



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ald. Robert Bauman, CHAIR

Patricia Keating Kahn, VICE-CHAIR

Ann Pieper Eisenbrown, Rafael Garcia, Matt Jarosz, 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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*Legislative Liaison, Dana Zelazny, 286-8679,
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Monday, April 12, 2021

3:00 PM

City Hall, Room 301-B

This is a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>.

Meeting convened: 3:04 P.M.

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

1. [201574](#) Resolution relating to a Certificate of Appropriateness for window alterations on the south elevation at 2683 N. Summit Avenue in the North Point North Historic District for Ryan Roney.

Sponsors: THE CHAIR

Mr. Jim Owczarski, City Clerk, presenting as Mr. Askin has a conflict.

The plan is to raise the kitchen window, fill in the opening with stucco and add a third window to the bank of windows. The state historic preservation office has no issue.

Mr. Ryan said the upper sash will stay and will be proportional to the lower staff. The windows will be wood.

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 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

2. [201515](#) Resolution relating to a Certificate of Appropriateness for masonry repairs and reconstruction at 733 - 737 W. Historic Mitchell Street in the Mitchell Street Historic District for Historic Mitchell Revitalization LLC on behalf of Voces de la Frontera.

Sponsors: THE CHAIR

Mr. Tim Askin said masonry repairs are being planned. He tried to do this twice as a staff approval, but the work wasn't up to standard. The violation was written up in 2017 and the work that was completed was substandard and not a good match.

Voces de la Frontera - okay with the other conditions, but don't want to replace all the bricks.

Grant, with the list of conditions. Pilaster work must be done and approved by staff, then rest of work can proceed.

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 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

3. [201516](#)

Resolution relating to a Certificate of Appropriateness for replacing the porch stoop with different materials and replacing the front walk at 2658 N. Lake Drive in the North Point North Historic District for Amy and Brett Stone.

Sponsors: THE CHAIR

Mr. Tim Askin said the concrete walk may be original to 1925 which they want to replace with bluestone on the walk and stoop. Staff has no objection.

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 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

4. [201523](#)

Resolution relating to a Certificate of Appropriateness for replacement of selected windows or mothball status at 2602 N. Grant Boulevard, in the Grant Boulevard Historic District, for Bunny Booker.

Sponsors: THE CHAIR

Mr. Tim Askin said four windows were replaced due to damage. They were replaced with vinyl windows. The work was done by Home Depot, which usually does contact the city. The owner does still have the windows, which can probably be repaired, per Mr. Askin. She would like time to save up money to repair the windows. Staff recommends 6-month mothball.

Ms. Booker the owner present, but couldn't be heard due to technical difficulties.

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

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

No: 0

5. [201534](#)

Resolution relating to a Certificate of Appropriateness for alterations to

the rear façade at 918 N. Vel R. Phillips Avenue, the Republic/Sentinel Building, in the Milwaukee Journal Sentinel Building Complex, for Seeds of Health High School.

Sponsors: THE CHAIR

Mr. Tim Askin said the rear facade is a loading-dock area and the plan is to repair and re-open former window openings. The windows are behind a metal screen.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

6. [201536](#)

Resolution relating to a Certificate of Appropriateness for required repairs at 961 - 967 N 33rd Street, in the Concordia Historic District, for Robert B. Pyles.

Sponsors: THE CHAIR

Mr. Tim Askin said there was a fire in 2017 that was never addressed and the property was bought by Mr. Pyles in 2018. The application is to remedy all pending violations, but no details provided on how the work will be done. In June 2019, 25 code violations were issued and work began a month later with no permits or a COA. To date, no permits or COAs have been issued. The fence can be approved if they stick to one or 2 paint colors; it is currently three.

Robert Pyles - he needs to know what to do; hadn't realized the house was historic. Mr Pyles will contact HPC staff.

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

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

No: 0

7. [201575](#)

Resolution relating to a Certificate of Appropriateness for a rear addition at 2620 N. Lake Drive in the North Point North Historic District for Keira Hanna and David Rockwell.

Sponsors: THE CHAIR

Mr. Tim Askin said an addition of 11 x 8 is being proposed for a mudroom and a small bathroom. Staff has no objections.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

8. [201581](#)

Resolution relating to a Certificate of Appropriateness for landscaping

alterations at 2773 N. Lake Drive in the North Lake Drive Historic District for Steven Peterson.

Sponsors: THE CHAIR

Mr. Tim Askin said the landscaping is currently grass in front and will be planting a lot of new plants in the backyard as well. The plantings seem appropriate. He does not support lantern-style path lights in front or anywhere that is street visible. He wants the exterior lighting to follow Concordia standards and more details needed for the architectural up-lighting.

Can do the standing light if staff approves; a better photo is needed.

Steve Peterson - owner

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

The following files represent staff approved Certificates of Appropriateness:

9. [201512](#) Resolution relating to a Certificate of Appropriateness for the installation of HVAC equipment at 2833 W. State Street, in the Concordia Historic District, for Tina Kratz.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

10. [201524](#) Resolution relating to a Certificate of Appropriateness for mechanical upgrades and assorted repairs at 2843 W. State Street, in the Concordia Historic District, for Martha Reid.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

11. [201532](#) Resolution relating to a Certificate of Appropriateness for a change in roofing material type at 114 E. Vine Street, in the Brewers Hill Historic District, for Lauren Meyer.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

12. [201543](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 2658 N. Lake Drive in the North Point North Historic District for Amy and Brett Stone.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

13. [201545](#) Resolution relating to a Certificate of Appropriateness for re-facing a sign at 1039 W. Historic Mitchell Street in the Mitchell Street Historic District for First Federal Bank

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

14. [201572](#) Resolution relating to a Certificate of Appropriateness for stabilization measures and related masonry repairs to the pavilion at 2000 W. Wisconsin Avenue, the Frederick Pabst Mansion, an individually designated historic property, for the Pabst Mansion.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

15. [201616](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 720 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Ruben Morales Rivera.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

[201572](#)

Resolution relating to a Certificate of Appropriateness for stabilization measures and related masonry repairs to the pavilion at 2000 W. Wisconsin Avenue, the Frederick Pabst Mansion, an individually designated historic property, for the Pabst Mansion.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

16. [201627](#)

Resolution relating to a Certificate of Appropriateness for repairs to fire damage at 1019 N. 29th Street in the Concordia Historic District for Hattie Mitchell.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

17. [201628](#)

Resolution relating to a Certificate of Appropriateness for installation of HVAC equipment at 2547 N. Summit Avenue, in the North Point North Historic District, for Jack D. Miller.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

18. [201630](#)

Resolution relating to a Certificate of Appropriateness for replacing the existing driveway with new concrete at 946 N 31st Street, in the Concordia Historic District, for Celia Wiberg.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

19. [201632](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 530 N. Water Street, in the East Side Commercial Historic District, for Gregory Gorak and Fore Milwaukee.
- 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, Keating Kahn, Bauman, Peltz, and Garcia
- No:** 0
20. [201640](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 1501 - 1503 - 1507 N. Marshall Street, Graham Row, an individually designated historic property, for the Alex Hanson.
- 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, Keating Kahn, Bauman, Peltz, and Garcia
- No:** 0
21. [201643](#) Resolution relating to a Certificate of Appropriateness for two wall signs at 1009 W. Juneau Avenue, in the Pabst Brewery Historic District, for Milwaukee Pabst Holdings 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, Keating Kahn, Bauman, Peltz, and Garcia
- No:** 0
22. [201651](#) Resolution relating to a Certificate of Appropriateness installation of window awnings on the Ivanhoe façade at 2232 N. Lake Drive / 2300 E. Ivanhoe Place, in the North Point South Historic District, for Jane Buttars.
- 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, Keating Kahn, Bauman, Peltz, and Garcia
- No:** 0
23. [201652](#) Resolution relating to a Certificate of Appropriateness for a projecting sign 611 - 617 N. Broadway, in the East Side Commercial Historic District, for First Hospitality.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

24. [201653](#)

Resolution relating to a Certificate of Appropriateness for rear window replacement at 530 N. Water Street, in the East Side Commercial Historic District, for 530 North Water 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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

25. [201654](#)

Resolution relating to a Certificate of Appropriateness for reconstruction of two chimneys at 2775 - 2779 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Charles D. Hawkins.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

26. [201655](#)

Resolution relating to a Certificate of Appropriateness for repaving and light landscaping alterations at 2670 N. Lake Drive in the North Point North Historic District for Richard Palchak.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

27. [201656](#)

Resolution relating to a Certificate of Appropriateness for monument sign at 1216 N. Prospect Avenue in the First Ward Triangle Historic District for 4th Dimension Recovery Centers.

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, Keating Kahn, Bauman, Peltz, and Garcia

No: 0

28. Review and approval of the minutes from the March 1st and March 18th meetings.

Sally, Matt.

29. [201621](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Fifteenth District School / Cold Spring Avenue School / McKinley School, at 2001 W. Vliet Street.

Sponsors: THE CHAIR

Drew Wilson - HPC intern.

McKinley was used as a public school, a charter school, then a day care center and has been vacant since 2012. There are four separate buildings and it was designed for future additions. 16 houses were torn down for a parking lot. The last major addition was done in 1958. The period of significance is 1884-1898. Staff recommends designation.

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

No: 0

30. Updates and announcements.

Ms. Hatala may be on leave for awhile.

Meeting adjourned: 4:18 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>.