



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes HISTORIC PRESERVATION COMMISSION

*ANN PIEPER EISENBROWN, CHAIR*

*Randy Bryant, Vice-Chair  
Sandra Ackerman, Patricia Balon, Ald. Robert Bauman, Matt  
Jarosz, and Allyson Nemec*

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Monday, April 19, 2010

4:00 PM

Room 301-A, City Hall

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*Meeting convened: 4:08 P.M.*

**Present:** 4 - Balon, Pieper Eisenbrow, Bauman, Bryant

**Excused:** 3 - Nemec, Jarosz, Ackerman

**1. Roll Call**

**2. Review and approval of the minutes of the December 14, 2009 and April 12, 2010 meetings.**

*Ald. Bauman moved, seconded by s. Balon, for approval of the December 14, 2009 minutes. There were no objections.*

*Ald. Bauman moved, seconded by Ms. Balon, for approval of the April 12, 2010 minutes. There were no objections.*

**3. Election of Vice-Chair.**

*Pat Balon nominated Randy Bryant. Seconded by Ald. Bauman. There were no other objections.*

*Roll call taken at 4:10 P.M.*

**Present:** 5 - Nemec, Balon, Pieper Eisenbrow, Bauman, Bryant

**Excused:** 2 - Jarosz, Ackerman

**4. 091601**

Substitute resolution recommending historic site designation for the Hummel-Uihlein

building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District by the Historic Preservation Commission.

**Sponsors:** THE CHAIR

*Ms. Hatala presented historical information relating to the building.*

*Ms. Balon moved, seconded by Mr. Bryant to open the meeting to a public hearing. There were no objections.*

*Individuals present:*

*Ronald Roberts - Dept. of Neighborhood Services, Condemnation Section -- the owner must present a rehabilitation plan for the building which must be accepted by the department as part of a restoration agreement and if the restoration exceeds 85% of the value of the building the building may still be condemned. Mr. Roberts provided pictures of the interior of the building. The Department is willing to give latitude in deferring some work by Mr. Freund once he provides a written plan that the department can accept. The condemnation order has not yet been issued by the city, which provides the city with some leeway to negotiate.*

*Christopher Freund - owner of the building - he was told that he wouldn't have to sign a restoration agreement with the city by Commissioner Dahlberg because he cannot complete the entire work on the building in a year. He envisions the restoration taking 2.5 years with the structural work completed by October/November 2010.*

*Ms. Balon moved, seconded by Mr. Bryant, to close the public hearing.*

*Mr. Bryant moved, seconded by Ms. Nemec, to accept staff recommendation that the building meets s. 320-21-3-e-5 and e-6, Milw. Code of Ordinances, relating to historic, architectural and cultural significance. There were no objections.*

**A motion was made by Randy Bryant, seconded by Allyson Nemec, that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Nemec, Balon, Pieper Eisenbrown, Bauman, and Bryant

**No:** 0

**Excused:** 2 - Jarosz, and Ackerman

**091601**

Substitute resolution recommending historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District by the Historic Preservation Commission.

**Sponsors:** THE CHAIR

**A motion was made by Randy Bryant, seconded by Allyson Nemec, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye:** 5 - Nemec, Balon, Pieper Eisenbrown, Bauman, and Bryant

**No:** 0

**Excused:** 2 - Jarosz, and Ackerman

5. **Selection of the award recipients for the Cream of the City category of the Mayor's Design Award.**

*Ms. Hatala presented information relating to proposed recipients of this award. The Commission submitted ballots to Ms. Hatala to reflect their votes.*

*Ms. Nemec excused from the rest of the meeting at 5:04 P.M.*

**Present:** 5 - Nemec, Balon, Pieper Eisenbrown, Bauman, Bryant

**Excused:** 2 - Jarosz, Ackerman

6. **Communication from Matt Jarosz and staff relating to the Section 106 meeting held on April 12th.**

*Mr. Jarosz not present, but Ms. Balon and Ms. Hatala both attended the meeting relating to proposed development at the Soldier's Home owned by the Veteran's Administration. Ms. Balon said that development approvals and funds have already been attained to provide a residential model of care for 40 veterans on the grounds, which would result in the Veteran's Administration not being in control of the architecture. This would result in the elimination of 40,000 square feet of green space with modern, one-story residential buildings. The Soldier's Home has local historic status, but not national historic preservation trust status.*

7. **Communication from Jim Owczarski, Deputy City Clerk, including, but not limited to, the Rules and Procedures of the Commission**

*Mr. Owczarski appeared before the Commission. A concern of the City Clerk's Office is that the Code of Ordinances does not grant authority of staff to grant Certificates of Appropriateness. The Commission does wish to have that authority granted to staff and Ald. Bauman is willing to sponsor this legislation.*

*Mr. Bryant would prefer to have the text from the Milwaukee Code of Ordinance footnoted in the Commission Rules and Procedures. The City Clerk's Office will also prepare a red-line version to update the Rules and Procedures. There were no objections to these changes being presented at the next meeting.*

8. **091681** Substitute resolution relating to Certificates of Appropriateness approved at the Historic Preservation Commission meeting of April 19, 2010.

**Sponsors:** THE CHAIR

**A motion was made by Randy Bryant, seconded by Patricia Balon, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Balon, Pieper Eisenbrown, Bauman, and Bryant

**No:** 0

**Excused:** 3 - Nemec, Jarosz, and Ackerman

*Meeting adjourned: 5:28 P.M.  
Linda M. Elmer  
Staff Assistant*