



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,

tim.askin@milwaukee.gov

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

Monday, February 6, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:04 P.M.

Ms. Keating Kahn arrived at 3:11 P.M.

Present: 5 - Pieper Eisenbrown, Bauman, Keating Kahn, Peltz, Garcia

Excused: 2 - Jarosz, Robinson

- 1.** [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 this is a new construction house from 2007 in a neo-prairie style, low-slung, two-story with five separate arrays of solar panels. The front-most array of panels would be highly visible to the public. He would recommend against array #2 on the garage roof and work with staff for alternate locations for other panels for arrays 1, 3-5.

Held as no-one present on this item.

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

Aye: 4 - Bauman, Pieper Eisenbrown, Garcia, and Peltz

No: 0

Excused: 3 - Jarosz, Robinson, and Keating Kahn
- 2.** [221416](#) Resolution relating to a Certificate of Appropriateness for conceptual review of a rear balcony extension, addition of double doors, and a garage remodel at 2386 N. Terrace Avenue, in the North Point North Historic District for Aaron DeKosky and Holly Milanowski.

Sponsors: THE CHAIR

Mr. Tim Askin said there are a number of changes to the garage. The present garage was on-site in 1963, but couldn't locate a permit for its construction. There was a shed originally on the site with no driveway. Mr. Askin could not see how a 1.5 foot requirement from the setback could be met. Aaron DeKoskey - property owner - they're working on renovating the interior right now and in summer will begin working on the exterior. The purpose is to add a usable space to the back yard. They want to add French doors to the rear so they can see the lake. They are proposing a spiral staircase with cable railings to take advantage of the view. They want vinyl siding on the garage as it's a metal stud structure. They would attach a stone veneer so it matches the look of the house. Mr. Askin would object to extending the deck so far over the garage. The staircase might be subject to a fifteen foot setback, but plan exam may not agree. He definitely would not support cable railings on this property. He also thinks it's out of scale to the house and yard, although an improvement on the garage. The carriage house totally obstructs the view of the garage from the public way; only seen by the neighbors immediately adjacent to the house. Ms. Peltz would vote against a porch on the garage. She does not believe the balconies reflect the style of the house. The owner would like approval of the French doors on the second floor. He is only seeking approval for that today. For that, staff would need to approve the materials. Ms. Pieper Eisenbrown moved to approve a single door with staff review of the materials. The owner would like a double French door that open up. Wood exterior doors would be required by the Commission. Ms. Keating Kahn moves to amend the motion of Ms. Pieper Eisenbrown to approve a door that works with staff, a double French door would be okay if approved by Mr. Askin. Seconded by Ms. Pieper Eisenbrown. The owner believes both decks were original to the house. Mr. Askin will research what decking was original.

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

Aye: 5 - Pieper Eisenbrown, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 2 - Jarosz, and Robinson

3. [221455](#) Resolution relating to a Certificate of Appropriateness for changes to the design of a previously approved parish hall addition at 2618 N. Hackett Avenue, in the Downer Avenue Commercial Historic District for St. Mark's Church.

Sponsors: THE CHAIR

Mr. Tim Askin said this was before the Commission twice before - it's back here due to budgetary constraints. Mr. Askin actually prefers this design. There will be no rooftop deck, no stairs to the deck and changes to the brickwork on the second story. Mr. Askin recommends approval, pending final review of the window, railing and door selections. Mark Shields - architect - the glass is almost 13" back to match the existing church. Kay Wosewick - 2133 N. Hackett - opposed as not compatible with the existing church. Joan Strakowski - 2133 N. Hackett - she does not support the color change as she

thought the light gray brick was approved.

Deborah Violin - 2133 N. Hackett - she agrees with Ms. Strakowski and is also opposed due to the materials.

The architect said the brick color is not being changed from that previously approved by the Commission.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Robinson

4. [221478](#) Resolution relating to a Certificate of Appropriateness for alterations to the north façade of the Lake Park Pavilion, at 3133 E. Newbery Boulevard, in the North Point North Historic District, for Milwaukee County and Bartolotta Restaurants.

Sponsors: THE CHAIR

Mr. Tim Askin said Bartolotta would like to add kitchen space and are proposing a bump out, which will add 200 square feet within the portico. They made a serious effort to have it blend in. This is the least-visible place to put an addition. He feels the railing is a little too elaborate and should be actual wood. He would also like to have final review of the materials.

Sarah Toomsen - Milwaukee County Parks

Shawn Maher - architect

Carrie Koenig - Bartolotta restaurant

Approve with conditions from staff and redesign the railing.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Robinson

The following files represent staff approved Certificates of Appropriateness:

5. [221514](#) Resolution relating to a Certificate of Appropriateness for replacing the double-hung windows with new wood windows and to repair other all other windows as needed at 144 E. Wells Street, the Pabst Theater, an individually designated historic site, for the Pabst Theater Foundation.

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: 5 - Bauman, Pieper Eisenbrown, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Robinson

6. [221535](#) Resolution relating to a Certificate of Appropriateness for replacing steel columns in kind at 600 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Las Palmas.

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: 5 - Pieper Eisenbrown, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 2 - Jarosz, and Robinson

7. [221542](#) Resolution relating to a Certificate of Appropriateness for installing a metal picket fence at 3510 N. Lake Drive, in the North Lake Drive Estates Historic District for Karin & Jeff Hembrock.

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: 5 - Pieper Eisenbrown, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 2 - Jarosz, and Robinson

8. [221546](#) Resolution relating to a Certificate of Appropriateness for an HVAC installation and masonry repairs at 2912 E. Belleview Place, in the North Point North Historic District, for Samuel J. and Mary Jo Radcliffe.

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: 5 - Pieper Eisenbrown, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 2 - Jarosz, and Robinson

9. [221568](#) Resolution relating to a Certificate of Appropriateness for restoration of the original second floor siding at 2017 N. Terrace Avenue, in the

North Point South Historic District, for James and Maura Otzko.

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: 5 - Pieper Eisenbrown, Bauman, Keating Kahn, Peltz, and Garcia

No: 0

Excused: 2 - Jarosz, and Robinson

10. Review and approval of the minutes from the January 9th meeting.

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

11. Review and approval of the 2022 Annual Report.

Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, for approval of the annual report. There were no objections.

12. Updates and announcements.

*Ms. Peltz and Mr. Garcia have asked Mr. Askin to look at training for members to attend. Mr. Askin is researching options.
Staffing is proceeding and the hope is to have someone start in March.*

Meeting adjourned: 4:09 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>.