



# 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*

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Monday, August 10, 2015

3:00 PM

City Hall, Room 301-B

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Meeting convened: 3:03 P.M.

**Present:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, Keating Kahn

**Excused:** 2 - Bauman, Opgenorth

### 1. Review and approval of the minutes from the last meeting.

*Ms. Keating Kahn moved, seconded by Mr. Jarosz, for approval of the minutes.  
There were no objections.*

### 2. [150478](#)

Resolution relating to a Certificate of Appropriateness for the construction of a second story addition at 2571 N. Terrace Avenue in the North Point North Historic District for Heather and Jim Brendelson.

**Sponsors:** THE CHAIR

*Ms. Hatala said that the house is smaller and more recent than others in the neighborhood. A former house on the property was demolished and the lot stayed vacant for 20 years. There is no front door that faces Terrace Ave. The side door is off a shared driveway and the front door is on the north side of the house. The second story has siding only on the third side and never extended across the entire second story. A window will be added and a door removed on the first story. There will be other changes on the first and second floor and the entire roof re-clad. Vinyl windows have been added in the past and any windows that are replaced will be replaced with new wood windows and an air conditioning condenser placed in either the attic or in a secluded area on the property. The applicant is requesting cement board siding, which has only been approved by the Commission for accessory buildings. Ms. Hatala found a number of unhappy customers online for the product the owner intends to use. The addition is not visible from the front and starts about 2/3 of the way back from the front of the house. Staff recommends approval with decay-resistant wood and double-paned windows that should look like true divided windows as much as possible and the mortar should be matched.*

*Heather Brendelson - owner*

*Ryan Hunt - 3058 N. Newhall - architect*

*Mr. Jarosz would like to see the owner stay with the wood siding because it is a larger area and he's concerned with the shifting of the house causing damage to the*

*siding. The owner is willing to put cedar siding on the house. He was also concerned with the high, small windows in the master bedroom that seems out of balance with the other windows and the house.*

*Mr. Jarosz moved for approval with the different siding and the request to add larger windows in the bedroom. Seconded by Ms. Keating Kahn. There were no objections.*

**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:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

3. [150476](#)

Resolution relating to a Certificate of Appropriateness for the construction of a below grade garage at 2105 E. Lafayette Place in the North Point South Historic District for David Quadracci.

**Sponsors:** THE CHAIR

*Ms. Hatala said that there currently is no garage and the cars park in the driveway. The proposal is to build a driveway to service this house and the new house proposed for 2115. The driveway is built into the hill, which will allow for an exterior deck. There will be landscaping that will adjoin the two houses. There will be cast stone used on the retaining wall. Staff recommends approval conditioned upon the use of decay-resistant wood and more details provided on the railings and door, to be approved by staff, and retention or re-use of the wrought iron fence on the property. Mr. Williams is a near neighbor and thinks this is a nice solution for the parking problem that has plagued this property for years.*

*Brian Winneman and Richard Chair - Deep River Partners*

*Samples of various proposed products were passed around for Commission review. The siding is fly ash, which Ms. Keating Kahn had some health concerns with as some schools had used it and were closed due to toxicity. The architects did some of their own testing relating to have it in water for over a year and seeing no changes in the product. The garage door would be custom made with this product. Both Mr. Williams and Mr. Jarosz are comfortable with the siding used and it might be even more soil-resistant than wood would be. Mr. Jarosz would like to get more information on the retaining wall in terms of materials and a more accurate rendering. The company that makes the product for the wall will engineer it for the builder. Mr. Williams moved to approve the siding material and to hold on the material for the retaining wall, seconded by Mr. Jarosz. There were no objections. The retaining wall will need to come before the full board, not handled at the staff level.*

**This Resolution was HELD IN COMMITTEE**

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

4. [150477](#)

Resolution relating to a Certificate of Appropriateness for the

construction of a new house at 2115 E. Lafayette Place in the North Point South Historic District for David Quadracci.

**Sponsors:** THE CHAIR

*Ms. Hatala said there had been a house built at this site in the late 1890s and it was demolished by the county park system in 1959. The Commission did approve building of a house in 2005, but it was never built. There are a lot of traditional elements planned for the house with recesses and projections and also decorative iron railings. Ms. Hatala mentioned against saving the wrought iron fence in some manner. The building must meet the standards for North Point South (contained in the file), but he is also using new materials. This new building fits in scale with its neighbors. Staff recommends approval, with modification of materials and additional section drawings for some of the exterior, such as for specific windows and the design of the railings. Ms. Hatala again mentioned the wrought iron fence. It is anticipated that construction will start next year.*

*Mr. Williams questioned if the Commission considered materials or aesthetics. Mr. Jarosz echoed Mr. Williams's concerns about the large brick expanse in the front under the window where there is a closet in the interior. He also concerns about the cast stone used on the side.*

*Mr. Williams moved to grant broad approval of the design, but to return to the Commission for the stone approval and windows and the north elevation, if changed, also come before the Commission again. Ms. Clendenen-Acosta would like to see more details on the slate roof and Ms. Pieper Eisenbrown was concerned with the retaining wall at the bottom of the driveway. The architect tends to have plants integrated as part of that retaining wall. Seconded by Mr. Jarosz. There were no objections.*

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

**5. Updates and announcements.**

*Ms. Hatala provided updates on various projects approved by the Commission and mentioned the historic conference scheduled for October.*

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

- a. [150447](#) Resolution relating to a Certificate of Appropriateness for the construction of a rear porch at the Lorenz Paetzold House, an individually designated building, at 1942 South Muskego Avenue for Mary Spadafora.

**Sponsors:** THE CHAIR

**A motion was made by Blair Williams, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following**

vote:

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

b. [150470](#)

Resolution relating to a certificate of appropriateness for the installation of an air conditioning unit and new venting for a furnace at 931 N. 33rd Street in the Concordia Historic District for Mark Benzakein.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

c. [150471](#)

Resolution relating to a Certificate of Appropriateness for replacement of the air conditioning unit at 815 N. Cass Street in the Cass/Wells Historic District for Margadette Demet.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

d. [150491](#)

Resolution relating to a Certificate of Appropriateness for new fencing at 2034 N. 1st Street in the Brewers Hill Historic District for Josh Nickols and Sara Smith.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- e. [150495](#) Resolution relating to a Certificate of Appropriateness for a new garage roof at 2571 N. Terrace Avenue in the North Point North Historic District for Heather and Jim Brendelson.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- f. [150496](#) Resolution relating to a Certificate of Appropriateness for a wood fence, parking pad and short random rubble retaining walls along the driveway at 2200 N. Sherman Blvd. in the Sherman Blvd. Historic District for Natalia Renteria.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- g. [150497](#) Resolution relating to a Certificate of Appropriateness for the installation of new windows 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 Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- h. [150499](#) Resolution relating to a Certificate of Appropriateness to rebuild the rear airing porch at 3101 W. McKinley Blvd. in the Cold Spring Park

Historic District for Brian Kenner.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- i. [150502](#) Resolution relating to a Certificate of Appropriateness for the installation of a new fence between 1329 E. Brady Street and 1333-1339 East Brady Street in the East Brady Street Historic District for Josh Malone.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- j. [150503](#) Resolution relating to a Certificate of Appropriateness for continued terra cotta repairs at 2648 N. Hackett Avenue, the former Kenwood Masonic Temple, an individually designated structure for Church in the City and Mike Wiedner.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- k. [150511](#) Resolution relating to a Certificate of Appropriateness for furnace and water heater venting 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 Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

**L.**     [150512](#)

Resolution relating to a Certificate of Appropriateness the rebuilding of the rear exterior cellar entrance at 1501 North Marshall Street, Graham Row, for Kristina Beck.

**Sponsors:**       THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

**m.**     [150513](#)

Resolution relating to a Certificate of Appropriateness the rebuilding of the rear exterior cellar entrance at 1503 North Marshall Street, Graham Row, for Daniel Feinstein and Rose Ann Wasserman.

**Sponsors:**       THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

**n.**     [150514](#)

Resolution relating to a Certificate of Appropriateness the rebuilding of the rear exterior cellar entrance at 1507 North Marshall Street, Graham Row, for Thomas and Cathleen Montemurri.

**Sponsors:**       THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

- o. [150515](#) Resolution relating to a Certificate of Appropriateness for the rebuilding of the front porch at 946 North 31st Street in the Concordia Historic District for John Wiberg.

**Sponsors:** THE CHAIR

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

**Aye:** 5 - Pieper Eisenbrown, Jarosz, Williams, Clendenen-Acosta, and Keating Kahn

**No:** 0

**Excused:** 2 - Bauman, and Opgenorth

**Meeting adjourned: 4:47 P.M.**

**Linda M. Elmer**

**Staff Assistant**