



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Patricia Keating Kahn, CHAIR

Rafael Garcia, VICE-CHAIR

*Ald. Robert Bauman, Ann Pieper Eisenbrown, Matt Jarosz,
Nicholas Hans Robinson and Sally Peltz*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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*Senior Planner: Carlen Hatala, 286-5722,
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*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Jeff Osterman, 286-2262,
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Monday, November 7, 2022

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:09 P.M.

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz

Excused: 2 - Garcia, Robinson

1. [220754](#)

Resolution relating to a Certificate of Appropriateness for window replacement on the lower levels at 1015 N. 9th Street, St. Benedict the Moor Roman Catholic Church, an individually designated historic property, for the Province of St. Joseph of the Capuchin Order.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the commission asked the applicants to get pricing for wood windows, aluminum clad and restoration of the wood windows on the lower level. Cost estimates for various options were provided. In the past couple of days, the applicant has decided to go with aluminum clad for ease of maintenance. Staff recommends denial of the aluminum clad windows.

Jim Weir - MKB Architects - they have concerns with on-going maintenance costs for wood windows.

Father Michael Bertram - there are many ministries affected by this project and there are concerns relating to maintenance, security and energy efficiency.

This is not a precedent-setting decision, per Mr. Jarosz, for wood windows with an aluminum cladding. He asks that they come back to staff with the color that is picked.

Kenneth Howard - Business Manager - the windows are an added factor due to either lack of energy efficiency

A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Peltz

No: 1 - Bauman

Excused: 2 - Robinson, and Garcia

2. [220755](#)

Resolution relating to a Certificate of Appropriateness for the construction of a new house at 2409 N. Terrace Avenue, in the North Point North Historic District, for Terrace 2409 LLC.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this project was reviewed last month and the architect was encouraged to work with staff. The property has two driveways because one is the neighboring lot's. The front setback will be 24 feet. There will be standing seam roof with lighter dormers for contrast. There will be some design element to the brick pattern. The porch ceiling has also been extended more and there are a trio of posts rather than one large post. There are also wood and tile elements and two decks. The windows will be steel.

Patrick Jones - Ramsey Jones Architects - steel windows may be too expensive and/or unobtainable.

Mike -owner with Juli Kaufman - the setback was moved from 22.2 feet to 24 feet.

Ms. Hatala said scale is comparable to other houses in the district as is the form. The applicant will use consistent in color cream city brick. The house will also use thoroughly modified wood. The concrete block foundation will be smooth.

Staff recommends approval with conditions noted in the staff report, relating to the fencing, landscaping and final window selection.

Sheila Reynolds - neighbor immediately to the north - she still has some concerns about the side of the house facing her house. She also believes the setback needs to be further back in front so it fits in better with the existing setbacks.

Dewey Caton - her husband and she own 2365 N. Terrace Ave. that's on the same side of the street as the proposed house. The neighborhood is very concerned about the setback. The decision should turn on what is appropriate for the neighborhood, not on what the owners have personally done.

Ald. Bauman would like to have the setback increased. Mr. Jarosz is concerned about the window style. The Commission doesn't want fake historic buildings; modern and contemporary are fine.

The file is held with the areas of concern being:

*Windows - no double-hung windows, depth of the setting and window material
Setback.*

Metal on the north side that the neighbor objects to. Soften that up.

How going to shed water from the standing seam roof north of the north dormer.

Condition of the window at the stair.

A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Pieper Eisenbrown, Jarosz, Keating Kahn, and Peltz

No: 0

Excused: 2 - Robinson, and Garcia

3. [220800](#)

Resolution relating to a Certificate of Appropriateness for the rebuilding

of a rear porch at 2549 N. Terrace, in the North Point North Historic District, for Maria K. Roloff TOD.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the porch is in the rear and currently has wing walls and wooden steps. The applicant presented two options, with both options being all wood. One option is to have four columns, with zinc planters and the other option has three columns with uninterrupted steps around the zinc planters. The columns will be wood as well.

The owner would like the four post option, which the Commission granted.

A motion was made by ALD. BAUMAN, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Pieper Eisenbrown, Jarosz, Keating Kahn, and Peltz

No: 0

Excused: 2 - Robinson, and Garcia

4. [220801](#) Resolution relating to a Certificate of Appropriateness for the repair of masonry at the front porch and other locations, at 1060 E. Juneau Ave., in the First Ward Triangle Historic District, for GMC Miller House LLC, MCR Miller House.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the repairs are to the short columns, which are leaning and will be re-built. They are also going to fix damaged mortar and window sills.

Pete Nichols - contractor - a stone mock-up would be very challenging in trying to match the existing stone.

He can work with staff on matching the stone.

A motion was made by Matt Jarosz, seconded by ALD. BAUMAN, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Pieper Eisenbrown, Jarosz, Keating Kahn, and Peltz

No: 0

Excused: 2 - Robinson, and Garcia

5. [220950](#) Resolution relating to a Certificate of Appropriateness for the addition of a revised design for a deck and stairs at 1307 E. Brady Street, in the Brady Street Historic District, for Jenó Cataldo.

Sponsors: THE CHAIR

Ms. Carlen Hatala said a rear deck was approved earlier in the year. The proposed deck will go where a pergola was previously. Any removed wood siding will be put back and there will be stairs to get to the deck. The posts will have fluted details and caps. The key is to replicate the cornice as it moves around the facade and lights will be strung up. The new railings will match Dorsia's railings. Staff recommends approval with conditions relating to the windows and the sliding door.

Mr. Jarosz was excused from the rest of the meeting at 5:30 P.M.

Jeno Cataldo - owner - he thinks this will be a huge enhancement to the facade front of the building. They are changing the second floor use to event space.

Jeremy Heckel - architect - he will make the existing casings as Ms. Hatala requested as well the windows and doors.

Approve with conditions in the report.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Keating Kahn, and Peltz

Aye: 4 - Bauman, Pieper Eisenbrown, Keating Kahn, and Peltz

No: 0

No: 0

Excused: 3 - Jarosz, Robinson, and Garcia

Excused: 3 - Jarosz, Robinson, and Garcia

The following files represent staff approved Certificates of Appropriateness:

6. [220835](#) Resolution relating to a Certificate of Appropriateness for the rebuilding and cleaning of the façade, at 1119 West Historic Mitchell Street, in the Mitchell Street Historic District, for Chon Lee.
Sponsors: THE CHAIR
This Resolution was HELD IN COMMITTEE

7. [220836](#) Resolution relating to a Certificate of Appropriateness for the rebuilding of the second floor façade and replacing portions of the roof flashing and properly flashing the parapet coping at 807-811 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Hector Salinas
Sponsors: THE CHAIR
A motion was made by Ann Pieper Eisenbrown, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:
Aye: 4 - Bauman, Pieper Eisenbrown, Keating Kahn, and Peltz
No: 0
Excused: 3 - Jarosz, Robinson, and Garcia

8. [220914](#) Resolution relating to a Certificate of Appropriateness for the installation of signage for AMPED, at 910 W. Juneau Avenue, in the Pabst Brewing Company Historic District, for Marla Poytinger.
Sponsors: THE CHAIR
A motion was made by Ann Pieper Eisenbrown, seconded by Sally Peltz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Pieper Eisenbrown, Bauman, Keating Kahn, and Peltz

No: 0

Excused: 3 - Jarosz, Garcia, and Robinson

9. [220932](#) Resolution relating to a Certificate of Appropriateness for the replacement of damaged stone sills with concrete sills, at 2563 N. 47th Street, in the N. 47th Street Historic District, for Timothy Zielke.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Bauman, Keating Kahn, and Peltz

No: 0

Excused: 3 - Jarosz, Garcia, and Robinson

10. [220937](#) Resolution relating to a Certificate of Appropriateness for the installation of a bathroom vent, at 2879 N. Grant Boulevard, in the Grant Boulevard Historic District, for Roderick and Sheila Teague.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Bauman, Keating Kahn, and Peltz

No: 0

Excused: 3 - Jarosz, Garcia, and Robinson

11. [220959](#) Resolution relating to a Certificate of Appropriateness for the replacement signage at 743 N. Water Street, the First National / First Wisconsin Bank Historic Property for Compass Properties North Water Street LLC.

Sponsors: THE CHAIR

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

Aye: 4 - Pieper Eisenbrown, Bauman, Keating Kahn, and Peltz

No: 0

Excused: 3 - Jarosz, Garcia, and Robinson

12. **Review and approval of the minutes from the September 12th and October 10th meetings.**

Ald. Bauman moved, seconded by Ms. Peltz, for approval of the minutes. There were

no objections.

13. [220764](#)

Communication from the Federal Railroad Administration relating to the final Memorandum of Agreement Between the Federal Railroad Administration, the Wisconsin Department of Transportation, and the Wisconsin State Historic Preservation Office regarding the Muskego Yards Improvements Project (Wisconsin DOT Project ID 0385-57-03) in which the City is a concurring party.

Sponsors: THE CHAIR

Mr. Tim Askin said negotiations with two railroads relating to a bridge being demolished. The goal is to have all freight traffic bypass the Amtrak station.

A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this Communication be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 4 - Bauman, Pieper Eisenbrown, Keating Kahn, and Peltz

No: 0

Excused: 3 - Jarosz, Robinson, and Garcia

14. **Approval of the 2023 meeting dates.**

Ms. Peltz moved, seconded by Ald. Bauman, for approval of the 2023 meeting dates.

15. **Updates and announcements.**

There were no updates or announcements.

Meeting adjourned: 5:43 P.M.

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.