



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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*Legislative Liaison, Jeff Osterman, 286-2262,
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Monday, March 13, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

Present: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Garcia, Robinson

Excused: 1 - Keating Kahn

1. [221376](#)

Resolution relating to a Certificate of Appropriateness for façade and storefront alterations at 723 - 725 W. Historic Mitchell Street, in the Mitchell Street Historic District for Shane McAdams Studio.

Sponsors: THE CHAIR

Mr. Tim Askin said there are a lot of open questions that the applicant is seeking guidance on.

Mr. Thomas Stakowiak, architect, said quite a bit of time was spent trying to get the Vitrolite specialist to advise on how to restore this, but they can't get hold of him anymore (the attempt was to go back to glass). They are proposing an aluminum panel product. The color would be the same color as the Vitrolite (a dusty rose pink).

Mr. Askin thinks a more reflective choice would mirror the Vitrolite look better. The panel size would mirror the original Vitrolite lines.

The applicant would like to get approval to begin work on the interior as he has a tenant waiting to get in. He would also like to know if a rain screen is acceptable.

Mr. Jarosz would like more details.

Mr. Hans Robinson thinks a permit for interior work can be gotten for the work on the upper floors before work is approved for the lower floors.

Mr. Askin is okay with his proceeding with the 725 building as long as some details are provided.

Ms. Peltz also supports delaying this a month, until the next meeting.

The applicant is seeking permission to do interior demolitions.

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

No: 0

Excused: 1 - Keating Kahn

2. [221415](#)

Resolution relating to a Certificate of Appropriateness for rooftop solar panels at 3410 N. Lake Drive, in the North Lake Drive Estates Historic District, for William Lynch.

Sponsors: THE CHAIR

Mr. Tim Askin said sections 1, 3, 4, and 5 were generally supported and wondered if some panels are area 2 could be moved or some eliminated as they are viewable from the public area.

Mike Kaminski, Arch Solar, said the area over the garage that is in question, if removed, takes off about 1/3 of the production. If that part is not included, it affects return on investment and how long it would take to pay off the costs. There are a number of dormers, which makes it harder to build a solid array. Mr. Lynch said the only other option would be industrial panels, which wouldn't be as aesthetically pleasing. There are some vertical panels, but the horizontal panels allows them to fit more for this particular home. They haven't done colored panels yet, as they aren't readily available or easy to apply.

Mr. Lynch is a strong environmentalist and thinks that needs to be considered as well in terms of global warming.

Mr. Jarosz is concerned as all the garages are on Lake Drive, which is atypical. He thinks this is a problem if we accept this, as it also deviates from the federal guidelines.

Mr. Kaminski said they would move it if they could, but there is no place to move them.

Mr. Jarosz moved to approve the panels, except those in area 2.

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

Excused: 1 - Keating Kahn

3. [221627](#)

Resolution relating to a Certificate of Appropriateness for rooftop solar panels at 2425 W. McKinley Avenue, the Tiefenthaler House, an individually designated historic site, for Erika Itzel de Los Santos.

Sponsors: THE CHAIR

Mr. Tim Askin said this is effectively a corner lot and they are proposing panels facing the side street. One panel here is as bad as twenty. An attempt was made to push it back from the front edge.

Erica de la Santos - owner

Ald. Bauman said a lot of work was done by the city. Mr. Askin noted the owner has been maintaining the house.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

4. [221654](#)

Resolution relating to a Certificate of Appropriateness for a change of windows and siding from wood to synthetic materials for the previously approved new construction house at 111 W. Brown Street, in the Brewers Hill Historic District, for Kellyn Munson and Jason McBrady.

Sponsors: THE CHAIR

Mr. Tim Askin said a house design was approved about a year ago with wood clapboard and wood windows. They are now requesting fiber cement siding and fiberglass windows. Chicago did a study of 24 cities in 2017 and only one would deny fiber cement siding for new construction. Court cases have also been decided against the city for requiring wood siding at least twice. Mr. Askin does not support the fiber glass windows. The Commission has been requiring wood trim and wood windows, even on garages.

Jacob Polanski, designer, said he sees fiber glass windows as being comparable to wood and the window trim will be wood. They will have elaborate window surrounds and will be hiring local trades people. Fiber glass windows are a newer product on the market.

Mr. Jarosz thinks the windows, due to the detail of the wood trim and wood casing, wouldn't compromise the historic look. He trusts the builder to do the wood trim and casing and he can also be asked to review it. The condition is that the wood trim remain.

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be . This motion PREVAILED by the following vote:

Aye: 4 - Pieper Eisenbrown, Jarosz, Robinson, and Garcia

No: 2 - Bauman, and Peltz

Excused: 1 - Keating Kahn

5. [221655](#)

Resolution relating to a Certificate of Appropriateness for a landscaping overhaul and a new rear stoop at 2655 N. Lake Drive, in the North Point North Historic District, for Shacy Petrovic and Nate Gubin.

Sponsors: THE CHAIR

Mr. Tim Askin said what is proposed removes everything the Commission hadn't liked before, which was grudgingly approved after the work was done by a prior owner. The front work seems reasonable. The back entrance is currently temporary wooden stairs. The new stoops seems appropriate and matches the brick house and they are using a natural stone. Staff recommends approval as drawn. Andy Miller and Miguel Martinez, Flagstone Landscaping,

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

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

No: 0

Excused: 1 - Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

6. [221653](#) Resolution relating to a Certificate of Appropriateness for chimney alterations at 2105 E. Lafayette Place, in the North Point South Historic District, for Michael Adam.

Sponsors: THE CHAIR

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

7. [221656](#) Resolution relating to a Certificate of Appropriateness for replacement storm windows and light carpentry repairs at 2720 E. Bradford Avenue, in the North Point North Historic District, for Mary and Matthew Flynn.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

8. [221664](#) Resolution relating to a Certificate of Appropriateness for HVAC upgrades at 2046 N. 2nd Street, in the Brewers Hill Historic District, for Dan Feeney.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

9. [221727](#) Resolution relating to a Certificate of Appropriateness for reconstructing

the balcony railing at 2245 N. Lake Drive, in the North Point South Historic District, for Nicole Kauss and Christopher Kolenda.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

10. [221730](#) Resolution relating to a Certificate of Appropriateness for signage at 1316 W. Forest Home Avenue, in the Mitchell Street Historic District, for Froedtert.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

11. [221740](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 2546 N. Summit Avenue, in the North Point South Historic District, for David & Karen Hecht.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

12. [221745](#) Resolution relating to a Certificate of Appropriateness for replacing storm windows, completing window repairs, and replacing a rear door at 2433 N. Wahl Avenue, in the North Point North Historic District for David Kuehl.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

13. [221754](#) Resolution relating to a Certificate of Appropriateness for a community bulletin board on the east wall of 723 W. Historic Mitchell Street, in the Mitchell Street Historic District for Mitchell Street Arts Collaborative and Shane McAdams.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

14. [221759](#) Resolution relating to a Certificate of Appropriateness for a fence around the rear parking area at 718 N. Vel R. Phillips Avenue, in the Milwaukee Journal Sentinel Complex, for Seeds of Health.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

15. [221760](#) Resolution relating to a Certificate of Appropriateness for replacement of the garage door at 1036 W. Juneau Avenue, in the Pabst Brewery Historic District, for Blue Ribbon Redevelopment Fund III LLC.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Keating Kahn

16. Review and approval of the minutes from the February 6th meeting.

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

17. Updates and announcements.

A hiring decision has been made and it is likely a new person will start in April.

Meeting adjourned: 4:03 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>.