



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,
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,
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Monday, July 10, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00 P.M.

Present: 4 - Jarosz, Bauman, Keating Kahn, Garcia

Excused: 3 - Pieper Eisenbrown, Peltz, Robinson

1. [230130](#)

Resolution relating to a Certificate of Appropriateness for a fence installed by prior owners at 2813 - 2815 W. State Street, in the Concordia Historic District for Lawrence and Pamela Thomas.

Sponsors: THE CHAIR

Mr. Tim Askin said this was almost settled last month. The fence is a chain link fence. He paid market price after the fence went up and staff recommends approval of the Certificate of Repose.

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

Aye: 4 - Bauman, Jarosz, Keating Kahn, and Garcia

No: 0

Excused: 3 - Pieper Eisenbrown, Robinson, and Peltz

Roll call taken at 3:05 P.M.

Present: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia, Robinson

Excused: 1 - Pieper Eisenbrown

2. [230304](#) Resolution relating to a Certificate of Appropriateness for construction of an alley garage at 1843 N. Palmer Street, in the Brewers Hill Historic District, for Sugar Pine Investments LLC.

Sponsors: THE CHAIR

Mr. Andrew Stern said the property had had a historic garage in the early 1980s, but there hasn't been one since. The applicant is proposing a 3-car garage and parking slab in front of the garage. Staff is fine with the fine Hardy plank siding. Staff recommends approval with conditions detailed in the report. Approve with conditions.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

3. [230305](#) Resolution relating to a Certificate of Appropriateness for reconstruction of the porches at 1843 N. Palmer Street, in the Brewers Hill Historic District, for Sugar Pine Investments LLC.

Sponsors: THE CHAIR

*Mr. Andrew Stern said the applicant is proposing to reconstruct two porches, which were removed at some point in time. It did have 2 different front porches in different styles over time. The applicant is proposing a streamlined, simplified version of the classic revival porch. The side porch will keep the same style as the front porch. Sugar Pine Investments - owner
Staff will research whether 36" rail will meet code or if a 42" rail would be required to be code compliant.
The stone mulch is not compliant with the historic code and landscaping materials will be added. Staff requires that the stone mulch be removed.
Staff recommends approval with conditions detailed in the report and the stone mulch removed and follow the submitted landscaping plan. Staff is only concerned with the front landscaping, not the side or the rear.
The owner would like to retain the stone mulch and have it blocked from public view with the landscaping.
Ms. Keating Kahn moved to approve with the conditions in the report as well as requiring removal of the stone and replacing with vegetative ground cover. Staff can approve once modified.*

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

4. [230313](#) Resolution relating to a Certificate of Appropriateness for new siding, new asphalt roof, and installation of solar panels to a garage at 936 N. 31st St., in the Concordia Historic District, for Gail L. Sahagun.

Sponsors: THE CHAIR

Mr. Andrew Stern said the garage is behind the house and is non-historic. The applicant is proposing to re-side the garage with smooth Hardy plank and also re-do the garage roof in Hunter Green, which would match the house. The applicant would like to add solar panels to the garage, which does meet HPC guidelines. Staff recommends approval with the conditions listed in the report.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

5. [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 a parking lot and a pedestrian plaza, in the Mitchell Street Historic District, for James Witkowiak.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant wants to move the building closer to existing buildings, with preference to move the front wall and build a new rear. He would also adding parking to the south and a new pedestrian plaza. Mr. Askin said it was a fairly common practice to move buildings on Mitchell Street, so the move itself isn't a concern. The building has always been a commercial rental. The plaza is a reasonable use for space that has been sitting vacant for decades, but there are no defined materials besides extension of the existing fence. Staff would recommend permeable pavers and a plan needs to be submitted to address stormwater runoff. The parking area can be concrete, but staff would encourage permeable pavers there as well. Staff recommends denial of the partial demolition, approval of moving of the building and approval of the plaza pending DNS review of materials and a stormwater plan. He would also encourage additional plantings to screen off the existing parking on Mitchell Street

James Witkowiak - owner

Louis Barbosa - architect

Nancy Bush - BID director.

Mr. Witkowiak had to combine 3 lots, which took a few years and he lost right-to-purchase for one of the lots and his contractors. The only historic part of the building is the front facade. He would like to strip the front facade off the building and attach it to the new building.

Mr. Barbosa said the building is unstable and the lower level has temporary support and there is bracing on the first floor. The building has not been occupied for years. People who come for funerals stand on the front sidewalk and clog up the sidewalk as they chat, smoke and snack. The plaza is an attempt to provide an area for them to be without clogging up the sidewalk.

Mr. Barbosa said moving the building would lead to increased security as the view of the alley would no longer be blocked.

The building will become a flower shop.

The owner is fine with staff going into the building.

Ms. Peltz would like to have a structural engineer provide a report.

The owner would like to use Hardy plank as a siding rather than the wood. The building is currently wood clapboard. Hardy plank has only been used for garages; the owner said 541 W. Historic Mitchell St. was done in Hardy plank.

The Commission would permit moving the building, but not demolishing it. The structure engineer would need to report on the stability of the existing structure for a move.

Approve the move with the stipulation that the building will not collapse as a result or during the move.

A new resolution may need to be introduced that states "demolition" if that is really what is being requested.

Ms. Bush sees this as positive for Mitchell Street with being able to retain the front facade on a new structure.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

The following files represent staff approved Certificates of Appropriateness:

6. [230284](#) Resolution relating to a Certificate of Appropriateness for tuckpointing and masonry repair at 1218-1220 E. Brady Street, in the Brady Street Historic District for Edward Suminski and Patricia Suminski.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

7. [230286](#) Resolution relating to a Certificate of Appropriateness for a projecting sign at 333 W. State Street, in the Milwaukee Journal Complex Historic District, for J. Jeffers & Co.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

8. [230292](#) Resolution relating to a Certificate of Appropriateness for general repairs and new wooden storm windows at 2734 W. State Street, in the Concordia Historic District, for Evan Goyke.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

9. [230321](#) Resolution relating to a Certificate of Appropriateness for replacement stairs and landscaping at 3330 W. Kilbourn Ave., in the Concordia Historic District for William Schuh.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

10. [230324](#) Resolution relating to a Certificate of Appropriateness for asphalt roof replacement at 1840 N. 1st St., in the Brewers Hill Historic District for Barbara Wyatt Sibley and Louis E Sibley III.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

11. [230346](#) Resolution relating to a Certificate of Appropriateness for one wall sign at 1208 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Griselda Monroy (Katie's Clothes).

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

12. [230382](#)

Resolution relating to a Certificate of Appropriateness for replacing the windows at 2579 - 2581 - 2587 - 2589 N. Terrace Avenue, for the Belleview Terrace Condominium Association and Peter & Mary McCanna.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

13. [230383](#)

Resolution relating to a Certificate of Appropriateness for installing a monument sign with electronic message center at Washington High School, 2525 N Sherman Boulevard, in the Sherman Boulevard Historic District, for Milwaukee Public Schools.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

14. [230384](#)

Resolution relating to a Certificate of Appropriateness for the installation of a blue, illuminated wall sign at 710 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Rew Gordon.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

15. [230385](#) Resolution relating to a Certificate of Appropriateness for a monument sign at 1555 N. Martin Luther King, Jr. Drive, the Golda Meir School, an individually designated historic property, for Milwaukee Public Schools.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

16. **Review and approval of the minutes from the June 12th meeting.**

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

17. **Updates and announcements.**

There is an online training course, Camp Short Course, which the chair attended and he would like a one-page sheet created to explain the process as well as a completed application to use as a guide for applicants. Mr. Askin will work on this. Mr. Hans Robinson will give staff drawings to use with his name removed. A study of 20th Century churches will be coming out in September and some buildings will be recommended for listing as a part of this study.

Meeting adjourned: 4:16 P.M.

*Linda M. Elmer
Staff Assistant*