



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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*Senior Planner: Andrew Stern, 286-5722,
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*Legislative Liaison, Jeff Osterman, 286-2262,
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Monday, August 7, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

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

Excused: 2 - Jarosz, Peltz

1. [221372](#)

Resolution relating to a Certificate of Appropriateness for windows installed by a prior owner at 2652 N. Grant Boulevard, in the Grant Boulevard Historic District for Veronica and Antonio Nolden.

Sponsors: THE CHAIR

Mr. Tim Askin said this is one of the two cases used as a model of the Certificate of Repose. It is well-established in the record that Ms. Nolden is not responsible for the vinyl windows nor is the prior owner and they have been in place well over 10 years. Mr. Askin said the windows meet all the criteria for a Certificate of Repose.

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, Robinson, Keating Kahn, and Garcia

No: 0

Excused: 2 - Jarosz, and Peltz

Roll call taken at 3:05 P.M.

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

Excused: 1 - Jarosz

2. [230322](#) Resolution relating to a Certificate of Appropriateness for moving and reconstructing the building at 515 W. Historic Mitchell Street to 507 W. Historic Mitchell Street in order to construct a parking lot and a pedestrian plaza, in the Mitchell Street Historic District, for James Witkowiak.

Sponsors: THE CHAIR

Mr. Witkowiak had a question of staff relating to another building. He will attempt to move the building although he thinks that HPC would be better served by allowing him to maintain the facade and replace the back of the building. He accepts the staff report and recommendations.

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

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

No: 0

Excused: 1 - Jarosz

3. [230459](#) Resolution relating to a Certificate of Appropriateness for replacement siding at 2536 N. Grant Boulevard, in the Grant Boulevard Historic District for Stephan Thomas.

Sponsors: THE CHAIR

Mr. Andrew Stern said the house on Grant Blvd. had received a COA for a roof replacement and in the course of the roof replacement, the subcontractor removed the asbestos siding on the 2nd story and the 2nd story siding in the rear. There were shingles in the second story as of 1935. The applicant is proposing either a fiber cement shingle or a plastic vinyl shingle. Staff recommends denial. The original owner, per Mr. Stern, had shingles installed.

Stephan Thomas - owner - he had contacted HPC staff, but never received a response until they finally managed to connect a week or two prior to work beginning.

Josh - JM Remodeling -- general contractor - it will be a high-tiered product that will be put on, if approved. The shingles that HPC staff is requiring have high-maintenance costs.

Ald. Bauman agrees with the staff's position.

Deny and require a cedar shake siding.

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

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

No: 0

Excused: 1 - Jarosz

4. [230461](#) Resolution relating to a Certificate of Appropriateness for window and door replacements and related security upgrades at 1034 - 1040 N. Vel R. Phillips Avenue, Turner Hall, an individually designated historic property for Milwaukee Turners, Inc.

Sponsors: THE CHAIR

Mr. Tim Askin said the Turners have received a federal grant for security upgrades and, as a part of this, are dealing with some windows that have been boarded up for years. The security upgrades will include video cameras, replacement windows, controlled access, re-opening some windows and installing high-security glass. Higher security doors will also be installed and painted to match the surrounding brick as well as high-security glass. Staff recommends approval.

Julia Ausloos-Bedinger - Architect - any exposed conduit will be painted to match the surroundings and attachments will be through the grout, not the brick.

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

No: 0

Excused: 1 - Jarosz

The following files represent staff approved Certificates of Appropriateness:

5. [230118](#) Resolution relating to a Certificate of Appropriateness for tuckpointing the garage and rear façade of the house at 3129-3131 N. Sherman Blvd, in the North Sherman Boulevard Historic District for Annette Dixon.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

6. [230323](#) Resolution relating to a Certificate of Appropriateness for sidewalk and front steps replacement at 2717 E. Bellevue Place, in the North Point North District for Thomas Maloney.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

7. [230450](#) Resolution relating to a Certificate of Appropriateness for replacement doors at 1921 N. 2nd St., in the Brewers Hill Historic District for Pascale Engelmajer and Massimo Rondolino.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

8. [230464](#) Resolution relating to a Certificate of Appropriateness for rebuilding the front porch at 2239 N. Terrace Ave., in the North Point South Historic District for Thomas Roepsch.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

9. [230467](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 2683 N. Summit Ave., in the North Point North Historic District for Ryan Roney.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

10. [230471](#) Resolution relating to a Certificate of Appropriateness for ground-mounted HVAC equipment at 4366,4369,4401,4407,& 4447 N 26th Street; 4423,4431,4437-4441,& 4481 N 25th Street; and 2614 W Port Sunlight Way, in the Garden Homes Historic District, for Garden Homes Homeowner Initiative LLC.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

11. [230473](#)

Resolution relating to a Certificate of Appropriateness for landscaping and installing missing stone veneer at 2006 E. Lafayette Place, in the North Point South Historic District, for Tom & Peggy Perlewitz.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

12. [230481](#)

Resolution relating to a Certificate of Appropriateness for landscaping alterations at 2683 N. Summit Ave., in the North Point North Historic District for Ryan Roney.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

13. [230496](#)

Resolution relating to a Certificate of Appropriateness for a fence at 2411 N. Terrace Avenue, in the North Point North Historic District for Sheila Reynolds.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

14. [230514](#)

Resolution relating to a Certificate of Appropriateness for the installation of a temporary step at 2728 W. Burnham St., in the American System

Built Homes Historic District for Frank Lloyd Wright's Burnham Block, Inc.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

15. [230526](#)

Resolution relating to a Certificate of Appropriateness for replacement of a basement window at 1503 N. Marshall Street, in the Graham Row Condominiums, for Rose Ann Wasserman.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

16. [230527](#)

Resolution relating to a Certificate of Appropriateness for internal gutter replacement at 2212 E. Kenilworth Pl., in the North Point South Historic District for Edward David and Cathy David.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

17. [230545](#)

Resolution relating to a Certificate of Appropriateness for roofing replacement at 2500 N. 47th Street, in 47th Street Bungalows Historic District, for Maurice Russell.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

18. Review and approval of the minutes from the July 10th meeting.

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

19. Discussion and possible vote on a bylaws change relating to rear yards.

Mr. Tim Askin said they are seeing a lot of applications going into this area and they are proposing to de-regulate most mid-block back yards for landscaping features, including patios (not including fences, pools, gazebos or any other new structures). This is an attempt to reduce work on both staff and the Commission. Ms. Peltz moved to amend the bylaws to permit this change, seconded by Mr. Hans Robinson. There were no objections.

20. Discussion relating to sample COA application and walk-through guide.

Mr. Tim Askin used a simple fence as the sample. He started a flow chart for the process, but he got de-railed by a request to provide a sheet explaining what a "financial hardship" appeal entails. That form will probably be before the Commission next month. Commissioners are also free to suggest any changes; this will be loaded up onto the web site in a few days.

21. Updates and announcements.

Staff has a first draft of the Houses of Worship survey and a release will be done next month by UW-Milwaukee.

Meeting adjourned: 3:45 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>.