



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,
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*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, December 5, 2022

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:03 P.M.

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

1. [220755](#)

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 Terrace 2409 LLC.

Sponsors: THE CHAIR

Applicant withdrew via e-mail.

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

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

No: 0

2. [220835](#)

Resolution relating to a Certificate of Appropriateness for the rebuilding and cleaning of the façade, at 1119 West Historic Mitchell Street, in the Mitchell Street Historic District, for Chon Lee.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a major repair project as the building needs a lot of work. Staff recommends approval with conditions detailed in the Study Report. Architect and owner have no objections.

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

3. [220951](#) Resolution relating to a Certificate of Appropriateness for the construction of a carport, at 3001 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Brian and Donna Kenner.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this property has been before the Commission before, for a garage. Due to financial concerns, the approved garage cannot be built, so they are requesting a car port. The car port will be adjacent to the existing garage, but not touching. The car port will be very simple with a roof and posts. Staff recommends approval with conditions in the staff report and some additional details needed. Plan Exam will also be reviewing this.

Brian Kenner - owner - there will be 6 posts, 6 footings and a concrete slab to park on. The COA will note that the existing garage will remain in place and repaired as needed.

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

No: 0

Abstain: 1 - Keating Kahn

4. [221061](#) Resolution relating to a Certificate of Appropriateness for alterations to the north façade of the Lark Park Pavilion, at 3133 E. Newbery Boulevard, in the North Point North Historic District, for Milwaukee County and Bartolotta Restaurants.

Sponsors: THE CHAIR

This matter was held at the request of staff.

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

No: 0

5. [221063](#) Resolution relating to a conceptual approval Certificate of Appropriateness for general rehabilitation of the Schlitz Tavern, at 2249 N. Humboldt Boulevard, an individually designated property, for proposed purchaser Dark Horse Development.

Sponsors: THE CHAIR

Mr. Tim Askin said this was heard in June 2019 under a different developer. The

building is in bad shape and has been degrading over time. The general plan is food cart pods, fencing along the whole property line, seating, stage area and interior seating as well. The elevator tower will have to front on North Ave., based on where the stairs are located. Staff recommends conceptual approval with conditions outlined in the Staff Report, which have been discussed with DCD and the developer.

Mr. Robinson has been inside this building and, in general, he really likes the concept. He likes the outdoor use of space that ties into the building.

Mr. Garcia would like to see a proposal that includes parking.

Clarence Morris - developer - he has done a number of food-related developments. The plan is to have someone try out their ideas on a smaller scale and grow to a brick and mortar operation if they are successful. They have a Class "B" tavern license. He estimates the cost to be \$700,000 as he can do a lot of work in-house, therefore cheaper.

Ms. Peltz is also concerned about the lack of parking, as well.

A motion was made by Matt Jarosz, seconded by Rafael Garcia, 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. [221070](#)

Resolution relating to a Certificate of Appropriateness for the redesign of a previously approved rear staircase at 785 N. Jefferson Street, in the Jefferson Street Historic District, for Zetjeff LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said a two-story staircase isn't required, so they would prefer to copy the existing staircase. Staff recommends approve as proposed. The front basement railing needs to be replaced and they would like to do a 32" railing, instead of the standard 42" railing. The code does permit a replica with a shorter height for a commercial property.

Tom Vavra - architect

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

7. [221086](#)

Resolution relating to a Certificate of Appropriateness for replacing a rear door at 2669 N. Terrace Avenue, in the North Point North Historic District, for Andrew and Kate Biebel.

Sponsors: THE CHAIR

Mr. Tim Askin said the house is Tudor and staff doesn't object to the overhead door, but came to an impasse at the side door. The overhead door is fiberglass and he is okay with the side door also being fiberglass as it matches the overhead door and is not visible from the sidewalk.

A motion was made by Rafael Garcia, 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

8. [221062](#)

Resolution relating to a Certificate of Appropriateness for the demolition of the existing building at 1101 W. Historic Mitchell Street and the construction of a new five-story mixed use building at the same location, 1101 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Zuwena Cotton.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the demolition will be voted on first. A store called "The Grand" was formerly at this site and was constructed in 1891, a very tiny part of that facade which still remains. Ms. Hatala went through the history of the building, which included removal of the original towers. There are a number of criteria for demolition, which Ms. Hatala went through, those which were met or were not met. The staff thinks the building is a good candidate for restoration or rehabilitation. Staff does not support demolition.

Zuwena Cotton - property owner - she didn't buy this property with the intention of demolishing it. The Grand store was closed 42 years, Walgreens was in there and there is currently a beauty supply store, which occupies 12,000 square feet of a 70,000 square foot building. She does have financing lined up to finance the project.

Jim Jendusa - engineer - structurally the building is adequate, but the facade is damaged, windows need to be fixed and the central entry to the building was changed in 1984.

Melissa Schwartz - on staff for Zuwena Cotton

Ald. Jose Perez - her proposal exceeds what could be there and has a lot of art deco elements.

Min Kim - son of the owner of the beauty supply company that is the current tenant -they have a lease until 2027 and don't know where they will be going for 18 months during construction.

Chris Laurent - real estate company - in favor

Dan Didier - representing the BID - supports the development

Zachary Peterson - Milwaukee Preservation Alliance - opposed

Move to raze by Ald. Bauman. Seconded by Rafael. Failed. 3-4 (Mr. Jarosz, Ms. Keating Kahn, Ms. Pieper Eisenbrown and Ms. Peltz voting "no"; Mr. Garcia, Ald. Bauman and Mr. Hans Robinson voting "aye")

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Peltz

No: 3 - Bauman, Garcia, and Robinson

The following files represent staff approved Certificates of Appropriateness:

9. [221055](#)

Resolution relating to a Certificate of Appropriateness for the Construction of an addition to the existing retaining wall along the property line at 2006 E Lafayette Place, in the North Point South Historic

District for Tom & Peggy Perlewitz.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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. [221068](#)

Resolution relating to a Certificate of Appropriateness for replacing the overhead garage door at 2669 N. Terrace Avenue, in the North Point North Historic District, for Andrew and Kate Biebel.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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. [221073](#)

Resolution relating to a Certificate of Appropriateness for the installation of two signs at 511 N. Broadway Avenue in the East Side Commercial Historic District for 511 Holdings LLC.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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. [221075](#)

Resolution relating to a Certificate of Appropriateness for the relocation of the Christian Wahl bust sculpture from Harriet Tubman Park (previously named Wahl Park) to Lake Park at 3233 E. Kenwood Boulevard, in the North Point North Historic District for Milwaukee County Parks.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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. [221093](#) Resolution relating to a Certificate of Appropriateness for the addition of three wooden storm doors at existing exterior door locations, at 2006 E Lafayette Place, in the North Point South Historic District, for Tom & Peggy Perlewitz.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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. [221101](#) Resolution relating to a Certificate of Appropriateness for the new awnings and awning signage at 1013 W Historic Mitchell St, in the Mitchell Street Historic District for Shane McAdams.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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. [221111](#) Resolution relating to a Certificate of Appropriateness for the installation of new rear yard landscaping, strategic lighting and brick walkways and bluestone patio, at 2433 N. Wahl Avenue, in the North Point South Historic District, for David Kuehl

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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

16. [221178](#) Resolution relating to a Certificate of Appropriateness for balcony repairs and the replacement of railings at 2434 E. Bradford Avenue, in the North Point North Historic District for Marie Kohler.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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

17. [221180](#) Resolution relating to a Certificate of Appropriateness for the installation of a new wall sign at 1226 W. Historic Mitchell Street, in the Historic Mitchell District for Jesus Estrada.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, 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

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

Mr. Jarosz moved for approval of the minutes. There were no objections.

19. [221001](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 2449 N. Downer Avenue, the Milwaukee Protestant Home for the Aged.

Sponsors: THE CHAIR

Ald. Bauman left the meeting at 5:09 P.M.

Ms. Carlen Hatala provided the history of the building. Staff recommends approval, under the category of "social history".

Approval of the designation.

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, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

20. [221011](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 828 N. Broadway, Underwriters Exchange Building.

Sponsors: THE CHAIR

Ms. Carlen Hatala provided history of the building and staff recommends approval.

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, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Bauman

21. Updates and announcements.

The Domes may be facing demolition - there is a vote to possibly permit this tomorrow at the Parks Committee meeting.

This is the last meeting for Ms. Hatala. She will be retiring December 31st. Mr. Jarosz will be retiring in January.

Meeting adjourned: 5:31 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>.