



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Rafael Garcia, CHAIR

Ann Pieper Eisenbrown, VICE-CHAIR

*Ald. Robert Bauman, Matt Jarosz, Patricia Keating Kahn,
Nicholas Hans Robinson and Sally Peltz*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
lelmer@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,
tim.askin@milwaukee.gov*

*Senior Planner: Andrew Stern, 286-5722,
andrew.stern@milwaukee.gov*

*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, June 12, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:06 P.M.

Present: 4 - Pieper Eisenbrown, Bauman, Peltz, Garcia

Excused: 3 - Jarosz, Keating Kahn, Robinson

1. [230002](#) Resolution relating to a Certificate of Appropriateness for insertion of doors into the aluminum storefront system at 1231 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Rosemary Jackson.

Sponsors: THE CHAIR

Mr. Stern said the proposal is to remove two window bays in the secondary facade and, for code reasons, they need to add two doors to the tenant's space. The facade has already been modified and they are proposing an aluminum storefront door with a transom. Staff recommends approval.

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be ADOPTED. This motion FAILED by the following vote:

Aye: 0

No: 4 - Bauman, Pieper Eisenbrown, Garcia, and Peltz

Excused: 3 - Jarosz, Robinson, and Keating Kahn

2. [230085](#) Resolution relating to a Certificate of Appropriateness for front porch repairs and alterations at 2549 N. Terrace Avenue, in the North Point North Historic District for Maria Roloff.

Sponsors: THE CHAIR

Mr. Stern said it should be a fairly seamless replacement of the columns. Staff recommends approval with conditions outlined in the report.

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

Roll call taken at 3:10 P.M.

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

Excused: 2 - Jarosz, Robinson

3. [230111](#)

Resolution relating to a Certificate of Appropriateness for retaining vinyl windows installed by a prior owner at 2658 N. Grant Boulevard, in the Grant Boulevard Historic District for Patrick Betts & Jessica Holly.

Sponsors: THE CHAIR

Mr. Tim Askin said 6 over one windows were in place in the mid 1980s and the DNS orders were issued and are carried over to the next owners. The prior owner was a large corporation that was aware of the orders and the fact that it was a historic property. The current owners have been cited. Staff recommends denial with a mothball provision. It would not qualify for a certificate of repose. Patrick Betts and Jess Holly - property owners - they do have title insurance. Front windows and the driveway side must be replaced with wood and lead tape on the other windows and mothball for six months. Any future window replacements must be historically correct.

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: 5 - Bauman, Pieper Eisenbrown, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Robinson

4. [230130](#)

Resolution relating to a Certificate of Appropriateness for a fence installed by prior owners at 2813 - 2815 W. State Street, in the Concordia Historic District for Lawrence and Pamela Thomas.

Sponsors: THE CHAIR

Mr. Tim Askin recommends holding as he needs additional information to issue a certificate of repose. The chain link fence is along the back of the property; it basically meets all the criteria of a certificate of repose except for two questions remaining (one of which is when they

acquired the property).
Hold until staff can review the title.

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, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Robinson

5. [230132](#)

Resolution relating to a Certificate of Appropriateness for roof replacement at 2605 N. Summit Avenue, in the North Point North Historic District for James Stearns and Agnes Stearns.

Sponsors: THE CHAIR

Mr. Andrew Stern said this corner house needs roof work and only a quote was provided for a flat asphalt roof. Staff recommends holding until a quote can be provided for a terra cotta roof or a concrete roof that looks similar. Terra cotta would double the cost from \$100,000 to \$200,000.

James Stearns - owner - a slate roof would cost a minimum of \$240,000, but that might be even \$20,000 more due to shipping costs. The roof needs to be replaced as he is experiencing plaster damage on all the floors of the house.

Casey Gaffney - Community Roofing and Restoration -- the underlaying need to be replaced.

A lot of the neighbors have asphalt roofs. All roofs would include copper flashing and gutters.

Ald. Bauman would support the red tile clay. Staff would recommend terra cotta replacement.

Ald. Bauman moved to replace with a red tile clay.

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

The following files represent staff approved Certificates of Appropriateness:

6. [221392](#)

Resolution relating to a Certificate of Appropriateness for the general maintenance work at 2635 N. Terrace Avenue, at the Henry Harnischfeger House historic structure for Dewey J Caton and Patrick W Schmidt.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

7. [220506](#) Resolution relating to a Certificate of Appropriateness for a wall sign on the penthouse roof at 333 W. State Street, in the Milwaukee Journal Complex, for J. Jeffers & Co.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

8. [220352](#) Resolution relating to a Certificate of Appropriateness for tuckpointing and masonry cleaning at 225 E Michigan Street, in the East Side Commercial Historic District, for Mackie Tenant, LLC.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

9. [220222](#) Resolution relating to a Certificate of Appropriateness for masonry repairs and installation of windows at 2015 N. Palmer Street, in the Brewers Hill Historic District, for Philip Cruise Warren & Emily Schlemowitz.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

10. [220216](#) Resolution relating to a Certificate of Appropriateness for a metal fence at 103 W. Lloyd Street, in the Brewers Hill Historic District, for Lonnie & Tracy Peterson.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

11. [230035](#) Resolution relating to a Certificate of Appropriateness for projecting signs at 918 N Vel R. Phillips Avenue, in the Milwaukee Journal Complex Historic District, for Tenor High School.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

12. [230036](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 1031 N. Dr. Martin Luther King Jr. Drive, in the Old World 3rd Street Historic District, for Shelley J. Wiley.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

13. [230083](#) Resolution relating to a Certificate of Appropriateness for address numbering signage at 235 S. 2nd St., in the South Second Street Historic District, for Tom Steepy.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Patricia Keating Kahn, that this Resolution be ADOPTED. This motion PREVAILED by the

following vote:

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

No: 0

Excused: 2 - Jarosz, and Robinson

14. [230086](#)

Resolution relating to a Certificate of Appropriateness for repairs to the roof, gutters, and downspouts at 2433 N. Wahl Ave., in the North Point North Historic District, for David Kuehl.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

15. [230089](#)

Resolution relating to a Certificate of Appropriateness for the installation of a wall sign at 710 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Rew Gordon.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

16. [230098](#)

Resolution relating to a Certificate of Appropriateness for replacement of the garage overhead door at 2411 N. Terrace Avenue, in the North Point North Historic District for Sheila Reynolds and Robert Chang.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

17. [230099](#) Resolution relating to a Certificate of Appropriateness for the repair and in-kind replacement of porch railings at 2650 N. Wahl Ave., in the North Point North Historic District, for David J. O'Brien.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

18. [230102](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment upgrades at 2105 E. Lafayette Pl., in the North Point South Historic District, for Ashley and Michael Adam.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

19. [230103](#) Resolution relating to a Certificate of Appropriateness for the tuck pointing and repair and rebuilding a portion of the east façade and rooftop penthouse at 1320 W. Burnham St., in the Mitchell Street Historic District, for El Rey Enterprises and Holton Brothers, Inc.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

20. [230115](#) Resolution relating to a Certificate of Appropriateness for replacement of storm windows at 2421 N. Terrace Avenue, in the North Point North Historic District for Steven Wiesner and Paul Reidinger.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

21. [230116](#)

Resolution relating to a Certificate of Appropriateness for roof and gutter repair and replacement at 2635 N. Terrace Avenue, in the North Point North Historic District, for Dewey J. Caton and Patrick W. Schmidt.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

22. [230122](#)

Resolution relating to a Certificate of Appropriateness for roof at 2536 N. Grant Boulevard, in the Grant Boulevard Historic District for Stephan Thomas and Christina Chronister Thomas.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

23. [230134](#)

Resolution relating to a Certificate of Appropriateness for a side yard gate at 934 N. 29th Street, in the Concordia Historic District for Barry Weber.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

24. [230146](#) Resolution relating to a Certificate of Appropriateness for railing repair and re-gilding decorative ironwork at 144 E. Wells Street, the Pabst Theater, an individually designated historic site, for the Pabst Theater Foundation.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

25. [230147](#) Resolution relating to a Certificate of Appropriateness for stucco repairs at 4468 N. 26th Street, in the Garden Homes Historic District for Joseph Bova.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

26. [230167](#) Resolution relating to a Certificate of Appropriateness for a mural on the west wall of the building at 1116 W. Historic Mitchell Street, in the Mitchell Street Historic District for Maria Novoa-Sanchez on behalf Marta Bianchini.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

27. [230170](#) Resolution relating to a Certificate of Appropriateness for roof repair and/or replacement at 733 W. Historic Mitchell Street, in the Mitchell

Street Historic District for Voces de la Frontera.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

28. [230173](#)

Resolution relating to a Certificate of Appropriateness for a wooden fence along the south property line at 2749 N. Grant Boulevard, in the Grant Boulevard Historic District for Richard Navarro.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

29. [230227](#)

Resolution relating to a Certificate of Appropriateness for rebuilding a chimney at 2728 E. Bradford Ave., in the North Point North Historic District for Lisa Buethe and Michael Paul Buethe.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

30. [230272](#)

Resolution relating to a Certificate of Appropriateness for soffit repairs and a garage roof replacement at 3330 W. Kilbourn Ave., in the Concordia Historic District, for Bill Schuh.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

31. Review and approval of the minutes from the May 1st meeting.

Ms. Pieper Eisenbrown moved, seconded by Ms. Keating Kahn, for approval of the minutes. There were no objections.

32. Updates and announcements.

*The chair's daughter got married on Saturday.
Mr. Askin is still working on in-person training for members.*

Meeting adjourned: 4:13 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>.