



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ann Pieper Eisenbrown, CHAIR

Ald. Robert Bauman, VICE CHAIR

*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,
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*Senior Planner: Andrew Stern, 286-5722,
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*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, January 8, 2024

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

Present: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, Robinson

Excused: 2 - Jarosz, Keating Kahn

1. [231191](#) Resolution relating to a Certificate of Appropriateness for relocating the south driveway westward at 3230 E. Kenwood Boulevard, the McLaren Mansion, an individually designated historic property, for Andy Nunemaker.

Sponsors: THE CHAIR

Mr. Tim Askin said this is an unusual landscaping request. Most of what's there right now was done by UW-M in the 1940s and 1980s. A new garage was approved two years ago. The applicant would like to extend the driveway to connect to Lake Park Dr. A new cut-through will be done in the wall and DPW does not object to a curb cut at the proposed location. Staff recommends approval.

Andy Nunemaker - property owner

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

Aye: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

2. [230111](#) Resolution relating to a Certificate of Appropriateness for retaining vinyl windows installed by a prior owner at 2658 N. Grant Boulevard, in the

Grant Boulevard Historic District for Patrick Betts & Jessica Holly.

Sponsors: THE CHAIR

The applicants are not present and staff asks that this be held for one month.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

3. [231199](#)

Resolution relating to a Certificate of Appropriateness for replacement of the front porch, window repairs, and installation of new storm windows at 114 - 116 E. Brown Street, in the Brewers Hill Historic District for Brandon Currie.

Sponsors: THE CHAIR

Mr. Robinson recused himself as he'll be speaking on the client's behalf.

Mr. Tim Askin said staff has no idea of any part of the porch is original; there are no clear permit records. He thinks the porch is at the end of its life and didn't not add any value. Applicant is seeking retroactive approval of demolition of the porch and a new porch was constructed without a permit. Mr. Robinson drew up a replacement porch on behalf of the owner. The owner has to comply with the Brewer's Hill overlay and components of the existing porch cannot be used as they don't comply with the overlay requirements. The proposed top railing also does not follows HPC guidelines. Staff recommends approval of the design concept and work with the applicant to tweak the porch to make it acceptable; conditions are outlined in the staff report.

Nicole Robins - attorney for owner

Approve with conditions.

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

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

No: 0

Excused: 2 - Jarosz, and Keating Kahn

Abstain: 1 - Robinson

4. [231219](#)

Resolution relating to a Certificate of Appropriateness for the installation of rooftop solar panels at 2015 N. Lake Drive, in the North Point South Historic District, for John Hambrook.

Sponsors: THE CHAIR

Mr. Tim Askin said this solar panel installation is at a corner and the location is the only feasible location for this property. There is no way to eliminate the visibility on this property. Staff recommends approval since Windsor is basically a glorified alley.

All of the solar installations that staff can recall are mid-block and face the side. In this situation, it's a side installation that faces the street.

Jennifer Larson - Arch Solar - the only way to get solar efficiency is on the proposed location.

Ald. Bauman would like more information on legal considerations if we deny this in total or deny partially.

Hold for a cycle.

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: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

5. [231332](#) Resolution relating to a Certificate of Appropriateness for replacement of rustic bridges at 3233 E. Kenwood Blvd., in the North Point North Historic District for Milwaukee County Parks.

Sponsors: THE CHAIR

Mr. Andrew Stern said the proposal is to replace 4 bridges in the park basically in-kind (with one bridge being moved 20 feet up the trail), but of similar materials. Staff recommends approval with conditions outlined in the Staff Report.

Chris Kubacki - Milwaukee County parks - he agrees with the conditions.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

6. [231336](#) Resolution relating to a Certificate of Appropriateness for replacement siding at 2804 N. Grant Boulevard, in the Grant Boulevard Historic District for Jordan Morales.

Sponsors: THE CHAIR

Mr. Andrew Stern said the house dates from 1920 and would originally have had wood clapboard siding. The gables are still wood shingles, but the aluminum siding is on the first floor and the rear gable. The siding has been in place since at least 1979 and is in pretty rough shape. The applicant got an estimate of over \$46,000 to replace the siding with wood, so he would prefer SmartSide siding. Staff recommends denial of the SmartSide siding. If approved, staff would recommend a smooth finish and other criteria included in the recommendations in the Staff Report.

Jordan Morales - property owner. The clapboard underneath is totally ruined. It would be prohibitively expensive to use wood and he would be looking at a \$46,000 bill if the clapboard underneath is in bad shape. He would be open to using the smooth SmartSide siding, but not the size the staff would support.

*Hold until spring and do exploratory work to see what conditions exist under the siding.
Staff recommended getting a quote for a smooth product in the meantime.
Hold for 3 months.*

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: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

7. [231339](#) Resolution relating to a Certificate of Appropriateness for replacement windows and stucco repair at 2610 W. Port Sunlight Way, in the Garden Homes Historic District for Wesley S. Bentil.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicant and owner received violations for doing work without a COA. He is seeking retroactive approval for installed vinyl windows and would like to replace more windows with vinyl windows. The applicant purchased the property from the city in 2018. The work also violates Garden Homes guidelines. Staff recommends denial of the vinyl replacement windows. Staff does approve the stucco repair with conditions detailed in the Staff Report.

Wesley Bentil - owner. Most of the windows were busted out as the property was broken into repeatedly. Seven to 10 windows were replaced with vinyl.

The Commission has approved aluminum, rather than wood windows, due to financial constraints in this neighborhood.

Hold and schedule in 6 months.

Grant a mothball certificate for this property for 6 months.

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: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

8. [231360](#) Resolution relating to a Certificate of Appropriateness for changes to a previously approved elevator addition to the Eagles Club, 2401 W. Wisconsin Avenue, an individually-designated historic property, for Eagles Auditorium, Inc.

Sponsors: THE CHAIR

Mr. Andrew Stern said the project was approved at the May meeting, but the applicant revised plans, so that is what is before the Commission. This proposal lacks a brick veneer; has a pre-cast concrete facade and there are other minor changes.

Alyson Nemec - architect

Staff recommends approval with conditions in the Staff Report.

A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this

Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

9. [231228](#) Resolution relating to a Certificate of Appropriateness for replacement roofing and doors at 2804 N. Grant Boulevard, in the Grant Boulevard Historic District, for Jordan and Alaina Morales.
- Sponsors:** THE CHAIR
- A motion was made by ALD. BAUMAN, seconded by Rafael Garcia, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz
- No:** 0
- Excused:** 2 - Jarosz, and Keating Kahn
10. [231229](#) Resolution relating to a Certificate of Appropriateness for cedar shingle replacement siding at 2536 N. Grant Boulevard, in the Grant Boulevard Historic District for Stephan Thomas and Christina Chronister Thomas.
- Sponsors:** THE CHAIR
- A motion was made by ALD. BAUMAN, seconded by Rafael Garcia, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson
- No:** 0
- Excused:** 2 - Jarosz, and Keating Kahn
11. [231261](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 2637 N. Summit Ave., in the North Point North Historic District for Mark Plotkin.
- Sponsors:** THE CHAIR
- A motion was made by ALD. BAUMAN, seconded by Rafael Garcia, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson
- No:** 0
- Excused:** 2 - Jarosz, and Keating Kahn

12. [231274](#) Resolution relating to a Certificate of Appropriateness for replacement of the exterior doors at 2465 W. Congress Street, in the Garden Homes Historic District for Ashley Montgomery.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

13. [231310](#) Resolution relating to a Certificate of Appropriateness for repairing clapboard siding at 933-935 N. 31st Street, in the Concordia Historic District for Waichu Lam and Martha L. Brown.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

14. [231312](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 3244 W. McKinley Boulevard, in the Cold Spring Park Historic District for Kandie Smith.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

15. [231330](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 1031 N. Dr. Martin Luther King Jr. Drive, in the Old World Third Street Historic District for Spicy MKE LLC.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

16. [231361](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 811 W. Historic Mitchell Street, in the Mitchell Street Historic District for Abdulmalik Altayeb.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

17. [231376](#) Resolution relating to a Certificate of Appropriateness for asphalt roof and gutter replacement and parapet repair at 1696-1698 N. Marshall Street, in the Brady Street Historic District for Wendy Wasserman.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

18. [231389](#) Resolution relating to a Certificate of Appropriateness for rooftop solar panels at 1727 N. 34th Street, Villa Uhrig, an individually designated historic property, for David Boucher.

Sponsors: THE CHAIR

These solar panels don't face the street at all due to the slope of the roof.

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

19. [231390](#) Resolution relating to a Certificate of Appropriateness for replacement windows at 2544 N. Sherman Blvd, in the Sherman Boulevard Historic District for Clear Vision Properties LLC.

Sponsors: THE CHAIR

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

Aye: 5 - Pieper Eisenbrown, Bauman, Peltz, Garcia, and Robinson

No: 0

Excused: 2 - Jarosz, and Keating Kahn

20. Review and approval of the minutes from the December 4th meeting.

Ald. Bauman moved, seconded by Mr. Garcia, for approval of the minutes. There were no objections.

21. [231329](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 1749 N. Prospect Avenue, the former Lakeview Hospital.

Sponsors: THE CHAIR

Held until next month.

A motion was made by Rafael Garcia, seconded by Nicholas Hans Robinson, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Pieper Eisenbrown, Robinson, Garcia, and Peltz

No: 0

Excused: 2 - Jarosz, and Keating Kahn

22. Communication from HPC staff relating to an ordinance update on building inspections.

Jim Owczarski - City Clerk

The Dept. of Neighborhood Services would like HPC staff to engage in enforcement action under specific circumstances. HPC staff has been in training to do so.

All fines go into general revenue.

The Commission was supportive as long as staff can handle the extra work.

23. Election of a Vice Chair.

Mr. Garcia has resigned from this body and this is his last meeting.

Ald. Bauman is willing to be vice-chair.

Ms. Peltz nominated Ald. Bauman as vice-chair. Seconded by Mr. Garcia. Ald. Bauman accepts the nomination. There were no objections.

24. Updates and announcements.

Mr. Askin said the Cream of the Cream City Award is back and nominations open today. Any projects completed since May 2019 can be submitted to the web site. The nomination process is all digital; no paper. Awards will be May 30th. HPC staff will send out an e-mail with a link to members.

Meeting adjourned: 5:01 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>.