



# 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,*  
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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, December 4, 2023

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:02 P.M.*

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

**Excused:** 1 - Peltz

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

*Mr. Askin said Ms. Anderson is making progress on re-installed windows. She has windows coming in as of December 11th and she is requesting a 6-month extension. Mr. Askin recommends another 6 months.*

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

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

**No:** 0

**Excused:** 1 - Peltz

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. Tim Askin said progress is being made. Ms. Booker said she has made*

*substantial compliance, but the problem is finding contractors to do the work. Her repair person is famously slow.*

*Mr. Askin recommends a 6-month extension.*

**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:** 6 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, and Garcia

**No:** 0

**Excused:** 1 - Peltz

*Roll call taken at 3:08 P.M.*

**Present:** 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, Robinson

3. [230900](#)

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 Anna Goldman.

**Sponsors:** THE CHAIR

*This is the house that was heard last month and modifications were made based upon that meeting, per Mr. Stern. They did bring the house back off the north property line a foot and 4" more and they also pushed the house back 1/4 of a foot. They are adding a 6' foot fence along the property line along the north side and along the back.*

*They are adding drainage titles along the side and reducing the elevation to match the property along the north. There will now be one window well rather than the former four that were proposed. There will be cedar trim on the open porch in the rear. Landscaping will be a mix of plantings around the house of bushes and trees. Staff does have some concerns having all the landscaping to the north of the property, but the material is fine.*

*Staff recommends with conditions detailed in the Staff Report, which are pretty standard conditions.*

*Shawn Pernel - Grayslake, IL - architect - they carefully considered all the input from the last meeting and tried to accommodate all the requests that seemed reasonable.*

*Sheila Reynolds - 2411 N. Terrace Ave. - trusts HPC to take appropriate action*

*Dewey Caton - 2635 N. Terrace Ave. - is appreciative of HPC and its staff, asks who she would contact if there is mud on the sidewalk as a result of this construction*

*Angela Kadria - 2625 N. Wahl Ave. - opposed as there is no final plan and believes it's not in keeping with a historic district.*

*Robert Chang - 2411 N. Terrace Ave. - there is still a question of the northern property line and where it actually is.*

*There will be an accurate rendering that shows the front elevation.*

*JP Mitchell - property owner - two surveyors have concluded that the homeowner's fence to the north is on their property and part of their driveway also encroaches onto their property. The owners of 2411 have a certified survey that shows their fence is along the property line.*

**A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that**

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

**Aye:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

4. [231054](#)

Resolution relating to a Certificate of Appropriateness for a metal fence with two brick piers along the Lake Drive and Hampshire frontages at 3025 E. Hampshire Street, in the North Lake Drive Historic District for Katie & Noel Kegel.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the fence is in the same location and same general design and will be four feet in height. Staff had trouble coming to a position based upon the small back yard and the applicant's security concerns.*

*Staff has no recommendation, but does have requested conditions if the project is approved, which contained in the Staff Report.*

*Noel Kegel - owner*

*Josepha Olla - fence contractor - he brought fence pictures of the proposed work.*

*Approval with the conditions in the Staff Report.*

*Commissioners recommending amending the guidelines to prohibit fences in the front yard.*

*Ald. Bauman doesn't think this sets a precedent due to the large setbacks both on the front and side yards so most properties wouldn't meet this criteria. Mr. Jarosz agreed.*

*Mr. Jarosz thought a coordinated effort be made to amend the guidelines as it relates to other issues, such as retaining walls as well.*

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

**Aye:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

5. [231055](#)

Resolution relating to a Certificate of Appropriateness for expansion of the front porch (deck) at 2239 N. Terrace Avenue, in the North Point South Historic District, for Thomas and Suzanne Roepsch.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said, that, as written, this house does not have a porch, it has a front deck as there is no roof on it. The footing are in bad shape, as is the slab. They would like to extend the deck four feet closer to Terrace Ave. The proposal is to re-build the side walls in place and extend four feet (basically to the depth of the bushes). The guidelines do not prohibit the work and staff recommends approval.*

*Tom Roepsch - owner - are currently working on matching the mortar and want to re-build the walls to the current height rather than current code.*

*Therese Sands - architect*

*Approve with conditions.*

**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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

6. [231047](#) Resolution relating to a Certificate of Appropriateness for removal of a rear chimney at 2626 N. Terrace Ave., in the North Point North Historic District for David Robert Haas and Dana Onnolee Stevens.

**Sponsors:** THE CHAIR

*Mr. Stern said the chimney is located on the rear facade and not visible from the right-of-way; it was originally used as a chimney for an incinerator that is no longer in use. The owner would like to remove it down to the roof line and install copper gutters to replace those that were damaged. Staff recommends approval with conditions detailed in the Staff Report, relating to roofing materials.*

*David Haas -- 2626 N. Terrace Ave. - owner*

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

**Aye:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

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

7. [231046](#) Resolution relating to a Certificate of Appropriateness for roof and gutter replacement at 3249 W. McKinley Boulevard, in the Cold Spring Park Historic District for Steven V. Johnson-Evers.

**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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

8. [231053](#) Resolution relating to a Certificate of Appropriateness for masonry repairs and a new rear door at 819 N. Cass Street, in the Cass and Wells Historic District for Preserve Redevelopment Partners, 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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

9. [231059](#) Resolution relating to a Certificate of Appropriateness for repair of existing windows and replacement/new storm windows 1060 E. Juneau Avenue, in the First Ward Triangle Historic District, for GMC Miller House LLC & MCR Miller House 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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz
- No:** 0
10. [231061](#) Resolution relating to a Certificate of Appropriateness for replacement of a gate and masonry repairs at 2220 N. Terrace Avenue for Villa Terrace Decorative Art Museum.
- 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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz
- No:** 0
11. [231076](#) Resolution relating to a Certificate of Appropriateness for removal of shutters and installation of new wood storm windows at 2535 N. Terrace Avenue, in the North Point North Historic District, for Jesse and Asasys David.
- 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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz
- No:** 0
12. [231143](#) Resolution relating to a Certificate of Appropriateness for parking garage doors and decorative security fencing at 1213 N. 9th St, in the Pabst Brewery Historic District for Brewery Parking Structure, 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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz
- No:** 0

13. [231166](#) Resolution relating to a Certificate of Appropriateness for storm doors at 900, 902, & 906 E. Brady St., in the Brady Street Historic District for Brady Street Condo Association.

**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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

14. [231167](#) Resolution relating to a Certificate of Appropriateness for natural stone retaining walls at 2112 N. Lake Dr. in the North Point South Historic District for Rebecca Osborn.

**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:** 7 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Keating Kahn, Garcia, and Peltz

**No:** 0

15. **Review and approval of the minutes from the November 6th meeting.**

*Ald. Bauman moved, seconded by Ms. Peltz, for approval of the minutes. There were no objections.*

16. **Updates and announcements.**

*Ald. Bauman asked about creating a percentage cost for roof replacements (owners of more expensive houses may be able to pay for tile or slate roofs while owners of more modest homes may not be able to do so).*

*Meeting adjourned: 4:25 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>.*