



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,
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*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, April 4, 2022

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:02 P.M.

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

Excused: 1 - Robinson

1. [211809](#)

Resolution relating to a Certificate of Appropriateness for a new house at 111 W. Brown Street, in the Brewers Hill Historic District, for buyers Jason McBrady and Kellyn Munson.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a new home proposed in the Brewers Hill neighborhood. The building falls within the range for new construction. There is an attached sunken garage that is placed along the alley and that is really the only place to place a garage. Some windows need to be put on one side of the second story. There is one eave issue that needs to be addressed as well. Materials are fine. Staff recommends approval with conditions.

Kellyn Munson - 2649 N. Humboldt Blvd. - she is not sure how she would fit windows on the second floor. There is a newer drawing that has a window and they can come up one foot on the porch to avoid the need for City Plan Commission review. She is fine with the other conditions.

Jacob Bielinski - designer - all the concrete block will be the same.

Jeff Gurgle - 2503 N. Palmer St. - heating contractor - will roof vent the furnace if possible.

Grant, with conditions.

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

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

No: 0

Excused: 1 - Robinson

2. [211661](#)

Substitute resolution granting the appeal of the Certificate of Appropriateness for additional amendments to the design of a previously approved new house at 116 W. Vine Street, in the Brewers Hill Historic District, for Michael Warecki and Amanda Zagrodnik.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this is the 5th time the applicant has been here and there were various proposed changes. Both she and Mr. Askin met with the applicant on March 16th based upon the last HPC meeting. The applicant is seeking approval or denial on seven items.

Staff recommends the porch revisions. Approve by Mr. Jarosz, seconded by Ms. Pieper Eisenbrown.

Skylights on west roof slope over the master bedroom - staff recommends denial and visible from the front of the house. Deny, by Ms. Pieper Eisenbrown. Seconded by Mr. Jarosz.

Use of Smartside as a cladding material. Deny, by Mr. Jarosz, seconded by Ms. Peltz.

Amanda Zagrodnik - owner - wants to use Smartside based upon maintenance and cost issues related to wood. They have a letter of support from the neighborhood association relating to this siding.

Manufactured stone for bays - Staff recommends approval. Deny, by Mr. Jarosz. Seconded by Ald. Bauman.

Aluminum clad windows - Staff recommends denial. Deny, by Mr. Jarosz. Seconded by Ms. Peltz.

Vertical siding on the front gable - Deny, by Ald. Bauman. Seconded by Ms. Peltz. Prevailed. 5-1 (Mr. Jarosz voting "no")

Garage door - Staff recommends approval. Grant, by Ms. Pieper Eisenbrown. Seconded by Mr. Jarosz.

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

No: 0

Excused: 1 - Robinson

3. [211791](#)

Resolution relating to a Certificate of Appropriateness for a new jump porch at 2017 N Terrace Avenue, in the North Point South Historic District, for Jim and Maura Otzko.

Sponsors: THE CHAIR

Ms. Jacqueline Drayer said this was the subject of an October 2019 hearing and at that hearing it was required that the porch balcony come before the commission. Standard wood conditions and 3.5" between balusters, rather than current 4".

Maureen Otzko - will not be a carport and will be in the building envelope. They will

*amend the balusters to 3.5".
Grant.*

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

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

No: 0

Excused: 1 - Robinson

4. [211810](#)

Resolution relating to a Certificate of Appropriateness for addition of dormer on the east, and staircase on the north elevation at 204 W. Brown Street, in the Brewers Hill Historic District, for Robert Howard.

Sponsors: THE CHAIR

Ms. Jacqueline Drayer said a second exit is needed for the proposed two bedrooms on the third floor. Staff recommends approval, but has concerns about the exterior spiral staircase.

Robert Howard - owner - it isn't possible to put a bedroom on the second floor and it does not make sense for the flow of the house to add more windows on the second floor. He did major work to convert the building from a duplex to a single family as it was in poor shape. Will paint to match the house trim and have open treads. He will look into if a ladder is acceptable.

Eric Gebhard - architect - he did look at a conventional staircase, but the spiral staircase was better over-all.

Grant, with standard wood conditions.

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, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 1 - Robinson

5. [211686](#)

Substitute resolution relating to the Permanent Historic Designation of Columbia Hospital (Northwest Quadrant Building A) at 2015-2025 E. Newport Ave. in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Carlen Hatala went over the history of the building and the portion of the building that was nominated. The hospital was built on donated land in 1919 to provide "high class" services in a "high class" neighborhood. There were additions over the years. The buildings meets the criteria of ss. e-1, e-5, e-6, per the staff.

Ald. Bauman moved to open a public hearing. There were no objections.

*Melissa Spadanuda - Associate Vice Chancellor Facilities Planning and Management
Cate Miller - nominator*

Jeremy Ebersole - Milwaukee Preservation Alliance - supports the designation

Ald. Kovac - has nothing new to add since the temporary designation. It's a clear cut decision for designation.

Ald. Bauman moved to close the public hearing.

A motion was made by ALD. BAUMAN, seconded by Rafael Garcia, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Robinson

6. [211821](#)

Resolution relating to a Certificate of Appropriateness for the addition of a staircase, and replacement of guardrail and gate at 785 N Jefferson Street, in the Jefferson Street Historic District, for Zetjef LLC.

Sponsors: THE CHAIR

Ms. Jacqueline Drayer said the proposed rear staircase is not visible from the public view and components not original to the building. She recommends approval.

Salvatore Saphina - will be buying the building. Will be doing wrought iron. Will be creating an Italian restaurant in the building.

Tom Vavra - designer - it was an existing restaurant about a year ago.

Grant, restoring fence material to steel or wrought iron and height to the original condition in the front; applicant can do whatever he wishes with the rear fence, by Ald. Bauman, seconded by Ms. Peltz

Grant the rear staircase and the hold front fence until the next meeting, by Mr. Jarosz, seconded by Ald. Bauman.

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

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

No: 0

Excused: 1 - Robinson

7. [211826](#)

Resolution relating to a Certificate of Appropriateness for complete window replacement, masonry repairs, and installation of solar/mechanical equipment to the roof of the Tthighe Building (Gymnasium) at 3138 W. Kilbourn Ave, in the Concordia Historic District, for the Forest County Potawatomi Community.

Sponsors: THE CHAIR

Mr. Tim Askin said the pool is empty and being used for storage. The plan is to restore the building with complete window and door replacement; none of the doors are original and the windows are in poor condition. They will be using period-correct textured glass for the areas needing privacy. Staff would prefer clear glass where practical. It is unlikely the mechanicals will be visible from the street level. Staff recommends approval, with conditions.

Alyson Nemecek and Chris Hau - present for questions.

Grant, with conditions.

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, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 1 - Robinson

The following files represent staff approved Certificates of Appropriateness:

8. [211805](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC at 2720 E. Bradford Avenue, in the North Point North Historic District, for Matthew and Mary Flynn.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

9. [211849](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 6840 N. 107th Street, Salem Evangelical Lutheran Church, an individually designated historic property, for WELS Historical Institute.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

10. [211852](#) Resolution relating to a Certificate of Appropriateness for re-facing a sign at 1220 N. 11th Street, , in the Pabst Brewery Historic District, for Brewery Silo LLC.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

11. [211888](#) Resolution relating to a Certificate of Appropriateness for new fence installation and replacement at 2010 N. 2nd Street, in the Brewer's Hill Historic District, for Shaun and Kate Gallagher.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

12. [211892](#) Resolution relating to a Certificate of Appropriateness for installation of a wrought iron hand railing at 3229 N Sherman Blvd, in the Sherman Boulevard Historic District, for Carolyn Malone.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

13. [211893](#) Resolution relating to a Certificate of Appropriateness for complete gutter and shingles replacement at 2723 - 2725 - 2727 - 2729 E. Belleview Place, in the North Point North Historic District, for Charles Rodell.

Sponsors: THE CHAIR

This Resolution was ADOPTED

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

No: 0

Excused: 1 - Robinson

14. [211920](#) Resolution relating to a Certificate of Appropriateness for slate roof replacement and repairs and installation of a lead-coated copper gutter system 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 Sally Peltz, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Robinson

15. [211921](#) Resolution relating to a Certificate of Appropriateness for front porch, stair, window, door, and foundation replacement at 928 N 29th Street, in the Concordia Historic District, for Patrick Kennelly.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

16. [211926](#) Resolution relating to a Certificate of Appropriateness for new wood storm windows at 2620 N Lake Dr, in the North Point North Historic District, for Keira Hanna and David Rockwell.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

17. [211927](#) Resolution relating to a Certificate of Appropriateness for rear door replacement at 2721 N. Lake Dr., in the North Point North Historic District, for Ann Jacobs.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

18. Review and approval of the minutes from the March 7th meeting.

Ms. Pieper Eiesenbrown moved, seconded by Mr. Garcia, for approval of the minutes. There were no objections.

19. Report on meeting format of other city bodies and vote by members on requiring in-person attendance at meetings

*City Clerk Jim Owczarski
This will be scheduled for the next meeting.*

20. Updates and announcements.

5:43 P.M.