



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

*Ald. Robert Bauman, CHAIR*

*Marion Clendenen-Acosta, Vice Chair*

*Ann Pieper Eisenbrown, Matt Jarosz, and Patricia Keating  
Kahn*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,  
lelmer@milwaukee.gov*

*Senior Planner: Carlen Hatala, 286-5722,  
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,  
tim.askin@milwaukee.gov*

*Legislative Liaison, Dana Zelazny, 286-8679,  
dana.zelazny@milwaukee.gov*

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Monday, January 8, 2018

3:00 PM

City Hall, Room 301-A

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*Meeting convened: 3:01 P.M.*

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

**Excused:** 2 - VACANCY, Keating Kahn

1. [170945](#)

Resolution relating to a Certificate of Appropriateness for constructing a new two-story house with attached garage at 100 W. Brown Street in the Brewers Hill Historic District for Gregory Baer & Robert Ater.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the vacant lot is currently owned by the city and the applicants are proposing new construction on the site. Mr. Askin went through the details of the house and said the design is a good one and has no objections to it. Some of the material selections are of concern relating to the window frames and the siding profiles and joint conditions. Staff also did price comparisons on their own although the owners did submit some of theirs. The porch deck is proposed as a composite product, which staff is not diametrically opposed to as long as the edges are not visible and it's not used on the steps. Staff also presented pictures of other in-fill houses which used wood.*

*Staff recommendations are contained in their report with various choices for the Commission.*

*Greg Bear - petitioner - his argument is that there are no written requirements relating to materials. They have also gotten support from the Brewers Hill Association, neighbors and Ald. Coggs*

*Steve Black - contractor*

*Robert Ater - never got any building guidelines from the Dept. of City Development relating to building in a historic district and that information was also not available online so they felt any materials were allowed. The materials on the porch will be wood and will have the detailing.*

*Yes LaPierre - Dept. of City Development - he thought it would merely be a matter of working with HPC staff and wouldn't require full board approval.*

*Teresa Mambu Rasch and Christopher Rasch - neighbors who live in the most recently constructed home in Brewer's Hill - they also like the design and support this application.*

*Ms. Clendenen-Acosta moved for approval of the alternate option as recommended by staff with artificial materials on the non-primary elevations and use 5/8ths, if the Hardieplank is used, on those elevations, wood siding on all street-facing elevations, wood windows and trim, composite decking for rear elevations, but wood required on the front and staff approval of the exterior lighting. Seconded by Mr. Jarosz. There were no objections.*

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

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

**No:** 0

**Excused:** 2 - VACANCY, and Keating Kahn

2. [170587](#)

Resolution relating to the permanent historic designation of the property at 1534 N. Farwell Avenue, the Paul Weise Furniture Building, in the 3rd Aldermanic District, for Peter Zanghi of Milwaukee Preservation Alliance, Inc.

**Sponsors:** THE CHAIR

*This matter was held until later in the meeting.*

*Ms. Carlen Hatala went through the history of the building and the Paul Weise family. Alexander Eischweiler was the architect of the building. The building was designed to be expanded as needed in the future. In 1978 the business was sold to Steven Stein. Staff recommends permanent designation based upon e-1 and e-6*

*Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, to open the meeting for a public hearing. There were no objections.*

*Paul Weise - real estate developer - congratulated Ms. Hatala on the amount of her research, some of which he hasn't seen. Eischweiler didn't design the north wall and he doesn't want to be tied in to things that his grandfather did on his own. Will all facades be historic, rather than just the Farwell and Albion facades? The north and east walls are spalling and are of no historic significance. The rubber roofing has also been modified numerous times since 1915. They would like to put a new roof on and build upon the third floor.*

*Steven Stein - current owner of the building*

*Ald. Nik Kovac - he has had conversations with Steven and Paul and the southern and eastern facades have the most detail, but HPC designates the building not facades. The business will be moving to the suburbs while the alderman would like to retain the current business.*

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

3. [171282](#) Resolution relating to a Certificate of Appropriateness for installing a handrail along the berm steps and front path at 2670 N. Grant Boulevard in the Grant Boulevard Historic District for Brenda Jackson.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this was more-or-less resolved with the applicant and the local alderman and the applicant may be able to use city funds to build a suitable railing. Staff is asking the commission for staff approval of the replacement railing.  
Mr. Jarosz moved, seconded by Ms Pieper Eisenbrown, for approval. There were no objections.*

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

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

No: 0

Excused: 2 - VACANCY, and Keating Kahn

4. [171370](#) Resolution relating to a Certificate of Appropriateness for the complete rehabilitation of the Wgemas Building (former Refectory) on the Wgema Campus (former Concordia College Campus) at 3136 W. Kilbourn Avenue in the Concordia Historic District for the Forest County Potawatomi Community c/o: Wgema Leasing.

**Sponsors:** THE CHAIR

*Mr. Tim Askin provided current pictures and the proposed work relating to repairs and restoration. They are also requesting demolition of a small addition in the back and would like 3 years to complete the entire project as some of the interior work may impact the exterior. There will also be work done on the chimney, doors, transom, window replacement and masonry work. All repairs as proposed are acceptable to staff with some minor caveats. Staff takes no position on the window replacement. Skylight repair or replacement should be done as a staff approval.*

*Alison Nemeec - designers*

*Chris Holland - project designer*

*Charles Hoffman - Potawatomi*

*The applicants are fine with the recommendations.*

*Mr. Jarosz moved to accept staff recommendations with the conditions stated and with the understanding that the windows are consistent with the other approved windows at the site and applicants will work with staff on masonry work. Seconded by Ms. Pieper Eisenbrown. There were no objections.*

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

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

No: 0

**Excused:** 2 - VACANCY, and Keating Kahn

5. [171371](#) Resolution relating to a Certificate of Appropriateness for the demolition of a garage, the addition/modification of several window openings, and various other repairs to the property at 1851 N. 2nd Street in the Brewers Hill Historic District for Kyle and Lisa Safranek.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the home is owned by the city and the applicant wants the major items approved by the Commission prior to buying the property from the city. Staff recommends demolition of the garage with no restrictions.*

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

*Staff recommends approval of the fence as a staff approval.. The tuckpointing has the standard restrictions. There is some disagreement about the windows. The applicant would like to replace the windows while staff would like to have solid wood windows used as replacements as needed. Staff would like approval of the final drawings as the proposed product can probably match the current windows. Staff would like the original 1850s window maintained on the 2nd floor in the front rather than the proposed 6 over 6 like the other two windows on the second floor in front. The applicants would like the second front door converted into a window. The city spent about \$100,000 on this house through the Housing Preservation Fund.*

*Staff recommends approval with standard masonry recommendations and needs HPC opinion on the one front window and the second front door.*

*Lisa and Kyle Safranek - potential owners - would like to replace the old window for both consistency and energy efficiency. In regards to the front door there will be a bathroom in that location and having a window at that location which will be 6 over 6.*

*Mr. Jarosz moved to replace the second door with a window and for approval of the 3 consistent windows on the 2nd floor, although he would encourage keeping the 1850s windows, and approval as recommended by staff for all other items. Seconded by Ms. Clendenen-Acosta. There were no objections.*

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

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

**No:** 0

**Excused:** 2 - VACANCY, and Keating Kahn

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

7. [171391](#) Resolution relating to a Certificate of Appropriateness for repairing the fire-damaged garage at 3033 W. Kilbourn Avenue, in the Concordia Historic District, for Janet Matthews.

**Sponsors:** THE CHAIR

**A motion was made by Marion Clendenen-Acosta, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following**

vote:

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

**No:** 0

**Excused:** 2 - VACANCY, and Keating Kahn

8. [171431](#) Resolution relating to a Certificate of Appropriateness for the installation of building accent lighting in the yard and replacement of various exterior fixtures at 857 N. 29th Street in the Concordia Historic District for Andy Liss.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - VACANCY, and Keating Kahn

9. [171441](#) Resolution relating to a Certificate of Appropriateness for retroactive approval of repairs to the front porch at 1818 N. Palmer Street in the Brewers Hill Historic District for Chris Smith.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - VACANCY, and Keating Kahn

10. **Election of a Vice-Chair.**

*Mr. Jarosz nominated Ms. Clendenen-Acosta. The motion was seconded by Ald Baumn. Ms. Clendenen-Acosta accepted the nomination.*

11. **Review and approval of the minutes from the December 11th meeting.**

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

12. **Review and approval of the 2017 annual report**

*Ann, Martion*

**13. Updates and announcements.**

*Ms. Hatala said that Patricia Balon's memorial service was yesterday. She served on HPC from 1994 to 2012. Her husband, John, who worked away for the city passed away in the summer.*

*Meeting adjourned: 5:37 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>.*