



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,

lelmer@milwaukee.gov

HPC Planner: Carlen Hatala, 286-5722, chatal@milwaukee.gov

Legislative Liaison, Dana Zelazny, 286-8679,

dana.zelazny@milwaukee.gov

Monday, August 8, 2016

3:00 PM

City Hall, Room 301-B

Meeting convened; 3:04 P.M.

Present: 6 - Pieper Eisenbrown, Jarosz, Bauman, Williams, Clendenen-Acosta, Keating Kahn

Absent: 1 - Opgenorth

1. Review and approval of the minutes from the July 11th meeting.

Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, for approval of the minutes. There were no objections.

Roll call taken at 3:10 P.M.

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

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

2. [160449](#)

Resolution relating to a Certificate of Appropriateness for a new sign at 718 East Wells Street in the Cass-Wells Streets Historic District for Nikki Schwark.

Sponsors: THE CHAIR

Ms. Hatala said the applicant's building is the small, pink building and the district is comprised of older houses and one larger house that was converted into a restaurant. Currently there's a small sign and a sidewalk sign. The applicant is proposing a cabinet sign to extend from the 2nd floor to the middle of the 3rd floor and will be 8 foot tall and have lightbulbs as part of it. The sign is similar to one on a much-larger building. Staff recommends denial.

Jeff Hanacke - designer

Nikki Schwark - owner of East Town Salon and Spa

Mr. Hanacke said he feels the sign is appropriate with the building architecture and Ms. Shwark wanted something to competes with existing businesses. Although the sign is 8 feet in high, it is only 1 foot in width with the typography and shape of it mirror the fashion of the 1920s. This is not a cheap, plexiglass back-lit sign, but only the characters and the bulbs are illuminated. The current banner on the building is 6 feet in high, so the proposed sign is a little higher, but also narrower. It is 8" deep. Mr. Williams is concerned as how much the sign disrupts the facade based upon the proposed location. He's concerned as both of the windows are being spanned. He would prefer shorter and lower. The chair is concerned that the sign isn't compatible with the neighborhood and the light bulbs make it look too much like a make-up mirror. Ms. Clendeneon-Acosta also had concerns relating to the location and look of the sign.

The applicant will work with staff to come up with a sign that will hopefully be approved by the Commission.

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

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

No: 0

Absent: 1 - Opgenorth

3. [160448](#)

Resolution relating to a Certificate of Appropriateness for a sun room addition at the rear of the house at 2408 N. Terrace Avenue in the North Point North Historic District for Nancy Morgan.

Sponsors: THE CHAIR

Ms. Hatala said the house was constructed in 1968, on what was previously an empty lot which had gardens and tennis courts. A duplex was built in 1968, with each unit having its own garage. The roof will be extended and sunroom will fill in the existing porch with an additional door installed. More detail is needed on the new door and new windows.

Barbara Elsner - 1800 N. Prospect Ave. - owns 2420 N. Terrace Ave., just to the north - she's objecting as it makes it more crowded as viewed from her house.

Claire Holland - currently living in the 2420 N. Terrace house - the view is encroached on from the master bedroom and the dining room and subverts Wright's plan to bring light and nature into the house.

Mr. Williams said that the work is to the rear of the house and he sees it as a small change the matches the house well, so he's inclined to approve this.

Approve with the conditions set by Ms. Hatala relating to the details for the door and windows. Staff can approve those details.

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 - Bauman, Pieper Eisenbrown, Williams, Clendenen-Acosta, and Keating Kahn

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

4. [160447](#) Resolution relating to a Certificate of Appropriateness for the façade repairs at 733-737 W. Historic Mitchell Street in the Historic Mitchell Street Historic District for Hak Jae Kim.

Sponsors: THE CHAIR

Ms. Hatala said this building is a visual landmark on Historic Mitchell Street and was constructed in 1929. The building was originally constructed to hold an additional two stories, which were never needed. There have been a number of furniture stores at this location. A piece of limestone fell off and the facade is bowing out, as well as a horizontal crack on the facade due to rusting lintels. The stone trim is also cracking. The applicant is proposing to re-attach the facade through the use of pins. The applicant provided a sample brick and literature on the product he intends to use. The west facade does not have this issue. Staff recommends approval with the repair work leaving as minimal footprint as possible and brick should match the existing brick and mortar samples be approved prior to use.

Mark Rider - Air Tight Exteriors, Wauwatosa

Mr. Rider said he made some changes and once the facade is secured, a metal rod will go through the brick veneer and into the interior masonry wall as well as a new timber and the facade weight will be supported. This system is able to support a bowed facade so even if it can't be straightened, it can be made secure. There won't be much visible on the facade once the work is done.

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

5. [160450](#) Resolution relating to a Certificate of Appropriateness for the construction of a new mixed use building at 926 West Juneau Avenue, Brewery Block 4, in the Pabst Brewery Complex Historic District for B. P. Property Owner No 2 LL.

Sponsors: THE CHAIR

Ms. Hatala said there are criteria for new construction and it is within the boundaries of a local historic district. This is currently a vacant lot. The shape is a "C" shape, with the courtyard facing the hotel, with 110 residential apartments and first-floor retail. There is a variety of cladding materials ranging from brick to composite siding to pre-cast concrete in various colors. There is also proposed landscaping detailed. Staff recommends approval.

Joe Lee - architect

Mr. Lee brought samples and said the window depth will be 4" where there is brick and where the siding is by the windows, there will be a small window inset.

Greg McHenry - Indianapolis - developer - this is their 2nd project in the Milwaukee

market and hope to be starting construction in fall.

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

Abstain: 1 - Williams

6. Updates and announcements.

Ms. Hatala said the Soldier's Home will be renovated.

Grant's Soul Food on 4th and North is a potential development site, but the existing structure has a vivid roof and the question will be as to what to do with the roof.

The Humphrey Scottish Rite center is still being held in the Zoning, Neighborhoods and Development Committee.

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

- a. [160456](#) Resolution relating to a Certificate of Appropriateness for the whole house renovation at 1921 N. 2nd Street in the Brewers Hill Historic District for Robert Chandler, agent for Midwest Commercial Funding, LLC.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- b. [160493](#) Resolution relating to a Certificate of Appropriateness for the repair of the front porch at 1945 North 2nd Street in the Brewers Hill Historic District for Bethany and Rodney Sanchez.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- c. [160508](#) Resolution relating to a Certificate of Appropriateness for the replacement of the air conditioning unit at 2019 N. Palmer Street in the Brewers Hill Historic District for Brian Holoubeck Tod.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- d. [160509](#) Resolution relating to a Certificate of Appropriateness for HVAC installation at 317 W. National Avenue in the Walkers Point National Register Historic District for Concorde Investments LLC.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- e. [160510](#) Resolution relating to a Certificate of Appropriateness for the replacement and relocation of an air conditioning condenser at 2251 N. Lake Drive in the North Point South Historic District for Madhu Sadagopan.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- f. [160511](#) Resolution relating to a Certificate of Appropriateness for the venting of a new furnace at 3312 N. Lake Drive in the North Lake Drive Estates Historic District for Maxine Wishner.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- g. [160512](#) Resolution relating to a Certificate of Appropriateness for the venting of a new furnace at 2637 N. Summit Avenue in the North Point North Historic District for Mark and and Shirley Plotkin.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- h. [160514](#) Resolution relating to a Certificate of Appropriateness for the replacement of an existing outdoor condensing unit at 2405 East Wyoming Place in the North Point South Historic District for Frederick Vogel IV.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- i. [160516](#) Resolution relating to a Certificate of Appropriateness for a new air conditioning condenser in the side yard at 1843 N. 2nd Street in the Brewers Hill Historic District for Daniel Current.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- j. [160517](#) Resolution relating to a Certificate of Appropriateness for HVAC installation at the new house under construction at 2131 N. Terrace Avenue in the North Point North Historic District for Robert Schmidt.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- k. [160521](#) Resolution relating to a Certificate of Appropriateness for the recladding - rebuilding the front porch steps at 2611 North Terrace Avenue in the North Point North Historic District for Dan Pauli.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

- L. [160522](#) Resolution relating to a Certificate of Appropriateness for the

installation of a driveway gate at 2237 N. Lake Drive in the North Point South Historic District for Blair Williams.

Sponsors: THE CHAIR

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

Abstain: 1 - Williams

m. [160523](#)

Resolution relating to a Certificate of Appropriateness for constructing a new retaining wall at the rear entrance to Mitchell Bank at 1039 W. Historic Mitchell Street in the Mitchell Street Historic District for Mitchell Bank.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

n. [160526](#)

Resolution relating to a Certificate of Appropriateness for a fence at 2536 North Grant Boulevard in the Grant Boulevard Historic District for Rashad Mattox.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

o. [160527](#)

Resolution relating to a Certificate of Appropriateness for installing a

new gas boiler at 3379 North Sherman Boulevard in the Sherman Boulevard Historic District for Roberta Henry.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

p. [160528](#)

Resolution relating to a Certificate of Appropriateness for the installation of a new furnace at 2957 North Sherman Boulevard in the Sherman Boulevard Historic District for Claudette Edwards.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Opgenorth

Excused: 1 - Jarosz

Meeting adjourned: 4:20 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>.