



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

PATRICIA KEATING KAHN, CHAIR

Matt Jarosz, Vice Chair

**Ald. Robert Bauman, Marion Clendenen-Acosta, Ann Pieper
Eisenbrown, Anna-Marie Opgenorth, 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, October 10, 2016

3:00 PM

City Hall, Room 301-A

Amended 10/3/16 - Item #7 was added

Meeting convened: 3:03 P.M.

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

Excused: 1 - Opgenorth

1. Review and approval of the minutes from the September 13th meeting.

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

2. Election of a Vice-Chair

*Ms. Keating Kahn moved to nominate Mr. Jarosz as Vice-Chair; seconded by Ald.
Bauman. There were no objections nor any other nominations. Mr. Jarosz abstained
from voting.*

3. [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 provided background information and Mr. Harris present to speak on his
progress. The Dept. of Neighborhood Services has no objection to extension of the
COA. The next project is the chimney, preferably before winter comes, but the
department prefers that it be done right, rather than quickly.*

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

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

No: 0

Excused: 1 - Opgenorth

4. [160730](#)

Resolution relating to a Certificate of Appropriateness for a parking lot at 1751 N. Palmer Street in the Brewers Hill Historic District for Milwaukee Fortress LLC.

Sponsors: THE CHAIR

Ms. Hatala said the need for parking has become very critical. The building will be converted into 132 residential units. This project went before the Board of Zoning Appeals and the owner has agreed to make the two parcels into one, so that the entire area is in the historic district. Over time, the area has transitioned from a residential area to a commercial area. The lot does slope and will be set back from Vine Street. There will be 16 lots on the north side and 16 lots on the south side, as well as parking in the rear, which will be shaded with trees and plantings. Landscaping and fencing will be installed.

Christopher Gausch - Madison

Luke Adams - Brookfield

Mr. Gausch said they will be adding low-level lighting for safety concerns along Vine Street. The stormwater will be drained and then taken underground. Management will maintain the landscaping.

Mr. Jarosz moved for approval, but required that lighting be submitted to staff (and there will be neighborhood meetings as well). Seconded by Mr. Williams.

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

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

No: 0

Excused: 1 - Opgenorth

5. [160729](#)

Resolution relating to a Certificate of Appropriateness for an elevator tower addition to 1135 W. Historic Mitchell Street in the Historic Mitchell Street Historic District for 1125 Mitchell LLC.

Sponsors: THE CHAIR

Ms. Hatala said this site is a former JC Penney store and the current owners want to use the upper floors for office space, so they need separate access and to meet ADA requirements. The tower will be constructed at the east elevation. The proposal was just modified today. The tower will include windows and will require removal of the fire escape on the east side and also the small, attached shed. The cornice on the elevator will mimic the overhang on the current Foot Locker store. The cladding will go vertically, rather than horizontally, as shown by the photo. Staff recommends approval.

Tom Vavra - 1905 S. 1st St.

John Kesselman - Kesselman Real Estate, Mequon

Mr. Kesselman said the freight elevator was being used as a passenger elevator and the first floor was filled with 20 years of junk. They have to do an elevator no matter

what use the upper stories become. The attached shed was built a few years ago for a catering business in the basement.

Mr. Williams had some suggestions relating to the brick color used. Mr. Jarosz asked if metal panels or a more-glassy look had been looked at for the bottom portion which is proposed brick right now. Mr. Williams like the juxtaposition of new and old. Mr. Vavra said that the windows were added in the brick area since that is the waiting area for the elevator and it also softens up that area.

Mr. Jarosz moved for approval, as long as the applicant meets with staff to address the brick issue, and staff can approve. Seconded by Ald. Bauman.

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

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

No: 0

Excused: 1 - Oppenorth

6. Discussion of best practices and options in the restoration of the Modjeska Theater at 1134 West Historic Mitchell Street in the Mitchell Street Historic District.

Mr. Vavra said they hope to get the theater open this month and also replacing all the windows on the second floor facing Mitchell Street. He's got no bids yet for those windows, so he'd like to have this on the agenda next month. Mr. Kesselman said they're working on the brick walls, but the windows have been an issue in terms of pricing and historical requirements. The concern is also maintaining tax credit ability.

7. Certified Local Government Review of the National Register nomination for the North 47th Street Bungalow Historic District (2500 Block of North 47th street, between Wright and Clarke Streets)

Ms. Hatala said that this particular block is already a local district. The homeowners got together on their own and pooled their monetary resources to hire a consultant. The consultant did additional original research. Development required house setbacks, where garages were could be and fencing for the front yards. The majority of the homeowners are supporting this. The district was locally designated in 2001. Mr. Williams moved, seconded by Ms. Pieper Eisenbrown, to recommend approval of the national designation. There were no objections.

8. Approval of 2017 meeting dates.

Mr. Jarosz moved, seconded by Ald. Bauman, to approve the proposed 2017 meeting dates, which the staff assistant will forward to committee members.

9. Updates and announcements.

Ms. Hatala had previously introduced Tim Atkin, the new HPC staff person. Today is his first day. Ms. Hatala noted there is a state historic conference in the Dells, which no commissioners will be attending.

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

- a. [160750](#) Resolution relating to a Certificate of Appropriateness for repairing the sheet metal cornice at 705-707 West Historic Mitchell Street in the Mitchell Street Historic District for Frank Koutras.

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

No: 0

Excused: 1 - Opgenorth

- b. [160756](#) Resolution relating to a Certificate of Appropriateness for repairing the east chimney at 712 East Wells Street in the Cass & Wells Streets Historic District for Robert Vertz.

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

No: 0

Excused: 1 - Opgenorth

- c. [160757](#) Resolution relating to a Certificate of Appropriateness for the installation of two A/C condensers, one at the roof and one on the rear wall, of the house at 2830 West State Street in the Concordia Historic District for David Grosse.

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

No: 0

Excused: 1 - Opgenorth

- d. [160758](#) Resolution relating to a Certificate of Appropriateness for repointing and masonry repair at 600 North Broadway in the East Side Commercial Historic District for Siegel Gallagher Management Company.

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

No: 0

Excused: 1 - Opgenorth

- e. [160759](#) Resolution relating to a Certificate of Appropriateness for the installation of a back-up sump pump drain at 3452 North Lake Drive in the North Lake Drive Estates Historic District for Peter and Joan Bruce.

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

No: 0

Excused: 1 - Opgenorth

- f. [160763](#) Resolution relating to a Certificate of Appropriateness for the addition of a cornerstone to the property at 1701 North Humboldt Avenue in the Brady Street Historic District for Keystone on Brady LLC.

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

No: 0

Excused: 1 - Opgenorth

Meeting adjourned; 3:58 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>.