



**LIVING WITH HISTORY**

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Tuesday, January 18, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Ann Pieper Eisenbrown called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Ann Pieper Eisenbrown, and Tim Stemper

Staff present: Martha Brown and Paul Jakubovich

**2. ELECTION OF OFFICERS FOR 2005**

Ms. Balon nominated Sandy Ackerman to serve as chairperson of the Historic Preservation Commission in 2005. Mr. Jarosz seconded the nomination. All voted in favor.

The election of a vice-chairperson was postponed until the February HPC meeting.

**3. MINUTES**

Mr. Stemper moved approval of the November and December meeting minutes. Ms. McSweeney seconded the motion. Motion passed.

**4. CONSENT AGENDA**

None

**5. NEW BUSINESS**

Certificate of appropriateness for conservatory at 3474 N. Lake Drive.

Paul Jakubovich presented a staff report, indicating that the applicant had submitted a last-minute amendment to the COA application. Under the amended application, the roof will be a gable roof, and the conservatory will be constructed of wood and glass rather than metal and glass. Mr. Jakubovich indicated that staff recommended approval of the amended design.

After brief discussion with the applicant, Brian Swier, Mr. Jarosz moved approval. Mr. Stemper seconded this motion. All voted in favor with the exception of Ms. McSweeney, who abstained from voting.

**6. OLD BUSINESS**

Layton Boulevard Historic District nomination.

Ms. Brown shared a letter from Ald. Bob Donovan, who represents the neighborhood affected by the nomination. The letter indicates that, several local non-profit institutions are uncomfortable with the nomination. Ald. Donovan asked that historic preservation staff cease work on the effort to establish guidelines for the district. This will have the effect of tabling the nomination.

After brief discussion, Ms. Balon moved that the Historic Preservation Commission reaffirm its support for the nomination of the Layton Boulevard Historic District, and asked that staff continue its efforts to create guidelines for the district. Ald. Bauman seconded the motion. The motion passed unanimously.

Ald. Bauman and Ms. Brown will seek a meeting with Ald. Donovan to discuss the commission's position, and attempt to get a better understanding of the aspect of the designation that is of particular concern to the non-profit institutions to which Ald. Donovan referred in his letter.

## **7. ANNOUNCEMENTS**

Randy Bryant spoke briefly to the commissioners regarding the approval of an unconventional custom door for the property at 2415 E. Wyoming Pl. The COA was issued with the condition that the property owner retain the current door in storage and provide it to the new owner if and when the property changes hands.

Ms. Brown indicated that two new nominations have been received:

Christ Polish Baptist Church, 2009 S. 19<sup>th</sup> St., has been nominated by the current owner, Immanuel African Baptist Church Inc.

Edward Schuster Home, 2576 N. 1<sup>st</sup> St., has been nominated by a third party.

The next meeting will be held at 3 p.m. Monday, March 21, 2005, in room 301-A at City Hall.

## **8. ADJOURNMENT**

Ms. McSweeney moved that the meeting be adjourned. Mr. Jarosz seconded the motion. The motion passed unanimously.



**LIVING WITH HISTORY**

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION**  
**Monday, February 21, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-B**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Ann Pieper Eisenbrown, and Tim Stemper

Staff present: Martha Brown and Paul Jakubovich

**2. MINUTES**

Ms. Balon moved approval of the January meeting minutes with correction of date listed in the header. Mr. Jarosz seconded the motion. Motion passed.

**3. CONSENT AGENDA**

None

**4. OLD BUSINESS**

- A. 3418 N Lake Dr./North Lake Drive Estates Historic District/PTS #18457/Build new home/Owners: Herman and Tanya Lewis

Mr. Jakubovich presented a staff report. The proposal is to build a new home.

Discussion followed with the owner, Tanya Lewis, particularly regarding the correction of the porch roof and changes to windows.

After brief discussion with the applicant, Tanya Lewis, Mr. Jarosz moved approval. Ms. Pieper Eisenbrown seconded this motion. All voted in favor.

**5. NEW BUSINESS**

- A. Briefing about Pabst City project

Dan McCarthy, WisPark Development Corp., provided a briefing about the current plans for the Pabst City project. The project is proposed for the properties within the Pabst Brewery local historic district. The briefing was followed by questions and answers from the Commissioners and members of the audience.

**6. ADJOURNMENT**

Mr. Jarosz moved that the meeting be adjourned. Ms. Balon seconded the motion. The motion passed unanimously.



**MINUTES  
CITY OF MILWAUKEE  
HISTORIC PRESERVATION COMMISSION MEETING  
Monday, March 21, 2005/3:00 PM  
City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Sandy Ackerman called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, and Sandra McSweeney

Commissioners absent: Ann Pieper Eisenbrown and Tim Stemper

Staff present: Martha Brown and Paul Jakubovich

**2. MINUTES**

Ms. Balon moved approval of the February meeting minutes with correction to attendance. Ms. Ackerman seconded the motion. Motion passed.

**3. CONSENT AGENDA**

None

**4. NEW BUSINESS**

None

**5. OLD BUSINESS**

A. 725 W State St., William J Turner House 3418 N Lake Dr./North Lake Drive Estates Historic District/PTS #18457/Build new home/Owners:

Mr. Jakubovich presented a staff report. The proposal is to build a new home.

After brief discussion with the applicant, Tanya Lewis, Ms. Ackerman moved approval. Ms. Balon seconded this motion. All voted in favor.

Dan McCarthy, WisPark, provided a briefing about the current plans for the Pabst City project. The project is proposed for the properties with the Pabst Brewery local historic district. The briefing was followed by questions and answers from the Commissioners and members of the audience.

**6. ANNOUNCEMENTS**

**7. ADJOURNMENT**

Ald. Bauman moved that the meeting be adjourned. Ms. McSweeney seconded the motion. The motion passed unanimously.



**LIVING WITH HISTORY**

## **MINUTES**

**CITY OF MILWAUKEE**

**HISTORIC PRESERVATION COMMISSION SPECIAL MEETING**

**Thursday, April 7, 2005, 3:00 PM**

**City Hall - 200 East Wells Street, Common Council Chambers**

### **1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jorasz, Ann Pieper Eisenbrown, and Tim Stemper

Commissioners excused: Sandra McSweeney

Staff present: Martha Brown, Paul Jakubovich and Michelle Carr

### **2. NEW BUSINESS**

A. Staff report, presented by Mr. Jakubovich, regarding petition to amend the guidelines for the Pabst Brewery Local Historic District

B. Public hearing regarding petition to amend the guidelines for the Pabst Brewery Local Historic District

Ms. Balon moved that a public hearing be convened to discuss the petition and staff report. Ms. Pieper Eisenbrown seconded the motion. Motion passed. Ms. Ackerman opened the public hearing.

After hearing testimony from Dan McCarthy, WisPark Development Corp, and James Haertel, Brew City Redevelopment Group, several citizens voiced their opinions in favor or opposing amending the guidelines for this project. Several items of written testimony also were received.

Ms. Balon moved approval to close the public hearing. Ms. Pieper Eisenbrown seconded the motion. Motion passed.

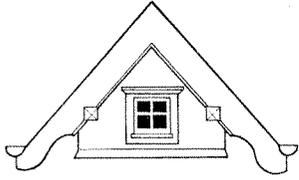
After discussion by the commissioners, Ald. Bauman moved approval of the staff recommendations. Ms. Balon seconded the motion. Motion passed.

### **3. ANNOUNCEMENTS**

A. The next regular meeting of this Commission is **Monday, April 18, 2005 at 3:00 PM, in Room 301-A of City Hall, 200 E. Wells St.**

### **4. ADJOURNMENT**

Ald. Bauman moved that the meeting be adjourned. Ms. Balon seconded the motion. The motion passed unanimously.



**LIVING WITH HISTORY**

**MINUTES  
CITY OF MILWAUKEE  
HISTORIC PRESERVATION COMMISSION MEETING  
Monday, April 18, 2005/3:00 PM  
City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Ann Pieper Eisenbrown, Matt Jarosz, Sandra McSweeney, and Tim Stemper

Staff present: Martha Brown and Paul Jakubovich

**2. MINUTES**

Ms. Balon moved approval of the March meeting minutes. Mr. Stemper seconded the motion. Motion passed.

Ms. Pieper Eisenbrown moved approval of the April 7<sup>th</sup> special meeting minutes. Mr. Jarosz seconded the motion. Motion passed.

**3. CONSENT AGENDA**

None

**4. OLD BUSINESS**

None

**5. NEW BUSINESS**

A. 2518 N. Terrace Ave., North Point Historic District, request COA for new rear addition and side driveway.

Mr. Jakubovich presented a staff report.

After brief discussion, Mr. Stemper moved approval. Ms. McSweeney seconded this motion. All voted in favor.

**6. ANNOUNCEMENTS**

A. Nominations for the Cream of the City awards are being accepted. There is a new category to recognize projects that bring a building "back from the brink" of demolition.

B. Mr. Jarosz announced an open house at the Frank Lloyd Wright house at 2714 W. Burnham to be held from 4 to 7 p.m. Sunday, May 1.

**7. ADJOURNMENT**

Mr. Jarosz moved that the meeting be adjourned. Mr. Stemper seconded the motion. The motion passed unanimously.



**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, May 16, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, and Tim Stemper

Commissioners excused: Pat Balon, Ann Pieper Eisenbrown

Staff present: Martha Brown and Paul Jakubovich

**2. MINUTES**

Mr. Stemper moved approval of the April meeting minutes. Ald. Bauman seconded the motion. Motion passed.

**3. CONSENT AGENDA**

None

**4. OLD BUSINESS**

None

**5. NEW BUSINESS**

A. COA for a garage addition at 2045 N. Palmer St. (Brewer's Hill Historic District, Terry and Tuan Smirl, owners)

Mr. Jakubovich presented a staff report.

After brief discussion, Ms. McSweeney moved approval. Ald. Bauman seconded this motion. All voted in favor.

B. Revision to previously approved coach house plans (October 21, 2004 PTS # 19260) at 2022 E. Lafayette Pl. (North Point South Historic District, Randy Bryant, owner)

Mr. Jakubovich presented a staff report.

After brief discussion, Ms. McSweeney moved approval for the plan, but with the stipulation that wood siding be used on the upper story instead of wood shingles. The motion passed.

C. COA for new strip mall connector/addition to the Van Ells Building at 2654 W. Fond du Lac Ave. (Community Financial Service Center Corporation, owner)

Mr. Stemper recused himself, because the owner of the property is his client. After brief discussion, Ald. Bauman moved denial of COA. Mr. Jarosz seconded this motion. All except Mr. Stemper voted in favor; Mr. Stemper abstained.

D. Public Hearing for the Historic Designation of the William J. Turner House at 743 N. 25<sup>th</sup> Street

Mr. Jakubovich presented a staff report recommending designation at a previous meeting.

Ald. Bauman moved to open the public hearing. Mr. Jarosz seconded this motion. All voted in favor.

There were no public comments presented.

Mr. Jarosz moved to close the public hearing. Ald. Bauman seconded this motion. All voted in favor.

Ald. Bauman moved to nominate the property for historic designation. Ms. McSweeney seconded this motion. All voted in favor. A resolution seeking designation will be introduced to the Common Council.

E. Public Hearing for the Historic Designation of the Chicago and North Western Swing Bridge located at the Milwaukee River and Jefferson Street.

Mr. Jakubovich presented a staff report that recommended designation of the bridge.

Mr. Stemper moved to open the public hearing. Ms. McSweeney seconded this motion. All voted in favor.

Five citizens testified. One was opposed; four were in favor of the historical designation.

Ms. McSweeney moved to close the public hearing. Ald. Bauman seconded this motion. All voted in favor.

Mr. Stemper moved to nominate the property for historic designation. Ms. McSweeney seconded this motion. All voted in favor. A resolution seeking designation will be introduced to the Common Council.

F. Common Council File Number 050088: An ordinance relating to enforcement of codes against historic structures.

After brief discussion, Ms. McSweeney moved that the HPC convey its recommendation to the Common Council that the file be adopted. Ald. Bauman seconded this motion. All voted in favor.

**6. ANNOUNCEMENTS**

Nominations for the Cream of the City awards being accepted. The nomination form is posted on the HPC web site at <http://www.mkedcd.org/planning/historic/pdfs/EAppCream2005.pdf>.

**7. ADJOURNMENT**

Mr. Stemper moved that the meeting be adjourned. Ald. Bauman seconded the motion. The motion passed unanimously.



LIVING WITH HISTORY

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, June 20, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:05 pm.

Commissioners present: Sandy Ackerman, Patricia Balon, Ald. Robert Bauman, Sandra McSweeney, Ann Pieper Eisenbrown, and Tim Stemper

Commissioners absent: Matt Jarosz

Staff present: Carlen Hatala, Paul Jakubovich, and Sue Rejman-Zember

**2. MINUTES**

Ald. Bauman moved to approve the May 16, 2005, meeting minutes. Mr. Stemper seconded the motion. The motion was approved with 4 ayes; Ms. Balon and Ms. Pieper Eisenbrown abstained.

**3. CONSENT AGENDA**

**None**

**4. NEW BUSINESS**

**(Note: The agenda items were taken out of order due to computer problems).**

A. Election of Commission Vice-Chair

Ms. McSweeney nominated Ald. Bauman for Vice-Chair. Mr. Stemper seconded the motion. The motion was unanimously approved. Ald. Bauman accepted the nomination as Vice-Chair.

**6. ANNOUNCEMENTS**

A. Certificates of Appropriateness approved by staff (see Addendum to Agenda)

B. Update on status of historic designation petition, 1927 W. Mitchell St.  
Staff Carlen Hatala reported that the nominator has withdrawn the petition for interim designation. The building will be demolished.

C. Demolition of locally designated William Sieglaff duplex at 1131 N. 13th St. (designated June 4, 2002)  
Staff Carlen Hatala reported that the building had been condemned and was demolished.

D. Update on the Cream of the Cream City Awards, HPC Subcommittee  
The awards ceremony must be coordinated with the Mayor's office, so the Mayor can attend. The application deadline will be around the end of June. Ms. Balon and Ms. Ackerman volunteered for the subcommittee.

E. National Historic Landmark Status of Milwaukee City Hall  
The United States Secretary of the Interior has designated the Milwaukee City Hall as a National Historic Landmark, one of only 5 or 6 in the city. This is the highest historic designation possible. The City Hall building will now be protected under Federal laws.

- F. National Trust for Historic Preservation  
Ms. Hatala stated that she is working with the National Trust to put together a workshop on using tax credits for restoring small commercial buildings.
- G. Pabst City Redevelopment project  
Ms. Hatala gave an update on this project and when it could go before the Common Council. Ald. Bauman reported that the former church in the complex will now be saved as part of the project.
- H. Ms. Ackerman stated that she would not be able to attend next HPC meeting on Monday August 8, 2005. Vice-Chair, Ald. Bauman will chair that meeting.

NOTE: Since the PowerPoint program was not working, staff made presentations from the documents in the agenda packet

**5. OLD BUSINESS**

**A. COA for Van Ells Building storefront renovation and new addition at 2654 W. Fond du Lac Ave. (Owner: Community Financial Service Center Corp.)**

Mr. Jakubovich gave the staff report to summarize the changes made to the proposal since the last HPC meeting. A new commercial structure will be attached to the south side of the Van Ells Building via a connector.

Discussion centered around the closing up of all the windows on the south elevation and the green screen that will minimize the connector. The connector is set back from the façade by 12 feet. Project architect Vince Milewski indicated that the connector would cover the existing first floor windows. The recessed bay on the north elevation would be closed up as well. The second floor will not be used at all. Bob Wellenstein, owner, stated that he did not have any prospective tenants as yet for the first floor commercial space.

Ms. McSweeney made a motion to approve the project, subject to section drawings and storefront details being approved by staff. Ms. Balon seconded the motion. The motion passed with 5 ayes; Mr. Stemper abstained.

**6. NEW BUSINESS**

**A. COA for rear addition at 2045 N. Palmer St. (Brewer's Hill Historic District, Owners: Terry and Tuan Smirl)**

Mr. Jakubovich gave the staff report. The proposal is to construct a new rear, 2-story frame addition for a kitchen and bedroom. The rear addition will be taller and wider than the existing rear addition. The original front elevation would not change.

Discussion followed. The Commissioners and staff suggested that the window size be adjusted to be more in proportion to other windows in the house; and that the north elevation needs a dormer or a change in the roofline to distinguish between the old and new portions of building.

Ms. Balon made a motion to approve with changes to the north elevation and windows to be finalized with staff. Ms. McSweeney seconded the motion. The motion was unanimously approved.

**B. Revision to previously approved coach house plans (April 2004 HPC) at 1840 N. 1st St. (Brewer's Hill Historic District, Owner: Barbary Wyatt Sibley.)**

Mr. Jakubovich gave the staff report. Previous HPC approval was for garage attached to the house with sunroom connector. The revised plans are for a freestanding 2-car frame garage at the rear of the property. The garage would be finished with wood siding, windows, trim, and doors. The garage door would be an upward acting wood door made to look like swinging or sliding carriage barn doors.

Mr. Stemper made a motion to approve with the condition that final construction drawings and complete details are submitted and worked out with staff. Ald. Bauman seconded the motion. The motion was unanimously approved.

**C. New garage at 2128 E. Woodstock Pl. (North Point South Historic District, Owners: John and Judy Hessler).**

Mr. Jakubovich gave a staff report. The proposal is to construct a new 2-car, flat-roofed masonry and frame garage at the southwest corner of the property. Staff recommends more work on the cornice and wood siding instead of cement board.

Much discussion followed regarding proposed building materials, location on site, retaining wall, and possible tree removal. It was suggested that a subcommittee be formed to visit the site and work with the owner. Mr. Stemper, Ms. McSweeney, and Ms. Pieper Eisenbrown volunteered for the subcommittee.

Ald. Bauman made a motion to table this item. Ms. McSweeney seconded. The motion to table the item was unanimously approved.

**D. Rebuild house to revised plans at 116 W. Lloyd St. (Brewer's Hill Historic District, Owner: James Aryeetey).**

Mr. Jakubovich gave a staff report. The HPC previously approved in May 2004 the rebuilding of the existing 1-1/2 story frame cottage in the Queen Anne style. The owner is now seeking approval for a simplified 2-story frame house. The building will be constructed atop the existing foundation and first story walls. All windows, doors, siding and trim will be made of wood.

Ald. Bauman made a motion to approve contingent upon final construction drawings, wall sections, porch sections and trim details being reviewed and approved by staff. Mr. Stemper seconded the motion. The motion was unanimously approved.

**7. ADJOURNMENT**

Ald. Bauman made a motion to adjourn the meeting. Mr. Stemper seconded the motion. The motion was unanimously approved. The meeting adjourned at 4:24 PM.



LIVING WITH HISTORY

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, July 18, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Acting Chair Ald. Robert Bauman called the meeting to order at 3:05 pm.

Commissioners present: Patricia Balon, Ald. Robert Bauman, Sandra McSweeney, Ann Pieper Eisenbrown, Matt Jarosz, and Tim Stemper

Commissioners absent: Sandy Ackerman

Staff present: Carlen Hatala, Paul Jakubovich

Staff absent: Martha Brown

**2. MINUTES**

June minutes were not available for approval.

**3. CONSENT AGENDA**

**None**

**4. OLD BUSINESS**

**A. New garage at 2128 E Woodstock Pl. (North Point South Historic District, John and Judy Hessler, owners)**

Mr. Jakubovich presented a staff report. The revisions received just today included: wood siding all the way around the building; a deeper cornice; and retaining walls closer to the garage so that they would be less visible. The HPC subcommittee recommended that the garage be moved further back into the yard. The owners do not want to do so. Commission members discussed the following items: wood siding vs. stucco, removing the parapet and just going with a cornice at the top of the structure, having the cornice wrap entirely around the building and the lack of detail about the gate. The owners agreed to eliminate the parapet and wrap a cornice around all four sides of the building. After a brief discussion Alderman Bauman suggested that the details be worked out with the sub committee and staff. Tim Stemper moved that staff and the subcommittee work out the revisions to the garage and finalize the style of the garage door, the lights and the gate. Pat Balon seconded the motion and the motion carried unanimously.

**5. PUBLIC HEARING**

**A. Public hearing on a nomination for interim historic designation for the Beulah Brinton House at 2590 and 2594-98 S. Superior St.**

Ms. Hatala presented a staff report that recommended interim designation of the Beulah Brinton House.

Mr. Jarosz moved that a public hearing be convened to discuss the petition and staff report. Ms. McSweeney seconded the motion. Motion passed. Ald. Bauman opened the public hearing. [Note: no one was sworn in before testifying]

Ald. Zielinski testified that he submitted the nomination for interim designation since the house and grounds were for sale and his constituents were concerned that the property could be split up for

development. He added that since filing the papers, the Bay View Historical Society (BVHS) has put in an offer to purchase the property and the offer was accepted. The BVHS now seeks to have the designation postponed while they are working through financing. Ald. Zielinski then introduced representatives of the BVHS.

Jeff Myer of 2813 S. Superior Street asked that the designation be postponed. He indicated that the BVHS was fortunate that the first offer on the property fell through. In response to Ald. Baumann's question about nominating the building after the closing, Mr. Meier stated that he thought the BVHS board would probably be ok with that. In response to a question from Sandra McSweeney about how the designation would cause a problem at this point, Mr. Meier replied that he did not know how financial institutions would respond to them if the building had historic designation.

Pat Cavey, spouse of Mr. Myer and former president of the BVHS and current agent for the sale reiterated the Society's concerns. She added that the owner has accepted a secondary offer on the property but that the family wants the BVHS to have the property since Mrs. Quinsey was one of the founders of the Society and the group does not want to change the exterior.

Tim Stemper expressed concern about the financing falling through and the secondary offer leading to a sale that would result in the demolition of the property. Matt Jarosz asked staff if there would be time to save the building if a demolition permit were applied for. Ms. Hatala replied that staff receives notice of such permits and that someone would have to file an interim petition. That would hold any demolition permit from being issued.

Richard Zastrow, 1710 E. Pryor, testified that he was the person whose offer fell through. He wanted the HPC to grant designation now.

Joseph and Lynn Zimmerman were in favor of the designation but did not choose to speak.

Donna Schlieman testified that she was concerned about the property and favored designation.

Ald. Baumann asked staff if the applicant could withdraw his nomination. Ms. Hatala replied yes, or the HPC could table the item. Ald. Baumann did not want the HPC to be put in a difficult position. He asked Ald. Zielinski to return to the table. Ald. Zielinski then withdrew his nomination. The issue of the nomination then became moot.

Sandra McSweeney asked when the building could be renominated and asked the members of the BVHS to let the HPC know immediately if the purchase fell through.

Tim Stemper moved to close the public hearing. Sandra McSweeney seconded and the motion carried.

## **6. NEW BUSINESS**

### **A. COA for a new garage at 2025 N. Lake Drive (North Point South Historic District, Neil Schoofs, owner)**

Mr. Jakubovich presented a staff report and recommended that the rear blank wall have windows.

After a brief discussion about cladding materials and the rear elevation, Matt Jarosz moved to approve the garage with details to be worked out by staff. Sandra McSweeney seconded, and the motion carried unanimously.

### **B. COA for a new house at 2018 N. 2<sup>nd</sup> St. (Brewer's Hill Historic District, Brian DeLorenzo, applicant)**

Mr. Jakubovich presented a staff report. The new house is to be built on a city-owned lot and use one of the plans in the Preservation Portfolio called "The Cedar Street". The owner has customized the

interior floor plan. There will be a parking pad constructed at the rear for now but a garage will be built later. After a brief discussion about the cost and the roof pitch (12/12 here) Tim Stemper made a motion to approve. Matt Jarosz seconded and the motion carried unanimously.

**C. COA for a new house at 2115 E. Lafayette Ave. (North Point South Historic District, Sue Holton, owner)**

Mr. Jakubovich presented a staff report showing two designs for the project. The owners currently live at 2105 E. Lafayette Place and are splitting their lot to build a new house next door at 2115. The owners will then move into the new building. The plans received just before the HPC meeting showed the addition of a front tower and rear projecting balconies. There was no drawing of the north elevation. Staff indicated that the design was better without the tower and that Ald. D'Amato said if the HPC prefers the design without the tower that would be all right with him.

Tim Stemper/Matt Jarosz [not sure which commissioner] moved to approve with Sandra McSweeney seconding the motion so that the item could be discussed.

Sandra McSweeney questioned the height of the proposed house since there was no measured drawing to show its scale, height or relation to adjacent houses.

Discussion centered on how the details would be carried out, and how there was no prototype in the neighborhood for having such a large four-car garage attached to one house. Matt Jarosz expressed concern that the west elevation needs adjustment so that it did not look like a parking lot. He added that the elevation facing the lake was the weakest in design but was an important elevation and that something needed to be done with the railings.

Sandra McSweeney added that the design showed mixed messages since there were both Queen Anne and Shingle Style elements all combined with multiple roof pitches. She added that the design would be better without the tower because the scale and size of the tower was larger than the other elements of the façade. She stated she could not support the design with the tower and preferred the first design. She also had concerns about the number of garages incorporated into the design since the building would be very visible in the neighborhood. She added that the rear porches were inappropriate as designed. She recommended the owners present their project to the Water Tower Landmark Trust as other projects have been, including her own condominium on Lake Drive and the Lewis' house on Lake Drive. Only the officers of the Trust or specified representatives have the right to speak on behalf of the organization.

The architect Darren Engel assured the HPC that he would reference his collection of architectural pattern books for details. The owner indicated that the garage would serve to house cars for both 2105 and 2115. It alleviated the need to build a separate garage at 2105 E. Lafayette. The Board of Zoning Appeals would be reviewing the shared drive located between the properties. The owner indicated that since they had met with Ald. D'Amato and some of the neighbors, they thought that constituted an approval by the Water Tower Landmark Trust.

There followed a discussion about whether having the approval of groups like the Water Tower Landmark Trust, the Brady Street Association, and the Mitchell Street Association was needed when reviewing projects in the different historic districts. Although the decisions of these groups have no legal binding on the HPC, their buy-in on projects has always been sought in the past. Ald. Baumann said that projects in Concordia do not come before the Historic Concordia Neighbors group and that maybe the HPC needs a policy on this.

There was general agreement that the design needed more work and it was thought that the Water Tower Landmark Trust could be contacted in the meantime for input. The owner expressed willingness to work with staff on revisions. Commissioners Stemper and McSweeney suggested looking at the garage situation. When asked if there was room for a separate garage at the historic house at 2105, Paul Jakubovich answered that there was.

Matt Jarosz amended the motion to have the applicant fine tune the design and bring it back to the August HPC meeting. Matt Jarosz, Tim Stemper, Pat Balon and Ann Pieper Eisenbrown voted in favor of the motion. Sandra McSweeney voted against, reiterating that the project should go before the neighborhood.

**D. Subcommittee report and vote on the Cream of the Cream City Awards**

Ald. Baumann stated that he had names of potential award winners to add to the subcommittee's list. Voting on the matter was held over until August so that commissioners could forward additional projects to subcommittee members Pat Balon and Sandy Ackerman.

**7. ANNOUNCEMENTS**

- A. Certificates of Appropriateness approved by staff (see Addendum to Agenda)
- B. The next meeting of the Historic Preservation Commission is scheduled for August 15, 2005.

**8. ADJOURNMENT**

Ms. McSweeney moved that the meeting be adjourned. Mr. Stemper seconded the motion. The motion passed unanimously.



LIVING WITH HISTORY

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, August 15, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:05 pm.

Commissioners present: Sandy Ackerman, Patricia Balon, Ald. Robert Bauman, Sandra McSweeney, Ann Pieper Eisenbrown, Matt Jarosz, and Tim Stemper

Commissioners absent: none

Staff present: Carlen Hatala, Paul Jakubovich

Staff absent: Martha Brown

**2. MINUTES**

The June 20, 2005 minutes were not available for approval.

The July 18, 2005 minutes were approved with the following corrections: p. 2 paragraphs two and three show different spellings for Mr. Myer (the correct spelling is Myer); p. 3 paragraph 6 line 5 shows that "number of" was repeated twice.

**3. CONSENT AGENDA**

**None**

Commissioner Anne Pieper Eisenbrown asked staff and fellow commissioners whether or not they had heard anything about the Beulah Brinton House. No one had any updates.

**4. OLD BUSINESS**

**A. COA for a new house at 2115 E. Lafayette Place. (North Point South Historic District, Sue and James Holton, owners)**

Mr. Jakubovich presented a staff report and the owners presented a new set of plans for the commissioners to review. The revised submission included the removal of the front tower, the removal of the rear porches and some changes to the westernmost set of garage doors, intended to minimize their appearance. Staff recommended that the applicant provide detailed construction drawings as are required for all new construction submissions, work on details and redesign the westernmost garage doors to minimize their appearance.

Matt Jarosz asked for an update on any feedback from the Alderman or the neighborhood. Staff Paul Jakubovich responded that there had been about five persons who either e-mailed or called about the project and that their concerns centered on the front tower and how thorough the project would get reviewed. Sandra McSweeney added that the Board of the Water Tower Landmark Trust had not met and there was no formal request to have the group review the plans.

Discussion then centered on the HPC submission deadlines and why the applicants were turning in drawings at the meeting. Matt Jarosz and Pat Balon indicated that it put the commission at a disadvantage to receive the drawings so late and not have time to review them.

Pat Balon moved to hold the item over until the September HPC meeting. Matt Jarosz seconded the motion. Ald. Baumann questioned the need for a third party to review the project (the Water Tower

Landmark Trust) and Ms. Balon said her motion reflected the need for the HPC to review the plans, not the neighborhood group. Ald. Baumann then questioned the owners as to their timetable, cost of the project, and how long they had worked on the project. The Holton's said they needed approval now because it was the slack season for their business, that they had been working on the project for a year and that they thought the budget would be around \$700,000. Mr. Holton conceded that he had just made up his mind about modifications to the design last week. Mr. Jakubovich responded that he had been trying to accommodate the owners and that was why the drawings were presented at the HPC meeting without a chance for review.

To accommodate the owners, Tim Stemper suggested that the HPC give approval for the foundation and that details could be worked out later. Since there were still questions about the need for a second set of garage doors that could impact the design, this option was not pursued. Ald. Baumann suggested that since he approved of the project and it had the support of Ald. D'Amato, the owners just by-pass the HPC and appeal any layover and take it to the Common Council where they would get approval.

Discussion then centered on the extra set of garage doors and how the lack of a garage at 2105 E. Lafayette and the need to park at 2115 E. Lafayette Place could de-value the historic property. Mr. Holton reiterated that he wanted all of the parking to only be at the new house in order to preserve the green space behind 2105 E. Lafayette.

Chair Sandy Ackermann called a vote on the motion to lay over the item until September. Commissioners Pieper Eisenbrown, Jarosz, Balon, and McSweeney voted in favor. Commissioners Stemper and Bauman voted against.

Ald. Bauman indicated that if the applicant appealed the HPC decision, they could take it to the Common Council, which was currently in recess and would not meet until September. Staff Carlen Hatala suggested that the HPC form a subcommittee to work with staff and the applicant and that the subcommittee could have final approval. Commissioner Stemper indicated that the work of completing the review would be accomplished faster working with the subcommittee than waiting for the September meeting of the Common Council. The applicants were agreeable.

Commissioner Stemper made a motion to move the project along with a subcommittee and staff to have final approval of the project. Commissioner McSweeney seconded the motion. The motion carried unanimously. Sandra McSweeney, Tim Stemper and Ann Pieper Eisenbrown volunteered to work on the subcommittee.

## 6. NEW BUSINESS

### A. COA for a rear airing porch, rear porch and stair at 1818 N. Palmer Street in the Brewers Hill Historic District.

Mr. Jakubovich presented a staff report and recommended approval on the condition that the stair balusters match the airing porch balusters.

After a brief discussion about baluster style, commissioner Balon moved to approved the project under the condition that the balusters of the airing porch and stair match. Matt Jarosz seconded the motion. The motion carried unanimously.

### B. COA for a garage addition at 2045 N. Palmer Street in the Brewers Hill Historic District.

(Note: The applicants had been before the HPC on previous occasions for alterations to and replacement of the garage. This is a new proposal) Mr. Jakubovich presented a staff report that recommended approval with an adjustment made to the position of the shed roof portion of the project.

Commissioner McSweeney moved and Tim Stemper seconded a motion to approve with the conditions specified by staff. The motion carried unanimously.

**C. COA for a cell antenna installation on the 3rd Church of Christ Scientist/Schraeger Auction Galleries, located at 2915 N. Sherman Boulevard in the Sherman Boulevard Historic District.**

Staff Paul Jakubovich presented a report indicating that the proposed location of the cell antennas at the front of the drum of the dome would be visible and thereby were not in keeping with the HPCs Cell Antenna Policy. In consultation with the Division of Historic Preservation at the Wisconsin Historical Society, which has the ultimate authority in the matter, HPC staff was discussing the feasibility of alternatives that would not harm the building. A monopole or flagpole might be one option. Staff Carlen Hatala indicated that this was brought before the HPC today so that the matter could be referred to staff and not have to come back at a later time. There was a brief discussion about the changing technology of the communications industry and how to avoid injuring the historic building. Carolyn Rutherford then addressed the commission. She is familiar with the building and had concerns that the cell antennas as proposed would be visible on the interior through the windows on the drum of the dome and that attaching the antennas there might increase some current problems with a leaking roof. She urged a recommendation for a monopole or flagpole.

Commissioner Matt Jarosz moved and Pat Balon seconded a motion to refer this item to HPC staff to work with the State Division of Historic Preservation with the recommendation that the cell antennas not be attached to this building but that they be located on a monopole or flagpole or perhaps in a different location in the neighborhood. The motion carried unanimously.

**D. COA for the installation of a skylight at 2009 N. Palmer Street in the Brewers Hill Historic District**

Staff Paul Jakubovich reported that the owner has agreed to forego the skylight and will instead add two windows to the rear of their house to comply with building code requirements. He recommended that the applicant work with staff on the design of the new windows.

Commissioner Tim Stemper moved to approve the staff recommendation and Sandra McSweeney seconded the motion. The motion carried unanimously.

**7. OTHER BUSINESS  
CREAM OF THE CREAM CITY AWARDS**

Commissioner Pat Balon indicated that there had been no further additions to the list of candidates since the last HPC meeting. Commissioners then voted and turned in their ballots. {After the meeting was over Staff Carlen Hatala counted up the ballots. All the proposals won by a majority vote.}

**8. ADJOURNMENT**

Commissioner Pat Balon moved and Mr. Stemper seconded the motion to adjourn. The motion passed unanimously and the meeting adjourned at 4:32 PM.



LIVING WITH HISTORY

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, September 19, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:00 pm.

Commissioners present: Sandy Ackerman, Patricia Balon, Ald. Robert Bauman, Sandra McSweeney, Matt Jarosz, and Tim Stemper

Commissioners absent: Ann Pieper Eisenbrown

Staff present: Carlen Hatala, Paul Jakubovich

Staff absent: Martha Brown

**2. MINUTES**

A motion to approve the June 20, 2005 minutes was made by Ms. McSweeney. Ald. Bauman seconded the motion. The motion carried.

A motion to approve the August 15, 2005 minutes was made by Ms. Balon. Mr. Stemper seconded the motion. Ms. McSweeney questioned whether or not the minutes were correct with regard to the proposed new house at 2115 E. Lafayette Place (Sue and James Holton, owners) and whether or not the item was to come back to the full HPC for a final decision. Staff Carlen Hatala and Ms. Balon indicated that the subcommittee and staff were given the final decision making authority and that the item would not come back to the full HPC. There being no further questions, the motion to accept the minutes passed.

**3. CONSENT AGENDA**

None

**4. OLD BUSINESS**

None

**5. PUBLIC HEARING**

**A. Public Hearing on the nomination for Interim Historic Designation for the James S. Brown Double House at 1122-1124 N. Astor Street.**

Mr. Jarosz moved to open the public hearing. Ms. Balon seconded the motion. All voted in favor.

Ms. Hatala presented a staff report. Persons who wanted to testify were sworn in.

Donna Schlieman, who nominated the building, spoke in favor of the interim designation.

Karl Dickson, representative of Lynde Uihlein and the owners, spoke against imposing the designation at this time. The owner has been considering local and National Register designation but wanted time to evaluate the building and assess what needed to be done since Lynde Uihlein's children, the Astor Street Partners LLC, had just taken ownership in July. Mr. Dickson stressed that the building was important to the owners, since Zita's owner, Peg Bradley, was Ms. Uihlein's grandmother, so it is a part of the family's heritage. There was no intent or desire to tear down the building, but rather, the family wanted to restore it. The family also recognizes the importance of the building to Milwaukee's history. Mr. Dickson then outlined some of the plans that the owners have for the building.

Donna Weiss Priebe spoke against designation at this time. She is the historic preservation specialist at the Kubala Washatko Architects, Inc., the firm that was hired to restore the building. She requested that the commission grant them time to do their evaluation of the building. They will be working with the owner on obtaining tax credits and National Register listing.

There being no further testimony, Ms. Balon moved and Mr. Jarosz seconded a motion to close the public hearing. Ald. Bauman was sympathetic to the concerns of the owner and suggested that the item be tabled for one cycle. Ms. Hatala indicated that holding the item over would nullify the nomination because it would not meet the deadline required for the public hearing. Commissioners then discussed with Mr. Dickson how interim designation would not cause any delays in the architectural evaluation they wanted to do.

Ald. Bauman asked the nominator, Donna Schlieman, if she would withdraw her nomination. After some discussion, she said she would withdraw her nomination if the owners would agree to nominate the building themselves in two months.

Discussion then centered on notification and how fast the commission could move if the building were not designated and a threat to the building arose. There was also discussion as to why interim designation would not be a burden to the owner since the owner wanted to preserve the building.

Ald. Bauman then moved to approve the interim designation. Mr. Jarosz seconded the motion. The motion carried. Ms. McSweeney abstained.

**B. Alterations to the former Finney Library at 4243 W. North Ave. (Sherman Boulevard Historic District)**

Mr. Jakobovich presented a staff report. The alterations will convert the former library into a restaurant. Architect Brian Miller was present to answer questions about the alterations.

Ald. Bauman moved approval, subject to the conditions specified in the staff report. Mr. Stemper and Ms. McSweeney seconded the motion. All voted in favor.

**6. OTHER BUSINESS**

**A. CREAM OF THE CREAM CITY AWARDS**

Ms. Hatala reported that the awards ceremony will be held at UWM along with the Mayor's Design Awards. All the candidates listed on the ballot will receive awards. The exact date in January is unknown.

**7. ANNOUNCEMENTS**

**A. Update on the Beulah Brinton House at 2590 and 2594-98 S. Superior Street.**

Ms. Hatala reported that the Bay View Historical Society has successfully completed the purchase of the Beulah Brinton House. They have not yet discussed getting the building locally designated.

**B. City Hall Project**

Ald. Bauman outlined his concerns over the work being done on City Hall and reported on the recent Public Improvements Committee review of the matter. After discussion about the appropriateness of the work being done on City Hall, and the fact that the specifications were not reviewed by HP staff or members of the HPC, it was determined that the HPC needs to become more involved/proactive in the oversight of the work the contractors are doing. Matt Jarosz indicated he would discuss the matter with representatives of the National Park Service at the upcoming National Preservation Conference in Portland, Oregon.

**C. Chair Sandy Ackerman announced that she would not be at the October meeting due to surgery.**

**8. ADJOURNMENT**

Mr. Jarosz moved and Ms. Balon seconded the motion to adjourn. The motion passed unanimously and the meeting adjourned at 4:36 PM.



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, October 17, 2005/3:00 PM**  
**City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Vice-Chair Ald. Robert Bauman called the meeting to order at 3:00 pm.

Commissioners present: Patricia Balon, Ald. Robert Bauman, Sandra McSweeney, Matt Jarosz, and Tim Stemper

Commissioners absent: Sandy Ackerman, Ann Pieper Eisenbrown

Staff present: Carlen Hatala, Paul Jakubovich, Michelle Carr

Staff absent: Martha Brown

**2. MINUTES**

Donna Schlieman requested to speak to the commission about an error in the September minutes. She wanted it clarified on page two, second paragraph, that she did not refuse to withdraw her nomination on the James S. Brown Double House. She wanted the record to read that she offered to withdraw her nomination if the owner would nominate the building in two months.

Representatives of the owner did not respond to the request.

After a brief discussion, Mr. Jarosz and Ms. McSweeney moved to approve the minutes with the clarification requested by Ms. Schlieman. The motion carried.

**3. CONSENT AGENDA**

None

**4. OLD BUSINESS**

None

**5. NEW BUSINESS**

**A. Certificate of Appropriateness for moving the Gipfel Brewery from 423-427 W. Juneau Avenue to 318 W. Juneau Avenue.**

Mr. Jakubovich presented the staff report. The chair then recognized Stephen Costello from the Bradley Center and Robert Ruvin from Ruvin Development.

There was a brief discussion about the precedent of moving buildings that were locally designated (Harnischfeger House, Peck House, cottage in Brewers Hill and other buildings in Brewers Hill) and the need to redesignate at the new site once the move has been completed. The move will allow the Bradley Center room for expansion and place the Gipfel Brewery adjacent to other 19<sup>th</sup> century buildings in the Sydney Hih complex. About half of the Sydney Hih complex will be demolished and a new, larger structure will fill in along Juneau Avenue and a large new development will be constructed to the north of the complex. Staff clarified that a separate COA application will be filled out for the alterations and restoration of the building after it has been moved.

Mr. Jarosz stated that he had met with the applicant at the site about a week prior to the meeting and felt confident that the applicant would move the building successfully. He did request that the owner shore up the building properly before the move and that an HPC commissioner be present during the

process. The applicant responded that the project was estimated to take 45 days from the shore up to the raising and the moving. The move was planned for spring.

There being no further discussion or objections, Mr. Stemper moved and Ms. McSweeney seconded a motion to approve the Certificate of Appropriateness with the conditions stated in the staff report. The motion carried.

**B. Certificate of Appropriateness for window alterations and a new porch to convert the former Schlitz Cooper Shop into apartments at 141 W. Vine Street. (Brewers Hill Historic District)**

The item had been removed from the agenda at the request of the alderman since the matter had not yet gone before the City Plan Commission.

**C. Certificate of Appropriateness for a new coach house style garage for 1918 N. 2<sup>nd</sup> Street. (Brewers Hill Historic District)**

Mr. Jakubovich gave the staff report and recommended approval. The building is slightly taller than code allows but the design can be adjusted. A brief discussion followed about whether the siding material would have to be wood or could be smooth cement board siding. Since the building was in the middle of a block and along an alley the applicant has the option of using cement board siding. There being no further discussion, Ms. Balon moved to approve the design with the conditions stated in the staff report. Mr. Jarosz seconded the motion. The motion carried.

**D. Reconstruction of the Reservoir at Kilbourn/Reservoir Park 626 E. North Avenue.**

Mr. Jakubovich gave the staff report, which summarized the decommissioning of the reservoir and the flattening out of the north side of the grounds. The chair recognized Ms. Carrie Lewis, the Superintendent of the Water Works and Clark Wantoch from the Water Works. Ms. Lewis stated that this meeting was the conclusion of a four-year long planning process through which the Water Department tried hard to preserve the historic features of the Reservoir. In response to a question from Ald. Bauman, Ms. Lewis indicated that the city would keep title to the site and that the maintenance was taken care of by the Forestry Department.

Mr. Tom Schneider, Executive Director of the Children's Outing Association was recognized. He objected to the proposal before the HPC because he believed it did nothing to unite the sections of the park that are divided by North Avenue. He stated that the design did not meet the community's needs, that North Avenue is increasingly busy with trucks and that park users need a safe passage across North Avenue. He wanted a design that knits the park back together and adds back the pavilion that was once in the park and requested that the HPC hold over any decision at this time.

Discussion followed as to whether or not the neighbors supported the current design. Ms. Lewis explained that pedestrian safety was being addressed by altering the curvature of North Avenue, closing off Garfield Avenue from North Avenue and adding two crosswalks. Mr. Wantoch added that the city was getting a Hazard Elimination Safety grant from the state to improve safety. He also added that a pedestrian bridge would probably not be used much since it would be easier to cross the street than walk over to the bridge. Ms. Lewis indicated that the approach for a pedestrian bridge would use up far too much valuable parkland. Mr. Schneider commented that reducing the angle of North Avenue would actually increase speed not slow it. Ald. Bauman suggested that some of Mr. Schneider's concerns were better addressed at the Common Council.

There being no further discussion, Mr. Stemper moved and Mr. Jarosz seconded a motion to grant a Certificate of Appropriateness for the project. The motion carried with Ms. McSweeney opposed.

**E. Certificate of Appropriateness for a new temporary oxygen tank pad and enclosure for the Columbia St. Mary's complex at 2323 N. Lake Drive, also addressed as 2320-2388 N. Lake Drive at the historic St. Mary's Hospital.**

**F. Certificate of Appropriateness for a stair tower addition to the historic St. Mary's Hospital at 2323 N. Lake Drive also addressed at 2320-2388 N. Lake Drive.**

Ald. Bauman decided to consider both items together.

Mr. Jakubovich gave the staff reports on each project.

Harold Davis from Kahler Slater and William Wahle (?) from HOK were recognized as representing St. Mary's.

Ald. Bauman called for a motion so that discussion could begin. Mr. Stemper moved and Ms. McSweeney seconded a motion to approve both items. There was a brief discussion about the oxygen tanks, their screening and their being moved after 2010. Mr. Wahle indicated that the tanks would be relocated to the new building across Lake Drive, once that building was constructed, and that the new building could not function without them.

There was considerable discussion about the stairwell addition to the historic building. Questions centered around whether or not the addition would be visible from Terrace Avenue, should there be windows in the tower, should the design be done to "disappear" or to match the quality of the existing historic structure. Since there was no consensus from the commissioners, Ald. Bauman suggested that the item be brought back to the commission.

Ms. McSweeney then moved and Mr. Jarosz seconded a motion to approve the temporary oxygen tanks and screening. The motion carried. Ms. McSweeney then moved and Mr. Jarosz seconded a motion to bring the stair tower design back at the next HPC meeting. The motion carried.

**G. Certificate of Appropriateness for a new garage, window alterations, extended front terrace and landscaping at 2429 E. Wyoming Place (North Point South Historic District)**

Paul Jakubovich gave the staff report. The chair recognized the designer, Jim Dorr and owner, Peter Slocum.

Commissioners thought the design of the garage, window alterations, repointing and the new wall and patio behind the garage were appropriate.

Discussion centered on the current size of the driveway, made wider by previous owners to provide parking for the rental units once occupying the premises. The house is being converted back into single-family use. The applicant was requesting to retain the current size to allow for parking for his guests but staff and commissioners felt that this may no longer meet code and was excessive for the neighborhood. The applicant and commissioners came to an agreement whereby the parking area would only extend north to align with the front of the bay. There would be room for one car not two.

The commissioners next discussed the appropriateness of the proposed extension of the front terrace to the west or right of the entrance. It had not been part of the original Eschweiler design. In response to a concern that tax credits could be jeopardized by the construction of the west terrace, Mr. Dorr said that Brian McCormick from the State Preservation office found the terrace extension acceptable. Mr. Stemper, Ms. Balon and Ald. Bauman thought the terrace extension appropriate.

Mr. Jarosz (?) moved and Mr. Stemper (?) seconded a motion to approve the garage, windows, rear patio, patio wall, the new driveway provided that it extend no further than the front bay of the house and the extension of the terrace to the west of the entrance. The motion carried.

**H. Certificate of Appropriateness for new front lawn landscaping at 2552 N. Wahl Avenue (North Point North Historic District)**

Mr. Jakubovich presented a staff report. The proposal would eliminate the current front terrace right up against the front of the house and build a 12-inch high wall at the front of the lawn.

Mr. Jarosz questioned whether or not the commission was straying away from the guidelines by approving the front wall. The character of the district is defined by the broad sweep of park like lawns not the individual, cut up spaces in front of each house. He questioned whether or not this was opening the doors to a clutter of furniture and hedges out in the front lawns when historically the owners sat on their porches to enjoy the lake views. Mr. Stemper said the design looked nice but also questioned whether or not it was appropriate. After a brief discussion with Peter Kudlata, the landscape architect, about the current terrace and the proposed light post, Mr. Stemper made a motion to approve the project. The motion was seconded by [?]. The motion carried with Ms. McSweeney abstaining.

**6. OTHER BUSINESS**

**None**

**7. ANNOUNCEMENTS**

- A. Staff Certificates of Appropriateness (see Addendum)
- B. Condemnation of the building at 2030 N. 2<sup>nd</sup> Street, owned by Dr. McLean, in the Brewers Hill Historic District. There was no advocacy for saving this building so it was demolished.
- C. Matt Jarosz stated that the National Preservation Conference in Portland, Oregon was excellent. He had spoke with Genell Scheurell of the National Trust about the City Hall renovations. He subsequently spoke with Charles Engberg, the architect for the City Hall reconstruction. Mr. Jarosz indicated he is now in the loop for work going on at City Hall.
- D. There was a correction to this month's agenda. The next HPC meeting **will** take place on November 14, 2005.

**8. ADJOURNMENT**

Ald. Bauman called the meeting adjourned at 5 PM.



Living with History

**MINUTES  
CITY OF MILWAUKEE  
HISTORIC PRESERVATION COMMISSION MEETING  
Monday, November 14, 2005/3:00 PM  
City Hall/200 East Wells Street/Room #301-A**

**1. ROLL CALL**

Chair Sandy Ackerman called the meeting to order at 3:01 pm.

Commissioners present: Sandy Ackerman, Patricia Balon, Ald. Robert Bauman, Sandra McSweeney, Matt Jarosz, and Tim Stemper

Commissioners absent: Ann Pieper Eisenbrown

Staff present: Carlen Hatala, Paul Jakubovich

Staff absent: Martha Brown, Michelle Carr

**2. MINUTES**

Matt Jarosz moved and Pat Balon seconded a motion to accept the minutes from the October 17, 2005 Historic Preservation Commission Meeting. The motion carried.

An announcement was made that Commissioner Ann Pieper Eisenbrown had a baby boy.

**3. CONSENT AGENDA**

None

**4. OLD BUSINESS**

**A. Stair tower addition for Columbia St. Mary's Hospital Complex at 2323 N. Lake Drive, also addressed as 2320-2388 N. Lake Drive. (St. Mary's Hospital Historic Building)**

Paul Jakubovich gave the staff report. The applicant submitted two proposals, one with and one without windows. A similar stair tower on the Lake Drive side of the building used brick that matched the main façade. In this instance the applicant wants to match the pumpkin color brick that is on the rear of the hospital. Both proposals lack a cornice at the top of the structure.

Paul Westrick, the vice president of Columbia St. Mary's Hospital, and Bill Wahle, from HO+K architects, were recognized.

Commissioner McSweeney asked why there were no windows at the top floor of the proposed tower. Mr. Wahle explained that they were not needed and that the historic building will be mostly vacant on the second and third floors anyway. Discussion next centered on whether or not the northeast end of the historic hospital building would have been articulated with a cornice. Mr. Westrick pointed out that the cornice on the main façade differed from the one at the rear. Commissioners Jarosz, Balon and McSweeney agreed that a cornice was needed to finish off the stair tower addition so that the design would flow better.

Commissioner Jarosz made a motion to accept the proposal that included windows, accepting the fact that there would be no window openings on the top floor. The motion also required that a cornice be added to the top to match that on the rear of the main building and that brick and mortar color be worked out with staff. Commissioner Balon seconded the motion. Mr. Wahle responded that the hospital had a fixed budget to work with for the historic building and that the cost of adding a cornice would take away from other work that was planned. Commissioners Jarosz, Balon and McSweeney indicated that the cornice was necessary since the stair tower addition would be very visible.

The commissioners then voted, the motion carrying unanimously.

Mr. Jakubovich asked commissioners whether they preferred the stair tower be built of buff or pumpkin color brick. The commissioners preferred the pumpkin color.

**5. NEW BUSINESS**

**A. New stairs, mechanicals and pavilion on the north elevation at Turner Hall 1034 N. 4<sup>th</sup> Street. (Turner Hall Historic Building)**

Mr. Jakubovich presented the staff report. The chair then recognized David Uihlein and Troy Wohlt from Uihlein Wilson Architects.

Mr. Uihlein indicated that the installation of the air handler was important to make the ballroom work and that the location was chosen to make it the most efficient and quiet. It was decided to place all of the non-historic mechanicals together to lessen the impact on the building. In response to a question by Mr. Stemper, Mr. Uihlein responded that the National Park Service preferred that they not screen the mechanicals on the roof so that the industrial character of the equipment would be visible.

Commissioners then asked about the small pavilion shown on the plans and how the base would match or not match the historic building. There was also a discussion about the choice of railings on the stairs, whether they should be painted steel or steel wire.

Commissioner Bauman moved and Commissioner McSweeney seconded a motion to approve the locations of the mechanicals, to have painted steel railings and to approve the small pavilion. The motion carried unanimously.

**6. OTHER BUSINESS**

**None**

**7. ANNOUNCEMENTS**

A. Staff Certificates of Appropriateness (see Addendum)

B. Staff Carlen Hatala reported that a reputable restoration firm from outside Wisconsin had been concerned over the proposed work on City Hall. They have been trying to communicate with representatives of the city since early in 2005. They had contacted the Mayor's office and spoken with a couple of the alderman. Their concerns centered on the quality of work and the cost of the bids. They volunteered to help the city structure bidding and train workers but have not been well received. This firm requested to speak to the HPC. Commissioners Bauman and Stemper felt that this would lead to finger pointing and that the bids have already been awarded so we are committed to the course of action already underway. Commissioner Bauman said that unless the project could get stopped, there was no point in hearing any more information. Commissioner Balon said that the commission should be open to such information in the future, even if it would not help in the current situation. Commissioner Jarosz stated that he was now participating in the meetings on City Hall so was watching over the issues of terra cotta matching and manufacture. The consensus from the commissioners was that they did not want the restoration firm to speak to the commission.

C. Staff Carlen Hatala reported that Zilber Ltd. has tentatively agreed to purchase the Pabst Brewery Complex from Wispark. Commissioner Bauman stated that the new owner would come before the city to ask for a TIF and that this time there would be support of the project. He added that he understood that the cost of the renovations on the buildings exceeded the tax credits so that most of the complex would likely be demolished as in Wispark's proposal. He cautioned preservationists to support the new proposal or else lose credibility. Commissioner Balon said that this was an opportunity for new dialogue, and that the Pabst Complex is the most prominent location downtown and very desirable and that there is the possibility for preservation and adaptive use to be done right.

D. The next HPC meeting will take place on December 12, 2005.

**8. ADJOURNMENT**

Ald. Bauman moved to adjourn and Commissioner Balon seconded the motion. The motion carried and the meeting adjourned at 4:11 P.M.



Living with History

**MINUTES  
CITY OF MILWAUKEE  
HISTORIC PRESERVATION COMMISSION MEETING  
Monday, December 12, 2005/3:00 PM  
City Hall/200 East Wells Street/Room #301-B**

**1. ROLL CALL**

Vice-Chair Ald. Robert Bauman called the meeting to order at 3:05 pm.

Commissioners present: Patricia Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, and Tim Stemper

Commissioners absent: Sandy Ackerman, Ann Pieper Eisenbrown

Staff present: Carlen Hatala, Paul Jakubovich

Staff absent: Martha Brown, Michelle Carr

**2. MINUTES**

Pat Balon moved and Sandra McSweeney seconded a motion to accept the minutes from the November 14, 2005 Historic Preservation Commission Meeting. The motion carried.

**3. CONSENT AGENDA**

**None**

**4. OLD BUSINESS**

**A. Public Hearing on the nomination for Permanent Historic Designation for the James S. Brown Double House at 1122-1124 N. Astor Street**

The Brown Double House had been given interim historic designation at the September 15, 2005 HPC meeting. Staff Carlen Hatala summarized the study report, which recommended that the Brown Double House be nominated for permanent designation in fulfillment of criteria e-3, e-5 and e-9 of the Historic Preservation Ordinance. Sandra McSweeney moved and Pat Balon seconded a motion to open the public hearing. Persons wishing to testify were sworn in.

The chair recognized Donna Schlieman who testified in favor of the nomination. She thanked staff for a well-researched report and indicated that the Brown Double House is in a significant location. Ms. Schlieman indicated that of the many properties she has nominated, only three have been demolished and that this building ranks the highest in her estimation.

Gail Fitch was in favor of the nomination but chose not to speak.

The owner's representative, Karl Dickson, was present but chose not to speak. He did not oppose the nomination.

Pat Balon moved and Sandra McSweeney seconded a motion to close the public hearing. The commissioners were in agreement with the criteria for designation. Tim Stemper moved and Pat Balon seconded a motion to recommend the permanent historic designation of the Brown Double House. The motion passed unanimously.

**5. NEW BUSINESS**

**A. Addition to the former Finney Library at 4243 W. North Avenue (Sherman Boulevard Historic District)**

Staff Paul Jakubovich presented a report and explained that the building is still owned by the city and that final plans need to be approved before the property is sold to the new owner. The issues centered on the fencing, the new addition and whether or not the roof of the proposed addition be curved or flat.

Project architect Brian Miller was recognized and indicated that the future owner, New Covenant, had lined up a restaurant to occupy the entire building. An earlier plan showed an open patio on the building's west side but it has been replaced with the enclosed addition under review at this meeting. Mr. Miller indicated that the curved roof was a statement that the building had a new use and it would be made of opaque material and not be transparent or of glass. After additional discussion about how closely additions should match original buildings, the commissioners came to a consensus that the curved roof was acceptable. Matt Jarosz pointed out that the addition was fine but that there needed to be clarification through drawings of how the addition would butt up against the original building, especially where it meets between two windows.

The privacy fence was required by code and the commissioners found it acceptable. The perimeter fence would be redesigned based on newly discovered drawings of the original plans.

The Motion: Sandra McSweeney moved to accept the addition with the curved roof and that fencing was to be worked out with staff. Pat Balon seconded the motion. Matt Jarosz made a friendly amendment that the architect supply detail drawings of how the addition meets the existing building. The motion carried unanimously.

**B. Exterior Alterations to the former Schuster Building at 1020-1030 W. Historic Mitchell Street (Mitchell Street Historic District)**

Staff Paul Jakubovich presented the staff report.

The commissioners were in consensus about the restoration of the wood sash windows on the Mitchell Street and 11<sup>th</sup> Street sides of the building. They also had no questions about the cutting in of a light court at the rear. Discussion centered around the filling in of former loading bays on 11<sup>th</sup> Street. Commissioners and staff agreed that the openings would look better with larger pieces of glass and that one of the openings could be filled in with a glass overhead door that would reference the former use of the space.

The Motion: Tim Stemper moved and Sandra McSweeney seconded a motion to approve the project with the recommendations made by staff. The motion carried unanimously.

**C. Exterior alterations to the former Schlitz Cooper Shop Building (A.K.A. Hastings Building) at 141 W. Vine Street (Brewers Hill Historic District)**

Paul Jakubovich gave the staff report. He explained that the project had gone through the Board of Zoning Appeals and was approved.

Eric Madisen, the project architect, was recognized. The only part of the project that commissioners had concerns with were the windows. Mr. Madisen indicated that he wants to restore as many windows as he could. He had met with Brian McCormick of the state preservation office for tax credit purposes and had gotten referrals to window companies. Pat Balon added that Turner Hall had done a good job on their windows. A brief discussion was held on the number of parking spaces available,

and how many were required by ordinance and whether the parking area was subject to review by the commission.

The Motion: Tim Stemper moved and Pat Balon seconded a motion to approve the various parts of the proposal and that the windows would be true divided lights with details to be worked out with staff. The motion carried unanimously.

**D. New street level storefront and other exterior alterations at 1033 N. Old World Third Street (Pritzlaff Building, Old World Third Street Historic District)**

Paul Jakubovich gave the staff report.

Commissioners were in general consensus that the proposed work was appropriate. Tim Stemper commented that the great grandson of the Pritzlaffs would be pleased that the building's storefront is being restored. Sandra McSweeney and Pat Balon recommended that the entry doors be taller, possibly up to 12 feet tall. Matt Jarosz questioned the materials in the bulkhead and staff explained that there would be a paneled bulkhead, not plywood, and that the base would be of durable material like concrete or stone.

The Motion: Tim Stemper moved and Matt Jarosz seconded a motion to approve the project with staff working out the details. The motion carried unanimously.

**6. OTHER BUSINESS**

None

**7. ANNOUNCEMENTS**

- A. Staff Certificates of Appropriateness (see Addendum to the Agenda)
- B. Carlen Hatala asked the commissioners to consider whether or not they were interested in having a board retreat or training. Any input on how the HPC meetings were run would also be valuable for staff. Pat Balon suggested that the commission be more involved in advocacy. Sandra McSweeney suggested that the motions made during the meetings be called out in the Minutes in some manner for easier reading.
- C. Staff Carlen Hatala reported that the Cream of the Cream City Awards event would be held jointly with the Mayor's Urban Design Awards ceremony and would take place on January 5<sup>th</sup> at the UW-Milwaukee School of Architecture and Urban Planning. Notices will be sent out with details as to time, etc.
- D. The next HPC meeting will take place on Tuesday January 17, 2006.
- E. Staff assistants/consultants Eva Hofman and Erin Lanham were introduced to the commission.

**8. ADJOURNMENT**

Ald. Baumann called the meeting adjourned at 4:12 PM.