



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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*Senior Planner: Andrew Stern, 286-5722,
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*Legislative Liaison, Jeff Osterman, 286-2262,
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Monday, September 11, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:01 P.M.

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

1. [230573](#) Resolution relating to a Certificate of Appropriateness for removal of a rear chimney at 2591 N. Summit Avenue, in the North Point North Historic District for Chris Sanger & Alicia Chen.

Sponsors: THE CHAIR

Mr. Tim Askin said you cannot see the chimney from the front street and minimally from the side street. It is not an important visual detail. Staff recommends approval with the condition they re-roof the area per the Wisconsin Historical Society guidelines.

A motion was made by Patricia Keating Kahn, 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

2. [230584](#) Resolution relating to a Certificate of Appropriateness for demolition of 266 E. Erie Street, the Miller Tavern / Catherine Foley Building, an individually designated historic site, for GenCap Triangle LLC.

Sponsors: THE CHAIR

Commissioner Jarosz recused himself.

Mr. Tim Askin said the proposal is to demolish the building. It was locally designated

in 2015. A replacement building is under consideration by the ownership, but that is not under purview of HPC. This building is one of the handful of survivors of the 1892 fire and the only residential building. This building represents the Irish community, which was dispersed after the fire. The tavern was built in 1884 and the only building recognized by a woman for local commerce - she was a widow who ran the tavern after her husband's death. This is also the only survivor of the LGBTQ history in Milwaukee and the only local recognized site. Fines have been accruing since 2017 and it seems a case of benign neglect by the owner, including open holes in the roof as a result of a 2013 fire.

Miller Brewery added the rear section in 1912 and in 1972 the Wreck Room leather bar moved in and it was a social center for the gay/lesbian community for 20 years.

In 1996, MIAD bought the building for a student recreation center and in 2014 sold the building to Gen Cap following the 2013 fire.

In 2023, 3 requests were received to condemn the building. None of the 3 inspectors found the building met the criteria for emergency demolition. Staff believes the building is repairable.

Brian Krause - Dept. of Neighborhood Services - condemnation inspector. Orders to repair fire damage are still outstanding. A lot of the damage to the brick began 10 years ago.

The building does not meet any HPC criteria for demolition.

Allan Rentmeester - Aspire Engineering, Linda Gorens-Levey- General Capital and Chris Sowcha - architect

Ms. Gorens-Levey - the team purchased the building prior to its historic designation with the intention of razing it. She fears the building might collapse and it is too expensive to repair.

Jeff Moran - president of MIAD in 2015. MIAD didn't have the financial capacity to take on a building project.

Mark Lawson - also doesn't know about any insurance money through MIAD.

Chelsea Pilfner - lives in Shorewood - member of the Milwaukee Preservation Alliance - opposed to the demolition.

Nathan Bernstein - Ms. Gorens-Levey's partner in this process.

Don Schwamb - founder of LGBTQ history project (began in 1994) - he has met with the owners and it's a matter of money to rehab it. He prefer it not be demolished.

A motion was made by Patricia Keating Kahn, seconded by Nicholas Hans Robinson, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Abstain: 1 - Jarosz

3. [230570](#)

Substitute resolution granting Permanent Historic Designation to the Burnham-Zube House at 1636 W. National Ave., in the 12th Ald. District

Sponsors: THE CHAIR

Mr. Andrew Stern said there is no known architect for this house and the definitive date of construction is not known. It was the residence of George Burnham for 20 years and then of a social activist, John Paul Ranieri and his partner, Jeff Hicks, from 1977 to 2021. It is a cream city brick house and is set back about 20 feet from National Ave. In 1853, George and his brother established a brick yard, which was dissolved as a partnership in 1856. In 1870, the exterior finishes were applied by George

Burnham. He was involved with local government, a property developer on the south side and his estate was valued at more than \$2 million when he died in 1889. His businesses continued until 1930 through his children. The house was moved 100 feet to the east in 1878. It is speculated that Mr. Burnham gave the house to his foreman, Frederick Zube. It then became a rental property in 1889 with various changes made over the years. Under Ranieri and Hicks, the house was operated as a shelter for LGBT youth and they also removed the 1920s addition and installed period-appropriate windows. They also constructed a stone chapel in the back yard, built with salvaged bricks from buildings demolished in the 1980s.

The building meets e-3 and e-5 criteria for designation. Staff recommends permanent designation.

Patricia Najera - nominator - she stumbled across this property about 3.5 years ago and got to know Jeff Hicks. Clarke Square Neighborhood Initiative does plan on preserving this building.

The designation will also include the chapel.

Mr. Jarosz moved to open a public hearing. Ms. Pieper Eisenbrown seconded.

No members of the public wished to speak.

Mr. Jarosz moved to close the public hearing. Ms. Pieper Eisenbrown seconded.

A motion was made by Matt Jarosz, seconded by Ann Pieper Eisenbrown, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . 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:

4. [230553](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 1815 N. 2nd Street, in the Brewers Hill Historic District for Michael Koch.

Sponsors: THE CHAIR

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

5. [230554](#) Resolution relating to a Certificate of Appropriateness for air conditioner condenser units at 3330 W. Kilbourn Ave., in the Concordia Historic District for William Schuh.

Sponsors: THE CHAIR

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

No: 0

6. [230558](#) Resolution relating to a Certificate of Appropriateness for a National Register plaque at 1215 N. 10th Street, in the Pabst Brewery Historic District for Brewhouse Inn & Suites.

Sponsors: THE CHAIR

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

No: 0

7. [230582](#) Resolution relating to a Certificate of Appropriateness for air conditioner installation at 2903 W. McKinley Blvd., in the Cold Spring Park Historic District for Andie Stella.

Sponsors: THE CHAIR

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

No: 0

8. [230583](#) Resolution relating to a Certificate of Appropriateness for porch column reconstruction at 2044 N. 2nd Street, in the Brewers Hill Historic District, for Tara Peterson.

Sponsors: THE CHAIR

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

No: 0

9. [230618](#) Resolution relating to a Certificate of Appropriateness for fencing the rear yard at 3025 E. Hampshire Street, in the North Lake Drive Historic District for Katie & Noel Kegel.

Sponsors: THE CHAIR

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

No: 0

10. [230619](#)

Resolution relating to a Certificate of Appropriateness for solar panel equipment installation at 936 N 31st Street, in the Concordia Historic District for Gail Sahagun.

Sponsors: THE CHAIR

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

No: 0

11. [230622](#)

Resolution relating to a Certificate of Appropriateness for tuckpointing and window sill replacement at 1125 N 9th Street, in the Pabst Brewery Historic District for Blue Ribbon Suites LLC.

Sponsors: THE CHAIR

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

No: 0

12. [230667](#)

Resolution relating to a Certificate of Appropriateness for storm window replacement at 2720 E. Bradford Avenue, in the North Point North Historic District for Mary Flynn and Matthew Flynn.

Sponsors: THE CHAIR

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

No: 0

13. [230673](#)

Resolution relating to a Certificate of Appropriateness for replacement of four rear windows at 530 N. Water Street, in the East Side Commercial

Historic District for Water Street Development Group, LLC.

Sponsors: THE CHAIR

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

No: 0

14. Review and approval of the minutes from the August 7th meeting.

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

15. [230634](#)

Communication from UW-Milwaukee Cultural Resource Management on Milwaukee Houses of Worship from 1920-1980, an Architectural and Historical Intensive Survey Report.

Sponsors: THE CHAIR

Mr. Tim Askin applied for a grant two years ago to fund a study of modernism in Wisconsin and it was decided to study religious buildings. The report is complete. Results will be presented Sept. 27th. They would like to do a 10-minute presentation for members.

Ms. Pieper Eisenbrown moved, seconded by Mr. Hans Robinson, to accept the report and place it on file.

A motion was made by Ann Pieper Eisenbrown, seconded by Nicholas Hans Robinson, that this Communication be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

16. Updates and announcements.

There were no announcements.

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>.