



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

PATRICIA KEATING KAHN, CHAIR

Anna-Marie Opgenorth, Vice Chair

Ald. Robert Bauman, Marion Clendenen-Acosta, Matt Jarosz,

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

HPC Planner: Dean Doerrfeld, 286-5712,

ddoerr@milwaukee.gov

Monday, February 8, 2016

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:05 P.M.

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

Excused: 3 - Bauman, Williams, Opgenorth

1. Review and approval of the minutes from January 12th meeting.

*Mr. Jarosz moved, seconded by Ms. Clendenon-Acosta, for approval of the minutes.
There were no objections.*

Roll call taken at 3:18 P.M.

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

Excused: 2 - Williams, Opgenorth

2. [151390](#)

Resolution relating to a Certificate of Appropriateness for construction of a rear addition to the 2nd story at 234 E. Vine Street in the Brewers Hill Historic District for Matthew Schaefer and Whitney McAllister.

Sponsors: THE CHAIR

Ms. Hatala said the building was constructed in 1902 by Miller Brewing as a store or a saloon and, in 1910, a previous dwelling near the location may have been attached to the structure and the second story may have been a later addition. There is a one-story addition on the rear of the property and, in 2008, the HPC approved a small bumpout at the back of the building.

The applicant is proposing a second story addition on the masonry, one-story portion of the building and will be 26 feet by 20 feet.

Staff recommends approval with some modifications relating to the windows.

Matthew Schaefer - 2428 N. Humboldt - owner
Amy McAllister - 2428 N. Humboldt - owner
Ryan Stucker - 4121 N. Ardmore, Shorewood - architect
Mr. Jarosz moved for approval with the staff conditions, seconded by Ms. Pieper Eisenbrown.

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

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

No: 0

Excused: 2 - Opgenorth, and Williams

3. [151391](#)

Resolution relating to a Certificate of Appropriateness for new exterior lighting at 1943 E. Trowbridge, the Trowbridge Historic School building for the Milwaukee Public Schools.

Sponsors: THE CHAIR

Ms. Hatala said that the Milwaukee Public Schools want to replace the existing lights with LED lights on the exterior. The lights are used to illuminate the school at night and the existing lights have been on the building for years. The fixtures and conduits will be of colors to blend into the school and will be aimed down onto the school and will not impact surrounding properties. Juneau High School already had this type of lighting installed. The lights will be less obvious than the existing lights.
Joe Gorecki - Milwaukee Public Schools - the new lighting will definitely disperse the light less onto adjacent properties and the intent is to keep the lighting on the property line. The light structure will blend into the building very well.
John Lemm - Milwaukee Public Schools
Theo Sesser - electrical consultant

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

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

No: 0

Excused: 2 - Opgenorth, and Williams

4. [151406](#)

Resolution relating to a Certificate of Appropriateness for construction of a garage at 3008 W. Kilbourn Avenue in the Concordia Historic District for Amy Lamb.

Sponsors: THE CHAIR

Ms. Hatala said that the application is to build a garage which will be 32 feet by 22 feet and the slab has already been poured. The garage will be a close color match to the house and have plank siding with carriage-style doors. Additional information is needed from the applicant to consider this application. Ms. Hatala met with the applicant this morning and, due to the high visibility of this site, Ms. Hatala would like a different type of siding used and more detail added to the structure. Staff feels this is approvable with the modifications mentioned in the staff report.
Amy Lamb and Tim Tahtinen - 3008 W. Kilbourn Ave. - met with the designer and did

get some answers for staff. Agreeable to some of the changes, but not relating to the planking due the increased cost. Ald. Bauman is supportive of not requiring this planking and moved for approval.

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

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

No: 0

Excused: 2 - Opgenorth, and Williams

5. [151403](#)

Resolution relating to a Certificate of Appropriateness for exterior renovation and an addition at 103 W. Lloyd Street in the Brewers Hill Historic District for Benjamin Clark.

Sponsors: THE CHAIR

Ms. Hatala said that this property was a long-time home of Sallie White. The house was built prior to 1894 and is Queen Anne style with an "L" plan. The asphalt siding was removed in 2011. There was a fire at the property and it is currently boarded up. Mr. Clark is the current owner and also a general contractor. DNS would like to have HPC review the project. The existing garage will be moved to the alley to make room for an addition. The original portion of the house will stay the same and there are no specific dimensions of the addition nor specific window placement. There are a number of items the Commission still needs to receive, which are outlined in the staff report. These details would need to be provided and scheduled for the next meeting. Benjamin Clark - GSI General, Inc. - wants to get approval if they can even go ahead with the addition.

Christopher Wilson - architect

Tracy Reed - property buyer - the owner is actually mimicking the layout and house of Mr. Goll, the neighbor just to the south.

The Commission would like to see more details and drawings, although the applicant does seem to be moving along.

Ald. Bauman suggested the applicant worked with DNS and the local alderwoman about the schedule of work and what can be done on the inside.

Rany Goll - 2037 N. 1st St. - neighbor just to the south of the property. The property has been a problem for a couple of years. He does not see this massing fits in the neighborhood at all. The garage is also in poor condition. It's a big lot, but he doesn't support this proposal and the neighborhood isn't happy with this proposal.

The questions of adding an addition and relocating the garage are under the jurisdiction of the HPC.

Ald. Bauman would like some context to the neighborhood as well as he's not familiar with the neighborhood.

A motion was made by ALD. BAUMAN, seconded by Marion Clendenen-Acosta, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Opgenorth, and Williams

6. [151404](#)

Resolution relating to a Certificate of Appropriateness for the reconstruction of stone ledges and overhangs, replacement of select copper flashings, and repointing of masonry at 2333 S. 6th Street, St. Josaphat's Basilica, for the Franciscan Fathers.

Sponsors: THE CHAIR

Ms. Hatala said the applicant wants to replace some of the copper flashing to prevent future building damage, as well as stone repair and replacement. Uihlein Wilson is the architect, who has worked on numerous historic buildings.

Staff recommends approval.

Troy Walton - Uihlein Wilson architects - needed work was found as a result of annual facade inspections.

A motion was made by ALD. BAUMAN, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Opgenorth, and Williams

7. [151415](#)

Resolution relating to a Certificate of Appropriateness for building renovation at 906-910 W. Historic Mitchell Street in the Mitchell Street Historic District for Ben Marshall, agent for Gorman & Company, Inc.

Sponsors: THE CHAIR

Ms. Hatala said the modifications are a result of the building's planned conversion to a branch public library with apartments on the upper floor. The one story annex was constructed at the same time as the original building in 1919. Various businesses were in the building through the years. The facade along Mitchell Street will have minimal changes and on the east side, with windows repaired or replaced with in-kind as needed as well as minimal changes on the north elevation. There will be significant changes on the west elevation with the addition and lengthening of windows due to the new residential use. The one story addition will be converted into 8 townhouse units so changes will be made to this structure with a gate, new doors and new windows. There is also a fifth floor on the main building that doesn't extend across the entire building - new doors and windows will be added and it will be cleaned up to give it a better appearance. That area will be used for apartments. The signage and canopy detailing will come before HPC in the future.

Staff recommends approval.

Brian Scotty - Quorum Architects

Alison Nemec - Quorum Architects - the windows will not be changed, only repaired or replaced in kind.

Ted Mackey - Gorman & Company

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

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

No: 0

Excused: 2 - Opgenorth, and Williams

Roll call taken at 4:44 P.M.

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

Excused: 3 - Bauman, Williams, Opgenorth

8. Certified Local Government Review of the National Register Nomination for the Dover Street School, 619 East Dover Street

Ms. Hatala said there was a fire and the school was re-built in 1910 and was the center for one of the first five social centers to continue education for adults, children and immigrants after school hours.

Staff recommends support of the nomination.

Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown. There were no objections.

9. Certified Local Government Review of the National Register Nomination for the George Peck Rowhouse at 1620-1630 N. Farwell Avenue

This property suffered 2-3 fires over the years following its construction in 1883.

George Peck was a mayor of Milwaukee, a writer, who wrote the "Peck's Bad Boy" series.

Staff recommends approval of the nomination.

Ms. Pieper Eisenbrown moved, seconded by Mr. Jarosz. There were no objections.

10. Updates and announcements.

Ms. Hatala again encouraged commissioners to think of the "Cream of the Cream City" awards. Ms. Hatala encouraged members to review past agendas and she will do the same for potential nominations. The deadline is the last week of April.

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

- a. [151422](#) Resolution relating to a Certificate of Appropriateness for the installation of a new sign at 501 W. Historic Mitchell Street in the Mitchell Street Historic District for James Witkowiak.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Williams

- b. [151478](#) Resolution relating to a Certificate of Appropriateness for the

replacement of air conditioning units, exhaust fans and boiler vents at 3000 N. Sherman Blvd. in the Sherman Boulevard Historic District for the Boys and Girls Club.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Williams

c. [151479](#)

Resolution relating to a Certificate of Appropriateness for the installation of a furnace, with venting and PVC pipes at 2636 N. Sherman Blvd. in the Sherman Boulevard Historic District for Harold & Sylvia Summers.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Williams

d. [151480](#)

Resolution relating to a Certificate of Appropriateness for window restoration/lead abatement at 3216-3218 W. McKinley Blvd. in the Cold Spring Park Historic District for Strong Blocks Milwaukee, LLC.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Williams

Meeting adjourned: 4:53 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>.