



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,
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,
tim.askin@milwaukee.gov*

*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, August 1, 2022

3:00 PM

City Hall, Room 301-B

1. Discussion and possible vote with the City Attorney's Office relating to a recent court decision relating to regulation of state buildings.

Meeting convened: 3:05 P.M.

Mr. Jarosz moved to go into closed session. There were no objections.

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

Excused: 1 - Garcia

2. [220163](#) Resolution relating to a Certificate of Appropriateness for a rear yard pergola at 3075 N. Lake Drive, in the North Lake Drive Historic District, for Chana Friedman and Hillel High, LLC.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the pergola was already constructed and it was questioned as to whether it was attached to the house or the garage. Photos show the upright poles are not affixed to the garage. The ends will be treated in the same manner as the neighbor's pergola. The rafter tails will not overhang the fencing and will no longer jog around the rear entry and will become rectangular. Staff recommends approval with conditions listed in the report.

Atty. Edward Dave - represents the property owner and applicant. A temporary structure was decided to make permanent and scale it back so it doesn't extend over the fence line. Hillel High owns the building and the school principal lives there. The Commission requires that the work be completed by the next meeting (Sept. 12th) With conditions and finished by Sept. 12th.

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, Keating Kahn, and Peltz

No: 0

Excused: 1 - Garcia

3. [220283](#) Resolution relating to a Certificate of Appropriateness for building a rooftop deck on the garage and building an adjacent raised deck in the rear yard of 2237 N. Lake Dr. in the North Point South Historic District, for Ben Sadek.

Sponsors: THE CHAIR

Ms. Carlen Hatala said a cover is being proposed to cover a swim spa. The new proposal eliminates a staircase and the swim spa is reduced by four feet and a spiral staircase was added. Half of the deck slides back to allow users to lower themselves into the swim spa. Staff recommends approval, with conditions, if Plan Exam approves lot coverage.

Tim Kiska - Excel Customer Contractors - will use the same plywood as used on the garage, wrapped with cedar.

Grant with conditions.

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

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

No: 0

Excused: 1 - Garcia

4. [220377](#) Resolution relating to a Certificate of Appropriateness for demolition of a garage at 839 N. 33rd Street, in the Concordia Historic District, for Michael Vater.

Sponsors: THE CHAIR

Ms. Jaqueline Drayer said the proposal is to demolish the existing 3-car garage. This proposal does meet 4 of 6 criteria for demolition. Staff recommends demolition.

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

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

No: 0

Excused: 1 - Garcia

5. [220382](#) Resolution relating to a Certificate of Appropriateness for installing a new roof of different material type at 3357 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Andre Ash.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the applicant has a red tile roof on the house built in the late 1930s. The garage also has a tile roof. The applicant has looked into asphalt shingles. There are plastic tiles, concrete tiles and clay tiles. There are also metal tiles that are formed to look like Spanish tiles. If the tiles are outside of the cost of his budget, staff

would recommend asphalt shingles as a last resort.

Andre Ash - 3357 N. Sherman Blvd. - a rough estimate for clay tile is \$160,000. The roof is in total disrepair with falling tiles and pieces of tiles. An asphalt roof would cost \$20,000.

Patrick Fay - roofing contractor - 95% of the other roofs are asphalt. A similar roof would be \$50,000, which is 1/3 of the house's value.

Mr. Jarosz would like to see some bids prior to making a decision.

Mr. Jarosz would like to schedule this next month to get additional bids.

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

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

No: 0

Excused: 1 - Garcia

Roll call taken at 5:30 P.M.

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

Excused: 2 - Pieper Eisenbrown, Garcia

6. [220383](#) Resolution relating to a Certificate of Appropriateness for removing doors and windows at 918 N. Vel. R Phillips Ave, in the Milwaukee Journal Complex, for Seeds of Health.

Sponsors: THE CHAIR

Ms. Jaqueline Drayer said there are some windows in the elevator shaft that were previously not known to be there. The owner would like to remove these windows and in-fill them with masonry. The applicant also would like to remove and in-fill two doors as well. The in-fill can be removed in the future, if wished. Staff recommends approval with several conditions.

Theresa Uzinki - architect - they will be making a few changes to match more closely.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

7. [220393](#) Resolution relating to a Certificate of Appropriateness for painting a wall sign on the brick of the Brady Street façade of the building 1669 N. Farwell Avenue, in the Brady Street Historic District, for Tanner Musgrove.

Sponsors: THE CHAIR

Ms. Jaqueline Drayer said that the applicant will now be painting on board, rather than the originally proposed brick. Mr. Askin said any painting on board would be approved at the staff level.

Tanner Musgrove - applicant

Ms. Musgrove agreed to not get an appeal letter as she is not pursuing painting on brick.

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

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

8. [220454](#)

Resolution relating to a Certificate of Appropriateness for the addition of a deck and stairs at 1307 E. Brady Street, in the Brady Street Historic District, for Jenó Cataldo.

Sponsors: THE CHAIR

Ms. Carlen Hatala said there were three distinct buildings in 1888. In 2017, the Commission approved a second story deck with a wall facing Brady Street. It is close to, but not touching the adjacent building. Last year the Dorsia restaurant added a small deck at the back of the building. The current proposal is to add another second story deck on the Dorsia restaurant with a wall facing Brady Street and a recessed interior with stairs. This will require cutting into part of Dorsia's wall. Staff has concerns as it now looks like one long string of a building with uncharacteristic features of Brady Street. Construction has already begun. Staff recommends denial and saw the prior work done as an experiment that did not turn out well.

Abby Gonzales - architect - what the owner did was not what the architect had submitted (and hadn't even submitted any plans).

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

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

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

9. [220387](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Schramka Funeral at 608 - 612 E. Burleigh Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

This is the first listing in the Riverwest neighborhood. Staff recommend support of this nomination.

Keith Stachowiak - owner; the property is now used as a home. It wasn't until the 1920s when there were purpose-built funeral homes. This building was constructed in 1928/1929. A lot of the Polish immigrants had services here - held 400 services a year. They are the third owners in 93 years. The Schramka family ran the business from 1929 to 1996.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

The following files represent staff approved Certificates of Appropriateness:

10. [220451](#) Resolution relating to a Certificate of Appropriateness for rebuilding concrete stairs and repointing areas of the front façade at 3129-3131 N. Sherman Boulevard in the Sherman Boulevard Historic District for Annette Dixon.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

11. [220453](#) Resolution relating to a Certificate of Appropriateness for two signs at 133 W. Pittsburgh Avenue, in the S. 2nd Street Historic District, for Flowers for Dreams.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

12. [220473](#) Resolution relating to a Certificate of Appropriateness for the selective repointing of the masonry and the replacing of a lintel at the overhead door on the maintenance building at 5109 W. Blue Mound Road, Calvary Cemetery, an individually designated site, for the Archdiocese of Milwaukee.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

13. [220476](#) Resolution relating to a Certificate of Appropriateness for the selective replacement of trim, repair of window sills and repair of dog eared shingles, at 807 N. 23rd St., the Peter and Ida Frattinger House, an individually designated historic property, for Oracle Holdings LLC-Pedro Rivera.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

14. [220509](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 2016 E. Windsor Place, in the North Point South Historic District, for Todd Dacquisto.

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 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Garcia

15. Review and approval of the minutes from the July 11th meeting.

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

16. Updates and announcements.

There were no updates or announcements.

Meeting adjourned: 6:06 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>.