



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

Legislative Liaison, Dana Zelazny, 286-8679,

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Monday, March 14, 2016

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

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

Excused: 3 - Jarosz, Bauman, Opgenorth

1. Review and approval of the minutes from the February 8th meeting.

Ms. Pieper Eisenbrown moved, seconded by Ms. Clendenen-Acosta, for approval of the minutes. There were no objections.

2. [140672](#)

Resolution relating to a Certificate of Appropriateness for a mothball certificate for portions of the Henry Palmer Lodge/Love Tabernacle, an individually designated structure at 2640 N. 1st Street.

Sponsors: THE CHAIR

Ms. Hatala said that this property has had a mothball certificate for a number of months and progress has been made. The roof is now watertight and now they are replacing rotted windowsills.

Touissaint Harris, property owner, said that he will be working on the work that the city requested be done and it will be done by a licensed and bonded contractor and the supplies are already purchased.

Ron Roberts - Dept. of Neighborhood Services - the city has been watching the project and it's come a long way and Mr. Harris is doing a great job on the building.

Mr. Harris intends to re-do all the windows and tuckpointing. He anticipates the building will be used as a church with a long-term goal of a community center.

Ms. Hatala recommends that the work continue and another review by done in six months.

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

3. [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 the current garage was approved in 2000. A new garage will be built, salvaging what they can from the current garage. The garage will enter off the alley. There will be a handicap ramp to accommodate the future owner's grandmother. The house still has two entries with one being there based upon the garage location and its distance from the initial door; a current proposed window may be converted to a door in order to provide easier access to the house from the garage. All the windows will be wood, double-hung windows and the addition foundation will be concrete masonry units faced with brick so it matches the existing foundation. The new garage will have some details and an entry door facing the house - some of the details will mirror those of the house. There have been other houses in the neighborhood that have added additions. Staff recommends approval with some details still to be worked out.

Tracy Reed - 2427 N. Palmer - future owner - she wants the addition to entertain. It's a two-bedroom house.

Chris Wilson - designing architect

Mr. Williams thinks that the front porch is too big for the house and the viewer can immediately tell that an addition has been added, which isn't true of the other additions in the neighborhood. He suggested making the side gable 12 by 12, rather than the proposed 12 by 10, in order to mirror the existing gable.

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

4. [151517](#)

Resolution relating to a Certificate of Appropriateness for the installation of new openable storefront and new signage at 1234 E. Brady Street in the East Brady Street Historic District for Elias Chedid.

Sponsors: THE CHAIR

Ms. Hatala provided members with a 1979 survey photo of the building and in 1995 new signage was installed. The "saw sign" was installed in 1996 and a lot of the original details still exist in terms of the large windows and leaded glass transoms. The new tenant will be operating as a restaurant and the tenant wants openable windows. The windows will open as one unit and be secured at the ceiling. The bulkhead will still remain. The windows should be clear glass and not tinted. Staff recommends approval.

Joan Sweet -architect

Elias Chedid - Harry's Bar and Grill owner

Christopher Adams - building owner

Ald. Nik Kovac - he supports this.

Ms. Sweet said the windows will be insulated and aluminum and a pivot point about a third way down with manual opening with hydraulics. The windows will be made by Milwaukee Plate and Glass. There will be an aluminum frame around the windows. The ballister will be added back to the top of the roof (the owner has stainless steel ballisters in the basement) and that work and the apartment work will be a separate COA.

They would like to retain the saw with "Harry's" going down the saw, rather than "Hardware".

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

5. [151518](#)

Resolution relating to a Certificate of Appropriateness for the installation of two rain gardens and permeable paving for the driveway and parking lot at the North Point Lighthouse at 2650 North Wahl Avenue in the North Point North Historic District for the Milwaukee County Parks Department.

Sponsors: THE CHAIR

Ms. Hatala showed where the permeable pavement and rain gardens will be located to address concerns relating to run-off that goes down the bluff to the beach. The pavers will end at the walking trail and the trees and green space will be retained. The parking area isn't being expanded or developed. The existing rain garden will be expanded. Staff recommends approval.

Kevin Haley - Milwaukee County Parks Dept.

John Scripp - President of the Friends group - contracting the project.

The parking is for staff, disabled parking and deliveries and they see the permeable surface as an educational opportunity.

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: 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

6. [151616](#)

Resolution relating to a Certificate of Appropriateness for the installation of two gates at the rear private alley at 2469-2483 S. Kinnickinnic Avenue, the Avalon Theater which is an individually-designated structure, for Lee Barczak.

Sponsors: THE CHAIR

The applicant has asked to hold this as it isn't ready.

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

7. [151617](#)

Resolution relating to a Certificate of Appropriateness for the replacement of windows in the apartment portion of the Avalon Theater at 2469-2483 S. Kinnickinnic Avenue, an individually-designated structure, for Lee Barczak.

Sponsors: THE CHAIR

Ms. Hatala said that a lot of work has been done to the theater in the past year and is now up and running and is very popular. The owner is now working on the apartment complex tied to the theater. The window siding can be painted. Ms. Hatala said a backyard deck has never been approved and metal-clad windows only in either new construction or evidence of prior existing metal windows. Staff recommends denial and the applicant seek another window type.

Andy Farrell - speaking on behalf of the owner, Lee Barczak. The owner wants to make sure the building can be well-maintained and energy-efficient.

Mr. Williams said that this is an uphill battle.

Mr. Farrell said there is a \$16,00 cost difference between wood and vinyl (about 15% of the total cost of the total window replacement). Two representatives from Anderson windows came to the table. The total project budget for the apartments is a million dollars.

The sight lines are almost identical to the wood windows, per Mr. Farrell, and the wood windows are not salvagable.

Mr. Williams said that tax credits will pick up the entire difference for the owner with a 20% tax credit from the state.

A motion was made by Marion Clendenen-Acosta, seconded by Ann Pieper Eisenbrown, that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

8. [151618](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new building at 1348 E. Brady Street in the East Brady Street Historic District for JC Capital 1348 LLC.

Sponsors: THE CHAIR

Ms. Hatala said there originally was a wood frame building at this site, which was later demolished after 1990. Since that time, it has been a vacant lot. The proposal is to build a two-story structure of masonry with the front facade matching up with the facades of the other buildings on Brady Street. The proposed building will take up the majority of its lot line and there is no need for off-street parking as other parking is available. The new building will be a restaurant with a mezzanine and roof top, which

will have the mechanicals on it.

There will be a recessed entry as well and openable windows. There will be solid brick at the side rear as that is where the kitchen area is. There is some talk of a possible art installation on that area. The building is compatible with existing buildings in the area. The side facing Jimmy John's is a blank wall as it is right up against that structure. Staff recommends approval.

Matt Hensel - architect

Jim Vils - Redmond Company

Ron Stokes - president of the Roaring Fork restaurant group

Ald. Nik Kovac - he supports this project and thinks the architect has been very sensitive to the neighborhood.

Ms. Pieper Eisenbrown strongly recommended having art on the blank rear area where the kitchen is. Another possibility, per the architect, is to have windows on the second story and opaque windows on the first floor. About half the building utilizes the entire two story volume.

Grant, with the requirement that a COA be obtained from the Commission, for the back area, whether it be art work or windows, prior to getting an occupancy permit.

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: 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

9. Updates and announcements.

Ms. Hatala said the Goll mansion will be on next month's agenda.

Please try to recommend projects for submittal for Cream of the Cream Cities award.

Rebecca Holmquist is the newest intern, recommended by Mr. Jarosz.

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

- a.** [151586](#) Resolution relating to a Certificate of Appropriateness for the installation of a new fence at 2470 N. Grant Blvd. in the Grant Blvd. Historic District for Clifton Phelps.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Bauman, Opgenorth, and Jarosz
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- b.** [151587](#) Resolution relating to a Certificate of Appropriateness for the installation of new boiler venting through a basement window at the southwest corner of the rectory building at 1711 S. 9th Street in the

Mitchell Street Historic District for St. Anthony Congregation.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

c. [151619](#)

Resolution relating to a Certificate of Appropriateness for the abatement of lead at the windows at 4356 N. 26th Street in the Garden Homes Historic District for Nimmy Esuoso.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

d. [151620](#)

Resolution relating to a Certificate of Appropriateness for the replacement of the second story windows and roof repairs at 4463 N. 26th Street in the Garden Homes Historic District for Andrea Barton.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

e. [151636](#)

Resolution relating to a Certificate of Appropriateness for exterior repairs and general rehabilitation at the Germania Building, an individually designated historic property, at 135 West Wells Street for Cardinal Capital Management, Mark Klann.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

- f. [151637](#) Resolution relating to a Certificate of Appropriateness for removing excess signage as well as inappropriate lighting around the sign at 1017 E. Brady Street in the East Brady Street Historic District for Viren Patel.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

- g. [151688](#) Resolution relating to a Certificate of Appropriateness for the installation of a Bublr bike station at 2605 East Park Place in the Downer Avenue Commercial Historic District for the City of Milwaukee.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

- h. [151689](#) Resolution relating to a Certificate of Appropriateness for the installation of a Bublr bike station at 2551 N. Downer Avenue/2515 E. Webster Place in the Downer Avenue Commercial Historic District for the City of Milwaukee.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 3 - Bauman, Opgenorth, and Jarosz

- i. [151690](#) Resolution relating to a Certificate of Appropriateness for various repairs to the roof and gables at 1801 North Prospect Avenue for the Charles Allis Museum, an individually designated historic site.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Bauman, Opgenorth, and Jarosz
- j. [151694](#) Resolution relating to a Certificate of Appropriateness for the installation of rooftop and side wall air conditioning units at the Avalon Theater at 2469 S. Kinnickinnic Avenue (also addressed at 620 East Homer Street), an individually-designated historic structure, for Lee Barczak.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Bauman, Opgenorth, and Jarosz
- k. [151695](#) Resolution relating to a Certificate of Appropriateness for masonry cleaning and re-pointing at the Avalon Theater at 2469 S. Kinnickinnic Avenue, an individually-designated historic structure, for Lee Barczak.
- Sponsors:** THE CHAIR
- A motion was made by Blair Williams, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn
- No:** 0
- Excused:** 3 - Bauman, Opgenorth, and Jarosz

*Meeting adjourned: 4:59 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>.