



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, June 12, 2017

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

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

Excused: 1 - Bauman

1. [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 went through the photos shown at the last meeting. Staff's position is still to require all windows be on exterior display, although some may be moved as needed. Documentation needs to be prepared on the history of each window. Staff is fine with the proposed non-stain-glass windows.
Eric Nordeen - Ascendant Holdings - the hotel is willing to display all 20 windows on-site and will be removed and preserved and will be photographed and catalogued in a manner acceptable to staff. The windows don't read well from the outside as they're very dark.
Ken Gowland - architects - the window matches the current windows, which were replaced in 1996.
Matt Prescott - Ascendant Holdings
Staff is proposing 3 exterior windows stay in place and the rest be displayed internally.
Ms. Keating Kahn moved for approval for showing 3 in the exterior and the remaining windows to be displayed internally. This does not set precedent for future removal of stained glass as a unique case, seconded by Ald. Bauman. There were no objections.

This Resolution was ADOPTED

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

No: 0

Excused: 1 - Bauman

2. [170100](#)

Resolution relating to a Certificate of Appropriateness for the repair of windows facing Sherman Boulevard, the replacement of most other windows, and selective installation of security screens 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 applicant proposes repairing as many windows as possible and will replace windows with an aluminum that mirrors the existing windows. A lot of the window panes have been replaced with Lexan, which is now severely discolored. Staff is willing to accept metal windows on 2 of the 3 elevations (not on the north side, on the south and east elevations only). Staff is also fine with the security grates and has recommendations included as part of the staff report.

Juliana Pascucci - Milwaukee Public Schools - the color will stay the same.

Ald. Bauman isn't sure if wood window restoration is more expensive than new aluminum windows.

John Linn - Milwaukee Public Schools - they did do a cost survey on Washington School and it would cost \$1 million to repair windows on one side of that school.

MPS will submit the bids they had on the work for the Washington school 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. [170105](#)

Resolution relating to a Certificate of Appropriateness for the construction of a playground at the southwest corner of the intersection of W. State Street and N. 31st Street, part of the parcel addressed as 3215 W. State Street, in the Concordia Historic District for the Woodlands East School and the Forest County Potawatomi.

Sponsors: THE CHAIR

Ald. Bauman thinks space has to be provided for the adjacent neighbor and an 8 foot fence is excessive.

A motion was made by ALD. BAUMAN, seconded by Marion Clendenen-Acosta, 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

4. [170181](#)

Resolution relating to a Certificate of Appropriateness for the replacement of the 1960s stained glass windows with new historically appropriate stained glass windows containing parts of the original stained glass windows at 524 W. Historic Mitchell Street, St. Stanislaus Roman Catholic Church, in the Mtichell Street Historic District, for the St. Stanislaus Congregation.

Sponsors: THE CHAIR

Mr. Tim Askin said that the church is seeking to replace its windows as part of an ongoing rehabilitation program. The church was completed prior to 1875. The windows may already be a third generation of windows, although no close-up photos have been found of the windows. The first major changes happened in the 1890s and by 1916 the front steps had been completely re-done. In 1962 all of the current windows were installed. The applicants would like to reproduce the more religous-themed windows that had been in place prior to the current windows. Staff thinks the applicant is working on recreating the windows as much as possible. There are some salvaged pieces that were found in a parishioner's basement, which will be incorporated into the new windows. The applicant did submit proposed designs. Staff recommends documentation of the current windows be done prior to removal and has other recommendations contained in the staff report.

Abbey George Baird - they recovered 10% of the glass and less than 5% of that is usable due to its condition. They will retain some of the 1960s windows and will put the original fragments in shadow boxes to display inside the church.

Heide - stained glass contractor - the original glass was in poor condition as probably fired at too low of a temperature.

It is hoped they'll have the art work for the remaining windows by the end of the year.

Money was donated for specific projects. Mr. Jarosz will look through his family photos as his grandfather's photography studio was across the street.

As a condition of approval, staff will review the stained glass window designs.

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

5. [170224](#)

Resolution relating to a Certificate of Appropriateness for a new blade sign at 718 E. Wells Street in the Cass & Wells Historic District for Nicole Schwark.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant is proposing 2 variations and are coming back after

a meeting in August 2016. Most of the buildings were originally residential, but are now commercial. Neither the applicant nor the sign contractor worked with staff and the current submittal is the same size, although the lightbulbs have been removed. Staff feels the eight foot height is too high for the relative size of the building and retains many features that the Commission objected to in August.

Nicky Schwark - she thought the Commission objected to the lighting and the thickness. She didn't realize the Commission thought it was too tall.

The chair encouraged her to talk to staff before spending time and money to design another sign. It might be able to be approved as a staff approval.

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, Clendenen-Acosta, Jarosz, and Keating Kahn

No: 0

Excused: 1 - VACANCY

6. [170226](#)

Resolution relating to a Certificate of Appropriateness for construction of a sunken garage in the basement of 2105 E. Lafayette Place in the North Point South Historic District for David Quadracci.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant was previously approved for a slightly sunken garage off the back with one condition being that it not be visible from the street. None of the existing garages in the district were approved after 2006, when the district was formed. Staff recommends denial. The side yard was sold off for development and the shared driveway was created as a result of that development. Brian Witterman - Deep Rivers Partners - the owner wanted a private drive for each development.

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - VACANCY

7. [170227](#)

Resolution relating to a Certificate of Appropriateness for construction of a roof over the exterior bar area and a fire-rated separation wall at 1401 E. Brady Street in the Brady Street Historic District for Nomadic Ventures.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant wants to install a permanent shed roof with support posts, as well as an exterior firewall. Staff recommends approval with conditions. Currently the previous proposal to demolish the building next door will not be occurring.

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

8. [170229](#)

Resolution relating to a Certificate of Appropriateness for the construction of a two-car garage at 2728 E. Bradford Avenue in the North Point North Historic District for Jodena Searl.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage demoliton was approved two months ago and the applicant is now proposing a two-car garage. The garage would be deeply tucked behind the house with a minimal design. The roofing will match the house roofing. Staff is in support with 8 substantial conditions listed in the staff report.

Jordena Searl - owner

Scott Kilmer - they are fine working with staff.

Motion to approve with the 8 conditions listed in the staff report.

A motion was made by Patricia Keating Kahn, 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

9. [170233](#)

Resolution relating to a Certificate of Appropriateness for demolition of a non-original attached garage, installation new roofing and gutters, window repair, tuckpointing, and various repairs at 2415 E. Wyoming Place in the North Point South Historic District for Doug Rose.

Sponsors: THE CHAIR

The proposal is to demolish an attached garage for which no permit was taken out apparently in the 1960s. Wood trim, dormer shingles and other work also needs to be done on the house itself. The owner believes the garage is structurally unsound and can be seen through and meets demolition guidelines. Applicant would like K-type gutters in copper. Staff recommends approval with 3 condtions outlined in the staff report.

Jim Doerr - architect representing the owner - the rafter tails have been cut square, so that wouldn't allow for rounded gutters.

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

No: 0

Excused: 1 - VACANCY

The following files represent staff approved Certificates of Appropriateness:

10. [170129](#) Resolution relating to a Certificate of Appropriateness for the construction of a deck in the side yard at 3373 N. Sherman Boulevard in the Sherman Boulevard Historic District for Henry & Lois Redic.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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. [170175](#) Resolution relating to a Certificate of Appropriateness for the replacement of the roofing material and gutters and the removal of a rooftop ventilator at 2038 N. Bartlett Avenue, the schoolhouse, in the Holy Rosary Roman Catholic Church Complex Historic District, for Catholic East Elementary.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

12. [170176](#) Resolution relating to a Certificate of Appropriateness for the removal of various trees, installation of new plantings, and and pruning of other trees at 2925 W. State Street, in the Concordia Historic District, for Greater Utopian Church.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

13. [170191](#) Resolution relating to a Certificate of Appropriateness for overall rehabilitation at 2833 W. State Street, in the Concordia Historic District, for the Redevelopment Authority of the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

14. [170199](#) Resolution relating to a Certificate of Appropriateness for re-installing a previously approved beer garden and new approval of an emergency exit gate and stairs at 1401 E. Brady Street in the Brady Street Historic District for Nomadic Ventures, LLC.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

15. [170206](#) Resolution relating to a Certificate of Appropriateness for re-roofing flat roof areas and masonry repairs to front porch at 2691 N. Lake Drive in the North Point North Historic District for Selima Hargadon.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

16. [170222](#) Resolution relating to a Certificate of Appropriateness for re-reroofing and replacing gutters and downspouts at 2900 W. Kilbourn Avenue in the Concordia Historic District for Theodore Lipscomb.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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
17. [170223](#) Resolution relating to a Certificate of Appropriateness for a new sign at 1320 E. Brady Street in the Brady Street Historic District for JWK Management.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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
18. [170225](#) Resolution relating to a Certificate of Appropriateness for a new fence at 2617 N. Grant Boulevard in the Grant Boulevard Historic District for Roger & Dianne Williams.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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
19. [170230](#) Resolution relating to a Certificate of Appropriateness for a new fence at 2811 - 2813 N. Sherman Boulevard in the Sherman Boulevard Historic District for Lynda Tucker.
- Sponsors:** THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

20. [170241](#)

Resolution relating to a Certificate of Appropriateness for the installation of an A/C condenser in the north side yard at 2522 N. Summit Avenue in the North Point North Historic District for Barry Cymerman.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

21. [170246](#)

Resolution relating to a Certificate of Appropriateness for tuckpointing, roof repairs, and replacement of storm windows at 524 W. Historic Mitchell Street (St. Stanislaus Roman Catholic Church and Rectory) and 1669 S. 5th Street (St. Anthony School, F.K.A. Notre Dame High School) in the Mitchell Street Historic District, for the St. Stanislaus Congregation.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

22. [170297](#)

Resolution relating to a Certificate of Appropriateness for the installation of HVAC ventilation pipes on the south side of the house at 3131 N. Sherman Boulevard in the Sherman Boulevard Historic District for Annette Dixon.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

23. [170304](#)

Resolution relating to a Certificate of Appropriateness for the installation of a fence at 2665 N. Lake Drive in the North Point North Historic District for John & Anna Timms.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

24. [170305](#)

Resolution relating to a Certificate of Appropriateness for the installation of a fence at 1815 N. 2nd Street in the Brewers Hill Historic District for Claudia & Michael Koch.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

25. [170306](#)

Resolution relating to a Certificate of Appropriateness for the replacement of all windows on the rear sleeping porch at 3002 W. State Street in the Concordia Historic District for Patrick Kennelly and Emily Malloy.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

26. [170314](#) Resolution relating to a Certificate of Appropriateness for replacement of roofing material and repair of gutters at 2508 N. Grant Boulevard in the Grant Boulevard Historic District for Steven Seer.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

27. [170331](#) Resolution relating to a Certificate of Appropriateness for thirteen storm windows at 2618 N. Hackett Avenue in the Downer Avenue Historic District for Ron Tunis of St. Mark's Episcopal Church.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

28. [170338](#) Resolution relating to a Certificate of Appropriateness for the installation of two signs and the removal of all previous signs at 1301 E. Brady Street in the Brady Street Historic District for Jeno Cataldo.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

29. [170343](#) Resolution relating to a Certificate of Appropriateness for the re-roofing of the attached garage at 2701 N. Lake Drive in the North Point North Historic District for Henry & Paula Marcy.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

- [170246](#) Resolution relating to a Certificate of Appropriateness for tuckpointing, roof repairs, and replacement of storm windows at 524 W. Historic Mitchell Street (St. Stanislaus Roman Catholic Church and Rectory) and 1669 S. 5th Street (St. Anthony School, F.K.A. Notre Dame High School) in the Mitchell Street Historic District, for the St. Stanislaus Congregation.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Marion Clendenen-Acosta, 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

Review and approval of the minutes from the May 8th and May 15th meetings.

Ald. Bauman moved, seconded by Ms. Keating Kahn, for approval of the minutes. There were no objections.

Updates and announcements.

Mr. Jarosz asked Ms. Keating Kahn to serve on the Third Ward Architectural Review Board. She accepted and it was noted that lunches were served at these meetings. Mr. Jarosz thanked staff for their work on the Cream of the Cream Cities award program.

*Meeting adjourned: 4:33 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>.