



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ald. Robert Bauman, CHAIR

Patricia Keating Kahn, VICE-CHAIR

Ann Pieper Eisenbrown, Rafael Garcia, Matt Jarosz, 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, October 11, 2021

3:00 PM

City Hall, Room 301-B

This is also a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable or on the Internet at <https://city.milwaukee.gov/cityclerk/CityChannel>

Meeting convened: 3:06 P.M.

Present: 5 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia

Excused: 1 - Pieper Eisenbrown

1. [201685](#) Resolution relating to a Certificate of Appropriateness for mothball status at 322 W. State Street, in the Old World Third Street Historic District, for Jake Dehne.

Sponsors: THE CHAIR

Mr. Tim Askin said the building next door was torn down and the windows on the west elevation had been changed. We are here to extend this for a minimum of one month. Jake Dehne - 322 W. State St. - owner - just put these windows in. All the windows were aluminum when he purchased the building. He is working with the tenant on the awning.

Eric Coulson - Director of Sales at Weather Tight - thought nothing was being changed besides a more efficient glass being put in. It was for a clean look all done with a matching, earth-tone color and bar put in every window so it would look like a double-hung from the exterior.

Grant a 30-day extension.

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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

2. [210779](#) Resolution relating to a Certificate of Appropriateness for chimney reconstruction, and dormer re-cladding at 2640 N. Lake Drive, in North Point North Historic District, for Russell and Dorothy Case.

Sponsors: THE CHAIR

Mr. Tim Askin said no COA was ever applied for for work being completed or in progress. The chimney work is unacceptable due to the thick joints and the flashing Russell Case - owner - the state never mentioned about the need to get a COA. Chris Weaver - the chimney will be re-done; he has gotten COAs in the past. The shingling job is acceptable and the flashing will be re-done. The applicant should do no work on the house until the next hearing in case the chimney needs to be replaced. Mr. Jarosz moved to hold for one month. Seconded by Ms. Peltz.

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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

3. [210794](#) Resolution relating to a Certificate of Appropriateness for a masonry garage at 3230 E. Kenwood Boulevard, the MacLaren House, an individually designated historic property, for Andrew Nunemaker.

Sponsors: THE CHAIR

Mr. Tim Askin said the owner is proposing a 3-car matching garage, in details and stone, to the original house. Original stone was buried on site to build a garage on-site. There is a Wisconsin Historical Society easement on it as well so they are also reviewing it. There will be three carriage doors facing Hampshire. Staff recommends approving as submitted.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

4. [210849](#) Resolution relating to a Certificate of Appropriateness for storefront and entry stair alterations at 1216 E. Brady Street, in the Brady Street Historic District, for Nashville North, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the building recently sold and has a new owner. In the 1970s there were two separate entrances - one for the storefront and one for the upper level. In the 1980s there was only one entrance. The applicant is proposing adding a landing and turn the stairs 90 degrees and a hydraulic window in the center. The stair case is fine with staff, but Mr. Askin has concerns about the window. Staff approves the stairs with conditions, but would like the applicant to consider a different option from the hydraulics.

Scott Schmidt - architect - the window would project over the sidewalk, but higher than anyone walking. The hydraulics would be visible. The hope with the window is to have as much fresh air for the space as possible.

Others on Brady Street have expressed an interest in hydraulic windows; Mr. Askin has been able to talk some of them out of it and one was granted by the Board.

Ms. Peltz would like to see french doors rather than hydraulic windows.

The applicant will work with staff.

Grant the COA with the conditions listed and the window will be worked out with staff.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

5. [210850](#)

Resolution relating to a Certificate of Appropriateness for replacing the front windows at 608 N. Broadway, in the East Side Commercial Historic District, for Donald Arenson.

Sponsors: THE CHAIR

Mr. Tim Askin said Mr. Arenson owns the four-story building and is proposing replacing the windows on the second and third floors. Mr. Askin has some minor concerns with the window brand - it will be painted wood, non-clad, section drawings are reasonable and custom fitted to the arch. The only concern is that they come with a half-screen in fiberglass mesh Mr. Askin would like either a lighter color screen or a full screen.

Julie Davis - window consultant - an aluminum mesh could be done.

Grant, with conditions.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

6. [210858](#)

Resolution relating to a Certificate of Appropriateness for a front yard fence and a rear yard pergola at 3075 N. Lake Drive, in the North Lake Drive Historic District, for Chayim and Chana Friedman.

Sponsors: THE CHAIR

Applicant withdrew the application prior to the meeting.

7. [210859](#) Resolution relating to a Certificate of Appropriateness for a rooftop solar energy system at 836 N. 34th Street, in the Concordia Historic District, for Nancy Anderson.

Sponsors: THE CHAIR

Mr. Tim Askin said the owner is proposing 16 energy solar panels and to install connected equipment on the rear wall. The contractor will make the change requested by staff and a revised plan was submitted. Staff supports as amended. Grant, as amended.

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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

8. [210860](#) Resolution relating to a Certificate of Appropriateness for replacement of an existing rear balcony sunroom at 2571 N. Grant Boulevard, in the Grant Boulevard Historic District, for Hubbard and Willestine Riley.

Sponsors: THE CHAIR

Mr. Tim Askin said the current sun room is causing massive leakage into the house below. They are using the same contractor used by another Grant Blvd. homeowner. The windows are fine; Mr. Askin would like either a tile roof, even metal, and reconstructing the current wall or using a new brick would be acceptable. Hubbard Riley - owner - storms damaged the existing sun room and it has to be removed. He is amenable to copying the existing basis. He would like time to come up with a final design. Approve with final approval by staff.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

9. [210874](#) Resolution relating to a Certificate of Appropriateness for walkway and stair repairs at 1009-1011 N 33rd Street, in the Concordia Historic District, for Potawatomi Business Development Corporation (Attn: Joe Tesch).

Sponsors: THE CHAIR

Items 9-11 were heard at the same time. Ms. Jacqueline Drayer - all 3 are pretty similar. They all need concrete repairs to the front steps, which is fine with staff. Item #9 requires replacing side concrete. One issue is the existing metal pipe rail is not appropriate for historic districts. They could

replace with metal railings or ball joint pipe rail or painted black steel. The side concrete may need to be 36" wide; she talked to the architect and he was fine with all recommended changes.

Joe Tesch - all of the applications are for the rental properties on 33rd St. He would like another option, which staff is fine with, as long as Plan Exam approves. 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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

10. [210875](#)

Resolution relating to a Certificate of Appropriateness for walkway and stair repairs at 1013-1015 N 33rd Street, in the Concordia Historic District, for Potowatomi Business Development Corporation (Attn: Joe Tesch).

Sponsors: THE CHAIR

Items 9-11 were heard at the same time.

Ms. Jacqueline Drayer - all 3 are pretty similar. They all need concrete repairs to the front steps, which is fine with staff. Item #9 requires replacing side concrete. One issue is the existing metal pipe rail is not appropriate for historic districts. They could replace with metal railings or ball joint pipe rail or painted black steel. The side concrete may need to be 36" wide; she talked to the architect and he was fine with all recommended changes.

Joe Tesch - all of the applications are for the rental properties on 33rd St. He would like another option, which staff is fine with, as long as Plan Exam approves. 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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

11. [210876](#)

Resolution relating to a Certificate of Appropriateness for walkway and stair repairs at 1019-1021 N 33rd Street, in the Concordia Historic District, for Potowatomi Business Development Corporation (Attn: Joe Tesch).

Sponsors: THE CHAIR

Items 9-11 were heard at the same time.

Ms. Jacqueline Drayer - all 3 are pretty similar. They all need concrete repairs to the front steps, which is fine with staff. Item #9 requires replacing side concrete. One issue is the existing metal pipe rail is not appropriate for historic districts. They could replace with metal railings or ball joint pipe rail or painted black steel. The side concrete may need to be 36" wide; she talked to the architect and he was fine with all

recommended changes.

Joe Tesch - all of the applications are for the rental properties on 33rd St. He would like another option, which staff is fine with, as long as Plan Exam approves. 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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

The following files represent staff approved Certificates of Appropriateness:

12. [210795](#) Resolution relating to a Certificate of Appropriateness for repairs to the primary facade at 2742 W. State Street, in the Concordia Historic District, for Katharine Rose.

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

13. [210818](#) Resolution relating to a Certificate of Appropriateness for masonry, ironwork, and roof repairs at 3319 N. Lake Drive, in the North Lake Drive Estates Historic District, for Chris and Jennifer Abele.

Sponsors: THE CHAIR

The Commission is ratifying a COA that has already been issued.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

14. [210824](#) Resolution relating to a Certificate of Appropriateness for roof shingle replacement at 2871 N. Grant Boulevard, in the Grant Boulevard Historic District, for Tabatha & Matthew Jordan.

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

15. [210911](#) Resolution relating to a Certificate of Appropriateness for repairing fire damage to the garage at 2863 N. Grant Boulevard, in the . Grant Boulevard Historic District, for Lashonda Anderson.

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

16. [210912](#) Resolution relating to a Certificate of Appropriateness for a revised marquee sign at 600-602-606 N. Broadway, in the East Side Commercial Historic District, for 600 Broadway LLC (Kinn Guesthouse).

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

17. [210931](#) Resolution relating to a Certificate of Appropriateness for building a new storefront within the existing storefront system at 2574 N. Downer Avenue, in the Downer Avenue Commercial Historic District, for DAPL, LLC.

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

18. [210937](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 2721 N. Lake Drive, in the North Lake Drive Historic District, for Ann Jacob & Bradly Brunson

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

19. Review and approval of the minutes from the September 13th meeting.

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

20. Review and approval of the 2022 calendar of meetings.

Ms. Peltz moved, seconded by Mr. Jarosz, to approve the 2022 meeting dates. There were no objections.

21. Updates and announcements.

There were none.

Meeting adjourned: 4:30 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>.