



**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
Tuesday, January 16, 2007, 3:00 PM  
City Hall - 200 East Wells Street, Room 301-A

**1. ROLL CALL**

Chair Ald. Bauman called the meeting to order at 3:00 PM.

Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Tim Stemper

Commissioners Absent: Ann Pieper Eisenbrown

Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

**A. Approval of the October 25, 2006 HPC Special Meeting minutes.**

Sandra McSweeney made a correction to page 2 indicating that she had seconded the motion to accept the interior views into the record.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to approve the minutes as amended. The motion carried.**

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

None

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

- A. New front terrace at 2943 N. Lake Drive (North Lake Drive Historic District)  
PTS#30153

Staff Paul Jakubovich gave the staff report. The new front terrace, designed by H. Russell Zimmerman, will be built of Bedford limestone and brick that matches the house. Two basement windows will be closed in at the location of the terrace.

Chair Ald. Bauman recognized owner Laura Pfaff. When asked what motivated her to build a front terrace, she replied that they enjoy viewing the lake, the front needed some work, and that she thought it would add value to the property. She planned to have the work start in spring.

Commissioners were in agreement that this was a good project.

**THE MOTION: Matt Jarosz moved and Sandra McSweeney seconded a motion to approve the project. The motion carried.**

7. **OTHER BUSINESS**

**A. Election of Vice-Chair for 2007**

**THE MOTION: Matt Jarosz moved and Sandy Ackerman seconded a motion to nominate Pat Balon as vice-chair. The motion carried**

**THE MOTION: Matt Jarosz moved and Pat Balon seconded a motion for vice chair Tim Stemper to assume the seat of chair beginning at the February meeting. The motion carried.**

**B. Cream of the Cream City Awards-nominations received from public.**

Staff Carlen Hatala passed around the two submissions received so far. By consensus, it was agreed to extend the submission deadline by at least one month with staff to choose the date. There will be a press release prepared by DCD's media staff person. Matt Jarosz and Sandra McSweeney agreed to serve on a subcommittee to review the submissions and prepare recommendations to the full HPC. HPC members were urged to suggest projects for the awards as well.

**C. Update on various preservation projects.**

Paul Jakubovich showed slides of 1825 N. 2<sup>nd</sup> Street (rear), the worker's cottage that was moved from 2025A N. Palmer Street instead of being demolished. The cottage was enlarged and painted and might be a good candidate for a Cream of the Cream City Awards.

Paul Jakubovich urged commissioners to see other completed projects that had gone before the HPC at 1000 W. Mitchell Street (terra cotta replacement) and 1235 E. Brady Street (residence converted into retail space).

There was brief discussion about the infill house at 1127 N. 20<sup>th</sup> street, designed by Paul Jakubovich and built by NIDC. The house was featured in a story in Sunday's [Milwaukee Journal Sentinel](#).

There was a brief discussion about whether or not the HPC should acknowledge the anonymous letters, with photos, received about City Hall's renovation. Some commissioners thought that the letters should be ignored since their origin was unknown. Gail Fitch, present in the audience, was asked if she received the letters also. She replied yes. Some questioned how this matter should be dealt with. Chair Ald. Bauman indicated that the content of the letters was of concern and that they would be taken up at the Public Works Committee.

Sandy Ackerman announced that Historic Milwaukee was doing a panel discussion on City Hall in February.

9. **ADJOURNMENT**

**THE MOTION: There being no further business, Matt Jarosz moved and Pat Balon seconded a motion to adjourn the meeting. The motion carried and the meeting was adjourned at 3:45 PM.**



**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, February 12, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:14 P.M.

Commissioners Present: Pat Balon, Ald. Robert Bauman, Matt Jarosz, Tim Stemper

Commissioners Absent: Sandy Ackerman, Ann Pieper Eisenbrown, Sandra McSweeney

Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

A. Approval of the December 11, 2006 HPC Meeting minutes.

**THE MOTION:** Pat Balon moved and Matt Jarosz seconded a motion to approve the minutes of the December 11, 2006 HPC meeting. The motion carried.

B. Approval of the January 16, 2007 HPC Meeting Minutes

**THE MOTION:** Pat Balon moved and Ald. Bauman seconded a motion to approve the minutes of the January 16, 2007 HPC meeting. The motion carried.

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

**A. Public Hearing to consider Permanent Historic Designation of the Louis Auer & Son Houses at 2005 and 2009 E. Kenwood Boulevard**

Chair Tim Stemper recognized Attorney David Halbrooks and Attorney Stephen Chernof. They jointly requested an adjournment of the hearing in Items 4A and 4B for the properties at 2005 and 2009 E. Kenwood Boulevard in order to have additional time for these properties.

**THE MOTION:** Ald. Bauman moved and Matt Jarosz seconded a motion to approve the adjournment of 2005 and 2009 E. Kenwood Boulevard for items 4A and 4B of the agenda. The motion carried unanimously.

Chair Tim Stemper requested that the parties involved advise the commission of any changes in their timetable.

**B. Public Hearing to consider Permanent Historic Designation of the Louis Auer & Son Houses at 2005, 2009, 2015, 2019, 2025, and 2029 E. Kenwood Boulevard**

**THE MOTION:** Matt Jarosz moved and Ald. Bauman seconded a motion to open the public hearing for the properties addressed at 2015, 2019, 2025 and 2029 E. Kenwood Boulevard. The motion carried.

The commissioners agreed that staff did not have to repeat the presentation given at the December 11, 2006 meeting.

There was no one registered to speak on this item.

**THE MOTION:** Matt Jarosz moved and Ald. Bauman seconded a motion to close the public hearing. The motion carried.

**THE MOTION:** Ald. Bauman moved and Pat Balon seconded a motion to recommend permanent designation on the four properties. Matt Jarosz made a friendly amendment to include that the recommendation was made based on the criteria e-5, these houses represented fine examples of their type, and e-8, collectively they formed an important grouping. The motion carried unanimously.

## 5. OLD BUSINESS

A. None

## 6. NEW BUSINESS

A. Streetscaping in the former Pabst Brewery, N. 10<sup>th</sup> Street and W. Juneau Avenue (Pabst Brewery Historic District)

Staff Paul Jakubovich gave the staff report, which recommended some modifications to the proposed parking and storm water management plan presented by the developers.

Chair Tim Stemper recognized Jim Scherer of DCD, Dan McCarthy of Brewery Project LLC and Kevin Mantz of Brewery Project LLC.

Jim Scherer indicated that the Common Council had already adopted the storm water management and streetscaping plan that was now before the HPC. He did not agree with the staff recommendations and stated that any adjustments would impede the stormwater management. He felt that introducing pedestrian islands into the angle parking on Juneau Avenue would be artificial since they were not present now and that they would present an additional cost. In response to a question by Ald. Bauman, Paul Jakubovich indicated that the requested modifications were the result of review by Bob Greenstreet and the Planning Section staff.

Kevin Mantz stated that they would not be able to reinstall the current pavers into 10<sup>th</sup> Street because of the pitch of the street, the fact that the pavers were set atop a clay base and that it just would not work with their overall system. In response to a question by Ald. Bauman, Mr. Mantz indicated that the pavers could be put back but they would be less effective than the pervious asphalt material they were going to use.

Dan McCarthy indicated this stormwater system was a pilot project in Milwaukee but that sustainability and preservation could work together. In response to a question by Ald. Bauman, Mr. McCarthy indicated that re-laying the pavers in 10<sup>th</sup> Street would be too expensive, probably in the 7-figure range.

There was further discussion about the cost of re-laying the pavers in 10<sup>th</sup> Street and Paul Jakubovich cited examples in Evanston and Wilmette, Illinois where pavers were being used extensively throughout those communities. Commissioner Balon indicated that when the commissioners had their last walk-through the complex with the developer, they were reassured that the pavers would be retained. The developers responded that the pavers would reduce the flow to the bio-swales and that it would be difficult to set the pavers back with the correct pitch.

There followed a discussion about pedestrian islands on Juneau Avenue to break up the long line of angle parking and allow pedestrians to cross in mid-block like on Broadway in the Historic 3<sup>rd</sup> Ward. These would also serve as traffic calming. Kevin Mantz said that had been proposed once before but was turned down by DPW. Dan McCarthy indicated that they needed to retain as much parking as possible since a number of parking spaces were lost on 9<sup>th</sup> and 10<sup>th</sup> Streets due to the introduction of bio-swales. Mr. McCarthy added that they could live with the pedestrian islands but not the re-laying of the pavers in 10<sup>th</sup> Street. He urged approval of their proposal so that there would not be costly delays.

Ald. Bauman asked why this did not get routed for review by the HPC before the proposal went to the Common Council. Jim Scherer questioned whether or not the HPC had the authority to review this project and Ald. Bauman said this was within the realm of HPC review.

**THE MOTION:** Ald. Bauman moved and Matt Jarosz seconded a motion to table the item until the March meeting so that the developer could get specific costs on re-laying the pavers. A subcommittee of Pat Balon, Ald. Bauman, Matt Jarosz and Tim Stemper would work with the developer to expedite the matter. The motion carried.

Staff Paul Jakubovich was instructed to check the costs of other communities that were repaving with pavers.

## 7. **OTHER BUSINESS**

### A. Status Report on the Old Coast Guard Station

Carlen Hatala reported that the County was seeking advice from the state preservation office on what options they had for the Old Coast Guard Life Saving Station. The Native American group HONOR/Loonsfoot was chosen from the last round of RFPs, and given two years to fundraise for the restoration of the building and its conversion into a Native American museum and cultural center. HONOR has disbanded and the status of Loonsfoot is unknown. The building is now in danger of being demolished. Ald. Bauman (in whose district the building is located) and the rest of the commissioners were interested in sitting down with the County on the matter. Matt Jarosz indicated that there might be a viable proposal from UWM.

### B. Preservation project updates

Paul Jakubovich showed images of the Gipfel Building and indicated it was getting ready to be moved. The move would be filmed for national television.

Paul Jakubovich showed before and after images of 2745 N. Frederick Avenue. Although not in a local historic district, the owners worked with staff on the restoration. This could be a candidate for a Cream of the Cream City Award.

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Ald. Bauman asked staff if they were involved in the review of the designs for Downer Avenue. Paul Jakobovich indicated no, that he had had one meeting, only recently, with the architect. Ald. Bauman indicated that he did not want a repeat of the Pabst situation where all the design work was done without any HPC input and then the project was submitted to HPC.

**THE MOTION:** There being no further business, Pat Balon moved and Matt Jarosz seconded a motion to adjourn the meeting. The motion carried and the meeting concluded at 4:29 P.M.



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, March 12, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:28 P.M.

Commissioners Present: Pat Balon, Tim Stemper, Sandra McSweeney, Matt Jarosz

Commissioners Absent: Sandy Ackerman, Ald. Robert Bauman, Ann Pieper Eisenbrown

Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

A. Approval of the February 12, 2007 Historic Preservation Commission Meeting minutes

**THE MOTION:** Pat Balon moved and Sandra McSweeney seconded a motion to approve the February 12, 2007 minutes. The motion carried.

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

**A. Public hearing to consider the historic designation of Christ Polish Baptist Church/Immanuel Community Baptist Church (Immanuel Community Baptist Church), 2009-2013 S. 19<sup>th</sup> Street.**

Staff Carlen Hatala gave a presentation on the building and indicated that the building appeared to meet two criteria of the ordinance.

**THE MOTION:** Sandra McSweeney moved and Pat Balon seconded a motion to open the public hearing. The motion carried.

Staff Carlen Hatala swore in those who wanted to testify on the nomination.

The chair recognized Pastor Rosemary Dye. She stated that she supported the designation as a way to honor those who founded the church in the past as well as those worshipping today. There was no one in opposition. Gail Fitch was in favor of the nomination but did not wish to testify.

**THE MOTION:** Pat Balon moved and Sandra McSweeney seconded a motion to close the public hearing.

Pat Balon asked Pastor Dye if she was aware of what historic designation would mean and the pastor responded that she did.

**THE MOTION:** Matt Jarosz moved to recommend historic designation for Christ Polish Baptist Church (Immanuel Community Baptist Church) based on criteria e-1 and e-6 of the

ordinance, and he also added e-9 since the church stands out in its neighborhood. Pat Balon seconded the motion. The motion carried.

## 5. OLD BUSINESS

- A. Paving/landscaping for the Pabst Brewery Historic District (Vicinity N. 10<sup>th</sup> St. and W. Juneau Avenue.

Staff Paul Jakubovich summarized the efforts of the HPC subcommittee that worked on this matter after February's HPC meeting. The subcommittee, consisting of Ald. Bauman, Pat Balon, and Matt Jarosz, along with representatives from the Department of Public Works and HPC staff Paul Jakubovich, traveled to Wilmette, Illinois to view and get cost estimates on their restored brick paver streets. The costs of retaining their brick paver streets, when re-laid properly, actually cost less in the long run than the use of asphalt. The construction figures as supplied by Wilmette planners were substantially lower than the cost estimates supplied by our Department of Public Works. Copies of these figures are contained in the HPC agenda packets. These figures were compiled and presented because the applicants cited cost as the reason for not retaining the pavers in 10<sup>th</sup> Street.

Jim Scherer (Department of City Development), Dan McCarthy and Kevin Mantz were present to represent Brewery Project LLC.

Pat Balon indicated that their engineers showed them through Wilmette and not preservation staff and that Wilmette has found the pavers cost effective and a way to preserve the community's character. She found that the pavers had a traffic calming effect and that speeds were lowered and that the roadways with pavers definitely enhanced the historic districts through which they toured. Her questions about wheelchair use had been answered satisfactorily. Matt Jarosz concurred and urged other people to go down and see what Wilmette has done. He added that after five years, the pavers in Wilmette were holding up fine and had only a few areas where they had heaved up. Staff Paul Jakubovich added that there were no problems with snow plowing.

There was further discussion. Jim Scherer indicated that the developer would agree to relay the pavers in 10<sup>th</sup> Street and that DPW would be bidding out the project and that he would make them aware of Wilmette's data. In response to a question by one of the commissioners, Jim Scherer indicated that if additional pavers were found underneath the asphalt in other parts of the complex, they would not be reinstalled.

Paul Jakubovich added that the revised parking plan along Juneau Avenue would not feature pedestrian islands. Sandra McSweeney questioned the use of stamped concrete in the crosswalks and indicated that it would look artificial next to the real pavers. She recommended plain brushed concrete. Kevin Mantz indicated that they would not mimic the pavers.

**THE MOTION:** Matt Jarosz moved to approve the paving plan for the Pabst Complex based on staff's report. Sandra McSweeney seconded the motion. The motion carried.

There followed a brief discussion about the use of bio swales and how water would be captured on site and whether it had the potential to breed mosquitoes or damage the foundation of the buildings. Kevin Mantz indicated the holding occurred underground and that there would be no mosquitoes or damage to the buildings.

## **6. NEW BUSINESS**

- A. Vestibule for St. Josaphat Basilica, 601 W. Lincoln Avenue (St. Josaphat Basilica Historic Structure)

Staff Paul Jakubovich gave the staff report. The small vestibules attached to the side entrances at grade will be removed while the vestibules at the side entrances will be re-clad with copper and sit on a granite base. The vestibules form air locks so that cold air does not blast into the church.

Commissioners discussed the following items: the use and patina of copper cladding and whether or not it is appropriate and too costly; whether or not glass should be substituted for copper or for the roof; should the vestibules extend up to the top of the transom windows; the style of the design, is it too Georgian; why can't the architect install the vestibules inside as in European churches; substitute glass doors for metal ones.

Architect Steve Wellenstein from Uihlein-Wilson Architects indicated that the goal was to have the project finished in time for the church's rededication in July.

Commissioners Matt Jarosz and Tim Stemper volunteered to form a subcommittee to work with the architect on a redesign that would be acceptable to the commission.

**THE MOTION:** Matt Jarosz moved to have the architect work on a redesign with the subcommittee, with staff to give approval once there is a consensus. Pat Balon seconded the motion. The motion carried.

## **7. OTHER BUSINESS**

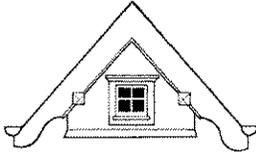
- A. Staff Carlen Hatala reminded the commissioners that if they had nominees for the Cream of the Cream City Awards they should forward them to her as soon as possible. A meeting of the subcommittee, Matt Jarosz and Sandra McSweeney, would be scheduled soon to go over the list of nominees.

## **8. ANNOUNCEMENTS**

- A. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, April 16, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street.

## **9. ADJOURNMENT**

There being no further business, Sandra McSweeney moved and Matt Jarosz seconded a motion to adjourn. The motion carried and the meeting adjourned at 5:04 P.M.



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, April 16, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**1. ROLL CALL**

**Chair Tim Stemper called the meeting to order at 3:10 P.M.**

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

**Commissioners Absent:** none

**Staff Present:** Carlen Hatala, Paul Jakubovich

**2. MINUTES**

A. Approval of the March 12, 2007 Historic Preservation Commission Meeting minutes

**THE MOTION:** Pat Balon moved and Sandra McSweeney seconded a motion to approve the minutes of the March 12, 2007 HPC meeting. Sandy Ackerman and Ann Pieper Eisenbrown abstained, as they were absent from that meeting. The motion carried.

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

**A. Public hearing to consider the interim historic designation of the First National/First Wisconsin National Bank Building at 735 N. Water Street.**

Staff Carlen Hatala gave a presentation on the nomination and indicated that the building appeared to meet four criteria of the ordinance.

Staff Carlen Hatala swore in all those who would testify on the matter.

**THE MOTION:** Matt Jarosz moved and Pat Balon seconded a motion to open the Public Hearing

The chair recognized those in favor of the interim designation.

Donna Schliemann, 1300 N. Prospect Avenue, testified that she had filed the interim petition. She found it interesting that Captain Pabst had ties to the bank. She added that the most prominent building in her Illinois hometown was the bank, and that Burnham & Company had designed it as well. She concluded with Burnham's statement, "Make no small plans..."

The Chair recognized those opposed to the interim designation.

Attorney Matt Flynn spoke on behalf of the owner, Compass Properties. He requested that the designation not go forward but be deferred until the next HPC meeting since they had had little chance to go over the study report and prepare. Mr. Flynn added that some of the building was not original, including the new canopies and doors. He also clarified the

situation of the cornice. The permit to remove the cornice, due to safety issues, was issued April 4, 2007. He indicated that the original cornice would be removed and not reinstalled but replaced with cold form framing and EIFS. The owner is a responsible person and wants to do quality work on the building. The owner had the financial incentive to use quality materials because of his tenants but does not want the constraints of historic designation.

Commissioner Jarosz questioned the use of EIFS, as it is not considered a quality material, and called into question how other repairs would be made. Mr. Jarosz concluded that the building should be designated.

Building owner Sheldon Oppermann was recognized. He has owned 735 N. Water Street since March 2002. He discussed the cornice, and how they took out the permit to address concerns that pieces might fall off. He stated that they have not made a final decision yet on how the repairs could be made and that maybe they would not use EIFS. They had consulted with Historic Preservation staff Paul Jakubovich about contractors and were exploring whether or not all of the cornice would have to be removed. The permit would address the worst-case scenario.

Becky Rabatin from DNS explained why façade inspections are required and that this building's cornice showed signs of failure. The owner is asked to address the problem but it is up to the owner on how to remedy the situation.

The commissioners discussed the merits of EIFS but Ald. Bauman indicated that they were there to look at the criteria for designation and that later repairs would follow the COA process.

**THE MOTION:** Pat Balon moved and Matt Jarosz seconded a motion to close the public hearing. The motion carried.

Tim Stemper indicated that the building certainly met the criteria but was concerned about designation over the objection of the owner. He asked if the HPC should give the owner additional time to work out their repair plan. Pat Balon indicated that designation has proceeded without owner consent in the past and this has a wallop of criteria.

**THE MOTION:** Ald. Bauman moved and Pat Balon seconded a motion to approve interim historic designation based on the four criteria in the study report. There was a brief discussion about the timing of the interim designation petition, when the repair permit was pulled and when the public hearing notice was mailed out. The motion for interim historic designation carried unanimously.

## 5. OLD BUSINESS

A. Certificate of appropriateness to demolish Building No. 11 Woodworking/beer pump repair/tinsmith/pipe fitting/grain drying/storage Building (1894 Charles Hoffman) in the Pabst Complex. (Pabst Brewery Complex Historic District)

## 6. NEW BUSINESS

A. Certificate of Appropriateness to demolish Building No. 22 Boiler House (1948, Stone & Webster Engineering Corporation) in the Pabst Brewery Complex (Pabst Brewery Complex Historic District)

**THE MOTION:** Pat Balon moved and Matt Jarosz seconded a motion to hold over the Pabst items 5A and 6A till later in the meeting. The motion carried.

**B. Certificate of Appropriateness for changes to doors and windows at 1101 E. Brady Street, Sciortino's Bakery (Brady Street Historic District)**

Staff Paul Jakubovich presented the staff report and indicated that the owner was filling in an existing door on the east elevation of the second story and relocating it. New wood windows would be installed in place of the door to correspond to interior remodeling.

**THE MOTION:** Ald. Bauman moved and Pat Balon seconded a motion to approve the project per the staff report. The motion carried.

**C. Certificate of appropriateness for a garage and addition to 2604 N. Lake Drive (North Point North Historic District)**

Staff Paul Jakubovich gave the staff report outlining the proposed coach house, connector and enclosed sun porch. A recent inappropriate skylight was to be removed. Mr. Jakubovich added that the proposal also called for an estate style fence but that there were issues of building over the city right-of-way. Many details needed to be worked out.

Sandra McSweeney asked about the occupancy of the house and was told that there is a third floor living unit but that the addition was being made to enlarge the main dwelling unit. Becky Rabatin from DNS said she would look into the occupancy matter.

In response to Ald. Bauman's questions about the scaffolding, Mr. Jakubovich indicated that the brick was being cleaned and repointed and the bay window repaired.

**THE MOTION:** Ald. Bauman moved and Sandy Ackerman seconded a motion to approve the project in concept with all the details to come back to the HPC. The motion carried.

The HPC then took up the matter of the request to demolish Building No. 11 and Building # 22 at the Pabst Brewery Complex.

**5. A Certificate of appropriateness to demolish Building No. 11 Woodworking/beer pump repair/tinsmith/pipe fitting/grain drying/storage Building (1894 Charles Hoffman) in the Pabst Complex. (Pabst Brewery Complex Historic District)**

**6.A Certificate of Appropriateness to demolish Building No. 22 Boiler House (1948, Stone & Webster Engineering Corporation) in the Pabst Brewery Complex (Pabst Brewery Complex Historic District)**

Staff Paul Jakubovich gave a combined staff report on the two buildings. Building # 11 was an irreplaceable example of brewery architecture built of local cream-colored brick. Building # 22 was constructed after World War II and did not fit the popular image of the Pabst Complex. Because of its use as a power plant, its construction did not lend itself easily to adaptive use.

There was much discussion about Building #11. No definitive engineering report had been done because the owner would not allow their consultants into the building for analysis of the

structural condition. Mill buildings typically can be gutted and rebuilt, much as the building in Commission Row in the Historic Third Ward. The State Division of Historic Preservation has not given approval for demolition. Whether the demolition of this building would jeopardize the National Register listing and tax credits was also discussed.

Michael Mervis, representative of the owner, was recognized. He indicated that it would cost \$250,000 to get a handle on fixing Building #11 with no guarantee that it could be done. Kevin Manz, architect for the Zilber group, indicated that even assuming the walls were sound, the walls would have to be braced and repointing done and it would cost \$7 to \$8 million. There would be a gap of \$2 ½ to \$3 million. It needed to be demolished to give light to the adjacent buildings #14 and #15, which were salvageable. Mr. Mervis then outlined other challenges to the complex and regretted that some of the buildings would have to go.

Pat Balon asked for clarification about the intended use of the site of Building # 11. Mr. Mervis said it would be used for surface parking and there would be no construction on the site. Kevin Mantz added that landscaping would screen the surface lot. Sandra McSweeney asked about the future of Block 5, and couldn't parking be placed there instead. Mr. Mervis indicated that they own half the site and DOT owns the other half. They intended a Prairie Style low-rise corporate headquarters building to go on the site. Kevin Mantz added that Building #11 presented challenges in meeting accessibility and so on. Ramping would have to be added to a number of the other buildings as well. Ald Bauman asked if Building # 11 were not deteriorated, would they still demolish it. Mr. Mervis said he was not sure. They wanted to maximize Buildings #14 and 15. Matt Jarosz emphasized that the complex should not be compromised with holes punched in the fabric for suburban style parking lots. He added that the roof should have been covered to prevent further water damage to the interior. When asked about the use of Buildings #14 and 15, Mr. Mervis indicated that they would be used for offices not housing.

The chair recognized Donna Schlieman. She indicated that she was in favor of preserving both buildings. Keeping them up was important. Buildings are still being renovated in the Historic Third Ward after all these years. New technologies are making restoration possible all the time. To demolish Building #11 for parking was not right. Once a building is gone, it's gone forever. She cited the reconstruction of a former grain elevator in Minneapolis that had been burnt and was in ruins, and how anything is possible.

Kevin Donahue was recognized. He spoke for the Milwaukee Preservation Alliance. He advocated for the preservation of both buildings. Building #22 is part of the icon that is Pabst and is a contributing building in the historic district and representative of its era. He advocated for the preservation of Building #11. Mr. Donahue indicated that downtown buildings are close together and that at most you get light and air on only two sides not four sides. Buildings share party walls. The expectation for windows on all sides and for adjacent parking is unrealistic. If a person works downtown parking is typically blocks away. A suburban style office park is not what the Pabst complex is all about. He made suggestions on how accessibility issues could be addressed by utilizing the space between Building #11 and Buildings # 14 and 15 and putting a glass roof over the area and leaving most of the existing openings intact. Once the building is gone it is gone. Building # 11 is important to save.

Consensus from the commissioners was that Building # 11 was important. If the commitment to Buildings # 14 and 15 would fall through, then its demolition would be for nothing. The building is an important vertical element to the complex. If the Gipfel could be saved after the

naysayers said it was too small and too structurally unsound, then so could Building #11. Formal mothballing would be one way to keep the building up.

Consensus from the commissioners was that Building # 22 was challenging. The building is an important vertical element in the complex. The floor plates with numerous columns were difficult to reuse but perhaps the center could be carved out to allow light and air as has been done on other projects.

**THE MOTION:** Ald. Bauman moved and Pat Balon seconded a motion to approve demolition of Building #22 based on the criteria in the ordinance that its potential for restoration was minimal and that it is of lesser historic significance when compared to the main buildings in the complex. The motion carried.

**THE MOTION:** Ald. Bauman moved and Pat Balon seconded a motion to deny a Certificate of Appropriateness for the demolition of Building # 11 based on its architectural significance and based on staff's report. A roll call vote followed and all commissioners voted to support the motion. The motion carried.

The owners were advised of their appeal rights and were thanked for their efforts in trying to preserve as much of the brewery as they could.

7. **OTHER BUSINESS**

A. Staff Carlen Hatala asked the HPC whether or not they wanted to send a letter of support for the Soldiers Home (Northwestern Branch National Home for Disabled Volunteer Soldiers), which is under consideration for National Historic Landmark status by the National Park Service.

**THE MOTION:** Sandra McSweeney moved and Pat Balon seconded a motion to send a letter of support. The motion carried.

B. Cream of the Cream City Awards vote on award recipients

Staff Carlen Hatala passed out ballots for the Cream of the Cream City awards. (Ald. Bauman and Ann Pieper Eisenbrown had left the meeting and did not vote) The winners will be announced after the votes are tallied.

8. **ANNOUNCEMENTS**

A. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, May 14, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street.

9. **ADJOURNMENT**

There was no further business.

**THE MOTION:** Sandra McSweeney moved and Pat Balon seconded a motion to adjourn the meeting. The meeting was adjourned around 5:30 PM.



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, May 14, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:01 P.M.

Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman (3:05), Matt Jarosz, Sandra McSweeney, Ann Pieper Eisenbrown (3:23 P.M.)

Commissioners Absent: None

Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

A. Approval of the April 16, 2007 Historic Preservation Commission Meeting minutes

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to approve the April 16, 2007 Historic Preservation Commission Meeting minutes. The motion carried.**

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

None

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

A Certificate of Appropriateness to construct a new 4-story mixed use building with ground floor retail, one below grade parking level and 4 above grade and rooftop levels of parking at 2574-2590 N. Downer Avenue. (Downer Avenue Commercial Historic District)

Staff Paul Jakubovich outlined the proposal submitted by architect Scott Kindness behalf of the partnership that is proposing to purchase the city-owned lot at 2574-2590 N. Downer Avenue. The proposed parking ramp will be 47 feet high with an elevator shaft that will rise to 57 feet. It is 21 feet taller than the building now housing the Hollander and not quite twice as tall as the residence at 2623 E. Bellevue Place. The proposed building is 5 feet away from the lot line of the residence. The commissioners' packets included a copy of the letter from the State Division of Historic Preservation, which indicated that the development would have an adverse impact on 2623 E. Bellevue. The impact can be mitigated by either pulling the proposed ramp 20 feet to 30 feet away from the house or lowering the height of the ramp. The State Division of Historic Preservation is willing to work with the city to mitigate negative impacts. In an unprecedented action, the National Trust for Historic Preservation submitted a letter indicating that the parking ramp was inappropriate and would adversely impact two historic districts, the local Downer Avenue Commercial Historic District and the Local/National Register North Point North Historic District. The popcorn wagon, on its site since about 1916, is to be moved but its condition will have to be determined.

The Department of City Development is recommending approval of the project.

Staff Carlen Hatala indicated that there were 81 pieces of correspondence from the public on this item as well as 111 names of individuals that were objecting to this proposed construction. There was no correspondence in support of the project. Ms. Hatala pointed out selected pieces of correspondence from the group including letters from Downer Avenue merchants opposed to the project.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to accept the correspondence into the record. The motion carried.**

Architect Scott Kindness was recognized. There was discussion about the site map that the city supplied to the State Division of Historic Preservation for its review of the project and whether or not it accurately reflected the footprint of the proposed building. Mr. Kindness indicated that the site map was a general configuration of the Planned Development that included two other components, a high-rise condo/hotel building and a medical office building. It did not accurately reflect the footprint of the proposed building. They would not be able to pull the proposed ramp 20 to 30-feet away from the Belleview house because there would not be enough room left to function as a parking ramp.

There followed a discussion about the distance from the ramp's wall to the house on Belleview (2 feet 11 inches) and the angle or chamfer of the ramp entrance closest to the Belleview house. Mr. Kindness indicated that it would allow a view to Belleview but that the large tree at that location would go.

Pat Balon and members of the public asked about the materials of the building and whether or not they had changed. Mr. Kindness indicated that the plastic panels shown to the City Plan Commission would not be used. The east wall facing the residences would be precast concrete with brick impressions. The precast was needed because of restricted access. The east wall is close to the property line and they do not have permission to go on the adjacent property in order to erect scaffolding, etc. The north and west walls would be a brick blend. Ald. Bauman asked if the east wall could be designed more attractively if access was allowed. Mr. Kindness responded that he would leave that to others to decide.

Chair Tim Stemper indicated that there were members of the public interested in speaking on this issue.

Planning Director Bob Greenstreet indicated that the City Plan Commission conditionally approved the design that the HPC is reviewing today, with final design details to be worked out with staff. He said the design has been evolving and the plastic panels were no longer being used for example.

There followed a discussion about the State's review of the project and which version of the project they had received.

City Attorney Greg Hagopian was recognized. He said he had spoken with Chip Brown of the State and that the state's position was that the adverse impact to 2623 E. Belleview would be mitigated if the proposed ramp were pulled away from the house 20 feet to 30 feet. Mr. Hagopian added that the State's role in all this was advisory. Since the city's position and the position of the developer was that the building could not be pulled back from the house, the state's role was finished. After a report on the outcome of the HPC

meeting, the state will close its file on the building. He then read the portion of the Historic Preservation ordinance that covers Certificates of Appropriateness.

Pat Balon expressed her dissatisfaction at the process. She said the state speaks for the homeowners, the historic district, the people and the neighborhood. This project will have an impact on the people who live and shop in the area. She was not happy about the HPC being the last to review the project and being told that there was only limited review and modifications that could be made. The proposal did not have any details.

Tim Stemper indicated that he has never seen a situation like this in his 11 years on the commission. He asked what purpose this served if not to circumvent the HPC's role. He stated that the design as submitted did not meet the guidelines and could not be approved.

Greg Hagopian indicated that the zoning was approved by another body under a different ordinance. The State's role was only advisory. The HPC had to make its own decision based on the Historic Preservation ordinance.

Sandra McSweeney asked if the HPC could look at other issues. She questioned whether the project would be unbuildable if it were pulled back 20 feet from the Belleview residence.

Ald. D'Amato was recognized. He said the HPC was not going to change the building. The 20-foot setback would not work and that it was tantamount to a taking to require that kind of setback. The current surface parking lot is a non-conforming use. Parking is a use permitted in the historic district as well as the height and retail. The HPC needs to look at the design and determine if it is consistent with the historic district. He acknowledged that he would be concerned if it were his house next door to the ramp. He indicated that historic preservation was just another overlay on the Downer commercial district.

Matt Jarosz stated that the HPC was not there to just review brick color but to determine the appropriateness of the size, scale and height of the building.

Ald. D'Amato recommended that the HPC alternate speakers between those who support and those who oppose the project.

Ann Pieper Eisenbrown asked for clarification for the public on just what can and can't be reviewed here.

Tim Stemper indicated that only the ramp was under review not the entire development proposal.

Those wishing to testify were called.

- 1) David Berry (2853 N. Downer Avenue) stated he had recently formed an opinion on the project and liked it. He thought the building materials matched East Castle (Protestant Home) down the street. This ramp will be part of history in the future.
- 2) Jason Haas (411 E. Euclid Avenue) stated he was opposed. He lives in Bay View but enjoys Downer Avenue. This project will reduce the quality of the area and make it look like everywhere USA, Brookfield, etc.

- 3) Thomas Burke (2422 E. Newberry Boulevard) stated he lives two blocks away and feels the Downer Avenue plan meets the criteria. He said the HPC had a bad reputation because it judges projects by their personal taste instead of looking at the ordinance.
- 4) Dawn McCarthy (2589 N. Lake Drive) states she has talked to lots and lots of people. This is not a single person issue. Terraced gardens would help improve the project.
- 5) Wendy Slocum (2429 E. Wyoming Place) thinks the proposal is great and will help revive the historic district.
- 6) Paul Demcak (1933 N. 2<sup>nd</sup> Street) stated he was testifying on behalf of himself and the Milwaukee Preservation Alliance. He asked the HPC to consider the citizens' input since they have local control. He said the process has been designed to minimize public input. With the design still in flux the HPC should be a counterweight to the rush to approve the project. He urged the HPC to proceed cautiously and bring balance to the process and take into consideration the input from neighbors.
- 7) Thea Kovac (2623 E. Belleview) said she was at the heart of the matter and discussed the adverse effects to her property. She was concerned that the construction of the ramp could harm the foundation of her house and the plaster walls. There will be a loss of sunlight from the west as well as cross ventilation. The tree will be missed.
- 8) Eric Wagner (2205 N. Lake Drive) indicated that he is associated with the Café Hollander and thinks parking is important. He said they need parking on Brady Street as well. Three businesses closed recently on Downer.
- 9) Ald. Bauman commented that while he appreciated the comments being made the public, parking matters fell under zoning and not the HPC. Those who testified had to stick with the historic preservation criteria and look at how the building conforms to the district in terms of massing and the design of the elevations.
- 10) Nik Kovac (2911 N. Fratney) testified that he grew up in the heart of the drama. He played soccer at the tree. He said Downer area is unique. The size of the proposed building is too large for the area, the massing is huge. Friends come to this area because of its unique character and are shocked and disturbed by this proposal. A five-story structure will have a big impact. It's not just one piece of architecture but also the collection of buildings as a whole that is important. It is evident that the city did not include any of the brain trust in the neighborhood in the planning of this project.
- 11) Julia Taylor (3432 N. Shepard) stated that she shops two to three times a week in the neighborhood. A parking ramp helped the 3rd Ward and should help here. There is no activity on Downer.

- 12) Andrew Schiesl (2664 N. Hackett) stated that he thought the building fits into the context of the street and balances both sides of the street. He thought the brick and glass on the ramp would be good materials.
- 13) James Stearns (2605 N. Summit Avenue) asked what justified the parking ramp since the current lot is seldom full now. He applauded the HPC for mediating in this matter. He commented that Mayor Barrett supported "green building" but this was not an example. It should be done green or not at all. It could be made like O'Donnell Park [underground].
- 14) Deborah Bylan (2633 N. Hackett) said she has lived in the neighborhood many years and was concerned over the increase in crime and graffiti. She sees a value in historic preservation. She thought changes in architecture were good and the proposed ramp would fit in with what's there now. She said the merchants who opposed the ramp were not part of the association. Those who were in the association supported the ramp.
- 15) Pan Frautschi (2430 E. Newberry Boulevard) pointed out that both the State Division of Historic Preservation and the National Trust saw problems with the proposed ramp. The design as shown today has not been made available to all area residents. The building is out of context with what is there now. The city should negotiate with the state to mediate the adverse impacts.
- 16) Jack Bylan (2633 N. Hackett) indicated that he is the owner of Optix on Downer. He stated that he went to all the business meetings and there were no objections to the ramp. He was irritated that four merchants sent letters in opposition to the ramp.
- 17) Donna Schlieman (1300 N. Prospect Avenue) emphasized the negative impact the ramp would have on 2623 E. Belleview, the Kovacs' home and how the ramp would be taller than the house's chimney. She urged the HPC to be considerate. She indicated her frustration on what she sees as a direct attack on historic preservation.
- 18) James Wiechmann (2727 E. Newberry Boulevard) indicated that he is involved in commercial development. He said there needed to be adequate parking and supported the developer investing \$55 million of his own money. He said the building does not look like a parking ramp and that this was one piece of a three-piece development. Sendik's was wrong in his letter because he had said earlier the ramp was ok. If the developer walks away it shows this area has no vision.
- 19) Alan Chapin (2551 N. Prospect Avenue) urged the HPC to deny the COA for the ramp. He said it was ugly, intrusive, jarring. Just because it conformed to the zoning code did not make it right. It would be bad if it were designed by Calatrava or I. M. Pei. The ramp is suited for Wisconsin Avenue not Downer Avenue. Downer Avenue is an asset to Milwaukee. This project will change it forever.

- 20) Blair Williams (2237 N. Lake Drive) said he did not want a slavish copy of the past to cheapen Downer Avenue. He liked urbanism, its variety and strength. He thought the scale, form, and materials were of today and appropriate.
- 21) Scott Kindness said he agreed with the project. He is the architect of the project.
- 22) Jerome Holbus (2716 E. Belleview Place) was not present when called.
- 23) Donna Neal (2624 E. Belleview Place) referred to her letter of May 10<sup>th</sup>. She supported the revitalization and development of Downer Avenue but not this proposal. She urged the HPC to listen to the State preservation office and the National Trust. She supported pulling the ramp back from 2623 E. Belleview or putting it more below ground. The ramp will become the dominant structure on the street at 6 levels. She criticized the lack of communication with the neighborhood since early descriptions said this would be a three-story ramp and now it has changed. She urged the HPC to preserve the integrity of the historic district and preserve its character.
- 24) Boris Gokhman (2010 E. Windsor Place) indicated that there would be only a 2-foot difference between the ramp and the Schwartz Bookstore building. He said the Kovacs' house is at the border of the neighborhood and is lower in elevation than Downer. He said the materials on the ramp were similar to those on the Downer Theater. He said some of the upper levels of the buildings had been vacant for 20 to 30 years because there was no parking. He said they were investing in the ramp to sell the rest of the development.
- 25) Peter Kovak (2623 E. Belleview Place) said he lives in the house adjacent to the proposed ramp. He indicated that the current lot with large tree creates a buffer zone between the residential and commercial portions of the neighborhood. He said the proposed ramp would not allow him to move his garbage cart from the rear to the front of his house and he legally cannot trespass on the other property. He pointed out some of the disingenuous remarks made. He said the rear or east wall is not brick, no one talked to him about the design, he had to force his way into a meeting with the architect to find out what was going on. They discussed a construction easement, trading the backyard for a side yard and selling his house. He was frustrated that DCD management would not talk to him.
- 26) Randy Bryant (2022 E. Lafayette Place) stated that he loved Downer Avenue and that the issue is not its impact but was it appropriate. He stated that the Downer Garage building [Schwartz Bookstore today] was built in the 1920s and added something to the street. He added that the proposed ramp had materials that will fit in and not mock historic buildings. Downer is suffering. In the 1970s there were not many other shopping choices but that has changed. He urged the HPC not to cripple Downer.

- 27) Gail Fitch (1733 N. Cambridge) indicated that she preferred that the street stay the same rather than adopt this proposal. The new building will clash; overshadow the historic buildings, and block views. The current open space sets off the church. It is incredible that the proposed building is located so close to a residence. This was not East Berlin or Soviet Russia.
- 28) Mary Wasielewski (2526 N. Summit Avenue) was opposed to the ramp because its massing and elevations were inappropriate for the neighborhood. It would have a negative impact on the neighborhood.
- 29) Tim Ottman (1888 N. Water Street) indicated he was a condo owner in the Highbridge development, constructed by the same developer. He wanted to tell the commissioners about the lawsuit taking place due to poor construction, low quality but Chair Tim Stemper told him that was off topic. Mr. Ottman urged the HPC to reject this proposal because the materials and aesthetics were not quality.
- 30) Mildred Freese stated that she lived six blocks from Downer and has shopped there for years and years. She thought the new ramp would be inappropriate because of its height, parking on the roof and the 15-foot tall light poles on the roof.

After the conclusion of the testimony, Ald. Bauman asked Scott Kindness to outline the lighting. Mr. Kindness indicated that lights on levels 2,3 and 4 would be mounted on beams and that the fixtures would not be visible. He said fixtures would be mounted to the sides of the stairwell. The rooftop 15-foot tall lights would only be visible in the yards of the houses. Sandra McSweeney recommended walking lights at the rooftop level but Mr. Kindness said that would be too low for the cars. He added that the lights needed to draw attention to the ramp. The wall-mounted lights would emphasize glow. Ald. Bauman asked about the fixtures being visible from Belleview. Mr. Kindness responded that there would be less light than the current streetlights.

Ann Pieper Eisenbrown said she was looking at the guidelines. In terms of #1 Siting, the ramp was built up to the street, cheek by jowl. The State recommended a 30-foot setback. In terms of #2 Scale, she thought the ramp was inappropriate. She questioned the form of the building and its materials and asked how the form and materials fit with Downer Avenue. She acknowledged that the HPC did not want to duplicate historic buildings but was not sure of this proposal. Scott Kindness responded that the ramp would establish a rhythm on the street like the Downer Garage. The entrance would be announced with masonry elements.

In response to questions by the commissioners, Scott Kindness indicated that there would be no tinted glass in the storefronts, that there would be 134 parking spaces (or 120 plus) or approximately 25 cars per floor to replace other parking that will be lost when the other components of the Planned Development are built. The Downer Garage building, for example, will house tenants rather than parking on the two floors above Schwartz's.

Tim Stemper asked if they would be willing to compromise on the height of the ramp. Boris Gokhman replied that the zoning permits 60 feet and that they are making it as low as possible and he is spending money on this ramp. There will be about three and a half

parking spaces per 1,000 feet of development. The new ramp will have about 150 spaces and have 7,000 square feet of retail on the first floor. There will be two levels of below ground parking in the new condo/hotel [Stowell and Webster]. If he made the ramp smaller it would take out 29 spaces and kill the project. He added that he did not want to build this building because he could have a few more million in profit but that the ramp is needed.

Matt Jarosz asked what conditions were put on the project by the City Plan Commission and would there be opportunity for input by the HPC since part of the review includes a review of materials. Bob Greenstreet indicated that the conditions from the CPC were to work with staff as has been happening since the design keeps evolving. He said the planning department was comfortable with the materials now.

There followed a discussion of the brick sample shown by Scott Kindness. Sandra McSweeney did not consider the dark monochromatic brick appropriate. It looked too artificial and new. Ann Pieper Eisenbrow thanked the architect for his explanation and said she was having a hard time bringing her mind around the contemporary design.

Sandra McSweeney commented that she had mixed feelings about the design of the building since it was a combination of traditional and contemporary. It should be one or the other not half and half. She urged the architect to pick up elements from buildings across the street.

Chair Tim Stemper asked the commissioners if anyone wanted to make a motion. There was consensus that more information was needed.

Matt Jarosz said the ramp was one story too tall, the public face was on Downer and that the elevation facing the neighbors was brutal. He recommended setting back the upper levels to make it smaller but maybe the height could be kept on the Downer facade. He wanted to see the building pulled back. Scott Kindness talked about the grade change and that there was ramping behind the east wall. He said the east wall evolved from talking to groups. He agreed that there was a mix of contemporary and traditional. He said he did not want to do a 3<sup>rd</sup> Ward style ramp that had "gingerbread."

Sandra McSweeney agreed with Matt that the building should be stepped back and she had concerns about the blank concrete at the angled wall at the ramp entrance on Bellevue Place.

Tim Stemper asked Scott Kindness if this were the finest design he could do. Scott said he was constrained by the ramping and materials. He had met with Spancrete. He cannot pull the ramp back from where it is proposed.

In response from a question by Tim Stemper, staff Paul Jakubovich indicated that HPC staff shared the concerns expressed by the State preservation office and the National Trust. The State preservation staff is a group of professionals who review projects like this all the time and they have experience in national projects as well. Milwaukee staff does not want an adverse impact on the properties in the historic district.

Tim Stemper said that this matter has been emotional and heated. He said the HPC acknowledges that there would be parking on the site but that everyone wants to make sure the project is a good one. Bob Greenstreet responded that good issues were raised, Scott Kindness was passionate about his work, and that the building will fit in and is a good

neighbor. Tim Stemper responded that it's a matter of impact. Scott Kindness interjected that the building is more than a ramp. It will have retail and add life to the street. He added that the historic buildings would be restored. The Mulkern Building will be recreated and get a new addition, the Downer Theater will be restored, the Schwartz Building [Downer Garage] will get new windows. There will be new streetscaping, sidewalks, benches and a pocket park. The ramp is part of the whole. Tim Stemper said it was not so much the matter of parking as the massing of the building.

Ald. D'Amato said this is a compromise building, that Scott Kindness wanted it more contemporary. Tim Stemper replied, "So this is it?" Ald D'Amato said yes and that if we "squish" this building it pushes the parking out into another area. The 29 spaces would have to go at Stowell and Webster or Park and Downer. There was no public support for putting the ramp at the north end of the district at Downer and Park. He suggested the HPC deny the proposal if they did not like it.

Ann Pieper Eisenbrown said she wanted to look at the entire proposal. Tim Stemper added that the HPC should have been part of the planning early on. He said it was embarrassing that the HPC did not know about this until recently. There should have been a dialogue between DCD and HPC staff Paul Jakubovich. Pat Balon expressed frustration at the HPC being boxed in a corner with few options.

**THE MOTION: Ald. Bauman made a motion to deny the Certificate of Appropriateness. There was no second.**

Tim Stemper said there were some protocol issues. Bob Greenstreet asked whether or not the HPC wanted the architect to present the full development proposal to the commission at the next meeting. Ald. D'Amato said the matter had already been debated at more than 41 meetings. Boris Gokhman said that maybe there had been only 10 to 18 meetings on this particular lot.

Matt Jarosz said that clearly some opponents don't want any development on the site but that the HPC agrees that there should be a building on the site. The question is whether it can be acceptable. He said he was getting the impression that the HPC would not even be allowed involvement in reviewing the skin of the building and he hoped that was not the point. Bob Greenstreet replied that the DCD planning staff, he and Vanessa Koster, worked with the architect on the massing and that the placement of the building was set. The HPC's role was to fine-tune the project.

(Ann Pieper Eisenbrown had left the meeting)

Matt Jarosz said he's asking for a massaging of the surfaces. If the HPC approves it will be with stipulations. He said the east façade was big and blank; he wanted to know where the cars would be visible and not visible. He said the taller profile could remain on Downer. The north elevation needs to be a better transition to the residential neighborhood. He said that in Europe and Japan there were plenty of ways to design a ramp. Pre-cast was not the only way. Sandra McSweeney added that she was opposed to the 15-foot tall light poles at the rooftop. She wanted to see the cars pushed back from the façade on the upper levels. She asked that this be a green project. She said not to cheat on the east façade. She said the building has four facades not three. She wanted to see the angled wall at the ramp entrance on Bellevue changed so that it was not bare concrete.

**THE MOTION: Ald. Bauman made a motion to approve the ramp with changes to the design to include among other things the lighting on the roof, the east façade, and the north façade. Matt Jarosz seconded the motion. There was discussion to include in the motion about whether the matter should be referred to staff or come back to the full HPC.**

There was a discussion about whether or not the HPC staff would be involved or just the planning staff. Bob Greenstreet recommended against taking the project back to the full HPC and said it would be planning staff that would continue to work on the design. The HPC commissioners did not like that alternative. Ald. D'Amato suggested that a subcommittee work with the architect to make changes. Matt Jarosz, Pat Balon and Sandra McSweeney volunteered to form the subcommittee. Boris Gokhman said they needed to be fair to each other and that his partnership "won" the medical group over to come to Downer Avenue over a location in Glendale. When asked about his time frame, Mr. Gokhman said they would like to start construction after the bike race in July with the ramp completed in spring 2008. This was turnkey parking for the doctors and the redevelopment cannot occur without this ramp.

**THE VOTE ON THE MOTION: The motion was to approve the ramp with changes to the design to include among other things the rooftop lighting and the east and north elevations. The subcommittee would work with the architect on the changes and was empowered to make the final approval on behalf of the entire commission. The motion carried unanimously.**

Everyone was thanked for his or her input into the decision.

**9. ADJOURNMENT**

**THE MOTION: There being no further business Matt Jarosz moved and Sandra McSweeney seconded a motion to adjourn the meeting. The motion carried. The meeting adjourned at 5:58 P. M.**



**MINUTES AS AMENDED**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, June 18, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:05 PM.  
Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney  
Commissioners Absent: Ann Pieper Eisenbrow  
Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

**A. Approval of the May 14, 2007 Historic Preservation Commission Meeting minutes**

**THE MOTION: Pat Balon moved and Sandy Ackerman seconded a motion to approve the minutes of the May 14, 2007 Historic Preservation Commission meeting. The motion carried.**

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

**A. Public Hearing on the permanent historic designation of the First National/First Wisconsin National Bank Building at 733-743 N. Water Street. (Note: Owner has requested an adjournment of this item)**

The Historic Preservation Commission voted to impose Interim Historic designation on the First National/First Wisconsin National Bank Building at its April 16, 2007 meeting.

The chair recognized Matt Flynn, attorney for the owner, and the owner, Sheldon Oppermann. They explained that they had appealed the interim designation to the Common Council and that the matter was to be heard by that body within 45 days. The appeal was scheduled before Zoning Neighborhoods and Development on May 22, 2007 but the owner requested a postponement. All parties agreed to that request and the appeal would now be heard before July 31, 2007. Mr. Flynn asked the commission to adjourn the hearing for permanent designation until their appeal of the interim designation was heard at the Common Council. If their appeal were granted there would be no need for the permanent designation hearing.

Sandra McSweeney asked what was happening to the roof/parapet. Mr. Oppermann said they were holding off and wanted to work with all parties involved.

**THE MOTION: There being no further discussion, Ald. Bauman made a motion to adjourn the public hearing. The motion was seconded by Sandra McSweeney. The motion carried.**

**5. OLD BUSINESS**

**A. Addition and fence at 2604 N. Lake Drive (North Lake Drive Historic District)**

Staff Paul Jakubovich gave the staff report. This proposal had come before the HPC in April but the commissioners had wanted final details and a plan for the fencing. Mr. Jakubovich outlined some changes to the design since April including the addition of a window to the gable and French doors. The project will have to go before BOZA for a variance since the addition will cover more of the lot than allowed by current zoning.

Mr. Jakubovich reviewed the fence proposal that included iron pickets, posts and masonry piers at the corners. The fence would be 6 feet tall but due to the change in grade it would sit 7 feet above the sidewalk. The fence would extend around the property and across the front yard. Mr. Jakubovich indicated that front yard fences were a rarity on the 2600 block of Lake Drive. Some front fences in the greater historic district were built with the houses while others had low seat walls and examples were shown. One fence at the north end of the 2600 block replaced a chain link fence that had been installed before the area was a historic district. The owner had not consulted with historic preservation staff on the replacement. Approval of a tall front yard fence would set a precedent in this and other districts. A fence that was low, maybe 30 to 36 inches at most, would be acceptable or the fence should return at the side of the house and not extend to the front yard.

The owner, Michael Hosale and his designer Ron Barron, were recognized. Mr. Hosale indicated he wanted the fence as proposed. He did not want to lose the use of his front yard for entertaining. The water table [belt course] around the house had been used to determine the height of the fence.

Sandra McSweeney indicated that she saw a door being cut into to the second story of the front elevation and was surprised since it had not been included in any of the materials for review. She asked if staff were working with the owner on this. Staff said that neither the owner nor his architect had brought up cutting in a door on the front façade.

The owner indicated that the wooden header above the windows had started to sag and his engineer told him that opening it up would be helpful. He is converting the middle window into a door that would open onto the roof of the first story bay. He indicated that the door would have windows grids to match the flanking windows at the right and left. There followed a discussion of whether or not the roof of the bay was strong enough to hold a person, what the railing would look like and how this made a major alteration to the front elevation. The owner said he would restore and re-use the original railing that topped the first floor bay. The owner said he had gotten a permit to do the work and that the new door opened off the master bedroom. [He did not state why he had not worked with historic preservation staff on the matter] Staff said they would check into the matter.

There followed a discussion about how many dwelling units would be in the building and whether or not there would be living space above the new carriage house. The owner assured the commission that although there was evidence of multi-family use when he bought the property, the property would now be single family.

Discussion returned to the fence. Other examples of front yard fences were located on lots that were deeper and larger than the present property. Commissioners felt the fence was too tall. David Rinka from Winters Group indicated that changes to the fence would make the back yard unusable.

Sandra McSweeney questioned the owner's progress on this ambitious project since scaffolding had been up on the house for two summers already and not much had been done on repairs to the original house. She asked his time frame on the project if the fence were not approved. Mr. Hosale replied that he was trying to move the project forward, that it was hard to work over the winter and that he had wanted the fence to go in first. He will have to wait 6 months to get the brick that will match the new coach house addition. He said that he needed the fence for security and had chased would-be burglars just this past weekend. Ald. Bauman replied that he was an expert on fencing in a high crime area and that the proposed fence wouldn't help. Sandra McSweeney suggested using bushes at the front of the property instead of fencing.

**THE MOTION: Sandra McSweeney moved to deny the fence as proposed with the owner to work with staff for a lower fence or landscape treatment. Matt Jarosz seconded the motion. The motion carried.**

**THE MOTION: Sandra McSweeney moved to approve the addition. Sandy Ackerman seconded the motion. The motion carried.**

## 6. NEW BUSINESS

### A. Exterior renovation of the former Pabst Garage building, 925 W. Winnebago St. (Pabst Brewing Co. Historic District)

Staff Paul Jakubovich reviewed the project, the first renovation in the Pabst complex. Some details need to be reviewed: the brick cleaning will need to be tested in a small area and approved as well as the repointing; sample windows will need to be submitted and any new sills and copings should be of Bedford stone to match the existing materials. This will be a tax credit project.

The chair recognized Chris Laurent and Shawn Wilson from Gorman & Company, the developers of the project.

Matt Jarosz asked about the windows and whether the state or the HPC would decide on the final design. He did not want the HPC to be in the position of having the state weigh in and the HPC only be a rubber stamp after the fact. Mr. Jakubovich explained that Brian McCormick, who reviews tax credit projects for the state, is "Mr. Window" and very picky and that we would work closely with him.

Mr. Jakubovich indicated that there would be no COA issued until the window drawings were approved and a sample-cleaning panel was done and that a sub committee of the HPC could help work on the details and approve the final COA without the matter coming back to the full HPC.

**THE MOTION: Matt Jarosz moved that the project be approved subject to the details being worked out by a sub committee of the HPC. Sandra McSweeney seconded the motion. The motion carried. Matt Jarosz and Sandra McSweeney volunteered to sit on the sub committee.**

## 7. OTHER BUSINESS

**A. Certified Local Government Review of the National Register Nomination for the Spencerian College Building (former Kilbourn Exchange of the Wisconsin Telephone Company) at 2800 W. Wright Street.**

Staff Carlen Hatala gave a brief presentation on the property and its significance as the location of the Spencerian Business College, one of the leading business colleges of its era. It will be scheduled before the State Review Board in July.

**THE MOTION: Sandra McSweeney moved and Ald. Bauman seconded a motion to support the National Register nomination. The motion carried.**

**B. Peter Kovac asked to speak to the commission about the proposed mixed use parking ramp on Downer Avenue in order to convey the latest information about the development.**

The commissioners asked him to address the HPC sub committee working on the matter. The sub committee would be meeting immediately after the conclusion of the full HPC meeting.

**8. ANNOUNCEMENTS**

- A. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, July 16, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street.

**9. ADJOURNMENT**

**THE MOTION: There being no further business, Matt Jarosz moved and Pat Balon seconded a motion to adjourn the meeting. The motion carried and the meeting adjourned at 4:20 P.M.**



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, July 16, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**1. ROLL CALL**

Chair Tim Stemper 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, Tim Stemper  
Commissioners Absent: None  
Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

**A. Approval of the June 18, 2007 Historic Preservation Commission Meeting minutes.**

Sandra McSweeney asked that the minutes be corrected on page 2 to reflect: (2604 N. Lake Drive) The owner indicated that the new door cut into the front of the second story would have window grids to match the original windows on either side. He also indicated that the original railing on top of the first floor bay would be restored. This railing would be used around the new walk-out in front of the second floor door.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to approve the minutes as corrected. The motion carried.**

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

**A. Public Hearing for the historic designation of the George Schuster House at 3209 W. Wells Street**

Staff Carlen Hatala gave a summary on the history of the building and that it appeared to meet criteria e-5, e-6, and e-9 of the ordinance.

**THE MOTION: Pat Balon moved and Sandy Ackerman seconded a motion to open the public hearing. The motion carried.**

Staff Carlen Hatala swore in those wishing to testify on the matter.

Tim Stemper recognized the owner, Arne Vedum and thanked him for nominating his house.

In response to questions from Matt Jarosz and Sandra McSweeney, Mr. Vedum indicated he had owned the property since September 2001 and that he has been converting the building back into a single-family residence one unit at a time. There is a kitchen on the third floor so technically it could be a duplex. He was faced with the dilemma of what to do with the deteriorated upper level of the carriage porch and decided to build a bay or oriel.

That feature is framed in and he has mason contractor David Prucold (spelling?) lined up to complete the work. It will match the quality of the rest of the house.

Staff Paul Jakubovich indicated that the preservation guidelines would allow removal of the oriel/bay by a future owner if it were not completed by the time the house has sold. The guidelines would also allow for the removal of the entire second story of the carriage porch if a future owner would want to do so. It was up to the discretion of the HPC to change or modify the guidelines. Paul also indicated that the rear sleeping porch could be removed as well if an owner wanted to do so.

Mr. Vedum indicated that removal of the second story of the carriage porch would eliminate several hundred feet of living space in the house. Mr. Vedum said he and his wife had been living around the corner from the Schuster House and saw the owner let it slide into disrepair so made an offer to purchase. They have been working on the house ever since, honing their restoration skills as they went along. They feel it time to move on but plan to stay in the neighborhood.

Ald. Bauman added that the house still has gas lighting and the Vedums host the finest Halloween parties in the city.

**THE MOTION: Matt Jarosz moved and Pat Balon seconded a motion to close the public hearing. The motion carried.**

**THE MOTION: Sandy Ackerman moved and Pat Balon seconded a motion to recommend the nomination based on criteria e-5, e-6, and e-9 of the ordinance. Pat Balon asked Matt Jarosz if he was comfortable with the guidelines regarding the porte cochere and the oriel that is under construction. Carlen Hatala indicated that there was already a permit for the oriel. Paul Jakubovich added that any future changes to the oriel would have to follow the COA process and be approved. The motion carried.**

**5. OLD BUSINESS**

A. None

**6. NEW BUSINESS**

**A. COA for rear porch alterations and exterior restoration at 1681 N. Prospect Ave. (Adler House Historic Structure)**

Commissioner Matt Jarosz left the room as he is working with the owner on this building.

Paul Jakubovich summarized the work proposed by the new owner, Mr. Wilhelm, who also owns the Jason Downer House. H. Russell Zimmermann will be working on the designs for new curved glass solarium roof, the grates at the basement windows, and the replacement railings and staff will review those designs once the drawings are in. The slate roof had been improperly installed and the work was done without a COA. Rain gutters will now have to be installed. Staff Carlen Hatala added that many interior features like mantels, art glass windows and hardware had been stolen from the house recently.

**THE MOTION: Sandra McSweeney moved and Sandy Ackerman seconded a motion to approve the project per the staff report. The motion carried**

Commissioner Jarosz returned to the room for the remainder of the meeting.

**B. COA for new garage and porch at 1840 N. 1st St. (Brewers Hill Historic District)**

Staff Paul Jakubovich summarized the project. The owner had submitted an earlier more ambitious proposal for a garage but has scaled back the project.

Sandra McSweeney asked whether or not there would be lights at the garage doors on the alley. Architect Dennis Burgener indicated that the lights were tucked under the eaves and would not be visible. They were not decorative but addressed security issues. He said the service door light design would be worked out with Paul.

Matt Jarosz asked about the brick textured concrete. Paul Jakubovich answered that if it were poured right and appropriately stained it would look convincing and be a better way to go than some other materials. Sandra McSweeney asked about the color. Mr. Burgener indicated that it would have a coating, not really paint. While the rest of the garage would be painted to match the house, the stamped concrete would be coated in a color appropriate for a foundation.

**THE MOTION: Matt Jarosz moved and Pat Balon seconded a motion to approve. The motion carried.**

**C. COA for new garage at 2019 N. Palmer St. (Brewers Hill Historic District)**

Staff Paul Jakubovich summarized the project that was being built on a narrow sloped lot. The flat roof would allow for a recreation space for the owner. Real Cream City brick veneer will be used. The one wide garage door will be designed to look like two carriage style doors. The stair tower would be frame construction. Mr. Jakubovich added that a cornice at the stair tower would give it a finished look but it was not necessary.

The owner indicated that the stair tower would be HardiePlank, 6 inch lap, with the smooth side out.

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to approve. The motion carried.**

**D. COA for new garage at 2104 N. 1<sup>st</sup> St. (Brewers Hill Historic District)**

Staff Paul Jakubovich summarized the project. The new garage would have wood siding and trim and a 16-foot wide carriage barn style door. The only modification would be to change to a plate roof rather than box eaves for a more period appropriate look. He also asked the commissioners to look at the step down design on the sidewalls due to the slop.

In answer to a question from Tim Stemper about height, Paul indicated that code requires the building be no taller than the house or no more than 24 feet tall. Mason Sherwood, the architect, indicated the garage was 23 feet tall.

**THE MOTION: Sandra McSweeney moved and Matt Jarosz seconded a motion to approve the project per the staff report. The motion carried.**

7. **OTHER BUSINESS**

A. None

8. **ANNOUNCEMENTS**

- A. Update on Gipfel Brewery building  
Paul Jakubovich reported that the Gipfel would no longer be permanently placed on the property owner by Mr. Ruvn at the corner of Juneau and Old World Third Street. An alternate site next to the Café Vecchio did not work out so the Gipfel has no permanent site at the present time. Any future site would have to be approved by the HPC. Ald. Bauman indicated that the owner called him and that there should be an update at the next HPC meeting.
- B. Wisconsin Historical Society Annual Historic Restoration Award to 317 N. Broadway, a part of Commission Row in Milwaukee and the Creamery Building in Fort Atkinson.
- C. Lion Bridge in Lake Park to undergo rehabilitation. Study conducted by Mead & Hunt. This project will be reviewed for a COA.
- D. Sandra McSweeney asked for an update on the Lighthouse Keepers House in Lake Park. Mr. Jakubovich reported that Julie Bastian from the County has been working with him. The back wall had been so deteriorated that it needed to be completely rebuilt. The new windows will be wood not metal. The landscape plan has not been to the commission for approval yet. There was some question as to whether or not approval had been given for the material, width and location for the road/driveway so this will be checked. One new issue that has come up is the fire department requirement to have a visible fire connection on the house so that in case of emergency they can see the pipe connection.
- E. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, August 13, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street.

9. **The Historic Preservation Commission may convene into closed session at the conclusion of regularly scheduled business for briefing about work in progress, being done without a Certificate of Appropriateness, on the historic Downer Garage Building at 2551 N. Downer Avenue. No formal decision will be made at this closed session.**

Tim Stemper thanked those in attendance and asked the public to leave the room so that the commission could go into closed session.

10. **ADJOURNMENT**

The Historic Preservation Commission came out of closed session to adjourn the meeting.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to adjourn. The motion carried and the meeting adjourned at 5:24 PM.**



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, August 13, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**Tim Stemper, Chair**  
**Pat Balon, Vice Chair**  
**Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz**  
**Sandra McSweeney, Ann Pieper Eisenbrown**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:02 P.M.  
Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz,  
Sandra McSweeney, Ann Pieper Eisenbrown, Tim Stemper  
Commissioners Absent: None  
Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

**A. Approval of the July 16, 2007 Historic Preservation Commission Meeting minutes**

**THE MOTION: Pat Balon moved and Sandy Ackerman seconded a motion to approve the minutes of the July 16, 2007 Historic Preservation Commission meeting. The motion carried.**

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

None

**5. OLD BUSINESS**

**A. COA for a fence at 2604 N. Lake Drive (North Point North Historic District)**

Staff Paul Jakubovich summarized the project, which was coming back to the HPC per the commission's request. The landscape project includes a variety of plantings and planting beds that were acceptable. The owner changed his mind and decided to remove the neighborhood signage originally proposed for the corner of the property but wanted to retain the chamfered corner and fill it with plantings. The proposed fence would consist of a brick and stone seat wall atop which would be installed a decorative iron fence. The owner wants to install the fence along the Belleview Avenue side of the property and wrap it around to the front on Lake Drive. Changes from the earlier submission included centering the Lake Drive entry gate on the front bay of the house rather than the door of the house so a jog is created in the walkway to the front door. Staff recommended no front yard fence since there are no others on this block and the neighborhood was intended to have park like, unimpeded front lawns. The few exceptions were built when the houses were constructed and pre-date the creation of the historic district. If a front yard fence were to be approved it could be no taller than 36 to 40 inches tall. Mr. Jakubovich pointed out that the color rendering provided by the designer was not to scale.

David Rinka from Winters Group was recognized and explained the project. The lack of scaled drawings and specific measurements on paper hampered the discussion as well as the fact that Mr. Rinka stated they were willing to lower the fence in the front yard. There was much discussion as to the height of the fence (did the figures they cited include or exclude the seat wall) from the sidewalk since the property slopes down at the east end and whether or not the seat wall would be eliminated in the front. Mr. Rinka assured the commissioners that the seat wall would look even all the way around the property even though it got shorter at the front of the house. Plan examiners would have to determine whether or not the height from grade met with the city's fence ordinance due to the slope on the property. The commissioners also questioned how the fence would border the driveway to the north since it was a tight space. Ron Barron, also from Winters Group, explained that there would be no seat wall at the north lot line because the neighbor's concrete drive was there.

Staff Carlen Hatala reminded commissioners that there were two issues, the height of the fence along the Bellevue Avenue side of the property and whether or not the fence should extend to and enclose the front yard.

Pat Balon commented that the front yard fence made the property look institutional and asked why it was needed. Mr. Rinka indicated that the owner had three dogs that needed enclosure and that the proposed fence would look better than the current chicken wire enclosure for the dogs. He added that it would keep pedestrians off the property as well as other dogs. Pat Balon and Tim Stemper did not like the idea of creating a dog kennel in the front of the house. Sandra McSweeney added that neighbors had e-mailed her in opposition to the front yard fence because they do not a dog run there. She suggested an invisible electric dog fence. Ald. Bauman asked if the fence couldn't just return at the front corner of the house. Mr. Rinka challenged any complaints from neighbors and stated that limiting the fence to the side yard or back yard would make it more of a dog run.

**THE MOTION: Ald. Bauman moved to approve the side yard and front yard fence subject to the approval of new drawings to be submitted and approved by a subcommittee. Sandra McSweeney and Ann Pieper Eisenbrown volunteered to sit on the subcommittee. Sandy Ackerman seconded the motion. The vote: Ald. Bauman, Sandy Ackerman, Matt Jarosz and Ann Pieper Eisenbrown supported the motion. Pat Balon and Sandra McSweeney opposed the motion. The motion carried.**

**6. NEW BUSINESS**

**A. COA for the demolition of a rear 4-bay garage at 2559 N. Downer Avenue (Downer Avenue Commercial Historic District)**

Staff Paul Jakubovich summarized the proposal, which was to remove the c. 1915 brick garage to make way for new construction. It was not of architectural significance.

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to approve the demolition. The motion carried.**

**B. COA for a ten-foot rear addition at 113 W. Vine Street (Brewers Hill Historic District)**

Staff Paul Jakubovich summarized the project and indicated that the details of the addition need to be refined to conform to guidelines and that drawings need to be submitted before a COA was issued. The owner was agreeable to working with staff.

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to approve the project with conditions stated in the staff report. The motion carried.**

**C. COA for a new storefront at the Mayer & Durner Building (2000-2006 N. King Drive)**

Staff Paul Jakubovich summarized the project, which had come before the HPC in the past. There were new owners now. There was a staff COA approving the replacement of the other windows on the buildings.

Matt Jarosz stated he remembered the buildings and asked whether or not the iron storefront still remained since it had been removed without a COA in the past. Mr. Jakubovich replied that the iron storefront had been discarded. Matt Jarosz questioned the heavy looking wooden glazing bars. Mr. Jakubovich indicated he was working with the architect, Vince Milewski, on that and that the windows had to meet wind load but the glazing bars could be honed down. Matt Jarosz questioned the 6-panel doors as not being appropriate. Mr. Jakubovich stated he would work with the architect on that as well.

**THE MOTION: Matt Jarosz moved and Sandra McSweeney seconded a motion to approve the project but with slimmer glazing bars and more appropriate doors. The motion carried.**

**D. COA for the installation of AT & T communications cabinets in the public right-of-way at the corner of N. 29<sup>th</sup> St. and W. Richardson Pl. (Concordia Historic District)**

Staff Paul Jakubovich summarized the project and showed possible alternatives as to location and screening of the cabinets. Staff preferred the option of locating the cabinets at the rear of the 2843 W. State Street, on city property, and enclosing them with a fence and screening them with bushes.

**THE MOTION: Ald. Bauman moved to approve the option cited by staff. There was no second.**

Chair Tim Stemper recognized Keefe Olig from AT & T. There was a discussion about the species of plants used for screening and how DPW wanted varieties that were salt tolerant. There was also a discussion about the design of the fence used to enclose the cabinets and whether or not there should be a roof over the enclosure. Ald. Bauman expressed concern that someone could jump over the fence and hide within the enclosure if there were no roof. He thought a gabled roof would look fine. Mr. Jakubovich suggested wire mesh that would be hidden from view or a trellis fence with roof. Mr. Olig stated that the cabinets needed ventilation.

Sandra McSweeney indicated that there was need for a policy on these boxes since one had been installed on her property without consulting her and it had to be screened with bushes. There were numerous cabinets placed in front of the Wisconsin Institute

for Torah Studies, on Lake Drive, all without HPC review. She questioned why the commission was reviewing this installation and not others.

**THE MOTION: Ald. Bauman moved to table the item until a design with a roof could be drawn up. Pat Balon seconded the motion. The motion carried.**

**E. COA for a new slate roof at the Myron T. MacLaren House (UWM Alumni House) at 3230 E. Kenwood Blvd. (MacLaren House Historic Structure)**

Staff Paul Jakubovich summarized the project. The university intended to completely remove the original slate at the rear roof slope and replace it with new slate and use some of the old slates to do repairs to the roof at the main elevation of the house. The slate was originally installed to look like an antique roof and the some of the brown/tan colors are unusual and not Vermont slate. The house's walls were of stone imported from Scotland and perhaps the slate came from the British Isles also. Aging was not completely responsible for the appearance. Other older houses that had used Vermont slate in Milwaukee had roofs that were still crisp. Staff recommended that the commission defer making a decision on the roof until the original specifications were tracked down and other slates located that would more appropriately match the originals. This is one of the signature roofs in Wisconsin. At least one roofing company with expertise on historic buildings indicated that a complete tear-off was not warranted. All portions of the roof should be treated the same because all elevations were important. Good artisans could repair the roof.

Vince Milewski was recognized. He stated that he was hired by the state to handle the re-roofing. The state wrote the specifications and they were sent to 24 roofing companies. Only two responded. One of them, Renaissance Roofing from Belvidere, Illinois received the contract. Mr. Milewski added that the state's report indicated that the underlayment was failing but he did not have personal knowledge of that. The report also said the slates were failing as well as the rubber membrane roofs. Some of the slates look as though they had been deliberately chipped to appear old. Some are falling off. He added that replacing the slates at the rear would not be visible since the only way to see the rear was by going through the house. He thought some of the new slate would weather to a tan/brown color and that some slates weather and change color and others don't. The state was under the gun to replace the roof before it got too cold.

Discussion centered on whether or not the roof needed to be removed at all and why repair was not considered. Matt Jarosz asked who determined the roof needed a complete tear-off. Mr. Milewski indicated that it was in a report by the state but he had not seen the report. The slates are nailed to a lightweight concrete roof. He saw no evidence of structural damage to the concrete roof. Matt Jarosz said this was an unconnected process like City Hall where conclusions drawn are too dramatic for the repairs needed. The matter needed independent analysis. Sandra McSweeney indicated she had seen samples with buff colored slates that resembled the MacLaren House roof and that Millen Roofing had them. Tim Stemper mentioned that the entire process needed to be reevaluated and asked why this came up all of a sudden. Mr. Milewski indicated that they had started the process back in April but just got sample slates in last week.

Commissioners decided that since the concrete foundation for the roof was not in any danger they wanted to examine the roof in person and decide a course of action.

**THE MOTION: Matt Jarosz moved and Sandra McSweeney seconded a motion to table the item until next month and arrange for the commissioners to view the roof in person. Mr. Milewski requested that the HPC make a decision sooner than September or else they could lose the contractor. He said he would try to find the report on the roof that was prepared for the state. Mr. Jakubovich added that since no salvaged Vermont slate looked like this, it was likely the slates or stones came from Scotland, Wales or maybe Spain. Salvaged slate that matches should be out there. The HPC voted on the motion and the motion carried to table the item.**

[Matt Jarosz left the meeting 5:02 P.M.]

7. **OTHER BUSINESS**

- A. None

8. **ANNOUNCEMENTS**

- A. The First National/First Wisconsin National Bank would come back to the HPC in September for a hearing on permanent historic designation.
- B. Update on Gipfel Brewery building. The Gipfel will be moved next door to the Café Vecchio on Old World Third Street.
- C. The restoration of 317 N. Water Street was given a preservation award by the State Division of Historic Preservation.
- D. The lighthouse keeper's house is about 85-90% done but they have to put the water table back. The wood windows are done. The landscape plan has to be approved yet.
- E. The cornice design for the Downer Garage Building at 2559 N. Downer Avenue came in too late to be put on this month's agenda but it will likely be a staff approved item. There might be the possibility of a façade grant to assist in the cost of the cornice.
- F. Plans came in for the new Downer Parking Ramp but they are incomplete. The commissioners are welcome to come in and look at the plans. The back or east elevation will match the Downer front. There is no snow chute shown and the drawings show no details of the railings.
- G. Tim Stemper announced that Martha Brown called him to schedule a meeting with him, Ald. Bauman, and Matt Jarosz as well as Rocky Marcoux and Vanessa Koster. The meeting will cover HPC process and changes. Not all the commissioners were invited because of open meetings noticing requirements once there is a quorum of commissioners.

H. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, September 10, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street.

**9. ADJOURNMENT**

**THE MOTION: There being no further business, Pat Balon moved and Sandy Ackerman seconded a motion to adjourn the meeting. The motion carried and the meeting adjourned at 5:12 P.M.**



Living with History

**MINUTES AS AMENDED  
CITY OF MILWAUKEE  
HISTORIC PRESERVATION COMMISSION MEETING  
Monday, September 10, 2007, 3:00 PM  
City Hall - 200 East Wells Street, Room 301-A**

**Tim Stemper, Chair  
Pat Balon, Vice Chair  
Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz  
Sandra McSweeney, Ann Pieper Eisenbrown**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:03 P.M.

Commissioners Present: Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Ann Pieper Eisenbrown, Tim Stemper

Commissioners Absent: Sandy Ackerman

Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

**A. Approval of the August 13, 2007 Historic Preservation Commission Meeting minutes**

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to approve the minutes of the August 13, 2007 minutes of the Historic Preservation Commission. The motion carried.**

William Krueger asked the commission if the presentation about his business be moved up before the public hearing. There were no objections.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to move Item 6.A. before the public hearing. The motion carried.**

**6. NEW BUSINESS**

**A. Demonstration of 3-D laser scanning equipment for the purposes of documenting existing structures and conditions. (SightLine LLC, Penny A. Anstey & William K. Krueger)**

William Krueger and his partner Penny A. Anstey gave an overview of their business, SightLine, which started up this year. A demonstration followed with a scan of the meeting room. The 3-D laser-scanning device can pick up over 100,000 points per second and is then put into software. The new process saves money on erecting scaffolding, removing building elements for making moulds and hand measuring, and speeds up the time in which complete measured drawings can be made. Projects worked on in Milwaukee so far include measuring the corner granite column at the Button Block on Water Street; the building at 342 N. Water Street and test scans for Northwestern Mutual Life Insurance Company's building on E. Wisconsin Avenue. The company has also bid on a project for Northwestern University. Scans are able to pick up damaged stones as well as intact ones. The same process was used to measure the terra cotta on Milwaukee's City Hall. Mr. Krueger and Ms. Anstey indicated they would have demonstrations at the upcoming National Trust Conference in St. Paul.

Commissioners thought this device would have worked well to document Building #11 in the Pabst Complex before it was demolished. Matt Jarosz suggested that the Coast Guard Station be measured since it is endangered once again.

Ms. Anstey and Mr. Krueger were thanked for their presentation.

3. **CONSENT AGENDA**

None

4. **PUBLIC HEARING**

**A. Public Hearing on the permanent historic designation of the First National/First Wisconsin National Bank Building at 733-743 N. Water Street.**

Staff Carlen Hatala presented images of the building and summarized the staff report.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to open the public hearing. The motion carried.**

Chair Tim Stemper asked if the owner were present or if there was anyone to testify on the designation. The owners were not present and no one wanted to speak on the designation.

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to close the public hearing. The motion carried.**

**THE MOTION: Ald Bauman moved and Sandra McSweeney seconded a motion to recommend permanent designation based on criteria e-1, e-5, e-6, and e-9 of the ordinance. The motion carried.**

Matt Jarosz asked if the building was being used as offices or condos. Ald. Bauman indicated that 735 N. Water St. housed offices while the addition to the south would be condos.

5. **OLD BUSINESS**

**A. COA for slate roof repair/replacement at the Myron T. MacLaren House 3230 E. Kenwood Blvd. (MacLaren House Historic Structure)**

Staff Paul Jakubovich gave an overview of the examination of the MacLaren House roof that had taken place after last month's HPC meeting. Commissioners, in groups of three, as well as HPC staff, looked at the interior water damage and made a close inspection of the roof. They were surprised to find that the contractor had started work without a COA and had removed the slate on the east or lake side of the building, contrary to the agreement made at the August HPC meeting not to touch the roof. Upon examination, it was found that most of the interior damage had resulted from leaking flashings or leaks in the flat roof portions of bays or from an overflowing leader box and not from the slate-clad portions of the roof. The roof was meant to appear of great age when first built as shown in historic photographs taken when the house was completed. The material resembled slate or possibly stone and may have come from England.

Dan Stephans, State Department of Administration, was recognized. He indicated he works with the Division of State Facilities, the agency that builds, remodels and cares for the 7,000 buildings owned by the State of Wisconsin. Individual agencies are typically responsible for the care and maintenance of the buildings within their jurisdiction but sometimes they return to State Facilities to handle. There is no separate list of which state buildings have historic status. Mr. Stephans was brought in to help arrive at a solution to the MacLaren house roof because of his expertise in historic preservation and work on the State Capitol building. He assured the HPC that the flat roofs as well as gutters and downspouts would be addressed. He agreed that interior damage was due to factors other than the slates and that no further work should be done until it is determined what happened with the specifications and how to proceed.

In answer to questions from Tim Stemper and Matt Jarosz about who assessed the condition of the roof, what sort of expertise that person had, and who wrote the specifications for the contractors, Mr. Stephans outlined the typical process: the agency identifies a problem (here some slates were falling off the roof), Dave Bartell (the roofing person for the state) would then examine the building or send out a consultant to make an evaluation; specifications are written and then the project is bid out. Mr.

Stephans said he would find the specifications and see what was written. Mr. Bartell had come to him for assistance since the matter involved a historic property. Vince Milewski, project architect, was present at the meeting and added that only two contractors had bid on the roofing project.

In response to a question from Ald. Bauman, Mr. Stephans replied that there is a contract in place but there was the possibility of having it amended or canceled.

Sandra McSweeney pointed out the maintenance issues raised by the neighbor's trees hanging over the north side of the house that clogged the drains with leaves causing overflows, which then caused a leak in the solarium below.

Carlen Hatala indicated that research was in progress on the origins of the roofing material and Paul Jakubovich added that removing all the slate was a drastic move. If an acceptable quarry could be found that had matching slate or stone then repairs could proceed. There is a concern that removing the smaller slates will result in breakage and there would not be enough to repair the roof. He added that there were still questions about closing in the 2<sup>nd</sup> story door on the north bay since the leakage problem seemed to stem from the leader box and blocked scuppers and not from the roof itself.

All were in agreement that the building would be made weather tight and that no further removal of the slate would take place. Mr. Stephans was thanked for his input.

## 7. OTHER BUSINESS

### A. 2604 N. Lake Drive Update

Tim Stemper indicated that he had received an e-mail from Dave Rinka, the contractor, who wanted to know when he could start his project. Matt Jarosz added that he had also received an e-mail from Mr. Rinka. Mr. Stemper asked what the HPC sub-committee had recommended about the fence.

Sandra McSweeney indicated that sub-committee agreed that the fence should not exceed 38 inches tall. It would return along the side to where the house jogs, the third bay back, then go up to 6 feet tall. She added that the project was discussed as new business at the Water Tower Landmark Trust meeting and had not been part of the agenda. Neighbors had not been apprised of this project by the owner and expressed concern over the size of the addition and its potential to have higher occupancy and were concerned that few repairs were taking place despite the long period of time the scaffolding has been up. The Water Tower Landmark Trust neighbors were opposed to a fence that was being created to replace the fenced in area in the back yard that contained the owners dogs, and were opposed to the door opening that was cut into the front of the house on the second story. They want the parapet wall above the bay returned to its 24-inch height. Neighbors were also opposed to the skylight being placed in the new roof. Neighbor agreement will be necessary for the variances needed from BOZA for the addition proposed for this house.

Paul Jakubovich added that the plan examiners counted the height of the fence to the top of the box posts. Because of this calculation the massive piers will be eliminated and all the supports will be iron. There have been no drawings submitted to show dimensions. If there are problems with the owner the matter will come back to the full HPC.

Pat Balon added that the project was featured in the recent edition of "M" magazine.

### B. Downer Avenue Parking Ramp Update

Ald. Bauman asked about the status of the COA for the Downer Avenue Ramp.

Paul Jakubovich responded that the COA had been issued with conditions to be met before any permits could be issued. He said the HPC subcommittee had made 6 or 7 points about the design including the snow chute, windows and elevations. There have been no new drawings received in

response to the request for changes. Mr. Jakubovich said the sub-committee structure worked well in this instance and the resulting design was better than originally submitted.

Tim Stemper expressed frustration at the attempts being made to curtail the HPC's effectiveness in reviewing such projects. He did not want the HPC to revert back to the old Landmarks Commission [that had no authority to review new construction in historic districts or to review alterations to landmarked buildings].

[Ald. Bauman left the meeting at 4:30 P.M.]

#### **8. ANNOUNCEMENTS**

- A. Building #11 at the Pabst Complex has been demolished.
- B. Update on utility cabinets and enclosure on public right-of-way at N. 29<sup>th</sup> St. and W. Richardson Place. (Concordia Historic District) Paul Jakubovich said the cabinets were being moved to a location outside the historic district so the matter will not return to the HPC.
- D. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, October 8, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street.

#### **9. ADJOURNMENT**

**THE MOTION: There being no further business, Sandra McSweeney moved and Pat Balon seconded a motion to adjourn. The motion carried and the meeting adjourned at 4:35 P.M.**



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, October 8, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**Tim Stemper, Chair**  
**Pat Balon, Vice Chair**  
**Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz**  
**Sandra McSweeney, Ann Pieper Eisenbrown**

**1. ROLL CALL**

Chair Tim Stemper called the meeting to order at 3:02 P.M.

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

Commissioners Absent: None

Staff Present: Carlen Hatala, Paul Jakubovich

**2. MINUTES**

**Approval of the September 10, 2007 Historic Preservation Commission Meeting minutes**

**THE MOTION: Ann Pieper Eisenbrown moved and Matt Jarosz seconded a motion to approve the minutes of the September 10, 2007 meeting. The motion carried. Sandy Ackerman abstained, as she was not present at the meeting.**

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

None

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**A. COA for a new rear addition, new windows, and entry portico for 2380 N. Terrace Avenue (North Point North Historic District)**

Staff Paul Jakubovich gave an overview of the project. The stone clad house at 2380 N. Terrace Avenue was an eclectic mix of Colonial Revival, Mediterranean Revival and Mid-Century modern from the late 1940s. The owners want to construct a rear addition, enhance the front entry with a bracketed hood and balustrade and replace the front picture windows with a three-part system having a fixed center sash flanked by double hung windows. A similar window exists at the rear of the house. Staff suggested adding an additional baluster to the balustrade or substituting square balusters, having the entry sidelights extend down to the bottom rail of the door and substituting a 4-panel for a 6-panel door.

There was a brief discussion about the addition of shutters and whether the downspouts should or should not be disconnected from the combined storm sewer. The commissioners were in agreement that the rear addition was appropriate and that the stone will match the original as closely as possible. Commissioners were in agreement that the proposed balusters might look too classical and that the railing at the new front wing walls could be metal to match the existing railing atop the front door. Matt Jarosz volunteered to review stone samples with staff.

**THE MOTION: Matt Jarosz made a motion to approve the proposal with the front wing walls to have smaller piers and have simpler balusters that would be compatible with the balustrade**

above the front door. They could be stone or iron. Details and final drawings are to be worked out with staff. Sandra McSweeney seconded the motion. The motion carried.

**B. COA for a new garage at 2835 W. Kilbourn Avenue (Concordia Historic District)**

Staff Paul Jakubovich gave an overview of the project. The proposed garage will be 42 feet behind the house and accessed from the west. Paul recommended 4-panel not 6-panel doors and preferred to see shingles in the gable ends or else a frieze board to separate the gable ends from the sidewalls. Detailed drawings are needed for the water table and mouldings.

Contractor Ryan Rogge was recognized. There was discussion about the siting of the garage and whether or not the proposed location would allow for cars to turn into and out of the garage.

**THE MOTION: Ald. Bauman made a motion to turn the building 90 degrees and place it at the southwest corner of the rear yard. The applicant is to work with staff on the final details. The motion was seconded by Sandra McSweeney. The motion carried.**

**7. OTHER BUSINESS**

**Brief overview of a proposal for the Old Coast Guard Station by Scott Kuesel and Peter Scotland.**

Ald. Bauman objected to the discussion of the proposal on the grounds that the matter was outside the HPC's purview since individuals have not applied for a COA, do not own the property and this would open the door to other discussions about use for buildings. He said this was a point of order, this was not a public hearing, and it was speculative and amounted to brainstorming.

Staff Paul Jakubovich and Carlen Hatala indicated that this was one means of keeping the commission informed of interest in the property since there was a perception that no one was interested in the building. Pat Balon thought they should be allowed to speak since the building has historic designation.

Chair Tim Stemper indicated that he would not allow discussion as part of the formal HPC meeting but that the commissioners would listen to the proposal off the record after the meeting adjourned.

**8. ANNOUNCEMENTS**

**Staff updates.**

Carlen Hatala reported that the owners of the Gallun Tannery complex have applied to demolish the rest of the complex along the Milwaukee River. It is listed in the National Register. The owners of buildings in the 1100 block of W. National Avenue have applied to demolish buildings for the expansion of a manufacturing concern. Paul Jakubovich reported that St. Hedwig's new copper roof is nearly completed. Millen Roofing is the contractor.

Tim Stemper asked about the final plans for the Downer Avenue parking ramp and whether or not the commission was allowed to view them. Paul Jakubovich indicated that there has been no response to the list of changes requested by the sub-committee of the commission.

Ald. Bauman announced that the State Street Bridge was completed. In response to a question by Sandy Ackerman, Paul Jakubovich indicated that there has been no submittal for a change to the crash rail that the commissioners requested. Paul invited the commissioners to view the sample paint colors for the Kilbourn Avenue Bridge. Ald. Bauman, Sandra McSweeney and Matt Jarosz were interested.

**9. ADJOURNMENT**

Tim Stemper called the meeting adjourned at 3:52 P.M.



**MINUTES AS CORRECTED**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, November 12, 2007, 3:00 PM**  
**City Hall - 200 East Wells Street, Room 301-A**

**Tim Stemper, Chair**  
**Pat Balon, Vice Chair**  
**Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz**  
**Sandra McSweeney, Ann Pieper Eisenbrown**

**ROLL CALL**

Chair Tim Stemper called the meeting to order at 3 P.M.

Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Tim Stemper

Commissioners Absent: Ann Pieper Eisenbrown

**MINUTES**

**Approval of the October 8, 2007 Historic Preservation Commission Meeting minutes.**

Sandra McSweeney made a correction to page 2, by adding her name as the commissioner who seconded the motion to approve the new garage with conditions at 2835 W. Kilbourn Avenue.

**THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to approve the minutes of the October 8, 2007 meeting as corrected. The motion carried.**

**Request to correct Minutes of the September 10, 2007 HPC meeting.**

In response to a request by Michael Hosale and his attorney Bruce T. Block to make corrections to the September 10, 2007 minutes with regards to the project at 2604 N. Lake Drive, Sandra McSweeney offered the following changes:

Page 3 paragraph 2 to read "Sandra McSweeney indicated that the sub-committee agreed that the front yard fence should not exceed 38" tall."

Page 3 paragraph 2 line 6 & 7 to read "were concerned that few repairs were taking place despite the long period of time that the scaffolding has been up."

Page 3 paragraph 2 line 7 delete "They are also opposed to the fencing in of the property for use as a dog kennel" and substitute "The Water Tower Landmark Trust neighbors were opposed to a fence that was being created to replace the fenced in area in the back yard that contained the owners dogs."

Page 3 paragraph 2 lines 9 & 10 corrected to read "neighbors were also opposed to the skylight being placed in the new roof.."

Staff Paul Jakubovich indicated that skylight installation required a building permit and there was no record of a permit taken out for the installation at this address. In answer to a question by Tim Stemper, Paul Jakubovich said that the way to correct the skylight issue would be to take it out when re-roofing.

**THE MOTION: Sandra McSweeney moved and Pat Balon seconded a motion to approve the corrections to the September 10<sup>th</sup> minutes. The motion carried.**

3. **CONSENT AGENDA**  
None
4. **PUBLIC HEARING**  
None
5. **OLD BUSINESS**  
None
6. **NEW BUSINESS**

**A. COA to extend a Mothball Certificate for 804 W. Greenfield Ave. (Lohman Livery Barn, National Register Historic building)**

Staff Paul Jakubovich summarized the prior mothballing certificate that expired September 11, 2007 and indicated that efforts to fix the building or perhaps sell it had stalled due to a change in management. The matter is before the HPC to grant an extension of the mothball certificate to December 2008.

Charles Schudson, legal counsel for La Causa, was recognized. He outlined a five-point plan for the building:

- 1) La Causa will get an inspector and contractor out to the building by November 1<sup>st</sup> to make sure it is safe and secure
- 2) La Causa will have a contractor make necessary repairs by December 1<sup>st</sup>.
- 3) By January 1<sup>st</sup> brainstorm with La Causa personnel to determine if the organization can use the building or if it should be sold off
- 4) Between February and March 2008 make the building available to staff or the public for purchase
- 5) List the building for sale to the general public or consider donating it to arts groups for storage, etc.

Mr. Schudson said he was personally taking charge of the project to make sure all avenues for its preservation were explored. He said he is open to all creative adaptive uses for the building.

Rebecca Rabatin from DNS was recognized. She indicated that DNS had wanted to speak to La Causa before the mothball certificate was extended but they were satisfied with Paul Jakubovich's assurance that the project was moving forward.

**THE MOTION: Matt Jarosz moved and Sandra McSweeney seconded a motion to grant an extension of the mothball certificate for one year until December 2008 with the provision that there be an update in 6 months to go over progress and see if DNS is happy. The motion carried.**

**B. COA for a Mothball Certificate for 1851 N. 2<sup>nd</sup> Street (Brewers Hill Historic District)**

Paul Jakubovich gave an overview of the request for mothballing citing that the owner purchased the pre-Civil War era house with outstanding work orders and has not been able to afford the repairs. The current owner has not been able to live in the house and now wants to sell the building.

Joe Payne, inspector with DNS, was recognized. He said the house was not considered blighted and it was not endanger of becoming a drug house. DNS wants assurances that the snow will be shoveled and the grass cut. Other exterior issues include guardrails, gutters on the garage, cracks in the foundation and siding repairs. DNS had no objections to the mothballing.

Ald. Bauman expressed concern that significant interior features be secured so that they aren't stolen.

In answer to a question from Matt Jarosz, Paul Jakubovich indicated that there is no roofing on the porch and that repairs had stopped before the work was completed.

In answer to questions from the commissioners, Rebecca Rabatin was recognized. She had researched the property and talked to Chicago Title. The current owner was apprised of the outstanding violations on the building at the time she purchased it.

**THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to grant a mothball certificate for 3 months. The building is to be secured and protected so that it will be around for a new owner. The motion carried.**

**C. COA for the installation of a 20' x 60' LED sign on north side of Grain Silo, Building #16 (Pabst Brewery Historic District) PTS#38585**

Staff Paul Jakubovich summarized the proposal. The requested sign is allowed by zoning. This kind of signage would not be appropriate in the other historic districts. In this instance, the placement of the sign will assure some use for the grain silos and generate some income.

The Brewery representative, Dan McCarthy was recognized and reiterated the developer's desire to have the upper floors of the silos reused, possibly as a destination restaurant. The sign would provide an income stream for the costly vertical transportation required for any reuse project.

In response to a question by Matt Jarosz, Dan McCarthy indicated that a vertical sign is technically possible but that it compromises the ads.

**THE MOTION: Matt Jarosz moved and Pat Balon seconded a motion to approve the sign with elevation drawings to be submitted to staff and per conditions in the staff report The motion carried.**

Dan McCarthy asked whether the sign would still be approved if the current ordinance is modified to allow for messages to be changed at intervals less than 30 seconds. Ald. Bauman said the matter is a hot issue at the present. He said if the time frame is changed then The Brewery would have to come back before the HPC to request a change. Tim Stemper reiterated that the sign was approved as stipulated in the staff report with messages to be changed no less than once every 30 seconds.

**D. COA to raze 2841 W. Richardson Place (Concordia Historic District, Applicant: Neighborhood House)**

Staff Paul Jakubovich gave a summary of the proposal to raze the building and indicated

that it appeared to meet criteria H-1 of the guidelines for demolition. He stated that since the house was of pioneer vintage it would be desirable to have the wood salvaged from the house.

Tim Stemper asked why the HPC would acquiesce so fast to a demolition.

Ald. Bauman asked if they could delay the request for demolition. He was troubled that this was the last historic building on the Watertown Plank Road. It was a small lot with no access to the rear and was worse on the inside but that it was removing a taxable property. He stated that there were no parking problems here and that that moving the house had not been explored. He said he did not want to take a position. He said Neighborhood House was a fine organization that is worth accommodating. He thought the group could wait 6 months.

John Zweifel from Neighborhood House was recognized. He said they have orders from DNS to repair the building. Ald. Bauman said that mothballing would be appropriate at this point and that building owners should always appeal so that they can negotiate the mothballing with DNS and historic preservation. Mr. Zweifel indicated that they had appealed the DNS orders and got a stay for 30 days. Tim Stemper stated that the HPC did not want the building to come down now. They should give it 6 months.

Don Schein, interim director of Neighborhood House, was recognized. He stated he has been interim director for 2 months and was unaware that the building had significance. He said there was no immediate need for the site. Neighborhood House acquired the property a year ago last September. Eight parking spots could be put on the site. This parking would alleviate the crowding with the buses dropping off children. He thought it was a public safety issue.

Tim Stemper stated that the building should be advertised to see if there was interest in moving it.

**THE MOTION: Ald. Bauman moved to hold the item for 6 months. This was not a denial of their request. Sandra McSweeney seconded the motion. Mr. Schein asked if this decision was appealable. Ald. Bauman said there was no decision, the item was held. Mr. Schein was concerned about jail since there were DNS orders on the buildings. Mr. Jakobovich indicated that the building was not in as bad shape as 1851 N. 2<sup>nd</sup> Street so DNS should accommodate the HPCs decision. The HPC then voted and the motion carried.**

**E. COA for a new office building at southeast corner of Downer and Park; renovations to the former Mulkern Building at 2620-2650 N. Downer Avenue. (Downer Avenue Historic District)**

Staff Paul Jakobovich summarized the proposal that consisted of a general rehab of the Mulkern Building and the construction of a new office building that would extend, in part, over the top of the Mulkern Building. Staff recommended the sash be unified to one style on the Mulkern Building, that the extension of the new building onto the old be set further back and that material samples be supplied.

Matt Rinka, the architect, was recognized. In response to questions by commissioners he

explained that

- ❖ the 18" limestone base tied the new building to the historic ones
- ❖ that there was clear glass in most of the window areas but that the spandrels were of frosted glass
- ❖ that rainscreen was a material used on Discovery World and was a resin product impervious to water and great for maintenance
- ❖ that the walled garden provided a break between the new building and the historic building behind it
- ❖ the building was rectangular but the walled garden was angled
- ❖ the height complemented the Downer Garage/Schwartz's Building at the south end and was just under 60 feet
- ❖ he called the building Scandinavian Modern and was trying to respect what was there by mixing old and new
- ❖ the Mulkern Building was to be painted a historic color to camouflage all the various remodelings that used different color brick
- ❖ Matt Rinka passed around small samples of the rainscreen product and the metal cladding

Staff Paul Jakubovich and Carlen Hatala indicated that the commission look at and use the Downer Avenue guidelines to frame their discussion of whether or not the project was appropriate for the historic district. Paul Jakubovich indicated that the new building, as a stand alone, was ok, but that there is a concern where it extends over the top of the adjacent historic building. He stated the importance of maintaining sightlines and that the National Park Service has guidelines about this sort of thing. He asked the commission if building on top of a historic building is a precedent that they would want to set for the future.

Ald. Bauman thought the project was an improvement over the current drive-though on the site. He thought it substantially met the guidelines.

Joel Lee, one of the developers was recognized. He thought the HPC was too critical of the projects it reviewed.

Sandra McSweeney expressed concerns over the mix of materials and thought the tall brick garden wall at the rear was an unfriendly appendage. She thought it looked too mixed up and the wall might be improved with bushes or a re-design. She added that one either works within the district or not. The proposal is a very large imposing building, very cold, abutting a residential area. She thought that it gave the same impression as the boarded up windows on a Walgreen's.

**THE MOTION: Ald. Bauman made a motion to approve the proposal. Staff Carlen Hatala asked if he wanted the details to be worked out with staff. Sandra McSweeney asked about the guidelines for new construction. Pam Frautschi was recognized. She asked whether or not the state historic preservation office had been notified and consulted about this project since there had been an issue with the proposed parking ramp earlier. She questioned whether the Planned Development had described this proposed office building as a 3 story or 4-story project. Matt Rinka said he had not yet submitted the project to the state. He had not been involved in the planned development so did not know how the building had been presented. Tim Stemper commented that if the HPC approved the project it could be in violation when the state reviewed it. Sandra McSweeney wanted staff to**

**look at materials. Ald. Bauman added to his motion that staff was to review details and drawings for the project. Sandra McSweeney seconded the motion. The motion carried.**

**7. OTHER BUSINESS**

**1. Update on proposals for the Old Coast Guard station.**

Staff Carlen Hatala reported that that there had been a call with another proposal for the Coast Guard Station. Tim Stemper added that the County wanted something done to the site before the Harley event next summer. Matt Jarosz said he had recently been through the building. Twelve years ago it might have been salvageable. It is built of book tile with a stucco exterior and there has been significant deterioration. The costs to rehabilitate would exceed its value. He said he has been contacted by three groups/individuals: the former divers who wanted to do a marine museum, Paul Scheible who saw the building as a clearinghouse for community activists, and Dave Rinka who said he had an investor with money who wanted to restore the building. Matt had talked to Kevin Haley at the County. While there are well-intentioned people, the restoration would require someone with money up front.

Matt Jarosz announced that UWM would be doing a 10 Most Endangered program at the end of January or early February.

**8. ANNOUNCEMENTS**

**1. New Paving Brick/stone ordinance**

Ald. Bauman reported that the new ordinance requires DPW to save granite and brick pavers when doing street projects. They will be inventoried and sold to the public. There are 30,000 pavers extra from the Pabst project. There will be a test selling of 18,000 pavers.

**2. Recap of Statewide Preservation conference**

Pat Balon reported on some of the sessions at the conference and that the networking was valuable.

**9. ADJOURNMENT**

**THE MOTION: There being no further business, Matt Jarosz moved and Tim Stemper seconded a motion to adjourn. The motion carried and the meeting adjourned at 5:30 P.M.**



Living with History

## MINUTES

CITY OF MILWAUKEE

HISTORIC PRESERVATION COMMISSION MEETING

Monday, December 10, 2007, 3:00 PM

City Hall - 200 East Wells Street, Room 301-A

Tim Stemper, Chair

Pat Balon, Vice Chair

Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz

Sandra McSweeney, Ann Pieper Eisenbrown

### 1. ROLL CALL

Chair Tim Stemper called the meeting to order at 3:28 P.M.

Commissioners Present: Ald, Robert Bauman, Matt Jarosz (3:28), Ann Pieper Eisenbrown, Tim Stemper.

Commissioners Absent: Sandy Ackerman, Pat Balon, and Sandra McSweeney

Staff Present: Carlen Hatala, Paul Jakubovich

### 2. MINUTES

**Approval of the November 12, 2007 Historic Preservation Commission Meeting minutes**

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to hold over the approval of the minutes until the January meeting (Ann Pieper Eisenbrown could not vote as she had not been at the November meeting and there was lack of a quorum). The motion carried.**

### 3. CONSENT AGENDA

None

### 4. PUBLIC HEARING

**Public Hearing to consider the historic designation of the Francis Niezorawski Duplex at 1722-1724 N. Franklin Pl.**

Staff Carlen Hatala presented the overview and summarized that the building appeared to meet criteria e-1, e-3, e-5 and e-9 of the ordinance.

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to open the public hearing. The motion carried.**

Staff Carlen Hatala swore in those who were going to testify. She also read into the record those who sent in e-mails regarding the nomination. In support were Professor Tom Hubka, Patty Yurich and Catherine Thomas. In opposition was owner Dr. Bhupendra Khatri.

Shirley Ferguson was recognized and spoke in favor of the nomination. She had nominated the building and testified that it was important to recognize the important Poles who contributed to the development of the city and important to protect their legacy for the future. She said the building was important both for the man, Francis Niezorawski, as well as the architecture. We preserve the identity of significant people through history.

Mary Ann Gawin was recognized and spoke in favor of the nomination. Her husband was part of the Niezorawski family. Her mother-in-law was Mollie Niezorawski and had told the family that there were parquet floors and rich woodwork throughout the building. There were fruit trees in the yard and the family had peacocks. Only four children survived out of eleven. There was help who did the cooking, cleaning and laundry and also watched the children. Millie and Mamie Niezorawski went to boarding school. Their other two surviving siblings were Anton and Frank Jr.

Susan Mikos was recognized. She spoke in favor of the nomination. She stated that she had prepared the National Register nomination for East Village. The Niezorawski duplex stood out in the neighborhood and represented the highest aspiration of the Polish community. Niezorawski was a leader in the east side Polish community and the Poles were the second largest ethnic group in Milwaukee after the Germans.

Henry Weiland was recognized. He spoke in favor of the nomination. He stated that in this neighborhood of humble workers' cottages there were few buildings of this class, quality and construction. The building was definitely of hi-grade construction. Its loss would be a tragedy for everyone and future generations. He added that the reason that Francis Niezorawski was working on the Enterprise Building (when he fell to death) was that the chimney needed to be extended due to the addition of a turbo generator in the basement, the third one in the city.

There were no other persons wishing to testify. Others in favor of the designation included: Frank Alioto, Carl Ferguson, Tom Deming, Gail Fitch, and Barbara Luecking. No one was registered in opposition.

**THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to close the public hearing. The motion carried.**

In response to a question by Ald. Bauman, staff Carlen Hatala indicated that the building was being nominated now because of the concern over inappropriate repairs to the building.

In response to a question by one of the commissioners, Carl Ferguson and Shirley Ferguson indicated that they had been inside when one of the apartments was advertised for rent. The building still had its parquet floors and oak woodwork. Pocket doors had been discarded, however, and were seen at the curb.

Matt Jarosz indicated that the building was a fine nomination, that the building stood out in the context of its neighborhood and that he supported nomination.

**THE MOTION: Matt Jarosz moved and Ald. Bauman seconded a motion to support the nomination based on criteria e-1, e-3, e-5 and e-9 of the ordinance. The motion carried.**

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**A. New single-family house at 3400 N. Lake Dr. (North Lake Drive Estates Historic District)**  
**Owner: Bill Boniface PTS#40390**

Staff Paul Jakubovich gave an overview of the proposal. Due to the ravine on the property the owner acquired an extra 35 feet to the south to create a more buildable footprint along the Lake Drive end of the lot. The ravine prevents the house from being set back like the historic properties in the district. The proposed house appears to meet the criteria for new construction in the North Lake Drive Estates Historic District. Staff recommended that the south freestanding garage be connected to the house with trelliage so that it would not have to go before the Board of Zoning Appeals for a variance.

The chair recognized owner Bill Boniface and his architect Susan Harrington. Mr. Boniface was agreeable to making the above changes.

Commissioners asked questions about the fencing and the cladding of the garages. The architect indicated that the fence would be redesigned with piers and cage-like posts in place of a solid masonry wall. The garages were deliberately clad with different material to set them off as dependencies. Their light color would help reflect light into the courtyard.

Staff Paul Jakubovich said that staff would review final construction drawings and material samples before a COA was issued. The commissioners were welcome to view them when they were submitted.

**THE MOTION: Matt Jarosz moved and Ann Pieper Eisenbrown seconded a motion to grant a Certificate of Appropriateness for the project with the design of the fence to be worked out with staff. The motion carried.**

**B. Façade renovation of Goldman's Department Store 930 W. Mitchell St. (Mitchell Street Historic District) Applicant: DK USA Development PTS#46626**

Staff Paul Jakubovich gave an overview of the project. The owners are proposing to remove the 1950's remodeling and return the building to its early 20<sup>th</sup> century appearance. There will be shops on the first floor and offices on the second. Exploratory removal of the 1950's cladding will allow the owner to assess what remains from the early 20<sup>th</sup> century and what damaged areas will have to be reconstructed. Paul recommended that there be an HPC subcommittee to work on the details as they come up during the reconstruction. Windows still have to be decided, for example.

Architect Brian Scheive was recognized. In response to a question from Matt Jarosz, Mr. Scheive indicated that they were interested in the façade grant program and tax credits but that eligibility for tax credits could not be determined until the 1950's cladding was removed. Matt Jarosz and Tim Stemper had concerns that the building would just sit, unfinished, once the cladding was removed if the renovations proved too costly. Mr. Scheive said the owner was committed to returning the building to its old appearance.

John Kesselman, representative of the owners, was recognized. He indicated that they had letters of intent from prospective tenants. In response to concerns from Ald. Bauman, he said they were committed to finishing up the building and would not let it sit. The street was not a 1950s street so their restoration will make the building fit in better.

Judy Keller, representative for the Mitchell Street BID, was recognized. She indicated that the Mitchell Street business community embraced the renovation/restoration. She said the owner wants to fast track the process because they lost several months when they changed architects. They did not want to wait for the next monthly meeting. She encouraged any HPC subcommittee to move fast.

Matt Jarosz expressed a concern that the HPC not send out the wrong message that 1950s work is less important than earlier architectural styles.

**THE MOTION: Matt Jarosz moved to approve the renovation/restoration with drawings to be submitted after the exterior cladding was removed and it was determined what remains underneath. He volunteered to serve as an ad hoc sub committee member as needed. Since the project was so large, the project is to come back to the HPC for final approvals. Ald. Bauman seconded the motion. The motion carried.**

**C. Building #10 (former boiler house) exterior renovation in the Pabst Complex (Pabst Brewery Historic District) Applicant: Charles Trainer PTS#38582**

Staff Paul Jakubovich outlined the proposal to renovate Building # 10.

Ald. Bauman asked if the proposal included the parking lot. Mr. Jakubovich indicated the lot was not part of the proposal.

Consultant Gary Tipler was recognized. He outlined the changes made to the building when it was renovated following the explosion, which damaged the building in 1909.

Chris Frommell was recognized. He explained that the wood frame windows were being replaced with metal clad insulated windows. The original frames would be retained and only the sashes would be replaced. Mr. Jakubovich said he had encouraged the restoration of the existing wood windows. A brief discussion followed about whether or not the replacement windows would qualify for tax credits and if a manufacturer had been chosen.

Owner Charles Trainer was recognized. Matt Jarosz had questions about the condition of the brick since there had been an explosion that damaged the building in 1909. Mr. Trainer replied that they had begun test patches for cleaning and would do their best. In response to another question, Mr. Trainer indicated that the closing on the building was scheduled for December 28<sup>th</sup> and the building would be used for offices. They hoped to start work on February 1<sup>st</sup> and be done in October.

**THE MOTION: Ann Pieper Eisenbrown moved and Matt Jarosz seconded a motion to approve the proposal with the brick cleaning to be reviewed by staff. The motion carried.**

**D. Certified Local Government Review of the National Register nomination for the Florida and Third Industrial Historic District.**

**E. Certified Local Government Review of the National Register nomination for the Saint James Court Apartments, 831 W. Wisconsin Ave.**

Ann Pieper Eisenbrown has to recuse herself from the review of the Florida and Third Industrial Historic District because she is involved with the renovation of a building in the district. This left the commission without a quorum. The commissioners then requested to hold over the review until the January meeting.

**THE MOTION: There being no further business Matt Jarosz moved and Ann Pieper Eisenbrown seconded a motion to adjourn the meeting. The motion carried and the meeting was adjourned at 5:07 P.M.**