



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

*Marion Clendenen-Acosta, CHAIR*

*Sally Peltz, VICE-CHAIR*

*Ald. Robert Bauman, Ann Pieper Eisenbrown, Matt Jarosz, and  
Patricia Keating Kahn*

*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, Dana Zelazny, 286-8679,  
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Monday, December 9, 2019

3:00 PM

City Hall, Room 301-A

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*Meeting convened: 3:03 P.M.*

**Present:** 4 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta

**Excused:** 2 - Keating Kahn, Peltz

1. [191227](#) Resolution relating to a Certificate of Appropriateness for the demolition of a garage at 2570 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Christine Robinson.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the garage is 15-20 years younger than the house and staff recommends approval.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

2. [140672](#) Resolution relating to a Certificate of Appropriateness for a mothball certificate for portions of the Henry Palmer Lodge/Love Tabernacle, an individually designated structure at 2640 N. 1st Street.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said members of the congregation are working steadily on the building. They have been painting and ordered new balusters, as well as performing*

ongoing foundation work and landscaping. Staff recommends continuation of the mothball.

Toussaint Harris - they are making progress and will continue until they finish. He appreciates the Commission's compassion.

Mr. Jarosz moved for another 6 months.

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

3. [180407](#) Resolution relating to a Certificate of Appropriateness for replacement of windows and for mothball status at 1688 - 1690 N. Franklin Place in the Brady Street Historic District for Iliya Torbica of Shepards LLC.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the rear of the second floor is complete and there are two more review cycles at maximum. The owner lives in Florida. Staff recommends continuation for another six months.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

4. [191022](#) Substitute resolution relating to a Certificate of Appropriateness for the removal of bubble protrusions above the roof line and replacing with a new flat frame cap for an existing "solar energy system" at 2581 N. Terrace Avenue, in the North Point North Historic District, for Susan LaBudde.

**Sponsors:** THE CHAIR

*This item was taken out of order.*

*The matter was dismissed upon the sale of the property on December 5th by Ms. LaBudde.*

*Leslie McCormick - she has a share of the fines. Ms. Hatala will call the Dept. of Neighborhood Services and contact Ms. McCormick about whom she can contact in DNS.*

*Keith Johnson - Brighter Concepts*

**This Resolution was PLACED ON FILE**

5. [191145](#) Resolution relating to the Permanent Historic Designation of the Garner-Ranney-Schutz House at 1247 N. Milwaukee Street in the 4th Ald. District.

Sponsors: THE CHAIR

*Ms. Carlen Hatala said Ms. McCarthy applied for temporary designation to start the process for permanent designation, which held off on the requested demolition permit. The house was in existence in 1872 and most of the structures during that time have been demolished and replaced. The house was in existence as early as 1865, and possibly earlier. There were a number of families who lived in the house over the years, one for a period of 33 years. Stucco cladding was added in 1910 was a result of remodeling. Theodore Schutz, the architect, was the building's longest owner. Ms. Hatala listed properties that had been remodeled, but were still designated as historic. Dr. Garner, who owned the house at one time, was a prominent physician, who had training on the east coast. Theodore Schutz altered the house beginning in 1892. The foundation is all original to the house. A lot of the building features aren't original, but are reversible on the porch. In 1904, the roof was raised and it was converted to a duplex in 1918. Mr. Schutz worked as an independent architect and designed a number of buildings still standing on Brady Street.*

*Ms. Hatala recommends approval of the historic designation based on the building meeting e-1, e-3, e-6 and e-9 sections of the code.*

*Mr. Jarosz moved, seconded by Ald. Bauman to open the matter for a public hearing. There were no objections.*

*Opposed:*

*Peter Feigin - did not wish to speak*

*John Vogel - historian who feels that preservation and progress must be balanced. He disagrees that this house meets the criteria for designation.*

*Pat Connaughton - plan to deconstruct and put in a few units. They will be doing deconstruction, not demolition.*

*Atty. Bruce Block - he is not here representing Mr. Connaught. His practice is commercial real estate and he is very involved with historic preservation and has been for over 20 years. He does not think this building meets the standards of the ordinance.*

*Supporters:*

*Gail Fitch - 1733 N. Cambridge Ave. - has written historic articles over a number of years. She wondered if the house could be moved.*

*Dawn McCarthy - nominator - 2589 N. Lake Dr. - she agrees with staff that the house meets the four criteria outlined by Ms. Hatala.*

*Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, to close the public hearing. There were no objections.*

*Mr. Jarosz said that he doesn't support nomination as the building doesn't rise up to the nomination. The other three commissioners concurred.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

6. [191235](#) Resolution relating to a Certificate of Appropriateness for masonry

repairs, a new handicap ramp and window repair/replacement at 2804 W. Kilbourn Avenue in the Concordia Historic District for S2M2 Real Estate.

Sponsors: THE CHAIR

*Mr. Tim Askin said that the building has been before HPC before and some windows were replaced without a COA. The current plan is to repair as many windows as possible and to match existing windows, patch the roof, maintain the masonry and install a handicapped ramp on the front side on the east. The ramp will approach from 28th street, which will have less impact on the landscape. The owner is required to put in one accessible unit, which will be on the first floor. Staff recommends approval of the ramp as proposed as long as the railings are black or beige, not metal in appearance. Prior to this owner, the building had significant neglect. Ald. Bauman wants the applicant to come back before the Commission for brick work approval. Applicant also wants to pressure wash existing balconies and repoint/repair the chimney, and the parapet.*

*Ald. Bauman is concerned as this applicant has been gutting the building and destroying its historic character for the past six years.*

*Staff recommends the proposed repairs, ramp and staff review of any final window replacements.*

*Ald. Bauman moved that the canopy has to be replaced or repaired to the original specifications (without the shoring posts), all removed windows must be put back in their original conditions, no double-paned windows permitted using leaded tape and single-pane, exact replica windows, structural repairs to the pent roof and brick sample before the Commission for its review.*

*Matt Trenkle - architect - some of the original windows were lost. Ald. Bauman said those windows need to be re-made using an existing window as the model. The client would be willing to replace all windows with divided light, as show in the original drawing, but not Prairie style due to the cost.*

*Mr. Jarosz feels strongly that the ramp railing needs to be very thin.*

*Mr. Jarosz moved, seconded by Ald. Bauman, to hold to the call of the chair so more specifics can be obtained. There were no objections.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

7. [191236](#) Resolution relating to a Certificate of Appropriateness for a new storefront at 133 W. Pittsburgh Avenue in the South Second Street Historic District for Cedarview Management.

Sponsors: THE CHAIR

*Mr. Tim Askin said that this is a fairly simple project and the address is now three buildings and the proposal is to reconfigure the south storefront. Due to tenants not wanting to share a lobby, they wish to break the one entrance into two within the existing masonry frame. They would match the north store front area and materials. Staff recommends approval so both bays match (the bays were created prior to*

*creation of the historic district in 2015).*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

**The following files represent staff approved Certificates of Appropriateness:**

8. [191167](#) Resolution relating to a Certificate of Appropriateness for landscaping at 2803 E. Bradford Avenue, in the North Point North Historic District, for Lisa Groskopf-Gleason.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Jarosz

**No:** 0

**Excused:** 3 - VACANCY, Keating Kahn, and Peltz

9. [191175](#) Resolution relating to a Certificate of Appropriateness for the installation of new garage doors at 2608 N Summit Avenue, in the North Point North Historic District, for Ellen Blank.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

10. [191176](#) Resolution relating to a Certificate of Appropriateness for the replacement of the rear upper porch railing at 2803-05 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Mabel Lamb-Stewart.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

11. [191178](#) Resolution relating to a Certificate of Appropriateness for a monument sign at 4243 W. North Avenue, the former Finney Library, in the Sherman Boulevard Historic District for Matthew Bohlmann

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

12. [191223](#) Resolution relating to a Certificate of Appropriateness for the installation of a 4-foot tall painted wood fence at 3175 - 3177 N Sherman Boulevard, in the Sherman Boulevard Historic District, for Sylvia Acevedo.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

13. [191314](#) Resolution relating to a Certificate of Appropriateness for emergency partial demolition of the east wall and simultaneous roof replacement at 701 - 703 - 705 -707 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Mohammad Patel.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the new owners are now addressing the building's issues and the COA was issued due to a pedestrian safety concern.*

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

14. [191320](#) Resolution relating to a Certificate of Appropriateness for the repaving of the driveway with permeable pavers and installation of a low lannon stone wall along the east property line at 2604 N. Lake Drive, in the North Point North Historic District, for Michael Hosale.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

15. [191325](#) Resolution relating to a Certificate of Appropriateness for comprehensive landscaping 2822 E. Belleview Place, in the North Point North Historic District, for Michael Hosale.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Pieper Eisenbrown, Jarosz, Bauman, and Clendenen-Acosta

**No:** 0

**Excused:** 2 - Keating Kahn, and Peltz

16. **Review and approval of the minutes from the November 4th and November 11th meetings.**

*Ms. Pieper Eisenbrown moved, seconded by Mr. Jarosz, for approval of both minutes. There were no objections.*

17. **Updates and announcements.**

*There were none.*

*Meeting adjourned: 5:10 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>.*