



# 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*

---

Monday, May 11, 2015

3:00 PM

City Hall, Room 301-B

---

**1. Review and approval of the minutes from the April 20, 2015 meeting.**

*Roll call taken at 3:03 P.M. Ms. Opgenorth arrived a few minutes late.*

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

**Excused:** 1 - Pieper Eisenbrown

**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

*Larry Pachefsky - father of the applicant*

*Louise Barbosa - 503 W. Lincoln Ave. - architect*

*An update was provided, as well as drawings to Ms. Hatala and members.*

**3. [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 said that, via Google, there are 2 skylights in the Historic Concordia neighborhood, both of which received Certificates of Appropriateness. Neither of those skylights are visible from the street.*

*No COA was ever granted for a similar skylight in terms of visible from the public street.*

*Ms. Margaret McCracken said that the skylights would add value to her property, public visibility is only 45 feet and no more, skylights will not be installed in a primary facade (southside and in the rear) and skylights are historic. If she can't install these skylights, it will adversely affect her interior renovations. Ms. McCracken argues that solar power is covered by state statutes.*

*The Commission reviewed the visibility from the public area in its consideration.*

*The skylight approval is not included as part of the motion.*

---

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

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

4. [150057](#)

Resolution relating to a Certificate of Appropriateness for the construction of a rear raised terrace with a partly covered open air Terrace Room at 2559 N. Wahl Avenue in the North Point North Historic District for Daniel and Marie-Anne Ewig.

**Sponsors:** THE CHAIR

*The house was built in 1905 and the application is to add a terrace, which would also require converting an existing window to a door, which will be in a similar style. A smaller addition will also be added.*

*Jim Dorr and Joe Stain and Keith Anderson - design team*

*The new owners are currently living in New York and will be moving in over the summer and are interested in restoring the historic aspects of the house. They are also considering removing the non-historic sunroom.*

*Grant, by Williams. Keating Kahn.*

**A motion was made by Blair Williams, seconded by Patricia Keating Kahn, 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. [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

*Ms. Hatala showed a picture of the storefront from 1979, in which the second floor had already been altered. The building was built sometime between 1876 and 1894. The third story windows are peeling and are not original. The second story glass block windows will remain, although others will be replaced with wood windows. There is a lot of deterioration on the first floor wood. The doors will fold back into the commercial space and there will be a new canopy. They are requesting a fully opening storefront.*

*Ken McNulty - owner - the doors will be glass with wood framing around them and the plans can be changed to include a virtual bulkhead. He's either going to sell the building, although it's in poor condition, or it has the potential use as a tavern. He's working on repairs in various phases. The front door can be changed, but he wants to start on the improvement of the front facade.*

*Mr. Jarosz is concerned with replacing second floor non-conforming windows with other non-conforming windows.*

*Mr. Williams thinks the second floor is non-salvageable with the glass block windows, but the first floor has potential to be re-done historically.*

*The owner would like to get preliminary approval for a bulkhead on the first floor.*

*Mr. Williams recommended having all the doors moved to be in line with the front of the building, rather than recessed. That might be able to provide the openable windows he is seeking.*

*Ald. Bauman encouraged the owner to consider a second floor balcony.*

*The matter was held so that the owner can consider other possible facades and return to the Commission with amended plans if desired.*

**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, Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

**6. [150059](#)**

Resolution relating to a Certificate of Appropriateness for the driveway widening and installation of a concrete block retaining wall at 2209 N. Terrace Avenue in the North Point South Historic District for Kurt and Charmaine Gunderson.

**Sponsors:** THE CHAIR

*The property was constructed in 1926 and the driveway is very long and narrow.*

*Part 1 is to widen the driveway to the neighbor's fence (he has agreed to that) which will give them an additional 12"-24" more width. Part of the problem is that there is nowhere on the property to easily shovel the snow on the driveway.*

*The retaining wall is currently poured concrete, but the new material will be modular concrete block with a split face. This type of wall, however, is not historically accurate, but it does match the rear retaining wall on the property. Staff recommends approval, but with the condition that staff be consulted if a problem occurs with concrete block and that this doesn't set a precedent for other projects. This wall is only 24" high, so the city doesn't get involved structurally as it is lower than 29".*

*The Gundersons and the contractor for the concrete blocks both present. The concrete blocks are similar in price to poured concrete and are joined by adhesive, not mortar. It will drain out the back.*

*Some members are concerned that the concrete block will be very visible at the end of the driveway.*

*Mr. Williams definitely prefers the concrete wall to a concrete block wall.*

*Williams approved with the condition that there be no visible stepping down of the blocks at the end of the driveway, approval of the concrete blocks. Seconded by Ald. Bauman. Failed. 3-3 (Ms. Keating Kahn, Ms. Opgenroth and Mr. Jarosz voting "no")*

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

**Aye:** 3 - Bauman, Williams, and Clendenen-Acosta

**No:** 3 - Jarosz, Opgenorth, and Keating Kahn

**Excused:** 1 - Pieper Eisenbrown

*Mr. Williams moved, seconded by Ms. Opgenorth, for approval, with solid concrete.*

*Prevailed. 6-0*

**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 - Jarosz, Bauman, Williams, Opgenorth, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

**7. Decision relating to a ceremony for Paul Jakubovich.**

*Roll call taken at 4:52 P.M.*

*Dawn McCarthy, from Milwaukee Preservation Alliance, came to the table. Ceremony will be Tuesday, June 16th at Best Place at the Pabst, reception starting at 5:30 with a cash bar. There will be a program at 6 p.m. with either the City Clerk or Ald. Bauman, remembrance by Russell Zimmerman, and a reading of the proclamation by Ms. Clendenen-Acosta. At 6:30 there will be an open mic for remembrances from the public. Ms. Hatala will work the City Clerk's Office in terms of catering and advertising of the event.*

**8. Updates and announcements.**

*There were none.*

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

- a.**     [150080](#)           Resolution relating to a Certificate of Appropriateness for the installation of new gutters and downspouts at 2851 N. Lake Drive in the North Lake Drive Historic District for Michael Burr and Julie Warner.

**Sponsors:**       THE CHAIR

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

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

- b.**     [150087](#)           Resolution relating to a Certificate of Appropriateness for signage already installed at 1023 W. Historic Mitchell Street in the Mitchell Street Historic District for Amrit Patel.

**Sponsors:**       THE CHAIR

**A motion was made by Blair Williams, seconded by Patricia Keating Kahn, that**

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

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

**c.**     [150088](#)

Resolution relating to a Certificate of Appropriateness for new signage at 1116 W. Historic Mitchell Street in the Mitchell Street Historic District for Jose and Maria Sanchez.

**Sponsors:**       THE CHAIR

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

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

**d.**     [150089](#)

Resolution relating to a Certificate of Appropriateness for the removal of inappropriate replacement windows and the installation of a wood windows that match the originals at 2608 N. Lake Drive in the North Point North Historic District for Susan Tavorier.

**Sponsors:**       THE CHAIR

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

**Aye:** 4 - Bauman, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 3 - Pieper Eisenbrown, Opgenorth, and Jarosz

*Meeting adjourned: 5:00 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>.*