



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,
lelmer@milwaukee.gov*

*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,
joster@milwaukee.gov*

Monday, November 6, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:03 P.M.

Present: 4 - Jarosz, Bauman, Garcia, Robinson

Excused: 3 - Pieper Eisenbrown, Keating Kahn, Peltz

1. [230877](#) Resolution relating to a Certificate of Appropriateness for a shed at 2620 N. Lake Drive, in the North Point North Historic District for David Rockwell and Keira Hanna.

Sponsors: THE CHAIR

Mr. Andrew Stern said this would be a wood shed to replace an existing plastic shed and he recommends approval.

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

Aye: 4 - Jarosz, Bauman, Garcia, and Robinson

No: 0

Excused: 3 - Pieper Eisenbrown, Keating Kahn, and Peltz

Present: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, Robinson

Excused: 1 - Pieper Eisenbrown

2. [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

Mr. Andrew Stern said that this is the last of the 3 properties to be developed. There would be an attached garage with an exposed patio above it. The house would have a front setback of 28 feet. The proposed house will have white brick and metal panels on front with steel canopies over the entryways. There will be a 3-car garage. There will be a natural gas fireplace on the exposed patio. Staff would like to see possible dormers on the attic level and bumping up the metal panel, as well as other suggestions contained in the staff report. Staff recommended removing the basement egress window wells as they would take up the entire side setback. The review of landscaping will come later and staff would like to see a landscaping plan. Staff recommends holding this for resubmission with modifications.

Shawn Purnell - architect

JP Michello and Anna Goldman - owners

Mr. Purnell thinks 85% of the recommendations in the staff report are fine. The few issues relate to more decorative elements on the front facade. They will need to retain one escape window well as they plan on a guest bedroom in the basement. The major sticking point is the front elevation as it fits well with the other two properties. They don't want to add dormers or extending pipe elements. There are mechanicals in the attic. They are happy to fine tune the elements. He is fine increasing the scale of the window in the gable. Mr. Jarosz thinks it looks fine overall. The front setback does conform with the zoning requirements. The house to the north has a 30' set back, while the house on the other side is setback 27.5 feet (this house is setback 28')

Sheila Reynolds - owner of 2411 N. Terrace - still would like the front setback to at least 30 due to the large bay windows on the front, which would intrude into the setback by a foot, resulting in reality a 27' setback. Her basement windows are above grade, so no need for window wells. She is also concerned about grading as dirt from the property is falling into their driveway.

Mr. Purnell said they were cognizant of not having any water or dirt runoff onto property. Their landscaping is built to mimic the slope of their driveway.

Bob Chang - husband of Ms. Reynolds - asked about grade and height of basement ceiling and possible windows in the basement.

Staff will need to see a grading plan as part of the approval process.

There is also an issue with the St. Mary's parking structure and some of those windows being open and garbage being tossed out.

Hold for a full review at the Dec. 4th meeting.

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

3. [230901](#)

Resolution relating to a Certificate of Appropriateness for installation of vinyl casement windows at 1923 N. 1st Street, in the Brewers Hill Historic District for Jaime and Patrina Hurtado.

Sponsors: THE CHAIR

Mr. Andrew Stern said the current owners purchased the property in 1992 and are

doing extensive renovations. In 1992 they wanted to replace with vinyl siding and vinyl windows. The windows were approved. The owners now want to replace the vinyl windows with casement vinyl windows. They also want glass block windows in the basement. They would also like a fiberglass front door. Staff recommends denial of all proposed changes.

Jaime Hurtado and Patrina Fernandez Hurtado - owners. They see it as replacing "like for like" and the majority will be the same style, double hung. Some of the new construction has vinyl windows.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

The following files represent staff approved Certificates of Appropriateness:

4. [230838](#) Resolution relating to a Certificate of Appropriateness for non-kitchen HVAC equipment at 530 N. Water Street, in the East Side Commercial Historic District, for Water Street Development Group.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

5. [230839](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 2637 N. Summit Avenue, in the North Point North Historic District, for Mark Plotkin.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

6. [230840](#) Resolution relating to a Certificate of Appropriateness for masonry and chimney repairs at 2202 E. Woodstock Place, in the North Point South Historic District for Robert Rondini and Lisa Cottrell.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

7. [230845](#) Resolution relating to a Certificate of Appropriateness for asphalt roof and gutter replacement at 819 N. Cass Street, in the Cass and Wells Historic District for Donna Weiss.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

8. [230848](#) Resolution relating to a Certificate of Appropriateness for a monument sign along N. 21st Street at 2001 W. Vliet Street, the 15th District/McKinley School, an individually designated historic site, for Mckinley School Homes, LLC.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

9. [230876](#) Resolution relating to a Certificate of Appropriateness for a side and rear yard fence at 2662 N. Grant Boulevard, in the Grant Boulevard Historic District for Kavodas McRath and Armande McRath.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

10. [230894](#) Resolution relating to a Certificate of Appropriateness for kitchen

HVAC equipment at 530 N. Water Street, in the East Side Commercial Historic District, for Water Street Development Group.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

11. [230930](#)

Resolution relating to a Certificate of Appropriateness for repairs to the sky bridge and selective repointing of masonry at 1203 N. 10th Street in the Pabst Brewery Historic District for The Brewery Neighborhood Improvement District No. 1.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

12. [230931](#)

Resolution relating to a Certificate of Appropriateness for patio paver replacement at 2601 N. Wahl Ave., in the North Point North Historic District for Kristin Bergstrom and Lloyd Dickinson.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

13. [230953](#)

Resolution relating to a Certificate of Appropriateness for a wooden fence at 2676 N. Grant Boulevard at 1923 N. 1st Street, in the Grant Boulevard Historic District for Jacquelyn Rice.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

14. [231001](#) Resolution relating to a Certificate of Appropriateness for a storm door at 904 E. Brady St., in the Brady Street Historic District for Myunghee M. Chung.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

15. [231008](#) Resolution relating to a Certificate of Appropriateness for a storm door at 904 E. Brady Street, in the Brady Street Historic District for Myunghee M. Chung.

Sponsors: THE CHAIR

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: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

Excused: 1 - Pieper Eisenbrown

16. **Review and approval of the minutes from the October 2nd meeting.**

Ms. Keating-Kahn moved, seconded by Ald. Bauman, for approval of the minutes. There were no objections.

17. **Updates and announcements.**

Mr. Jarosz made two announcements.

Meeting adjourned: 4:17 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>.