



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,
lelmer@milwaukee.gov*

*Senior Planner: Carlen Hatala, 286-5722,
chatal@milwaukee.gov*

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

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

Monday, September 12, 2022

3:00 PM

City Hall, Room 301-A

Meeting convened: 3:04 P.M.

Present: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Garcia, Robinson

Excused: 1 - Bauman

1. [200878](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

The applicant has been here a few times. Ms. Anderson said that the windows that were delivered were too small. There have been issues with the contractor with these windows. To date, four have been completed. Staff recommends extending for another six months.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

2. [201523](#) Resolution relating to a Certificate of Appropriateness for replacement of selected windows or mothball status at 2602 N. Grant Boulevard, in the Grant Boulevard Historic District, for Bunny Booker.

Sponsors: THE CHAIR

Mr. Askin said solid progress is being made and the vinyl windows are still in place as they are functioning as storm windows until the project is complete. Ms. Hatala said the contractor is a one-man shop. The applicant is requesting another six month extension.

A motion was made by Rafael Garcia, seconded by Ann Pieper Eisenbrown, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

3. [220382](#)

Resolution relating to a Certificate of Appropriateness for installing a new roof of different material type at 3357 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Andre Ash.

Sponsors: THE CHAIR

Ms. Hatala said the estimated cost from Dave North was for \$160,000 and he got a verbal estimate of \$200,000 from another contractor and an estimate of \$98,000 from Community Roofing. Ken Langer provided an estimate of \$2,900 per day to make repairs and a additional cost for snowguards (\$10,000). Dave North said the roof was unrepairable, while Langer said they could do repairs.

The owner would like a red roof, so options are limited.

With the cost estimates, Mr. Askin would lean towards the Brava (which is a composite). Work would probably be done in the spring, although the roofer said they could expedite it.

Hold off until next month as Mr. Jarosz will contact the state about the acceptability of a composite roof and potential snowball effect if this is approved. He would also like to see photos of the roof deterioration.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

4. [220457](#)

Resolution relating to a Certificate of Appropriateness for the installation of vinyl windows at 2857 N. Grant Boulevard, in the Grant Boulevard Historic District, for Jon Zimmerman.

Sponsors: THE CHAIR

Ms. Hatala said the applicant purchased this house in May and he wants to replace the windows as most are painted shut and for increased energy efficiency. The front windows will be kept as they are. The house is a Sears catalog house and was re-clad from stucco to brick in 1928. The interior of the home was modified, probably by property flippers. Staff recommends denial.

A motion was made by Rafael Garcia, seconded by Ann Pieper Eisenbrown,

that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

5. [220577](#) Resolution relating to a Certificate of Appropriateness for the construction of a new parish hall at 2618 N. Hackett Ave., in the Downer Avenue Commercial Historic District, for St. Mark's Church.

Sponsors: THE CHAIR

Ms. Hatala said it is intended that the courtyard will be completed and the new building will be a front for the courtyard. The flat roof will have vegetation at the top. The banks of windows mimic the 1940s wall that was built. The back has a second staircase and an elevator tower. The stone on the church will not be cleaned and will stay that way. Staff recommends approval.

Jim Shields - applicant

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

6. [220578](#) Resolution relating to a Certificate of Appropriateness for the removal of a masonry chimney at 2025 N. Lake Dr., in the North Point South Historic District, for Stefan Schnitzer.

Sponsors: THE CHAIR

Ms. Hatala said staff has typically been approving abandoned chimneys, but this is a more elaborate chimney, which is not visible from the street and is not in use. Because it is the same brick as the house, the staff decided to bring it before the Commission. Staff recommends approval with conditions. Approve with conditions.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

7. [220579](#) Resolution relating to a Certificate of Appropriateness for the installation of 15 solar panels on three portions of the roof, at 2756 N. Sherman Blvd., in the Sherman Boulevard Historic District, for Darrion Wyatt.

Sponsors: THE CHAIR

Ms. Hatala said the panels are proposed for both sides on the sloping roof and the rear roof. The side sloping roofs would be visible from the sidewalk. Four are proposed for each of the front sloping sides. Staff recommended some possible alternative locations, which the contractor said cannot be used. Staff recommends approval of the panels on the rear and denial on both front roof slopes.

Darrion Wyatt - owner

Dustin Hill - SolEnergy - contractor - the back 7 panels are approved so he thanked the Commission for that. He is proposing putting the panels on only the upper part of the front sloping roofs, which would be more flush and less visible from the street. They currently have 7 panels in back that they could make to 8, and put 3 on the back side of the front slop and 4 on the flat portion of the roof above the ballast. Approve as amended at the table as none will be visible from the sidewalk.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

8. [220580](#) Resolution relating to a Certificate of Appropriateness for the demolition of an existing garage and the construction of a new garage at 3001 W. McKinley Blvd., in the Cold Spring Park Historic District, for Brian and Donna Kenner.

Sponsors: THE CHAIR

Ms. Hatala said the applicant and contractor have been working on a new design for the garage. The garage was built in 1914 and is on a corner so it is highly visible. Ms. Hatala feels the garage does have architectural significance and its demolition would be a detriment to the neighborhood. The owners would like to build a two-car garage in place of the existing garage following a garage design created by Paul Jakubovich. Staff appreciates the historic garage, but also understand that the owners need something they can use.

Roy Averill - contractor - he likes this design best. The garage will be built from cedar boards while the house is primarily brick.

Brian Kenner - owner - the current garage won't fit his own car both due to width and length.

Approve with colors matching the house colors and using the Paul Jakubovich design. The Commission would like staff to be involved with the details, particularly with the selection of the garage door and its hardware.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

9. [220585](#) Resolution relating to a Certificate of Appropriateness for the installation of a mural on the rear wall of 930 W. Historic Mitchell St., in the Mitchell

Street Historic District, for Phoenix Mitchell LLC.

Sponsors: THE CHAIR

Ms. Hatala said this building used to be Goldmann's Department Store. The mural is proposed for the rear wall, which is the main door for the services at this location (Gerald L. Ignace Indian Health Center). A number of the rear windows were either bricked up or boarded over while it was Goldmann's. Staff recommends approval, with conditions listed in the report.

Anne Egan-Waukau - applicant - it will be easy to install and removable

A motion was made by Nicholas Hans Robinson, seconded by Rafael Garcia, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

10. [220586](#)

Resolution relating to a Certificate of Appropriateness for the reconstruction of the porch wall and floor and an addition to the porch along the southwest wall, at 2205 N. Lake Drive, in the North Point South Historic District, for Eric Wagner.

Sponsors: THE CHAIR

Mr. Askin said the house has a complicated history that is not well-documented. There is a wrap-around porch on two sides, which needs to be re-built. There was a rear porch originally in 1894. The front porch was enclosed at a time, the columns were in the garage. The plan is to extend the porch on Kenilworth with a bowed front. Staff's biggest concern is a proposed retractable awning attached to the porch roof - he believes that will throw off the massing. Staff would like more details on the landscaping and he has serious concerns about the canopy (would prefer to see umbrellas). Staff recommends approval with conditions for the porch excepting the canopy which recommends holding or denying that aspect of it. Staff fully supports the reconstruction and leaves it up to the Board on extension of the porch and consider requiring a landscape plan if the extension is approved.

Therese Hanson - architect - they are struggling to find a brick match.

Eric Wagner - owner - the existing porch, due to its configuration, is un-usable.

Approve with matching the brick, denial of the awning and work with staff on the landscaping.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

11. [220587](#)

Resolution relating to a Certificate of Appropriateness for the replacement of three windows on the west elevation, at 2205 N. Lake Dr., in the North Point South Historic District, for Eric Wagner.

Sponsors: THE CHAIR

Mr. Askin said the owner wants to lower three windows to match the windows on the other side. Staff recommends approval.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

The following files represent staff approved Certificates of Appropriateness:

12. [220537](#) Resolution relating to a Certificate of Appropriateness for a poured concrete pad with stamped pattern border at 1119 E. Knapp Street, in the First Ward Triangle Historic District, for Slayed Development One LLC.
- Sponsors:** THE CHAIR
- A motion was made by Matt Jarosz, seconded by Rafael Garcia, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz
- No:** 0
- Excused:** 1 - Bauman
13. [220538](#) Resolution relating to a Certificate of Appropriateness for a new asphalt roof and select repair of masonry chimney at 2722 N. Grant Boulevard, in the Grant Boulevard Historic District, for Marjorie Rucker.
- Sponsors:** THE CHAIR
- A motion was made by Matt Jarosz, seconded by Rafael Garcia, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz
- No:** 0
- Excused:** 1 - Bauman
14. [220554](#) Resolution relating to a Certificate of Appropriateness for roof replacement and chimney repairs at 2722 N Grant Boulevard, in the Grant Boulevard Historic District, for Marjorie Rucker.
- Sponsors:** THE CHAIR
- A motion was made by Matt Jarosz, seconded by Rafael Garcia, that this**

Resolution be **ADOPTED**. This motion **PREVAILED** by the following vote:

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

15. [220555](#) Resolution relating to a Certificate of Appropriateness for various repairs at 2140 N Palmer Street, in the Brewer's Hill Historic District, for Mohammad Abour.

Sponsors: THE CHAIR

This Resolution was **ADOPTED**

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

16. [220556](#) Resolution relating to a Certificate of Appropriateness for painting at 225 E Michigan Street, in the East Side Commercial Historic District, for 225 E Michigan Street LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

17. [220561](#) Resolution relating to a Certificate of Appropriateness for the installation of a wood fence at 2722 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for the Greater Spring Hill Missionary Baptist Church.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

18. [220564](#) Resolution relating to a Certificate of Appropriateness for replacing roof shingles at 831 N. 33rd St., in the Concordia Historic District, for Denis Ian Jackson.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

19. [220567](#) Resolution relating to a Certificate of Appropriateness for a new wood storm door at 2530 N. Summit Ave., in the North Point North Historic District, for Karla Horst Benton.

Sponsors: THE CHAIR

This Resolution was ADOPTED

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

20. [220570](#) Resolution relating to a Certificate of Appropriateness for the installation of a fence and concrete work, at 3129 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Ms. Annette Dixon.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

21. [220571](#) Resolution relating to a Certificate of Appropriateness for a wood fence, at 2728 N. Sherman Bld., in the Sherman Boulevard Historic District, for Marvin Eldridge Echols.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

22. [220573](#) Resolution relating to a Certificate of Appropriateness for installing a wall

sign on plywood board on the Brady Street façade of the building at 1669 N. Farwell Avenue, in the Brady Street Historic District, for Tanner Musgrove.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

23. [220591](#) Resolution relating to a Certificate of Appropriateness for the replacement of the tile roof with a new tile roof, at 831 N. Van Buren, the Cathedral of St. John the Evangelist, an individually designated historic property, for the Cathedral of St. John the Evangelist.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

24. [220659](#) Resolution relating to a Certificate of Appropriateness for the replacement of the rear balcony railing at 2534 N. Terrace Avenue, in the North Point North Historic District, for Jeremy Jaeger.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

25. [220665](#) Resolution relating to a Certificate of Appropriateness for the replacement & installation of and gutters at 3039 and 3041 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Martha Monroe.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

26. [220670](#) Resolution relating to a Certificate of Appropriateness for the replacement of sections of gutter and downspout on the carriage house at 2361 N. Wahl Avenue, in the North Point North Historic District, for Lara India.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

27. [220685](#) Resolution relating to a Certificate of Appropriateness for HVAC installation at 2664 N Lake Drive, in the North Point North Historic District, for Timothy Randall and Krystal Kimmel.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

28. [220696](#) Resolution relating to a Certificate of Appropriateness for the installation of fencing at 2339 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Christie and David Melby-Gibbons.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

29. [220697](#) Resolution relating to a Certificate of Appropriateness for a projecting sign near the east entrance of the 1924 building at 333 W. State Street, in the Milwaukee Journal Complex, for J. Jeffers & Co.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

30. [220700](#) Resolution relating to a Certificate of Appropriateness for various repairs to the property including stairs, balusters, jump porches, and painting at 127-129 W. Lloyd St., in the Brewers Hill Historic District, for Kelly A. Theodore.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

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

Mr. Jarosz moved, seconded by Ms. Peltz, for approval of the minutes. There were no objections.

32. [220496](#) Communication from staff relating to the new Historic Preservation and Conservation Easement for the Ernst Arndt Store in the N. Third Street National Register Historic District, at 1937 - 1939 N. Martin L King Drive.

Sponsors: THE CHAIR

Mr. Askin said the city sold the building to a developer who will put a bookstore in there; HPC puts a permanent easement on the building so future owners are required to go to HPC staff.

A motion was made by Matt Jarosz, seconded by Ann Pieper Eisenbrown, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 6 - Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

33. **Updates and announcements.**

The pergola at the prior meeting work was done.

The North Point South historic district won't be expanded so next month will just have 2275 and 2279 N. Summit on the agenda.

An application to demolish 1101 W. Historic Mitchell St. will be coming in today.

The staff assistant will send the ARBA HPC appeal to all members.

Meeting adjourned: 5:19 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>.