



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, May 8, 2017

3:00 PM

City Hall, Room 301-B

Amended 5/1/17 - item #12 was added.

1. Review and approval of the minutes from the April 10th and April 24th meetings.

Meeting convened: 3:02 P.M.

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

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

Excused: 1 - VACANCY

2. [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

Mr. Tim Askin said the applicant requested to move all the stained glass windows and store them on-site, but retain the transom windows. The stained glass windows were not part of the original design, but other Scottish Rite buildings have stained glass windows and function as event space. The building was originally a church and the stained glass windows were put in from 1938-1950. The windows have historic, masonic and religious themes. The "chapel" has stained glass windows in every room. There are four options and staff recommends shuffling the stained glass windows around to permit a minimum of one clear window per room. The stained glass windows have been in the building longer than the original clear windows were in the building. The Commission has never approved removal of stained glass windows.

Ben Prescott - Ascendant Holdings

Eric Nordeen - Ascendant Holdings

Ken Gowland - architects

Mr. Nordeen said that the windows are a problem in that they are very dark and this prohibits the type of entertainment they wish to have. Per the expert they hired, they were locally made and of inferior quality and therefore have no real monetary value. They do want to leverage the history of the building and would re-use portions of some of the windows.

Mr. Gowland said that the windows are not in the art deco style and of a medieval revival style and a lot of the windows are painted, rather than stained glass. The painted areas, even if backlit, would just appear dark. The building wasn't designed with stained glass in mind - the glass was merely replaced and stained glass wasn't part of the original intent of the design. The stained glass windows actually take away from the design as it just makes those windows darker and being asymmetrical rather than symmetrical. The existing facade also has limited area for allowing in daylight. The windows were designed to be inward-facing, rather than outward-facing as they appear solid black to the exterior.

Ms. Hatala noted that the clear windows were changed out during the remodeling project when the stained glass windows were put in.

The applicant would be willing to match either the 1936 steel windows or the 1996 aluminum windows.

Ms. Clendenen-Acosta would not be opposed to removing them if a plan was presented on what will be done with the removed windows.

Ms. Keating Kahn said she would like to see what the final disposition of the removed windows would be and how they could be re-used.

Held so the applicant can present information on the disposition of the removed windows.

A motion was made by ALD. BAUMAN, seconded by Ann Pieper Eisenbrown, 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: 1 - VACANCY

3. [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

Mr. Tim Askin said the current building replaced an original movie theater. The entity is owned by a non-profit. Staff recommends approval with numerous conditions including getting required COAs for completed work, getting COAs as required for the work and a detailed timeline and other conditions detailed in the staff report.

John Kesselman - board member who took over the project

Mr. Kesselman said some tuckpointing and stabilization of the terra cotta was done and he didn't realize he needed to get a COA. They also had exterior asbestos caulk removed. They also put on a new roof and did some parapet work. About \$30,000 worth of work has been done on the interior.

Ron Roberts - Commercial Code Enforcement section of Neighborhood Services - not opposed to the mothballing, but want the underground vault to remain separate. Staff recommended approval with four conditions and the Commission requires that the value be removed from the mothball.

Ms. Pieper Eisenbrown moved, seconded by Ald. Bauman, that the COA approved

with the four conditions set by staff and the sidewalk vault replacement shall be done within 60 days.

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

No: 0

Excused: 1 - VACANCY

4. [161672](#)

Resolution relating to a Certificate of Appropriateness for the replacement of the exterior doors at 3360 N. Sherman Boulevard, Townsend Elementary School, in the Sherman Boulevard Historic District for Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Tim Askin said the Milwaukee Public Schools (MPS) is proposing to replace all exterior doors. Staff is comfortable with the concept of replacing all the doors. Door changes have been approved at Washington High School, but that school only has one front and has undergone many changes, while this school has three fronts. Staff recommends having all doors facing north be sandstone, while the south and east elevations are less public and could have the requested pebblestone color. Staff also prefers the mutton style be recessed and not extend visibly beyond the glass. Staff recommends approval with 9 conditions detailed in the report.

Juliana Pascucci - MPS

John Linn - project manager

Joel Hoffman - salesman for the product

Ms. Pascucci has an objection to the in-fill lights on the doors - they are currently looking at alternatives. This is not one of the conditions; it was a suggestion by staff. This can be decided in consultation with staff.

Approved with the 8 conditions and also work with staff relating to the in-fill with staff having the final decision.

A motion was made by Ann Pieper Eisenbrown, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

5. [161719](#)

Resolution relating to a Certificate of Appropriateness for the demolition and replacement of a two-story side porch at 2012 N. Palmer Street in the Brewers Hill Historic District for Larry Roffers.

Sponsors: THE CHAIR

This is not before the Commission as the project has changed substantially.

6. [161723](#)

Resolution relating to a Certificate of Appropriateness for storefront rehabilitation and window replacement at 219 S. 2nd Street in the South 2nd Street Historic District for Anne Marie and Lloyd Parks.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant would like to replicate a period-specific storefront and in-fill a door. The applicant is proposing an all-wood storefront; staff finds the replacement windows appropriate.

Staff recommends approval with conditions for additional documentation.

Bruce Weidemann - Weidemann Architects - the entry door to the upper floors is the same size as the main door. Above that door is solid rather than a transom to not draw as much attention to it and that door will be recessed. Applicant is fine with the three conditions

Ms. Clendenen-Acosta moved for approval with the three conditions and she is fine with the solid panel above the secondary door.

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

No: 0

Excused: 1 - VACANCY

7. [161751](#)

Resolution relating to a Certificate of Appropriateness for the rehabilitation of the facades 627, 629, 631, 633, 635, and 637 N. Broadway in the East Side Commercial Historic District for District Savior, LLC (David Uihlein).

Sponsors: THE CHAIR

Mr. Tim Askin said the Commission has heard applications for this address before. There is no facade to salvage or reproduce. The temporary cladding was approved in November 2016 and this application is to put on a permanent facade. The applicant did submit a new proposal after talking with staff. Staff would like the capitals to either be flush or carry across the entire facade rather than across one building only.

David Uihlen, owner, present.

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

8. [161776](#)

Resolution relating to a Certificate of Appropriateness for landscaping alterations and the installation of glass block windows at 2768 N. Sherman Boulevard in the Sherman Boulevard Historic District for

Travis L. Brown, Sr.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant wants to build a patio area, install glass block windows and install a fence so the landscaping and glass block windows are not visible from the public view. The applicant is not present. The owner has had several break-ins and security bars have not been sufficient to prevent break-ins. He would also like an egress window; staff's primary concern is for the above-grade windows in the garage, which are at eye level. Staff recommends approval with conditions detailed in the report and would request the glass block garage windows be denied unless HPC note it's for a secondary structure not visible to the public. There are no front basement windows on this building.

Ald. Bauman moved, seconded by Ms. Keating Kahn, to approve the house and related work and deny the glass block windows in the garage.

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

9. [170014](#)

Resolution relating to a Certificate of Appropriateness to retain vinyl windows installed by a previous owner at 2015 N. Lake Drive in the North Point South Historic District for John & Sarah Hambrook.

Sponsors: THE CHAIR

Mr. Tim Askin said that vinyl windows were installed on the second and third floors by a previous owner. The district was created in 1983 and the windows were installed between 1986 and 1988. The party who probably did the installation is deceased and there is no estate to recoup costs. Staff recommends requiring wood windows when these windows are replaced.

Ald. Nik Kovac - said a statute of limitations should be put into the HPC rules.

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

No: 0

Excused: 1 - VACANCY

10. [161774](#)

Resolution relating to a Certificate of Appropriateness for landscaping alterations at 102 E. Vine Street in the Brewers Hill Historic District for Molly Booth.

Sponsors: THE CHAIR

Mr. Tim Askin said that the changes will be visible only from 1st Street - applicant

wants to rebuild an existing patio with a grill, rain garden, string lights, walkway and creation of a stone wall and stairs for access to a utility box. The rain garden will be screened from the street and will be planted with native plants in an attempt to blend it in as much as possible.

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

No: 0

Excused: 1 - VACANCY

11. Nunn Bush National Register review.

Ms. Carlen Hatala said this building is at 2821 N. 4th St. and was headquarters of one of the largest and longest-running leather shoe manufacturers, from 1912 to 1972. The owner believed in a progressive labor policy, which might have led to its longevity. The company had no strikes for over 40 years while other shoe manufacturers had numerous strikes. One of its marketing points was the shoes were made by talented craft persons rather than harried piece makers.

Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, to support the national register nomination. There were no objections.

12. Selection of recipients for the Cream of the Cream City Awards

Ms. Hatala went through all the submittals - there are 10 of them and members will vote and then return to the staff assistant.

The awards will be given on May 25th at Best Place at the Pabst.

13. Updates and announcements.

A week from today is the hearing for the permanant designation of Gettelman Brewery.

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

5:20 P.m.

- a.** [161769](#) Resolution relating to a Certificate of Appropriateness for demolition of an existing sign and its replacement at the northeast corner of the property at 2871 N. Lake Drive, AKA 2870 N. Marietta Avenue, in the in the North Lake Drive Estates Historic District for the University of Wisconsin - Milwaukee.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

b. [170002](#)

Resolution relating to a Certificate of Appropriateness for a rehabilitation of 2430 N. 2nd Street in the North First Street National Register Historic District for the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

c. [170007](#)

Resolution relating to a Certificate of Appropriateness for relocating the 32nd Street driveway to the north at the George Schuster House, an individually designated historic property, at 3209 W. Wells Street, for Rick and Laura Sue Mosier.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

d. [170056](#)

Resolution relating to a Certificate of Appropriateness for removing secondary siding and repairing the underlying wood siding from the rear cottage 2012 B N. Palmer Street in the Brewers Hill Historic District for Larry Roffers.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

- e. [170070](#) Resolution relating to a Certificate of Appropriateness for landscaping alterations including including the removal of three trees in the rear yard at 2415 E. Wyoming Place in the North Point South Historic District for Doug Rose.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

- f. [170099](#) Resolution relating to a Certificate of Appropriateness for the installation of two A/C units in rear yard, venting of one furnace through a side wall, and venting of a second furnace through the rear slope of the roof at 831 N. 33rd Street in the Concordia Historic District for Denis Jackson.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

- g. [170106](#) Resolution relating to a Certificate of Appropriateness for installation of a heat pump and air handling unit drainage piping along the rear elevation at 2608 N. Lake Drive, in the North Point North Historic District for the Lee and Adam Wiensch.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

- h. [170109](#) Resolution relating to a Certificate of Appropriateness for installation of two rooftop air conditioning units at 207 E. Michigan Street, the Mitchell Building, in the East Side Commercial Historic District for Josh Jeffers & Co.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

- i. [170123](#) Resolution relating to a Certificate of Appropriateness for replacement of the garage service door at 2402 N. Sherman Boulevard in the Sherman Boulevard Historic District for Melvin Reed.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY

- j. [170124](#) Resolution relating to a Certificate of Appropriateness for removal of staircase 10 at Milwaukee City Hall, an individually designated historic property, at 200 E. Wells Street for the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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: 1 - VACANCY