



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Sally Peltz, CHAIR

Ald. Robert Bauman, VICE-CHAIR

*Ann Pieper Eisenbrown, Matt Jarosz, Patricia Keating Kahn,
and Marion Clendenen-Acosta*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
lelmer@milwaukee.gov*

*Senior Planner: Carlen Hatala, 286-5722,
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,
tim.askin@milwaukee.gov*

*Legislative Liaison, Dana Zelazny, 286-8679,
dana.zelazny@milwaukee.gov*

Tuesday, September 1, 2020

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: 3:01 P.M.

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

1. [200532](#) Resolution relating to a Certificate of Appropriateness for reconfiguring two openings on secondary elevations at 2669 N. Terrace Ave., in the North Point North Historic District, for Kate and Andrew Biebel.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant has a simple project to reconfigure upstairs bathrooms and closets and would like to swap one window and one door on the back of the house. The openings will be more or less maintained, just heights adjusted. Staff recommends approval with standard masonry conditions and all-wood doors and windows.

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 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

2. [200522](#) Resolution relating to a Certificate of Appropriateness for an addition and landscape changes at 1810 N. Palmer Street in the Brewers Hill Historic District, for Marcia Mikich.

Sponsors: THE CHAIR

Mr. Tim Askin said there is no landscape change; it is just an addition. The proposal is to remove a 1993 side porch and add an addition. The porch being replaced and enclosed is less than 30 years old and the applicants have selected appropriate doors and windows. Staff has some conditions listed in the report, one related to the water table and the architect is fine with both the wood and brick water tables and staff would like to see a bigger window. The architect is fine with that.

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

3. [200523](#) Resolution relating to a Certificate of Appropriateness for window replacement at 530 N. Water Street, in the East Side Commercial Historic District, for 530 North Water LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to install 3 vinyl windows on the second floor rear windows and a false window for the ventilation system. The work has already been done. The original rear wall hasn't looked as it was built since 1961. The four windows in back are in three different styles. Staff supports the concept, but not the vinyl windows. Staff would support aluminum windows. Staff recommends denial of all 4 windows, but encourages aluminum or wood windows. Will resubmit with aluminum windows, which can be approved by staff.

A motion was made by Matt Jarosz, seconded by Sally Peltz, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

4. [200524](#) Resolution relating to a Certificate of Appropriateness for a new house at 111 - 119 W. Brown Street in the Brewers Hill Historic District, for Mehdi Nazari and Michelle Iyamah Nazari.

Sponsors: THE CHAIR

The applicant withdrew the application with the intention of having it heard in October.

5. [200528](#) Resolution relating to a Certificate of Appropriateness for alterations to the rear entrances, deck modifications, and new windows at 101 W. Vine Street, in the Brewers Hill Historic District, for Jerry & Amanda Teagardner

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to remove access to the basement and replace windows with 2 over 2 windows, which the house had in 1949. The owner is fine with going back to the 1949 windows and wood material. A window will be converted to a door. Staff does have conditions listed in the report relating to the door and windows as well as some design specifications

Mr. Teagardner is fine with the conditions.

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, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

6. [200529](#)

Resolution relating to a Certificate of Appropriateness for adding a side porch and other alterations at 1911 N. 2nd Street, in the Brewers Hill Historic District, for Carol Storm.

Sponsors: THE CHAIR

Mr. Tim Askin said this is another side porch in Brewer's Hill. The entire existing side porch will be removed and the rear stair case will be removed and railings replaced with more appropriate railings. Two new skylights will be added, one enlarged window and a new front view on the house and a much larger side porch. Staff thinks the side porch is acceptable and the skylights are in an appropriate location. The rear elevation is also improved. Staff recommends approval with conditions as well as more details for the landscape plan (there is a property line dispute which affects the plan). Architect is okay with the conditions.

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

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

No: 0

7. [200530](#)

Resolution relating to a Certificate of Appropriateness for a new combined garage and accessory dwelling unit at 1911 N. 2nd Street, in the Brewers Hill Historic District, for Carol Storm.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to add a one-story building on an existing parking pad, which will be a combined garage and living space. Staff does have some concerns about size as it's the maximum possible width for the setback; they are requesting a variance for the rear setback. The owner will have to go to BOZA for having a second living unit on the property. The proposal is for a combined garage and a second living unit. The living unit would be four feet from the alley line, which is the minimum setback for a garage, while the minimum setback for a living unit is 15 feet. Their neighbor is the North Shore bank parking lot and Mr. Askin recommends a 6 foot setback so a semi-larger car could get into the garage. The garage must have alley access per the Brewers Hill guidelines. Staff is comfortable with a reduced setback, but not to a four foot setback. The design generally fits. Staff does need final details on the windows and the siding. The building does not meet some of the

*criteria for a living unit; the plan is to move in an elderly relative. The neighbor on the south does have a concern. Staff recommends approval with conditions.
Dan - neighbor to the south; owner will work with him to not limit access to his property with the shared sidewalk.
Approved with conditions and all parties are agreeable.*

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, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

8. [200531](#)

Resolution relating to a Certificate of Appropriateness for constructing a connector building between the barn and carriage house at 1823 N. Palmer Street, in the Brewers Hill Historic District, for Steve Bialk and Angela Duckert.

Sponsors: THE CHAIR

Mr. Tim Askin said houses just came and went on that property from 1890 to 1954. Currently two connector buildings are being proposed - one pretty simple with plumbing; the other one is two stories. Staff feels that this has hit the point of too much on this site; the owner has been a good caretaker, but this raises significant zoning issues relating to connecting buildings which then become principal buildings. It also conflicts with the Brewers Hill guidelines relating to setbacks and spacing between buildings on the property. Steve Bialk said the lot size is over 3.5 city lots. He views this house as a 20-year project. He built a garden and the carriage house was approved in the mid-90s and that functions as an AirBNB. The breezeway was approved in 2018, along with the lathe house, but he never built it as an ADA bathroom was requested by the city; he has to re-do the plumbing to accomplish that. The little addition will be completed shortly. He wants to build a mock stables to match his existing barn. He tore down an 8-car garage and constructed a carriage house; the structure length along the alley is less than the 8-car garage. The only part you will see is looking up the alley. He is open to anything within reason to tie together so he and his wife can stay there for the next 15 years. This was a rooming house once, which is why it had an 8-car garage.

Jim Milla - architect

Ald. Bauman isn't concerned about the mass, but about the mishmash of the designs. Mr. Jarosz and Ms. Peltz were concerned that these structures may not be permitted by zoning and HPC might be wasting its time.

Ms. Hatala wants consistency in scale and architectural elements so it doesn't look like things were just thrown together.

Held so the applicant can present more detailed drawings and also work on other possible designs.

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 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

9. [200521](#) Resolution relating to a Certificate of Appropriateness for repair of the Ravine Road concrete arch bridge in Lake Park, 3133 E. Newberry Boulevard, in the North Point North Historic District, for Milwaukee County.

Sponsors: THE CHAIR

Mr. Tim Askin said staff has been awaiting this project for a long time and overall it's pretty good. The bridge was completed in 1906. There are major issues with the bridge structurally with the balusters, wing walls, abutments, railings, approaches and staircase. The concrete is falling off all over the place and Mr. Askin believes a substantial rebuild is needed. Staff has one remaining concern about the elastomere coating product - some sort of coating is necessary, but what that coating is beyond staff experience. There probably isn't much original concrete left. Staff doesn't know about the coating, but everything else is ready to go except for the design of the bollards. The county did provide additional documents at 11:00 a.m. today. Ald. Bauman is concerned that the bollards are very large. Staff recommends approval and hold the coating for a month.

Sarah Toosman - county staff

Rich Johnson - consultant - the elastomere coat is better for long-term structure

Colleen Reilly Lake Park Friends - the coater will make the bridge look painted.

Adopt with staff conditions.

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

No: 0

10. [200541](#) Resolution authorizing a historic site plaque for the property at 3118 N. Marietta Avenue, the Cornelius Leenhouts House, in the Kenwood Park/Prospect Hill National Register Historic District for Lynn Griffith, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this house doesn't have local designation, but is in a national historic district. Ms. Hatala provided some history on the house and the property owner. The house is in excellent condition and the property owner nominated her 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, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

The following files represent staff approved Certificates of Appropriateness:

11. [200506](#) Resolution relating to a Certificate of Appropriateness for new mailboxes

and address numbers at 900, 902, 904, and 906 E. Brady Street in the Brady Street Historic District, for Hannah Lane on behalf of the Brady Place Townhomes Condominium.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

12. [200525](#)

Resolution relating to a Certificate of Appropriateness to repaint a wall sign with a new design in the existing dimensions at 1037 W. Juneau Avenue, in the Pabst Brewery Historic District, for the Pabst Brewing Company.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

13. [200527](#)

Resolution relating to a Certificate of Appropriateness for a wooden fence and landscape improvements at 3402 W. St. Paul Avenue, the Samuel Weinstock House, an individually designated historic property, for Sherrie Tussler.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

14. [200540](#)

Resolution relating to a Certificate of Appropriateness for replacing the screen door on the rear balcony at 2543 N. 47th Street, in the 47th Street Bungalows Historic District, for Bryan Kwapil.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

15. [200542](#) Resolution relating to a Certificate of Appropriateness for door guard at 1111 N. Old World 3rd Street, in the Old World 3rd Street Historic District, for Tino Bates of Truth Lounge.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

16. [200543](#) Resolution relating to a Certificate of Appropriateness for replacement of a rear door at 2013 N. Palmer Street, in the Brewers Hill Historic District, for Janelle Piontek.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

17. [200550](#) Resolution relating to a Certificate of Appropriateness for replacing siding and other repairs at 4451 N. 26th Street, in the Garden Homes Historic District, for Wilnette Honey.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

18. [200552](#) Resolution relating to a Certificate of Appropriateness for replacing a wall sign at 1108 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Kyu Choi.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

19. [200555](#)

Resolution relating to a Certificate of Appropriateness for chimney repairs at 2530 N. Summit Avenue, in the North Point North Historic District, for Karla Benton.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

20. [200557](#)

Resolution relating to a Certificate of Appropriateness for new roofing on the garage and replacement of the rear balcony roofing and railing at 2636 N. Grant Boulevard, in the Grant Boulevard Historic District, for Kyle Dlabay.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

21. [200566](#)

Resolution relating to a Certificate of Appropriateness for repairs to the balconies at 2547 N. Summit Avenue, in the North Point North Historic District, for Courtenay Kessler.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

22. [200571](#)

Resolution relating to a Certificate of Appropriateness for repairs to

“PABST” neon sign over Juneau Avenue at approximately 1009 W. Juneau Avenue, in the Pabst Brewery Historic District, for The Brewery Neighborhood Improvement District No. 1.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

23. Review and approval of the minutes from the August 3rd meeting.

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

24. Updates and announcements.

*Ms. Hatala said their office received a number of calls about the puddler's cottage that was demolished. Someone had applied for temporary designation, but that was withdrawn. It's a challenge to get neighborhoods to nominate.
5:04 P.m.*

Meeting adjourned: 5:04 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>.