



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

MATT JAROSZ, CHAIR

Ald. Robert Bauman, Vice Chair

*Marion Clendenen-Acosta, Ann Pieper Eisenbrown, and
Patricia Keating Kahn*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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*Senior Planner: Carlen Hatala, 286-5722,
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*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Dana Zelazny, 286-8679,
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Monday, April 10, 2017

3:00 PM

City Hall, Room 301-B

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

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

Present: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz

Excused: 3 - VACANCY, Williams, Keating Kahn

2. [161573](#)

Substitute resolution relating to the permanent historic designation of the property at 807 N. 23rd Street, the Peter and Ida Frattinger House, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ms. Hatala said that the temporary designation was heard at the last meeting. This is the permanent designation as the owner had no concerns with the designation. They have been unable to determine the architect and the owners began taking in boarders in 1896. The house changed hands in 1916 and there was a succession of different owners who used the house as a rooming house. The current owners have owned it since 1988. It is hoped that the designation will prevent inappropriate remodeling. Meets 2 characteristics: e-5 (embodiment of a housing style) and e-9 (stand-out feature of a community) for historic designation.

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

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

Mr. Toussaint Harris present - the work is continuing specifically on the back wall and the next step will be work on the windows, the chimney, tuckpointing and the roof. The project is pretty much on target and the end is in sight. This file will be scheduled when the work is completed in six months.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

4. [161664](#) Resolution relating to a Certificate of Appropriateness for the demolition of an existing one-car garage and replacing it with a two-car garage at 2728 E. Bradford Avenue in the North Point North Historic District for Jodena Searl.

Sponsors: THE CHAIR

Mr. Askin said that the garage did not exist in 1910, but was in existence in 1924. The applicant's garage designs are not yet complete, so the commission is only considering demolition. Staff recommends granting approval.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

5. [161519](#) Resolution relating to the temporary historic designation of the State Theater Building at 2612-2616 W. State Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Ms. Hatala said that a report was forwarded from the Dept. of Neighborhood Services, contained in the file (Sigma Report). The nominator has a PowerPoint he wishes to show the Commission.

Ron Roberts - Dept. of Neighborhood Services - a major concern is the asbestos and a walk-through of the building was scheduled to address that issue. The Sigma report noted that a portion of the building would need to be demolished as the comingled asbestos cannot be abated. Due to this fact, the front facade would be removed. The building would fall under the definition of "emergency demolition" and the Commission would have no jurisdiction under this designation.

Proponents of the designation:

Steve Ewing - 3119 W. Wells St. - had questions of Mr. Roberts relating to the asbestos and feels this building is unique and needs to be saved and a second opinion relating to the asbestos should be obtained.

James Dieter - nominator - there is grant money out there and he's concerned with even more vacant lots in the neighborhood

Douglas Gallus - architect with Mr. Dieter - he has not had an opportunity to go into the building or do any kind of structural analysis

Robin Muller - supporter of keeping the theater due to its cultural heritage in the music scenes in the 70s and thinks the money can be raised.

Dave Miskey - Redevelopment Authority, owner of the building - no submitted proposal with a budget submitted to him. They did ask for a proposal from Mr. Dieter by last Friday and there was no proposal submitted.

Opponents of the designation:

Pat Muller - opposed, but didn't wish to speak

Keith Stanley - Near West Side Partners - they support the demo as there are no developers involved.

John Hennessey - Hennessey Group - would like two weeks to put together a conceptual and financing plan.

Ald. Bauman doesn't think this property is historic. He supports RACM working with any developers to develop this property.

Mr. Jarosz doesn't think this building would be granted any federal tax credits.

Ald. Bauman doesn't feel this building is historic and Ms. Pieper Eisenbrown is concerned that no financial plan has been submitted.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

6. [161559](#)

Resolution relating to a Certificate of Appropriateness for re-siding the rear cottage at 1927A N. Second Street in the Brewers Hill Historic District for Sue Mims.

Sponsors: THE CHAIR

Mr. Askin said the applicant proposes to re-side the rear cottage. A glass block window was illegally installed and now another window has been removed with no approval. There is also new knotty cedar siding and now there are also unapproved vent pipes. There are current violation orders on the property. Staff recommends denial. The owner did apply for COAs for work on the front project.

Richard Smith - Inner City Services (son-in-law of Susie Mims) and he lives in the front house. There was an electrical fire in 2009. The window that was covered was in a pantry and was rotten. The house isn't insulated and the tenant's pipes were freezing so the whole house was insulated.

He needs to work with staff to come into compliance.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

7. [161593](#) Resolution relating to a Certificate of Appropriateness for replacing the storefront glazing at 2581 N. Downer Avenue in the Downer Avenue Historic District for Salon Nova.

Sponsors: THE CHAIR

Mr. Askin said that the store front on the far left is being considered for change. The three store fronts have all been altered, but this one and a second one has been altered less. With recent changes in building codes, this storefront glazing might be the best solution even though not historically accurate. Building code takes precedence over historic standards. Staff would like the copper trim to be retained and replace as needed and use the same depth of glass as used by Henry's. Staff reluctantly recommends approval with the copper trim and speaking with Henry's about their glass.

Joan Sweet - architect. They will look at the slightly less thick glass that Henry's has and they're fine with the copper base.

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 Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

8. [161633](#) Resolution relating to a Certificate of Appropriateness for construction of a replacement filling station at 3114 N. Sherman Boulevard (formerly 4246 W. Burleigh Street) in the Sherman Boulevard Historic District for Pakhar Singh.

Sponsors: THE CHAIR

Ms. Hatala said the building was destroyed last year during the civil unrest. The owner is proposing a new station with a convenience store and tenant space. Two empty city-owned lots will be acquired. The canopy design will need staff review. The new building will be clad in brick for all facades and will face south. The rear has no openings, but will have piers to give it some definition. The color scheme will be solid red. Staff finds the design acceptable. The landscape plan was submitted today that dresses up the corners on the major thoroughfares and that is acceptable as well. This matter will go before BOZA. It is staff's understanding that Ald. Rainey supports this.

Tom Stachowiak- architect - large site and the owner has to work with a budget. In the back, the recessed panels will be for murals, at the request of the Dept. of City Development

The chair thinks the building needs to be more friendly and open.

Vaun Mays - 2649 N. 49th St. - lives and works in Sherman Park - his organization had some issues with the building owner and feels it isn't very neighbor-friendly.

Per Ms. Hatala, the changes submitted today by the owner and architect were a result of the staff report.

Ed Richardson - Dept. of City Development - there are a lot of moving parts on this

which a delay would affect.

Gabriel Taylor - 2921 N. 47th St. - the gas station is a major contributor as to what happened to it.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

9. [161632](#)

Resolution relating to a Certificate of Appropriateness for storefront rehabilitation and masonry cleaning at 1016-1024 E. Brady Street in the Brady Street Historic District for Michael Glorioso.

Sponsors: THE CHAIR

Mr. Askin said this is facade rehabilitation on the ground floor and the upper level will have brick repairs and cleaning. The Glorioso's awnings and storefronts were removed and there was nothing historic behind it. The building was built in 1927 as a multi-store building with Glorioso's operating most or all of the storefronts since 1946. There are few historic photos of the storefronts.

The applicant is putting a mediterranean look on the facade. Staff recommends approval with divided light in the transom and the proposed glazed tile won't wear well and isn't appropriate to the building. The brick cleaning will be approved as a staff COA.

Tom Stachowiak - architect - will investigate how tile on other businesses in the area is wearing.

Mike Glorioso - is excited about the project and looking forward to getting the buildings back to how they think they looked.

Approved with transom and tile conditions.

A motion was made by Marion Clendenen-Acosta, 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 Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

10. [161662](#)

Resolution relating to a Certificate of Appropriateness for painting over a pre-existing mural sign and and the installation of multiple signs on the south elevation of 1003-1007 N. Old World 3rd Street in the Old World 3rd Street Historic District for Robert Wiltgen of Whos Milwaukee, LLC.

Sponsors: THE CHAIR

Mr. Askin said the applicant is requesting retroactive approval for painting over signs. The building was built in 1901. The sign was installed in 2014 and an application was applied for in May 2014, post-sign installation. The applicant was found guilty of failure to obtain a COA in 2016. Staff recommends partial approval - applicant can

keep one of the two signs naming the establishment (either the horizontal or the vertical one).

Atty. Michael Whitcomb - sign was created by a local artist and is on rainboard. He went before BOZA for a dimensional variance as they considered all 4 signs as one (awning signs considered the same sign).

Robert Wiltjen - owner - the owner was unaware of the laws and realized it post-signage.

Mr. Askin said that the Board of Zoning Appeals required that HPC had to approve the signs.

Grant with staff's recommendation to keep one of the four signs.

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 Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

11. [161667](#) Resolution relating to a Certificate of Appropriateness for a mothball certificate for 1134 W. Historic Mitchell Street, known as the Modjeska Theater, in the Mitchell Street Historic District for Modjeska Theater Project, LLC.

Sponsors: THE CHAIR

Ms. Hatala said the applicant has asked that this be held until next month. The chair approved it.

12. [161669](#) Resolution relating to a Certificate of Appropriateness for the removal of all stained glass windows at 790 N. Van Buren Street and their replacement with clear glazing, the Wisconsin Consistory of the Scottish Rite, an individually designated building for Ascendant Holdings.

Sponsors: THE CHAIR

The chair approved holding over this matter.

13. **Updates and announcements.**

*Cream of the Cream Cities applicants are coming along.
5:20 P.m.*

14. **The following files represent staff approved Certificates of Appropriateness:**

- a. [161644](#) Resolution relating to a Certificate of Appropriateness for re-roofing the house and garage and replacing the gutters and downspouts on the house and garage at 2530 N. Summit Avenue in the North Point North Historic District for Karla Horst Benton.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

b. [161659](#)

Resolution relating to a Certificate of Appropriateness for the replacement of multiple storm doors with steel security doors at 3317-3319 W. Mc Kinley Boulevard in the Cold Spring Park Historic District for Sasha Gray.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

c. [161670](#)

Resolution relating to a Certificate of Appropriateness for the replacement of a sign face within an existing sign box at 546 W. Historic Mitchell Street in the Mitchell Street Historic District for Tony Picon of Faretemps.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

d. [161671](#)

Resolution relating to a Certificate of Appropriateness for installation of a wood and metal sign at 1125 N. 9th Street, in the Pabst Brewery Historic District for Blue Ribbon Management.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

- e. [161686](#) Resolution relating to a Certificate of Appropriateness for a sidewalk café on the Brady Street and Warren Avenue frontages at 1348 E. Brady Street in the Brady Street Historic District for Roaring Fork, LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

- f. [161738](#) Resolution relating to a Certificate of Appropriateness for the demolition and replacement of alley stairs at 116 E. Vine Street in the Brewers Hill Historic District for Barbara Janczak.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

- g. [161762](#) Resolution relating to a Certificate of Appropriateness for the installation of three steel security doors on the rear ("south") elevation at 2415 E. Wyoming Place in the in the North Point South Historic District for Doug Rose.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

- h. [161768](#) Resolution relating to a Certificate of Appropriateness for re-roofing

and replacing gutters at 851 N. 29th Street in the in the Concordia Historic District for John Dombeck and Catherine Friel-Dombeck.

Sponsors: THE CHAIR

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

Aye: 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

No: 0

Excused: 3 - VACANCY, Williams, and Keating Kahn

Meeting adjourned: 5:20 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>.