



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, August 14, 2017

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

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

1. [170471](#) Resolution relating to a Certificate of Appropriateness for the construction of a front yard structure (Little Free Library) at 1841 N. Prospect Avenue, the Sanford Kane House, an individually designated building, for Zach Dean.

Sponsors: THE CHAIR

*Mr. Tim Askin would like a policy created for Little Free Libraries and would like these be approved by staff as long as specific criteria are met (a handout was provided from the City of Kentucky by Mr. Askin).
Staff recommends approval with the condition relating to its location.
Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, for approval and for staff to use their discretion in the future*

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
2. [170577](#) Resolution relating to a Certificate of Appropriateness for construction of a gazebo and landscaping alterations at 2419 N. Wahl Avenue in the North Point North Historic District for Beth Myers.

Sponsors: THE CHAIR

The proposal is for a metal gazebo with additional plantings. There have been two complaints about the installation of this gazebo as no COA was obtained for the completed work. The landscaping is within guidelines. The gazebo does require a building permit, probably because of its size.

Staff recommends denial of the gazebo based upon complaints, but recommends approval of the landscaping. Beth Meyers - owner - the roof line of the gazebo mirrors the roof line of the coach house and it's built within the line of the plane of the house so it doesn't encroach onto the driveway line. It might be slightly visible from the right of way and shields them from a neighbor's security light that is on all night

Ms. Hatala said the complaints they received were related to the materials and whether needed permits had been taken out.

Barbara Elsner - 2420 N. Terrace Ave. - she can see the cheap shingles from her dining room and she feels it's a big negative for her property.

Ald. Bauman moves for approval of the gazebo and landscaping, seconded by Ms. Pieper Eisenbrown. There were no objections with Ms. Keating Kahn abstaining.

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: 1 - VACANCY

Abstain: 1 - Keating Kahn

3. [170582](#)

Resolution relating to a Certificate of Appropriateness to reside the east wall with knotty cedar at 209 W. Lloyd Street in the Brewers Hill Historic District for Georgia Odie.

Sponsors: THE CHAIR

Mr. Tim Askin said approval was given for a test area for the knotty siding. It's a relatively modest house from 1905 and there is fine detailing between the first and second floors. Staff inspected the sample area and the work does appear to meet the intent of the guidelines and is presentable. Technically staff must recommend denial, although two neighbors do support this work. Staff is imposing conditions for approval detailed in the staff report.

Georgia Odie - 209 W. Lloyd St. - homeowner - the house was her father's. She will do the work in clear cedar on the rear of the property.

Ald. Bauman moved, seconded by Ms. Clendenen-Acosta, with staff conditions. There were no objections.

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

4. [170636](#) Resolution relating to the temporary historic designation of the property at 4416 - 4420 N. 27th Street, the Isaac Nelson Building, in the 1st Aldermanic District, for Victor and Judith Sumbry.

Sponsors: THE CHAIR

This item was taken up first on the agenda

Individuals present:

Ald. Ashanti Hamilton - alderman for the district in which the building is located

Ms. Carlen Hatala said there are 2 ground floor storefronts and apartments on the second floor. In the neighborhood are bungalows and bungalow flats. There are tile inserts as decoaration. The smalll addition in the rear was added in 1948. The building was owned by various owners through the years.

Staff recommends approval under e-1 and e-6.

Ald. Hamilton doesn't think we're here for the architectural significance of the building, but using it as momentum for redevelopment. He doesn't feel there is a need for this designation. Historic designation has actually impeded the development of homes in the surrounding area. The city does not need to demolish this building, but he would prefer to avoid the designation.

Judith and Victor Sumbry - 4422 N. 27th St. - nominators - are withdrawing their temorary and permanent applications. She also got 25 signatures to save the building.

Martha Freeman - 4388 N. 27th St. - would like to rehab the building

The following files represent staff approved Certificates of Appropriateness:

5. [170470](#) Resolution relating to a Certificate of Appropriateness for replacing a fence at 2650 N. Terrace Avenue in the North Point North Historic District for Joan Bell.

Sponsors: THE CHAIR

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

6. [170475](#) Resolution relating to a Certificate of Appropriateness for the placement of two furnace vents along the north wall of 2756 N. Grant Boulevard, in the Grant Boulevard Historic District, for Jeckl Rental LLC.

Sponsors: THE CHAIR

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

7. [170496](#) Resolution relating to a Certificate of Appropriateness for resurfacing and striping of the parking lot at 124 W. Oregon Street in the South Second Street Historic District for Pittsburgh Ave, LLC.

Sponsors: THE CHAIR

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. [170561](#) Resolution relating to a Certificate of Appropriateness for the installation of two signs, one on the N. Downer Avenue façade and one on the N. Hackett façade of 2624 N. Downer Avenue in the North Downer Avenue Commercial Historic District for Robert Laurence Salon.

Sponsors: THE CHAIR

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

9. [170565](#) Resolution relating to a Certificate of Appropriateness for alterations to the ground floor elevations of the Larkin Building complex including installation of fabric awnings on the north and west facades and alterations to the north, west, and south facades of 133 W. Pittsburgh Avenue in the South Second Street Historic District for Pittsburgh Ave, LLC.

Sponsors: THE CHAIR

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

10. [170585](#) Resolution relating to a Certificate of Appropriateness for replacing the porch railing and modifying the porch skirting at 209 W. Lloyd Street in the Brewers Hill Historic District for Georgia Odie.
- Sponsors:** THE CHAIR
- 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
11. [170588](#) Resolution relating to a Certificate of Appropriateness for repairs to the turret, sleeping porch roof, and re-installation of an original light fixture on the front porch at 2623 N. Wahl Avenue in the North Point North Historic District for Jeff Leswing.
- Sponsors:** THE CHAIR
- 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
12. [170592](#) Resolution relating to a Certificate of Appropriateness for structural repairs to the front porch including: infill of the hollow core; enclosure of an access hatch from the basement; re-pouring the concrete-slab porch deck to match the existing red-dyed color; removing, cleaning, and reinstalling the granite steps; and installing heating coils under the steps and new concrete slab at 1584 N. Prospect Avenue, the Charles McIntosh House, an individually designated historic property, for the Wisconsin Conservatory of Music.
- Sponsors:** THE CHAIR
- 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
13. [170595](#) Resolution relating to a Certificate of Appropriateness for minor

alterations to the alley façade of 133 W. Pittsburgh Avenue in the North Lake Drive Estates Historic District for Pittsburgh Ave, LLC.

Sponsors: THE CHAIR

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

14. [170598](#)

Resolution relating to a Certificate of Appropriateness for installation of five sets of awning signs, two 18' tall projecting blade signs, and one 6' x 8' wall sign on the Larkin Building Complex at 133 W. Pittsburgh Avenue in the South Second Street Historic District for Pittsburgh Ave, LLC.

Sponsors: THE CHAIR

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

15. [170612](#)

Resolution relating to a Certificate of Appropriateness for the replacement of rotten shingles in-kind at 1841 N. Prospect Avenue, the Sanford Kane House, an individually designated building, for Zach Dean.

Sponsors: THE CHAIR

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

16. [170613](#)

Resolution relating to installation of a bronze plaque signifying the property's status on the National Register of Historic Places at 2579 N. 47th Street in the 47th Street Bungalow Historic District for Odell and Anna Johnson.

Sponsors: THE CHAIR

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

17. [170614](#)

Resolution relating to installation of a bronze plaque signifying the property's status on the National Register of Historic Places at 2576 N. 47th Street in the 47th Street Bungalow Historic District for Odell and Anna Johnson.

Sponsors: THE CHAIR

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

18. [170630](#)

Resolution relating to a Certificate of Appropriateness for tearing down two chimneys to the roofline and rebuilding in salvaged cream city brick at 102 W. Vine Street in the Brewer's Hill Historic District for Stephanie Dragovich.

Sponsors: THE CHAIR

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

19. [170631](#)

Resolution relating to a Certificate of Appropriateness removing one sign and placing a new one at a new location at 815 E. Brady Street in the Brady Street Historic District for Dane Baldwin.

Sponsors: THE CHAIR

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

20. [170633](#)

Resolution relating to a Certificate of Appropriateness for the replacement of all twelve attic windows with all-wood replicas at 2903 W. State Street in the Concordia Historic District for Tim Scheid.

Sponsors: THE CHAIR

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

21. [170646](#)

Resolution relating to a Certificate of Appropriateness for repaving the north driveway facing Wahl Avenue with concrete at 2505 N. Wahl Avenue in the North Point North Historic District for Newmarket, LLC.

Sponsors: THE CHAIR

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

22. [170659](#)

Resolution relating to a Certificate of Appropriateness for the removal and replacement of the southwest corner concrete entry stoop at 2446 - 2448 N. Lake Drive in the North Point North Historic District for MKE Properties.

Sponsors: THE CHAIR

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

23. [170660](#)

Resolution relating to a Certificate of Appropriateness for the installation of rooftop mechanicals for a new kitchen at 2473 S. Kinnickinnic Avenue,

the Avalon Theater, an individually designated historic property, for Lee Barczak.

Sponsors: THE CHAIR

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

Review and approval of the minutes from the July 10th and August 8th meetings.

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

Certified Local Government Review of National Register Nomination for the St. Paul Ave Industrial Historic District

*Ms. Carlen Hatala said the designation came about as a result of a city-wide survey of commercial buildings. There is only one non-industrial building in this district. Staff recommends that the HPC support this nomination
Ms. Pieper Eisenbrown moved, seconded by Ms. Keating Kahn, to support the nomination. There were no objections.*

Updates and announcements.

*There is a conference in September that will have a session devoted to historic preservation commissions; Ms. Hatala will e-mail a link to members.
HPC members would like to use technology to get word out about what is needed by homeowners. Ms. Pieper Eisenbrown mentioned the Next Door apps.*

Meeting adjourned: 4:06 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>.