



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,

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

Monday, June 8, 2015

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:05 P.M.

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

Excused: 3 - Jarosz, Bauman, Williams

1. Review and approval of the minutes from the May 11, 2015 meeting.

Held until the next meeting. as members didn't have a chance to review them and there wasn't a quorum of members present who had attended that meeting.

2. [150058](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new storefront at 1109-1111 North Old World Third Street in the Old World Third Street Historic District for Kenneth McNulty.

Sponsors: THE CHAIR

The Commission heard this application at its May 11th meeting and Ms. Hatala reviewed the discussion from that meeting. The owner was asked to look at the second story to bring it back into a more historic character.

The new submittal includes a wood-clad transom across the entire first floor and there are panels at the bottom to give the appearance of bulkheads. The second story glass block windows will be removed and replaced with historic wood windows. There will be window details. The material on the third story will be matched with the material to be put on the second story. Staff recommends approval of the proposed changes to the second floor and the scale of the openable doors on the first floor are also more historic than was first presented at the May 11th meeting.

Ken McNulty -- 5573 N. Hollywood Blvd, Whitefish Bay, WI - building owner

Mike - architect - couldn't find any historic photos, so he thought the best way to proceed was to mirror the third floor and still remain competitive with an openable facade on the first floor. The entry doors on either side will be a dark aluminum and will be recessed from the front sidewalk.

Ms. Hatala suggested that an alternative to the metal doors on the first floor would be to paint those doors for long-term maintenance. The Commission has never approved doors that open all the way like this. Most of the garage-door-type doors

were changed prior to coming before the Commission.

The architect noted that the door was made smaller to fit in more appropriately with the scale of the building. The doors, most of the time, will be closed due to the weather.

The owner is very concerned with how quickly the wood degrades on his building currently; he's not sure why, but perhaps due to the salt from the street. He has no objection to the second and third floor being wood, just on the first floor. The staff recommends approval.

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, Opgenorth, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 3 - Bauman, Williams, and Jarosz

3. [150204](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new porch and various repairs at 210 W. Brown Street in the Brewers Hill Historic District for Arthur Marburg.

Sponsors: THE CHAIR

Some of the window soffits are missing and the L-shaped addition was added on in 1998. The porch will be constructed onto the L-shaped addition and will be screened with panels on the bottom portion, as well as steps and skirting. The roof is 12 feet by 17.9 feet. There was a proposal to put a porch at this location when the L addition was added. Staff recommends approval with the owner working with staff on the details relating to the posts and the panels, etc.

Arthur Marburg, the owner, said that he could not find any photos of the original and he just tried to keep it harmonious with the house.

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

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

No: 0

Excused: 3 - Bauman, Williams, and Jarosz

4. [150208](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new rooftop structure at 1023 North Old World Third Street in the Old World Third Street Historic District for Susanne Mayer.

Sponsors: THE CHAIR

Ms. Hatala found a 1984 photo of the storefront. The building was originally 4 stories, but is currently two stories due to a fire in 1952. The proposed new storefront will move the current north store front to the south side and there will be wood bulkheads and NanaWalls with wood doors and wood-framed windows. Staff recommends

approval of the storefront re-design with possibly some more work done with the bulkheads.

The current rooftop has an irregularly shaped structure on the third story, which was approved in 2008. At that time there was a lot of effort made to keep the rooftop structure from overpowering the building. Ms. Hatala reviewed the 2008 COA for the rooftop structure. The new proposal will be a greenhouse-style structure of glass supported with a metal frame with planter boxes and railing. The sidewalls come all the way to the side of the building. The roof line will be visible from across the street. The roof will be retractable.

Ms. Hatala noted that the proposed structure will look more finished in appearance than the existing structure, but is definitely larger. Staff finds that the concept is a good one, but there should be some way to lower the scale or lower the height and also set back from the north wall and provide screening to make it less visible from the sidewalk and from taller, adjacent buildings.

*Tom Vavra - 1905 S. 1st St. - architect
Suzanne Mayer - Franklin - building owner
Natasha Jones - 233 E. Chicago.*

The Commission liked the concept, but also preferred that it be set back further from the edge so it's less visible. The architect said he could look at pushing it back a bit and possibly lowering the height of the structure. The owner noted that with the new structure it'd be difficult to maintain the planter boxes. Ms. Hatala will work with the architect and owner - the structure is currently 40 feet back from the front and two feet from the side. The owner is going for an event space and will be well-maintained.

Ms. Hatala can give final approval as long as the height is reduced and the planter boxes/edge is maintained.

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

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

No: 0

Excused: 3 - Bauman, Williams, and Jarosz

5. [150205](#)

Resolution relating to a Certificate of Appropriateness for a bathroom addition at the rear of the house at 2618 N. Terrace Avenue in the North Point North Historic District for Tracy Guard.

Sponsors: THE CHAIR

*No permit was taken out for the second story porch and part of it was closed in in 1969 to create a bathroom. The proposal today is to finish closing out this porch to expand the bathroom. Trim will be added to the corners to mirror the trim on the house and there's also a request to put in two skylights, which would be partly visible. Jason Siebring - architect - a change has been added to double the size of the window on the left-hand side to allow more light into the bathroom.
Tracy Guard - owner*

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, Opgenorth, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 3 - Bauman, Williams, and Jarosz

6. [150206](#)

Resolution relating to a Certificate of Appropriateness to lengthen kitchen windows at 3000 East Newberry Blvd. in the Lake Drive Historic District for David and Kathryn Karademas.

Sponsors: THE CHAIR

Ms. Hatala said that the Commission reviewed alteration to the windows in 2010. The two kitchen windows are very high. There was a fire in the 1970s and the first floor windows have more panes of glass than the second story windows. The proposal is to lengthen the windows by a pane of glass for both sets of windows. The kitchen is currently being remodeled. The owners also want to re-do some of the poor masonry work that was done following the fire. Staff supports approval.

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

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

No: 0

Excused: 3 - Bauman, Williams, and Jarosz

7. [150207](#)

Resolution relating to a Certificate of Appropriateness to construct a beer garden to the rear of the Nomad World Pub at 1401 East Brady Street in the Brady Street Historic District for Michael Eitel, agent for Faux Flat, LLC.

Sponsors: THE CHAIR

Ms. Hatala said that the proposal includes an open area in front, a covered entry into the Nomad and also entry to an open patio area and then a covered, glass roof that is retractable, then a traditional roof and a kitchen and bathroom area. There are multiple materials being used to give it a varying appearance. There will be areas to view sports and live entertainment. The area will be defined from the sidewalk by steps and a railing with handicapped accessibility. The height is approximately 2/3 of the height of the buildings on each side. Staff recommends approval.

Chris Socha - Shorewood - architect - they're using high quality materials to bring in the human scale that Brady Street is known for.

Ald. Nik Kovac - he has met with the owner and the sale of licquor and use of the property will fall under the Licenses Committee. Noise might be a concern with the adjacent neighbors. The front area, which currently has no retractable roof, will always be open. The retractable roof can retract six sections and stack upon itself. The area below the retractable roof also has doors that can be closed and it can be a fully enclosable space.

Joel Krieger - Whitefish Bay - the area was designed to minimize sound coming from

this area.

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

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

No: 0

Excused: 3 - Bauman, Williams, and Jarosz

8. Updates and announcements.

The celebration of Paul Jakubovich's life will be held June 16th. Dawn McCarthy, Milwaukee Preservation Alliance, did a large e-mailing, which will be sent out again tomorrow as a reminder and Facebook pages have also been used. There will also be a press release tomorrow.

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

- a. [150094](#) Resolution relating to a Certificate of Appropriateness for the installation of a new concrete driveway and front service walk at 2426 N. Terrace Avenue in the North Point North Historic District for Stephen Hinkle

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- b. [150095](#) Resolution relating to a Certificate of Appropriateness for the selective repair/repointing of masonry at the north and west elevations of the building at 1023-1027 North Old World Third Street in the Old World Third Street Historic District for William Shapiro, agent for Wells Fargo Bank.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- c. [150096](#) Resolution relating to a Certificate of Appropriateness for the installation of a service door and new overhead garage door on the garage at 3129 N. Sherman Blvd. in the Sherman Boulevard Historic District for Annette Dixon.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Opgenorth, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Jarosz, Bauman, and Williams
- d. [150097](#) Resolution relating to a Certificate of Appropriateness for the installation of new gutters and downspouts and the repair/replacement of wood soffits/fascia on the garage and repair of molding and trim near the side of the porch at 3129 N. Sherman Blvd. in the Sherman Boulevard Historic District for Annette Dixon.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Opgenorth, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Jarosz, Bauman, and Williams
- e. [150099](#) Resolution relating to a Certificate of Appropriateness for the installation of a bicycle sharing station (BublR) at 2275 North Lincoln Memorial Drive in the North Point North Historic District for the City of Milwaukee/Milwaukee Water Works.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Opgenorth, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Jarosz, Bauman, and Williams
- f. [150107](#) Resolution relating to a Certificate of Appropriateness for installation of a triangle tube gas boiler at 2675 N. Summit Avenue in the North Point

North Historic District for Thomas and Anne Reed.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- g.** [150109](#) Resolution relating to a Certificate of Appropriateness for the rebuilding of a pier at the southeast entrance and repointing of a pier at the west side of the drive at 1801 North Prospect Avenue for the Charles Allis Museum, an individually designated property.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- h.** [150110](#) Resolution relating to a Certificate of Appropriateness for replacement of six rooftop units at 225 W. Vine Street in the Brewers Hill Historic District for the United Way of Greater Milwaukee.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- i.** [150221](#) Resolution relating to a Certificate of Appropriateness for the repair of the chimney, porch and wood siding at 2734 W. State Street in the Concordia Historic District for Evan Goyke.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- j. [150234](#) Resolution relating to a Certificate of Appropriateness for rear masonry repairs and downspout replacement at 2804-2810 W. Kilbourn Ave. in the Concordia Historic District for Cornelius McClenden, agent for Frederick Meek Enterprise, LLC.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- k. [150265](#) Resolution relating to a Certificate of Appropriateness to make alterations/corrections to a porch built at 4471 N. 25th Street in the Garden Homes Historic District for Toni Eskridge.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

- L. [150266](#) Resolution relating to a Certificate of Appropriateness for the installation of a new steel service door and the replacement of a rear cracked asphalt drive with new asphalt at 807 E. Brady Street in the Brady Street Historic District for David Larson.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

m. [150267](#)

Resolution relating to a Certificate of Appropriateness for the installation of metal fencing at 2737 N. Grant Blvd. in the Grant Blvd. Historic District for LouAnne and Brad Van Fossen.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Jarosz, Bauman, and Williams

Meeting adjourned: 4:43 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>.