



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

PATRICIA KEATING KAHN, CHAIR

Matt Jarosz, Vice Chair

Ald. Robert Bauman, Marion Clendenen-Acosta, Ann Pieper

Eisenbrown, Anna-Marie Opgenorth, and Blair Williams

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

lelmer@milwaukee.gov

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

Legislative Liaison, Dana Zelazny, 286-8679,

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Monday, April 20, 2015

3:00 PM

City Hall, Room 301-B

1. Review and approval of the minutes from the March 9 and 27 meetings.

Meeting convened: 3:05 P.M.

Mr. Williams moved, seconded by Mr. Jarosz, for approval of the minutes. There were no objections.

Present: 4 - Bauman, Williams, Clendenen-Acosta, Jarosz

Excused: 3 - Pieper Eisenbrown, Opgenorth, Keating Kahn

Roll call taken at 3:10 P.M.

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Williams, Clendenen-Acosta

Excused: 2 - Opgenorth, Keating Kahn

2. [140835](#)

Resolution relating to the permanent historic designation for the Sylvester Pettibone House at 2051 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Tim Van De Kamp

Marna Boyle - property owner

Ms. Hatala gave a brief overview of the property. The current owner met with the prospective buyer and supports the commission recommendations. The prospective owner would like to split the two parcels, with the historic designation staying on the building, but not on the parking lot.

Ms. Hatala will work with the current owner/prospective owner to allow the property being divided into 2 tax keys.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, and Jarosz

No: 0

Excused: 2 - Opgenorth, and Keating Kahn

Roll call taken at 3:15 P.M.

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

Excused: 1 - Opgenorth

3. [141675](#)

Resolution relating to a Certificate of Appropriateness for the replacement of all windows and doors at Washington High School at 2525 N. Sherman Blvd. in the Sherman Blvd. Historic District for Milwaukee Public Schools.

Sponsors: THE CHAIR

Ms. Hatala reviewed the cost estimates for restoring the windows provided by Milwaukee Public Schools. Darren Rickert - architect

Julianna Pusccuci -- Milwaukee Public Schools (MPS)

Gina Spang - MPS

Commission members had questions relating to window replacement costs, prevailing wage requirements and the project timeline.

Ms. Spang noted that the restoration numbers are fairly loose and are more generalized than for the aluminum windows or new wood windows.

Ms. Pusccuci noted that all windows need to be restored.

Ald. Bauman supports restoration and would be opposed to the vote at the last meeting.

The memorial window was removed from the main entry transom (what is now no longer a main entry). The applicants would like to display it in the library in a framing and display case, which will be constructed. The estimated cost of this is \$13,250. Since the window would be moved to the interior of the building, it does not fall under the jurisdiction of the Commission.

The architect provided members with a door sample to pass around.

Mr. Williams would like to have the doors to have less sparkle so they appear more wood-like.

Ald. Bauman moved to adopt the restoration proposal with wood windows on the Sherman side (190 existing windows to remain wood) and aluminum windows on the other sides and adopt the door schedule as proposed by the applicant with less textured on the front elevation and more textured on the rear. Seconded by Ms. Keating Kahn.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Jarosz, and Keating Kahn

No: 2 - Williams, and Clendenen-Acosta

Excused: 1 - Opgenorth

4. [141813](#)

Resolution relating to the permanent historic designation of the Miller Brewing Company currently known as the Milwaukee Institute of Art and Design Student Center at 266-272 E. Erie Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala provided the history of the building which is contained in the historic designation study report. Ms. Foley only lived in the building 2-3 years, but she held on to the property as a saloon/boarding house, which was one of the few ways a widow could earn money at this time. The building was not damaged in the Third Ward fire of 1892, although numerous surrounding properties were. There is a chronology of the buildings owners in the report. For approximately 20 years in the 1970s and 1980s, it became a gay bar and then was acquired by Milwaukee Institute of Art and Design (MIAD) as a student union. It was sold by MIAD and it is anticipated that it will be torn down and used for student housing. An additional entry was added on the first floor and original windows have been closed. There was also a garage at one time of which there are remnants which remain. There was a fire at this building in 2013.

Staff recommends historic designation under ss. e-1, e-5 and e-9.

Ald. Bauman moved, seconded by Mr. Williams, to open the matter for public testimony.

Nancy O'Keefe - Historic Third Ward Association - in support of this nomination and provided a complete statement, of which she read the last paragraph. The complete statement is in the file.

*Marit Gamberg - nominator and neighbor
Owner not present.*

Approximately three other buildings survived the Third Ward Fire.

Mr. Jarosz moved, seconded by Mr. Williams, to close the public hearing.

Ald. Bauman moved for historic designation, seconded by Ms. Keating Kahn. No objections.

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

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

No: 0

Excused: 1 - Opgenorth

5. [141821](#)

Resolution relating to a Certificate of Appropriateness for the installation of a front and side yard fence at 2134 N. Terrace Avenue in the North Point South Historic District for Michael White.

Sponsors: THE CHAIR

A fence will extend along Terrace Avenue above the small stone fence. The fence has been created specific to this house based upon the balcony. There will be two walkway gates. The fence height will be 48".

The Commission does tend to discourage front yard fences in this district, but it has

approved some.

The two neighboring properties currently have front yard fences.

Mr. Jarosz would like to have a scale drawing for the file.

Mr. Williams thinks the fence actually is good at demonstrating the separation of public/private along Terrace Ave.

Eric Mabeus - owner and master craftsman of Mabeus ironworks

Maggie Oplinger - 2134 N. Terrace Ave.

John Eastberg - 2515 N. Terrace Ave. - he supports the project

Michael White - owner of the house and Ms. Oplinger is his daughter

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

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

No: 0

Excused: 1 - Opgenorth

6. [141819](#)

Resolution relating to a Certificate of Appropriateness for reroofing, the installation of skylights, and the repair, and restoration of trim, back balcony, front porch and porch columns at 926 N. 34th Street in the Concordia Historic District for Margaret McCracken.

Sponsors: THE CHAIR

Ms. Hatala showed the 1983 photo of the house, as well as a current photo. Ms. McCracken would like to install 3 skylights in her roof for energy credit as well as more natural light for the third floor. The whole roof expanse is visible from the public right-of-way.

Per the owner, the public can see them the most on the west side and the least on the east side from the street and sidewalk. The ventilation from the front to the back of the attic has been cut off, which poses a problem for the owner.

Ald. Bauman moved to hold this to see if this is the first skylight that would be approved in the Concordia neighborhood that would be visible from the public. Ms. Hatala would research when the skylight was installed in the house behind this house. Seconded by Mr. Jarosz.

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

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

No: 0

Excused: 1 - Opgenorth

7. [141818](#)

Resolution relating to a Certificate of Appropriateness for a garage addition at 2851 N. Lake Drive in the North Lake Drive Historic District for Michael Burr and Julie Warner.

Sponsors: THE CHAIR

Ms. Hatala said that this duplex was built in 1925 and each unit is now a condominium unit. The applicant proposes to extend the garage twenty feet by

twenty feet in order to permit the parking of four cars within the garage and a passenger elevator will be constructed. There will also be a new deck area on the garage to be used by the second floor residents, the applicants. The existing garage entry doors will be replicated on the extension. The garage doors will be carriage doors with glass inserts. The existing masonry will be retained and re-used as much as possible and the new brick and mortar will match as much as possible. Stucco and possibly timbering will also be used to match the house.

Staff recommends approval, but suggests that the deck railing could be re-designed at a lower height with a booster rail. Planter boxes have been proposed to provide green screening for the deck. If matching brick cannot be found, new drawings will have to be submitted for the use of stucco/timbering.

Jeffrey Falsted - architect

Michael Burr - owner who will be moving in.

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

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

No: 0

Abstain: 1 - Jarosz

Roll call taken at 5:10 P.M.

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Williams, Clendenen-Acosta

Excused: 2 - Opgenorth, Keating Kahn

8. [141820](#)

Resolution relating to a Certificate of Appropriateness for the installation of a front and side yard fence and new landscape treatment between the house and garage at 2104 E. Lafayette Place in the North Point South Historic District for Mary Beth Born Geraci.

Sponsors: THE CHAIR

This property was constructed in 1937, replacing a house constructed in 1906. It sits on a corner and has no private backyard space. The owner proposes to create a private space using a pergola, trellis and arbor. The owner also proposed an 18" wall in front and a new bluestone walk, as well as additional plantings appropriate to the house style of Georgian/colonial style house and a 4' fenced around the perimeter of the property.

Judith Stark - architect

Mary Beth Born Geraci - owner

Mr. Williams would like to see something that would anchor the corners and something that has pointy pickets at the top to mirror the fence on the balcony. Mr. Jarosz would like to know where the gate would be.

Mr. Jarosz would like a drawing in plan that shows where the more substantial posts would be and looking for a fence that is classically simple.

Approve the other matters, but return with the fence to Ms. Hatala for her review.

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

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

No: 0

Excused: 2 - Pieper Eisenbrown, and Opgenorth

9. Discussion and approval of candidates for the historic property plaque program.

Roll call at 5:30 P.M.

Staff Williams - Jarosz.

Mr. Williams moved for approval of the Central Library, seconded by Mr. Jarosz, for a plaque.

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

Excused: 3 - Bauman, Pieper Eisenbrown, Opgenorth

Roll call taken at 5:30 P.M.

Present: 3 - Jarosz, Clendenen-Acosta, Keating Kahn

Excused: 4 - Pieper Eisenbrown, Bauman, Williams, Opgenorth

10. Decision relating to holding of the Cream of the Cream City awards ceremony this year.

Roll call taken at 5:30 P.M.

There have been no applicants, so the ceremony is cancelled for next year.

11. Decision relating to a ceremony for Paul Jakubovich.

Ms. Hatala said that the Milwaukee Preservation Alliance has offered to help the Commission put together some kind of program to commemorate Paul.

Also present: Jim Owczarski, City Clerk

Ms. Keating Kahn suggested brainstorming via e-mail and she will do that along with Mr. Jarosz. They will work with Dawn McCarthy from the Milwaukee Preservation Alliance.

12. Updates and announcements.

*The Mid-Century Modern conference is in La Crosse on Saturday.
adjourned: 5:36 P.M.*

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

- a. [141777](#) Resolution relating to a Certificate of Appropriateness for the installation of a gas furnace at 2824 W. State Street in the Concordia Historic District for Derek Seymour.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Jarosz, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Pieper Eisenbrown, Bauman, and Opgenorth
- b. [141778](#) Resolution relating to a Certificate of Appropriateness for the installation of a gas furnace at 4419 N. 25th Street in the Garden Homes Historic District for Lyndell Gilbert.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Jarosz, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Pieper Eisenbrown, Bauman, and Opgenorth
- c. [141779](#) Resolution relating to a Certificate of Appropriateness for the installation of a gas furnace at 4458 N. 26th Street in the Garden Homes Historic District for Mattie Wilson.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Jarosz, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Pieper Eisenbrown, Bauman, and Opgenorth
- d. [141780](#) Resolution relating to a Certificate of Appropriateness for the installation of a gas boiler and venting at 2971 N. Sherman Blvd. in the Sherman Blvd. Historic District for Taniqua Hanes.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- e. [141786](#) Resolution relating to a Certificate of Appropriateness for the installation of a side wall vent at 124 W. Lloyd St. in the Brewers Hill Historic District for John Dorsey.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- f. [141787](#) Resolution relating to a Certificate of Appropriateness for new Cricket signage at 601 W. Historic Mitchell Street in the Mitchell Street Historic District for Eric Seegers.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- g. [141814](#) Resolution relating to a Certificate of Appropriateness for the installation of an air conditioner and air handler at 2634 N. Lake Drive in the North Point North Historic District for David Remstad.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- h. [141831](#) Resolution relating to a Certificate of Appropriateness for new signage at 1323 E. Brady Street in the East Brady Street Historic District for Jack's American Pub.

Sponsors: THE CHAIR

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

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- i. [141874](#) Resolution relating to a Certificate of Appropriateness for the installation of three storm doors at 1809 N. 2nd Street in the Brewers Hill Historic District for Brooks Hawley and Candice Smith.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- j. [141907](#) Resolution relating to a Certificate of Appropriateness for new signage at 524 N. Water Street in the East Side Commercial Historic District for Boss Management.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

- k. [141908](#) Resolution relating to a Certificate of Appropriateness for the installation of new windows to accommodate kitchen remodeling, the removal of the rear chimney, the replacement of the rear concrete steps and the replacement of the rear and side entry doors at 2212 E. Kenilworth Place in the North Point South Historic District for Edward and Cathy David.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

L. [141919](#)

Resolution relating to a Certificate of Appropriateness for new landscaping, tree trimming and removal and a circular drive at 3432 N. Lake Drive in the North Lake Drive Estates Historic District for Jock and Linda Mutschler.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Pieper Eisenbrown, Bauman, and Opgenorth

Meeting adjourned: 5:35 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>.