



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,
Sally Peltz and Jordan Morales*

*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 5, 2024

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 PM

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

Excused: 2 - Keating Kahn, Morales

1. [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 Ms. Booker completed all the required window work. Staff recommends DNS dismiss the issue.
Dismiss.*

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

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

No: 0

Excused: 2 - Morales, and Keating Kahn

2. [200878](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

Mr. Tim Askin said there have been other more immediate problems with the house;

the porch started falling apart so that has become a top priority. She would like another 6-month extension.

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, Jarosz, Robinson, and Peltz

No: 0

Excused: 2 - Morales, and Keating Kahn

Roll call taken at 3:05 PM

Present: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, Morales

Excused: 1 - Keating Kahn

3. [221875](#) Substitute resolution relating to a Certificate of Appropriateness for a phased project of deconstruction, storage, and reconstruction of the side pavilion of the Pabst Mansion, 2000 W. Wisconsin Avenue, an individually-designated historic property, for Captain Frederick Pabst Mansion, Inc.

Sponsors: THE CHAIR

*David Weirick - architect - the laser scan and catalog of all terracotta items has been completed and a careful deconstruction was done.
Staff recommends this in a year's time as they are raising funds for the reconstruction.*

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

4. [240347](#) Resolution relating to a Certificate of Appropriateness for an alteration to the front stairs at 2536 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Noel and Yolanda Coronel.

Sponsors: THE CHAIR

Mr. Tim Askin said the work will double the depth of the stair case to permit Mr. Coronel to navigate the stairs without installing a ramp that wouldn't fit the area; this is the best solution that there is. Staff said needs to be built to the current code for treads and railings.

Yolanda Coronel - applicant - she would like 8" in height, which staff is fine with. She would have a year to have the work done.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

5. [240363](#) Resolution relating to a Certificate of Appropriateness for removal of a fire escape at 1555 N. Martin Luther King, Jr. Drive, the Golda Meir School, an individually designated historic property, for Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Andrew Stern said the building has 3 fire escapes that go to and from different levels; with 2 of them being replacement. This is the last original remaining fire escape. This fire escape egresses from a third floor to the roof of a boiler room, but there is no means to get to the ground floor. There is ample egress from the third floor without this fire escape. The fire escape does need some work and the application desires to remove the fire escape and in-fill with cream city brick and do touch-up as needed.

Staff recommends denial as this is more ornately designed than the current fire escapes and is the sole remaining original one. Signage could note that this fire escape is not functional and not to be used, but repair this to maintain it.

Craig Ivy - architect - the fire escape has never been compliant with any building code and the view of it was obscured in 1915 when the boiler room was built. The fire escape is 15" wide and stairs broke when they were walking down them. It would cost \$150,000-\$200,000 to repair it to function as a fire escape. If anyone uses the fire escape and is unable to get out on their own, there is no way to get them out. They would like to remove it to prevent future safety issues. It cannot be seen from the public street.

Staff does not recommend it be repaired up to code, but to stabilize it and leave it as is.

Mr. Jarosz asked about what State Historic Preservation Office's position would be. If it were not functional, it would need to be decommissioned, which is a plan review, per the architect.

Hold for a month so State Historic Preservation Office can weigh in on retaining this building element.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

6. [240484](#) Resolution relating to a Certificate of Appropriateness for comprehensive rehabilitation and repairs, including full window replacement, at 924 E. Wells Street, the University Club, an individually-designated historic property, for Northwestern Mutual.

Sponsors: THE CHAIR

Mr. Tim Askin said Northwestern Mutual recently bought the building and are working on un-doing some prior work done that wasn't historic. The only original windows are on the top floor; all of the other windows are non-historic. The current proposal for the top floor is better than what was previously proposed. For the lower floors, they are doing their best to replicate the original windows, although no records exist of what they were, so they are doing their best with moldings appropriate to the period. Staff would like that windows go all the way down to the floor level, which Northwestern Mutual did say was possible. They are also proposing new doors for the Prospect Avenue frontage. Staff recommends with conditions detailed in the staff report.

Amber McCracker and Angel Cervantes - architects - the Wells St. door was replaced, but will retain the leaded glass above them. They will match the historic character.

Kevin Kennedy - Northwest Mutual - they are studying various options and don't know what they are going to re-purpose this building into. Holton Bros. will be doing the masonry work, which staff will periodically be reviewing.

Approve with conditions.

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, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

7. [240492](#)

Resolution relating to the Temporary Historic Designation of the Schuster-Bloodgood Apartments at 3217 W. Wells Street, in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Mr. Tim Askin said research changed the title of the building. Mr. Askin said the building has parts of various styles, with more emphasis on Colonial Revival. All of the windows were replaced, but they are in the same original style from 1980 of one over one. George Schuster built this house for the parents of his second wife to retire in, as well as for an income property. Schuster's second wife was Mary Alexander Bloodgood and her father was a veteran of the Civil War who was second in command at points in time, faced court martial, personally led two sieges and was promoted several times for gallant and meritorious conduct. The architect, Crane, was well-known in Milwaukee and had done a lot of mansions with a Germanic look. Staff recommends approval based on f-1 and f-6.

Laura Sue Mosier - nominator. It has 17 rooms, 3 bathrooms and one kitchen and is currently being operated as an illegal rooming house. The owner is on vacation, in India, she believes.

Ald. Bauman moved for temporary designation. Seconded by Mr. Jarosz. There were no objections.

Ald. Bauman moved to reconsider. Seconded by Mr. Morales. There were no objections.

Ald. Bauman moved to change the designation to Schuster-Bloodgood Apartments. Seconded by Mr. Jarosz. There were no objections.

Ald. Bauman moved for temporary designation. Seconded by Mr. Jarosz.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

8. [240423](#)

Resolution relating to the Permanent Historic Designation of the Grand Avenue Apartments Historic District on West Wisconsin Avenue, in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said four apartment buildings are up for designation and construction date ranges are between 1903 and 1923 and are in the Period Revival style. The Grand Avenue was large residential estates or vacant lots that were gradually changed over to apartment buildings in the mid 1880s. By 1927 all four apartment buildings were constructed in the places they are currently located.

Sherburn Sanborn residence - 3212 W. Wisconsin Ave. - owner was a railroad employee who worked his way up to the assistant general manager for the entire railroad system. He hired Ferry & Clas to design this building. Various corporate owners owned the building through the years. In 1939, the house was converted to a 12-unit apartment building. It is a 2.5-story Arts and Craft building.

Hudson Flats - 3200 W. Wisconsin Ave. - a 12-unit apartment building that was constructed in 1907 and was one of the earliest purpose-built apartment buildings. The developer lived four lots north of this property and he moved into the building after his wife died. It was designed in the Neo Classical style. The 32nd Street facade is also very decorative.

Franklin Arms - 3120-3128 W. Wisconsin Ave - a 58-unit building that is in a U shape with a courtyard design. It is in a Tudor style. It has limestone banding on the parapet and an arched entryway. The building did suffer from a fire and the first floors are currently boarded up.

Glen Gables Apartment - 3226 W. Wisconsin Ave. - unknown architect, with a modest Arts and Crafts style with a stucco center gable. It is the most modest of the four structures.

Staff recommends designation based on f-5, f-6 and f-9.

Mr. Jarosz moved to open a public hearing. Seconded by Ald. Bauman.

No one present in person or virtually, except for the nominator and staff at 4:31 PM

Laura Sue Mosier - nominator. She was afraid Mr. Berrada might purchase one of these buildings and change the facade.

Ald. Bauman moved to close the public hearing. Seconded by Mr. Morales.

Ald. Bauman moved to change the district name from 32nd and Wisconsin Historic

District to Grand Avenue Apartments Historic District, seconded by Ms. Peltz. There were no objections.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

9. [240369](#) Resolution relating to a Certificate of Appropriateness for temporary signage at 1030-1040 N. Vel Phillips Ave., Turner Hall, an individually designated historic property, for Civic Entertainment Group, LLC.

Sponsors: THE CHAIR

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

10. [240433](#) Resolution relating to a Certificate of Appropriateness for rooftop HVAC equipment at 1017 - 1019 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Abdisalam Osman.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

11. [240444](#) Resolution relating to a Certificate of Appropriateness for repaving an existing asphalt driveway in concrete at 3113-3115 W. Kilbourn Ave., in the Concordia Historic District for Kokugonza Kaijage.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

12. [240455](#) Resolution relating to a Certificate of Appropriateness for door replacement at 210 E. Michigan Street, in the East Side Commercial Historic District for Grand Avenue Club.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

13. [240490](#) Resolution relating to a Certificate of Appropriateness for front yard landscaping at 2405 E. Wyoming Place, in the North Point South Historic District for Larry Srebrenick.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

14. [240491](#) Resolution relating to a Certificate of Appropriateness for alterations to the previously approved landscapes and garages at 2001, 2007, 2015, & 2025 West Vliet Street, on the former grounds of the 15th District School/McKinley School, an individually-designated historic property, for Gorman & Company.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

15. [240494](#) Resolution relating to a Certificate of Appropriateness for rooftop HVAC unit at 733 W. Historic Mitchell Street, in the Mitchell Street Historic District for Voces de la Frontera.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

16. [240497](#)

Resolution relating to a Certificate of Appropriateness for roof replacement at 2569 - 2571 N. Wahl Avenue, in the North Point North Historic District for Alexander & Lauren Lasry.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

17. [240515](#)

Resolution relating to a Certificate of Appropriateness for a wood fence at 2576 N. Grant Boulevard, in the Grant Boulevard Historic District for Lawrence Gooden.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

18. [240551](#)

Resolution relating to a Certificate of Appropriateness for porch restoration at 102 W. Vine Street, in the Brewers Hill Historic District for Ryan Shortridge.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

19. [240556](#)

Resolution relating to a Certificate of Appropriateness for replacement of the garage overhead door at 119 E. Vine Street, in the Brewers Hill

Historic District for Patrina Hurtado.

Sponsors: THE CHAIR

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Keating Kahn

20. Review and approval of the minutes from the July 1st meeting.

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

21. [240332](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Milwaukee Jewish Home for the Aged at 2436 N. 50th Street, in the 15th Aldermanic District..

Sponsors: THE CHAIR

Mr. Tim Askin said this building is just behind Lisbon Screen and Door. This is the predecessor to the Jewish Home on Prospect Ave. Some minor alterations were done, such as a missing oriole window over the entry door, but most of the original details remain. The research submitted wasn't great; the research will be added that city staff located. The site is being proposed for low-income housing and emergency housing by a prominent developer. Milwaukee County is providing some funding for this. Staff recommends placing on file with no comment. The state will approve this regardless of HPC's stance.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

22. [240362](#)

Resolution amending the by-laws of the Historic Preservation Commission relating to roof material replacement.

Sponsors: THE CHAIR

This is not yet ready, so hold for one month.

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

Aye: 6 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, and Peltz

No: 0

Excused: 1 - Keating Kahn

23. Updates and announcements.

Mr. Jarosz asked what the odds are of the Grand Avenue Apartments Historic District becoming National Register properties? The question then becomes who pays for the study to apply.

5:14 PM