



Living with History

**MINUTES**  
**CITY OF MILWAUKEE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**Monday, July 20, 2009, 3:00 PM**  
**Room 301A, Milwaukee City Hall**

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

**1. ROLL CALL**

Chair Matt Jarosz called the meeting to order at 3:08 PM.  
Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Ann Pieper Eisenbrown  
Commissioners Excused: Randy Bryant  
Staff Present: Carlen Hatala, Vanessa Koster

**2. MINUTES**

**Approval of the June 15, 2009 Historic Preservation Commission Meeting Minutes**

THE MOTION: Pat Balon moved and Sandy Ackerman seconded a motion to approve the June 15, 2009 minutes. Sandra McSweeney made a friendly amendment to add in the discussion of paving the east-west sections in the Downer Avenue paving summary. The motion carried unanimously.

**3. CONSENT AGENDA**

None

**4. PUBLIC HEARING**

**A. Reconvene Public Hearing on the Interim Historic Designation Application of the Nicholas Senn Building 300-318 W. Juneau Avenue (Commonly called Sydney Hih) (6<sup>th</sup> Ald. District)**

Staff Carlen Hatala gave a brief review of the criteria for interim designation and swore in those who intended to testify.

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

Matt Jarosz recognized David Florsheim. Mr. Florsheim did not have any plans or drawings as requested by the commissioners at the last meeting.

Mr. Florsheim summarized the nomination process and that there was no intent to preserve the building at first. There had been other issues that resulted in the earlier petition for interim designation. The dispute was settled and that request for designation had been withdrawn. He felt that designation right now could hamper or impact their working on a development plan. There was a questions of paying for more renderings and having extra reviews. Right now they want to fully develop the building.

Pat Balon asked if the Gipfel Brewery Building was still part of the development plan. Mr. Florsheim replied that it was going to be part of the first development plan they had. Then there was a new plan that removed all of the old buildings. That plan fell through. He did not know if the timing would line up to incorporate the Gipfel into the development. They were looking for a location for the Gipfel, both private and public land, and not having a lot of luck. There was no anchor tenant. Some people have expressed interest but others have not.

There were no other persons interested in testifying.

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

Matt Jarosz asked staff if the developer had submitted any drawings/proposals for the Senn Building. Staff replied that nothing had been submitted.

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to grant interim designation to the Senn Building. Ann Pieper Eisenbrown, Sandra McSweeney and Ald. Bauman voted in favor. Pat Balon and Sandy Ackerman were opposed. The motion carried.

**B. Public Hearing on the petition for Interim Historic Designation for the St. Marcus Rectory/Mathis House, 212 East North Avenue (6<sup>th</sup> Ald. District)**

Staff Carlen Hatala presented the staff report and said the building appeared to meet criteria e-5, e-6 and e-9 of the ordinance.

THE MOTION: Ald. Bauman moved and Pat Balon seconded a motion to open the public hearing. The motion carried unanimously.

Staff Carlen Hatala swore in those wishing to testify.

The nominator LuAnn Paul was recognized. She testified that she had noticed a raze order on the house about five weeks earlier and had called the alderman's office and checked with the Historic Preservation section. The raze order is now on hold. About two weeks ago the boards were off the house and someone who identified themselves as a trustee was on the premises. Ms. Paul talked to this person who said it was the first time in seven years that they had been in the house. Ms. Paul was able to view the entry hall which had leaded glass, beautiful woodwork, ornamental plasterwork and a tile floor. The entry door itself is round and has sidelights. There are also four arched windows at the front. Windows throughout the house are leaded glass.

There was no other person wanting to testify.

THE MOTION: Ald. Bauman moved and Pat Balon seconded a motion to close the public hearing. The motion carried.

Commissioners thought the house merited designation.

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to grant interim designation based on the criteria in the staff report. The motion carried unanimously.

Ron Robert from the department of Neighborhood Services stated that he hoped this interim designation would give impetus to the family to probate the estate and do something with the house.

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**A. Certificate of Appropriateness for the demolition of Buildings 5, 6, 7, 8, and 11 at the Hide House, 2625 S. Greeley Street. (14<sup>th</sup> Ald. District)**

Chair Matt Jarosz asked staff about procedure. Staff Carlen Hatala reported that the interim designation granted at the last HPC meeting was being appealed by the owner/developer. The appeal was scheduled before the Zoning, Neighborhoods and Development Committee of the

Common Council on July 23, 2009. Matt Jarosz stated that the interim designation could be voided out so the review of the request for demolition seemed out of place.

Ald. Bauman recommended adjourning the owner/developer's request until after the Common Council made their determination on the appeal.

Pat Balon concurred stating that there had not been a situation like this before in her 15 years on the commission. She thought it could set a bad precedent.

The other commissioners concurred that adjourning would be the best course of action.

THE MOTION: Pat Balon moved and Ald Bauman seconded a motion to adjourn the request for demolition until the Common Council resolved the appeal. The motion carried unanimously.

Planning manager Vanessa Koster asked the commissioner to hear the applicant's opinion.

City Attorney Gregg Hagopian addressed the commission. He said the HPC was working under the premise that the Common Council could reverse the interim designation and that taking up the demolition request at HPC today was a waste of time. He stated that the Common Council might not reverse the interim. He said the HPC should err on the side of caution. Ald. Bauman asked if the HPC could legally be prohibited from adjourning the item today. Mr. Hagopian said the HPC could do as it sees fit but that actions have consequences. Ald. Bauman stated it was inconsistent to be appealing the interim designation while at the same time applying for permission to demolish. That implied the interim was valid.

Bruce Block, attorney for the owner/developer was recognized. He objected to Ald. Bauman's comments and said it was appropriate for the HPC to review the demolition request since there were time constraints on the project.

**B. Certificate of Appropriateness for the partial demolition of Building 7 and the demolition of the loading dock on the east side of Building 11 at the Hide House, 2625 S. Greeley Street. (14<sup>th</sup> Ald. District)**

THE MOTION: Ald. Bauman moved and pat Balon seconded a motion to adjourn this item until the Common Council makes their ruling on the appeal. The motion carried unanimously.

**C. Certificate of Appropriateness for the construction of a green roof and installation of a photovoltaic system on the rear rooftop of the Milwaukee Central Library, 814 W. Wisconsin Avenue. (4<sup>th</sup> Ald. District)**

Staff Carlen Hatala gave an overview of the proposal to install a green roof with pathways and a photovoltaic system on the rear rooftop of Milwaukee Central Library.

Heather Cook Elliott from HGA was recognized. She explained that the photovoltaic arrays stood about 18 inches above the parapet but they were 7 feet in from the parapet so would not be visible. She had handouts for the commission (on file).

In response to a question from Pat Balon, Ms. Elliott indicated that the rooftop would be closed to the general public but that school children will be taken up with supervision.

THE MOTION: Sandy Ackerman moved and Pat Balon seconded a motion to approve the project. The motion carried unanimously.

**7. PUBLIC COMMENT**

Bruce Block, attorney with Reinhart Boerner, was recognized. He wanted to formally object to the commission's decision to adjourn the request for demolition of portions of the Hide House. He said there is no mention of sequential order in the ordinance and that they were respectful of procedures by applying for the COA to demolish. The project has been in the works for two years and this is creating a hardship for the client. The portions that are proposed for demolition are in very bad shape. The loading dock is an attractive nuisance. This is not subjective analysis. They have experts to testify.

Ald. Zielinski was recognized. He stated that that his constituents understand the time sensitivity of the matter. He did not want to have the matter gone over again today only to find out the council will overturn the designation.

Chair Matt Jarosz indicated that the owner's appeal in essence froze the designation. Had they not appealed, the HPC would be considering their request for a COA. In the past the HPC has called special meetings to accommodate time sensitive and big projects. The commissioners were all in agreement for calling a special meeting. The HPC did not intend to hinder or obstruct the process.

HP staff was asked to set a date for the special HPC meeting as soon after the Common Council meeting as possible. Should the Common Council reverse the interim, then the developer can proceed and the special meeting will be cancelled.

## 8. OTHER BUSINESS

### Report on HPC training by Pat Balon and Randy Bryant

Pat Balon reported that the trainers were from out of state and had good insight on how commissions functioned. One of the workshops was on legal issues. Randy Bryant could address the commission more on that at the next meeting. It was valuable hearing from other commissions who have to function without staff support.

Carlen Hatala indicated that a binder was presented as part of the training and that commissioners can come and look through it when they wanted. There was a lot of helpful information.

### Staff updates on preservation projects.

Carlen Hatala reported that staff Paul Jakubovich was out on medical leave. She asked commissioners to assist with reviews of the bigger projects during Paul's absence.

Matt Jarosz indicated that there would likely be a proposal coming to the commission for a stage in Lake Park. It is being paid for by a donation. There was a similar stage in the past.

Matt Jarosz announced that he would be leaving with students to go to Japan on August 4<sup>th</sup> and would not be here for the August HPC meeting. Sandra McSweeney will be acting chair.

Sandra Mcsweeney stated that DCD should be more sensitive to neighborhoods when reviewing new projects like the Hide House. She would not have picked that project. Vanessa Koster replied that the new development was permitted so the city had no purview.

Sandra McSweeney asked that item 7 PUBLIC COMMENT be clarified with a phrase "at the call of the chair." City Attorney Gregg Hagopian commented that the HPC has to be careful of open meetings law and deviating from the agenda.

## 9. ADJOURNMENT

THE MOTION: There being no further business, Sandy Ackerman moved and Sandra McSweeney seconded a motion to adjourn the meeting. The motion carried unanimously and the meeting adjourned at 4: 35 PM.