



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,
lelmer@milwaukee.gov*

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

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

*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, July 12, 2021

3:00 PM

City Hall, Room 301-A

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: 3:09 P.M.

Present: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, Garcia

Excused: 2 - Bauman, Peltz

1. [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 two windows have been ordered and the contractor has done previously work up to HPC standards at other locations.
Extend for 6 months.*

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

2. [210284](#) Substitute resolution denying the appeal of the Certificate of Appropriateness relating to vinyl windows at 4434 N. 25th Street, in the

Garden Homes Historic District, for Matthew Weiss and affirming the Historic Preservation Commission's decision.

Sponsors: THE CHAIR

Ms. Drayer said the proposal is to re-install siding and aluminum windows to replace aluminum windows damaged by fire. Replacement in kind is acceptable. The former windows were wood windows so staff does not support that.

Jesse Kleineider - contractor- want to use in-stock vinyl windows so can secure the structure

HPC staff is only willing to agree with aluminum clad. Applicant could have ordered wood windows four weeks ago.

Grant siding and glass block window; deny vinyl windows. Grant with conditions.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

3. [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 this addresses 20 building code orders from the Dept. of Neighborhood Services (DNS); a known preservation consultant assisted with the application and it's pretty much complete and ready to go. One chief concern is the missing attic windows. The third floor windows need to match, but don't need to be operable. All windows will be from Lisbon and lumber from Bliffert. The typical masonry and stucco conditions and staff approval of any windows prior to being ordered. Staff recommends approval with standard conditions; timeline for completion deferred to DNS.

Grant, with conditions.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

4. [210363](#)

Resolution relating to a Certificate of Appropriateness for replacing the top floor windows at 924 E. Wells Street, the University Club, an individually designated historic property, for the University Club.

Sponsors: THE CHAIR

Mr. Tim Askin said there is a U-shaped copper addition and those windows are original to the 1950s construction. There are no original 1920s windows in the building; they are all metal windows from the 1980s. The windows have failed and need to be

*replaced. On the Prospect Ave. frontage, staff makes no recommendation; on the Wells St. frontage, casements with four operable panes would be reasonable. Allyson Nemecek and Chris Hau - architects
Julie Tolban and Carl Granberg- University Club
Grant as proposed by the applicant,*

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

The following files represent staff approved Certificates of Appropriateness:

5. [210394](#) Resolution relating to a Certificate of Appropriateness for projecting signs at 802 W. Historic Mitchell Street, in the Historic Mitchell Street District, for Tenderness Health Care.
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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia
No: 0
Excused: 2 - Peltz, and Bauman

6. [210399](#) Resolution relating to a Certificate of Appropriateness for a projecting sign at 144 E. Wells Street, at the Pabst Theater, for Pabst Theater Foundation, Inc.
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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia
No: 0
Excused: 2 - Peltz, and Bauman

7. [210401](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 1923 N. 2nd Street, in the Brewers Hill Historic District, for Jonathan Rasio.
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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

8. [210402](#) Resolution relating to a Certificate of Appropriateness for two signs at 1037 W. Juneau, the Pabst Church, in the Pabst Brewery Complex Historic District, for Blue Ribbon Management and Central Waters Brewing Company.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

9. [210403](#) Resolution relating to a Certificate of Appropriateness for a rear yard fence at 2848 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Daniel Sebastian.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

10. [210404](#) Resolution relating to a Certificate of Appropriateness for replacing the porch roof and balcony railing at 2928 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Michelle Celichowski.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

11. [210406](#) Resolution relating to a Certificate of Appropriateness for dormer and roof repair at 2611 N. Lake Drive, in the North Point North Historic District, for Susan Adriansen.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

12. [210407](#)

Resolution relating to a Certificate of Appropriateness for replacing selected storm windows at 2801 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Robert Wutke.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

13. [210424](#)

Resolution relating to a Certificate of Appropriateness for a wooden fence and landscape alterations at 2044 N. 2nd Street, in the Brewers Hill Historic District, for Tara Peterson.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

14. [210447](#)

Resolution relating to a Certificate of Appropriateness for retroactive approval of the demolition of a collapsed garage at 3115 W. Kilbourn Avenue, in the Concordia Historic District, for Kokugonza Kaijage.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

15. [210449](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 814 - 816 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Hector Salinas on behalf of The 05 Gold Barber Shop.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

16. [210459](#) Resolution relating to a Certificate of Appropriateness for roof replacement, chimney repair, HVAC installation, stucco replacement, and new fence installation at 2641 N. Lake Drive in the North Point North Historic District for MaryJo McBurney and Selina Sicillia.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

17. [210489](#) Resolution relating to a Certificate of Appropriateness for porch repairs and other work at 2843 - 2845 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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

18. [210496](#) Resolution relating to a Certificate of Appropriateness for re-siding the carriage barn/garage at the Disch-Rising-Morgan Puddler's Cottage, an interim individually designated property, in the proposed South Superior Street Puddlers' Cottages Historic District, at 2530 S. Superior Street, for 2530 S Superior 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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

19. Review and approval of the minutes from the June 14th and July 7th meetings.

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

20. [201623](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Marshall & Ilsley Bank Building (Tower), at 770 N. Water Street.

Sponsors: THE CHAIR

The applicant asked that this be held until August.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

21. [210253](#)

Resolution to amend the by-laws of the Historic Preservation Commission to create a policy on the review of certain federally licensed telecommunications equipment installations.

Sponsors: THE CHAIR

Ms. Drayer said staff reviews every proposed cell tower installation and this is to create policy for increased staff efficiency and to make it more transparent for applicants.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

22. [210254](#)

Resolution amending the by-laws of the Historic Preservation Commission relating to the categories of work eligible for staff approval.

Sponsors: THE CHAIR

Mr. Tim Askin said this creates a path for easy approval for solar panels if specific criteria are met. The hope is that people will take this route rather than wait 3-6 weeks

for the next hearing. He basically took the language from Portland, Oregon. Facing away from the street and on garages no staff approval if the garage faces the street frontage. The policy is for the least-visible from the public way.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 2 - Peltz, and Bauman

23. Updates and announcements.

The Burnham Canal Railroad bridge is not before the HPC, but it's pretty much set in stone we're going to lose this bridge. We have until Friday to submit comments. The complaint is the truss is too short and not wide enough for the railroad's needs. Mr. Askin will add a laser scan to the proposal.

24. Decision relating to meeting format (in-person, virtual or hybrid).

Ms. Keating Kahn would moved for a hybrid meeting. There were no objections.

Meeting adjourned: 4:51 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>.