Historic Mitchell Street in the Mitchell Street Historic District for Geoff Stone, agent for the Mitchell Street Group, LLC

Sponsors: THE CHAIR

Mr. Doerrfeld said that the application has 3 parts - repair and replacement of the pilasters on the first floor which has extremely deteriorated metal cladding on them; install two aluminum frame windows on the 2nd floor rear of the building and face the parking lot; and construction of a rear entry stair. The stairs have already been constructed. Staff recommends approval for all three.

Randy Hettwer and

Eric Seegers present. Mr.

Jarozs moved, seconded by Ms. Opgenorth, for approval.

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

6. [150927](#)

Resolution relating to a Certificate of Appropriateness for the construction of a garage at 2830 W. State Street in the Concordia Historic District for David Grosse.

Sponsors: THE CHAIR

Per Mr. Doerrfeld, the staff report should read W. State Street, not North. The garage will be at the rear of the property and staff is concerned about the asymmetry of the door separation. There will be 3 garage doors in front and one in the rear. Staff was concerned that the one garage door would face the primary structure and the siding (Smart Side) may be an issue in terms of durability. In the alley on W. State Street, steel clad garage doors are pretty prevalent. Staff would prefer wood siding, reconfigure the two elevations as well as other recommendations.

David Grosse - he built the house addition and can duplicate it on the garage. Ms. Hatala checked the COAs and they all say "wood doors" on the garages, but they used metal doors. The applicant owns three houses on this block. Since 1987, all the new doors have been metal and prior to that they were wood. The metal doors are for security reasons. The same siding as the applicant is considering using has been used on another garage for 15 years with no issues. Staff has a question of the Dept. of City Development as to whether indoor garage parking is included in the count for parking on a one- and two-family lot which is limited to four spaces. The public will not be able to see the garage from the public right of way because there are only a few feet between the houses. There is a room for storage above the garage so that he has a pull-down and doesn't have to move a car out to get into the storage area. He agrees to make them symmetrical. He will also need to work with staff to work out some of the little details, as this is a stock design, per staff. Mr. Jarosz moved for approval with the recommendations provided by staff with some modifications as related to metal doors and symmetry and the applicant work with staff on details, seconded by Ms. Keating Kahn. He hasn't actually decided yet siding material will be used and he will work with staff as he wants to research two other products. He doesn't want to have to re-paint in seven years. It will come back before the commission if an agreement cannot be reached.

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

7. [150928](#)

Resolution relating to a Certificate of Appropriateness for construction of a garage at 101 W. Vine Street in the Brewers Hill Historic District for Amanda & Jerry Teagardner.

Sponsors: THE CHAIR

Mr. Doerrfeld said that the building is from 1876 and is constructed of cream city brick. The applicant is proposing an attached two car garage and mudroom and reconstruction of the existing porch. The garage would have two wood doors and a portion of the exterior wall and an existing window would need to be removed and shortening of a gable window. The lot is large for the neighborhood and the garage would go near the property line on the side. Staff recommends disapproval of any attached, two car garage.

Jerry and Amanda Teagardner - building owner

Dave Koscielniak - architect

Mr. Koscielniak said there is an attached one-car garage just down the street. The garage is pushed back as far as possible and the intention is to make the house the showpiece. The garage would act as a coachhouse and the public would only see the two doors from the street. The garage would be difficult to see from First and Vine and the garage is completely subservient to the design of the house.

Mr. Jarosz thinks this would have huge consequences in their historic districts.

Jill Capicchioni - 112 W. Vine St. - she objects to its being attached, not to a garage itself.

George Baritt - he objects to the garage next to the house - would prefer it be by the back and it would also lead to less security at his side door which wouldn't be visible from the public right of way.

The Commission would probably approve a two-car detached garage, but that would result in the applicant losing the mudroom. The garage should also not be visible from the public right of way and a possible breezeway connecting the garage and house.

Ms. Keating Kahn moved for disapproval, seconded by Mr. Jarosz.

A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

8. [150929](#)

Resolution relating to a Certificate of Appropriateness for renovations at 500 N. Water Street in the East Side Commercial Historic District for Texax City Venture, LTD.

Sponsors: THE CHAIR

The chair recused herself. This item was taken up first on the agenda to not lose a quorum on it.

Mr. Doerrfeld said that the proposal is for an upscale hotel and has already received conditional approval from the National Park Service. The building was constructed in 1892 and is a combination of red and cream city bricks with a conical tower on the corner. It was damaged by fire in 1992. Levels 1-3 have wood frame windows with aluminum on the upper floors. The current proposal is for replacement of windows on the third floor, as well as on the east elevation, which are currently aluminum.

New windows would be put in place on the north elevation, which is currently a blank wall. The cornice is currently blank, which will get signage to identify the hotel. On the north and east elevation the fire escape will be removed. Staff recommends retaining and preserving the third floor windows, which would be the only level with wood windows. Signage and any major changes would need to be approved by staff.

David Plank - Kahler Slater

SR Mills - developer

Mr. Plank said that they want to match the aluminum windows on the 4th-7th floors and they would retain the wood trim around the perimeter and in the center, so the average person can't tell the difference between the third and fourth floors. All will be painted the charcoal brown color.

Mr. Jarosz said he could barely tell the difference between the third and fourth floor wood vs. aluminum windows. The National Park Service has judged case-by-case whether to retain wood windows or replace with aluminum.

There are only preliminary drawings for signage and the applicant will work with staff. The drive-thru will go right into the surface lot currently and then into any new garage parking on the east.

Mr. Jarosz moved that the aluminum windows on the third floor match and not have much a tint, so samples will be submitted.

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

Aye: 4 - Bauman, Opgenorth, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Pieper Eisenbrown, Williams, and Clendenen-Acosta

9. [151043](#)

Relating to an approval for a City of Milwaukee Historic Plaque in honor of Donna Schlieman on a light pole near Prospect and Brady.

Sponsors: THE CHAIR

Mr. Doerrfeld said that Ms. Schlieman made important contributions to historic preservation in Milwaukee.

Gail Fitch - 1733 N. Cambridge Ave., was the nominator. She realizes it's unconventional and thought a person could be commemorated. This would add information to "Donna Way" and the plaque would be attached to the light pole under the "Donna's Way" sign.

The Commission would need criteria for persons getting plaques. The Parks Department would need to approve the sign and the city for approval to place it on a light pole. She could get a plaque independently.

Mr. Doerrfeld will contact the City Attorney to ensure it doesn't cover people.

Mr. Jarosz moved for getting a city attorney opinion, seconded by Ms. Opgenorth.

A motion was made by Matt Jarosz, seconded by Anna-Marie Opgenorth, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

10. **Updates and announcements.**

Mr. Doerrfeld provided information on enhanced-use leases at the Soldier's Home. 100 E. Seeboth Street - emergency order for demolition will be served today and the building will be down before Thanksgiving. It is disappointing it came to this point.

Mr. Jarosz said that there will be a meeting in Chicago on Thursday relating to adaptive re-use of historic buildings and the increase of women in the architect and engineer fields. He will get information about this to members. Ms. Opgenorth said there will be a bus tour of the Pabst buildings on November 17th and she will get information to members on this.

11. **The following files represent staff approved Certificates of Appropriateness:**

a. [150963](#)

Resolution relating to a Certificate of Appropriateness for the

installation of a sign at 1320 W. Burnham Street in the Mitchell Street Historic District for Jawad Haymayel.

Sponsors: THE CHAIR

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

b. [150964](#)

Resolution relating to a Certificate of Appropriateness for applying sealant to the face of the American Legion Star at 626 E. North Avenue in Kilbourn/Reservoir Park, an individually designated historic property, for the City of Milwaukee.

Sponsors: THE CHAIR

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

c. [150965](#)

Resolution relating to a Certificate of Appropriateness relating to the installation of HVAC units on the Town of Lake Water Tower, an individually designated historic building at 4001 S. 6th Street for the City of Milwaukee.

Sponsors: THE CHAIR

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

d. [150966](#)

Resolution relating to a Certificate of Appropriateness for the replacement of missing and broken brick, repointing as necessary, and replacement of concrete steps at 2756 N. Grant Blvd. in the Grant Blvd. Historic District for Jecki Rental LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Oppenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

- e. [150967](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 3019 W. Kilbourn Avenue in the Concordia Historic District for Pascale and Rodney Mayhorn.

Sponsors: THE CHAIR

A motion was made by Anna-Marie Oppenorth, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Oppenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

- f. [151033](#) Resolution relating to a Certificate of Appropriateness for new, custom, copper leader boxes at 2604 N. Lake Drive in the North Point North Historic District for Diane Dziengel, and Michael and Cindy Hosale.

Sponsors: THE CHAIR

A motion was made by Anna-Marie Oppenorth, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Oppenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

- g. [151034](#) Resolution relating to a Certificate of Appropriateness for the installation of three signs for two businesses at 1029 North Old World Third Street in the Old World Third Street Historic District for The Brass Alley and Evolution.

Sponsors: THE CHAIR

A motion was made by Anna-Marie Oppenorth, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Oppenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

- h. [151035](#) Resolution relating to a certificate of appropriateness for the re-pointing of deteriorated masonry and the selective replacement of masonry units of Old St. Mary's Roman Catholic Church at 836 N.

Broadway, an individually-designated building, for Old St. Mary's Church.

Sponsors: THE CHAIR

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

i. [151036](#)

Resolution relating to a Certificate of Appropriateness for the replacement of the front door at 3117 N. Sherman Blvd. in the Sherman Blvd. Historic District for Melvin Gillespie.

Sponsors: THE CHAIR

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

Aye: 4 - Opgenorth, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 3 - Bauman, Pieper Eisenbrown, and Williams

Meeting adjourned: 5:17 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>.