



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, December 14, 2015

3:00 PM

City Hall, Room 301-B

1. Roll call and approval of the minutes of the November meeting.

Meeting convened: 3:05 P.M.

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

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

Excused: 3 - Pieper Eisenbrown, Bauman, Keating Kahn

2. Update, discussion and possible vote on recognizing individuals through the HPC plaque program.

Ms. Opgenorth said that there were other venues to honor people. The Board did not support this change.

3. [151101](#)

Resolution relating to a Certificate of Appropriateness for the replacement of the front door at 3310-3312 W. McKinley Boulevard in the Cold Spring Park Historic District for 2624 Buffum LLC.

Sponsors: THE CHAIR

Mr. Dean Doerrfeld said that the Commission has typically not approved this type of door on the street face. An illegally installed door was found next door when staff was in the field and the Dept. of Neighborhood Services has been notified. Staff recommends denial.

Kim Queen - 6700 W. Fairview Ave. - he is opposed to staff recommendation and he has photographs of other properties in violation. He is present on behalf of the LLC. It would be difficult to get a historic door and it would offer no security. He has installed other non-historic doors on historic properties owned by the LLC. He says that steel wears less than wood and offers greater security.

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

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

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

No: 0

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

Excused: 2 - Bauman, and Pieper Eisenbrown

4. [151100](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new window and porch renovation at 1241 N. Franklin Place, the Lion house, for the Lynde and Harry Bradley Foundation, Inc.

Sponsors: THE CHAIR

Mr. Dean Doerrfeld said that the house was constructed in the mid 19th Century and is one of the older buildings in the city. It was entirely renovated by the Bradley Foundation. A new window is being proposed and renovation to the statuary. The window will match the windows in the 1994 addition. The lion statuary will be repaired and reinstalled, particularly work on the pedestals the lions rest on. Staff recommends approval.

David Uihlein is present for the architect

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

5. [151127](#)

Resolution relating to a Certificate of Appropriateness for the construction of an addition at 2659 N. Terrace Avenue in the North Point North Historic District for John and Lis Duggan.

Sponsors: THE CHAIR

The house was built in 1925 for a member of the Eschweiler family and the applicant is proposing a small addition on the north side of the property. The addition would be 7 feet by 3.5 feet, so less than 25 square feet. Staff recommends approval.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

6. [151145](#)

Resolution relating to a Certificate of Appropriateness for construction of a detached, two-car garage at 101 W. Vine Street in the Brewers

Hill Historic District for Amanda & Jerry Teagardner.

Sponsors: THE CHAIR

The Commission heard this as an attached garage at the last meeting, but now the applicant is proposing a detached two-car garage. A small porch will also be constructed and an existing porch reconstructed. Staff recommends approval of the porch changes with some explanation of materials. The garage will have a faux carriage look and staff would like to make it a little more aesthetically pleasing, either by adding small windows, a rain table or a hood over the door for preservation. Staff recommends approval with the conditions outlined in the staff report.

Dave Koscielniak - architect for the project - he has some sketches for revisions which have already been made based upon discussion with Mr. Doerrfeld.

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

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

7. [151165](#)

Resolution relating to a Certificate of Appropriateness for window replacement at 2518 N. Sherman Blvd. in the Sherman Blvd. Historic District for Travis Osborne.

Sponsors: THE CHAIR

Mr. Doerrfeld said that staff was notified of a possible exterior modification without a COA. Vinyl windows were added at some point in time, including the front, second floor window in the dormer. Staff is recommending disapproval of the work that has already been done and the owner would need to get a COA for any replacement windows proposed.

The owner is not present.

A motion was made by Blair Williams, seconded by Anna-Marie Opgenorth, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

8. [150349](#)

Resolution relating to the permanent historic designation of the Crain/Claflin House at 1773 North Cambridge Avenue, in the 3rd Aldermanic District for Cambridge 1773, LLC.

Sponsors: THE CHAIR

Ms. Carlen Hatala said that the neighborhood was developed in the 1870s and was a fashionable neighborhood. The house has not changed much in 111 years and had a carriage house that matched the house. The house had 3 primary owners and has remained in good condition today. Charles Crain and family owned the house from 1880-1894 and he was an insurance professional. In 1880 the entry was off to the

side. The house was owned by Thomas Claflin and family from 1899-1920 and he was an entrepreneur and owned a commercial laundry. The house was skillfully remodeled from 1903-1904. The foundation does show signs of what additions were added. Henry Betts was the architect for the remodel. The rear of the house has a simple extension that was added in 1903/1904. The third owner was Anson Eldred and family from 1917-1947 and he was a tool manufacturer who ran Milwaukee Press and Machine. Staff recommends permanent historic designation based on e-1, e-5 and e-6 (Henry Betts worked with Edward Townsend Mix and was very adept in arts and crafts).

Joel Agacki - architect

Ald. Nik Kovac

The National Register discourages moving of historic buildings, but does permit it under certain circumstances.

A motion was made by Matt Jarosz, 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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

9. [151166](#)

Resolution relating to moving the Crain/Claflin/Eldred House at 1773 North Cambridge Avenue to 2208 North Newhall Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Mr. Dean Doerrfeld said that this is an application to move the house to 2208 N. Newhall Ave. from its current site at 1773 N. Cambridge. The development around this house is multi-family units and the proposed new location is within a residential area with a majority one- and two-family houses with commercial structures to the east. The move is about six blocks. The proposed location is currently a vacant lot after the duplex on the site was razed in 2013.

Joel Agacki - architect

Ald. Nik Kovac - he supports the designation and the move.

Staff had some recommendations on the move relating to landscaping, siting, ancillary buildings and retention of a portion of the foundation and recommends approval with those conditions.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

10. Updates and announcements.

The terrace wall at 2604 N. Lake Dr. has been constructed and the only part missing is the stone coping on the top. The J.L. Burnham at 100 E. Seeboth has been razed and HPC staff is working with the Dept. of Neighborhood Services to salvage some

building materials, such as the cream city bricks. Mr. Jarosz said that there will be a reception on Dec. 22nd from 4-6 at the Hilton Garden Inn to showcase student work. The state law which would gut historic preservation is being re-drafted and may be more friendly to preservation.

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

- a. [151074](#) Resolution relating to a Certificate of Appropriateness for installation of new roof vents and a furnace at 119 W. Vine Street in the Brewers Hill Historic District for Jaime Hurtado.

Sponsors: THE CHAIR

4:25 P.M.

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

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

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- b. [151075](#) Resolution relating to a Certificate of Appropriateness for the installation of lannon stone planting beds at 2251 N. Lake Drive in the North Point South Historic District for Lise Sadagopan.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- c. [151076](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of a bay window at 2822 E. Bellevue Place in the North Point North Historic District for Michael and Cindy Hosale.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- d. [150969](#) Resolution relating to a Certificate of Appropriateness for the

replacement of steel channels at the 3rd and 4th floor balconies at 2549 N. Lake Drive in the North Point North Historic District for Daniel Katz.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- e. [151080](#) Resolution relating to a Certificate of Appropriateness for installation of roof vents for the replacement of rooftop HVAC units at 1230 E. Brady Street in the East Brady Street Historic District for Julilly Kohler, agent for JWK Management, LLC.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- f. [151095](#) Resolution relating to a Certificate of Appropriateness for the removal of two existing signs and the installation of one new sign at 1330 E. Brady Street in the East Brady Street Historic District for Julilly Kohler, agent for JWK Management, LLC and Pepis LLC.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- g. [151096](#) Resolution relating to a Certificate of Appropriateness for the installation of a new sign at 729 W. Historic Mitchell Street in the Mitchell Street Historic District for Hak Jae Kim.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- h. [151097](#) Resolution relating to a Certificate of Appropriateness for the installation of a new sign at 550 W. Historic Mitchell Street in the Mitchell Street Historic District for Tony Picon.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- i. [151115](#) Resolution relating to a Certificate of Appropriateness for a furnace replacement with exterior vents at 2327 N. Sherman Blvd. in the Sherman Blvd. Historic District for Sunny Sky Properties, LLC.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- j. [151116](#) Resolution relating to a Certificate of Appropriateness for the installation of a new sign at 605 W. Historic Mitchell Street in the Mitchell Street Historic District for Asmerom Gebrenariam.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- k. [151118](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation at 3330-3332 W. McKinley Blvd. in the Cold Spring Park Historic District for the City of Milwaukee.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

L. [151169](#)

Resolution relating to a Certificate of Appropriateness for the in-kind repair/replacement of exterior trim and siding and the repointing of foundation masonry at 1927 North Second Street in the Brewer's Hill Historic District for Verva Allen.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

m. [151200](#)

Resolution relating to a Certificate of Appropriateness for the repair of exterior stucco and wood trim at 2750 North Grant Boulevard in the Grant Boulevard Historic District for Kay Weissman.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

n. [151201](#)

Resolution relating to a Certificate of Appropriateness for the installation of signage at 1338 West Forest Home Avenue in the Mitchell Street Historic District for Robbie Hudrack (d/b/a Domino's Pizza).

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- o. [151212](#) Resolution relating to a Certificate of Appropriateness for the repair/replacement in kind of exterior elements including doors, windows, and trim at 2742 West State Street in the Concordia Historic District for Nicole Vurusic & Kyle Kompas.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- p. [151225](#) Resolution relating to a Certificate of Appropriateness for the replacement of a boiler at 2565 North Grant Boulevard in the Grant Boulevard Historic District for Thomas and Hazel Barnett.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- q. [151226](#) Resolution relating to two Certificates of Appropriateness for the replacement of a boiler and a split air conditioning heatpump at 1004 East Brady Street in the Brady Street Historic District for Demano Incorporated.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- r. [151227](#) Resolution relating to a Certificate of Appropriateness for the repair or in-kind replacement of exterior trim and downspouts at 2319 North Sherman Boulevard in the Sherman Boulevard Historic District for Steven Mahan.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- s. [140389](#) Resolution relating to a Certificate of Appropriateness for installation of a new walkway at 102 E. Vine Street in the Brews Hill Historic District for Ashley and Molly Booth.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- t. [131683](#) Resolution relating to a Certificate of Appropriateness for roof and chimney repairs at 4366 N. 26th Street in the Garden Homes Historic District for the City of Milwaukee.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- u. [151263](#) Resolution relating to a Certificate of Appropriateness for the replacement of existing signs with a new logo at 1138 West Historic Mitchell Street in the Mitchell Street Historic District for Jesus Enrique Nanez.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

- v. [151264](#) Resolution relating to a Certificate of Appropriateness for the installation of an underground vault and reconstruction of concrete sidewalk of the Germania Building, an individually designated historic

property, at 135 West Wells Street for Cardinal Capital 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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

w. [131684](#)

Resolution relating to a Certificate of Appropriateness for roof and chimney repairs at 4401 N. 26th Street in the Garden Homes Historic District for the City of Milwaukee.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

x. [151279](#)

Resolution relating to a Certificate of Appropriateness for the installation of two light fixtures at 2742 West State Street in the Concordia Historic District for Nicole Vurusic & Kyle Kompas.

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: 5 - Opgenorth, Williams, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 2 - Bauman, and Pieper Eisenbrown

Meeting adjourned: 4:25 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>.