



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

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Thursday, August 12, 2021

3:00 PM

City Hall, Room 301-B

Amended 8/3/21 -- Item #3 (file 210519) was added.

Special meeting. This is also 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 <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened; 3:04 P.M.

Present: 5 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia

Excused: 1 - Pieper Eisenbrown

1. [210620](#) Resolution relating to the Temporary Historic Designation of the William Spence House Number 1 at 2275 N. Summit Avenue in the Third Aldermanic District.

Sponsors: THE CHAIR

Neither party objected to hearing both matters as one item.

Mr. Tim Askin said the application was received about three weeks ago to designate both houses, both of which are cottages and William Spence was the original developer. They were both built in 1889 and the original building permit was located. The original porch was replaced in 1935. The house has typical Queen Anne detailing. For 2279, the asbestos siding was removed and the detailing is visible under the tar paper. The architect/builder was Andrew Sheben. 2279 had a tenant who worked for the Chicago railroad and invented several railroad-related devices. The houses are similar to the other houses in the North Point South historic district. Staff believes this is a classist oversight when the district was created in the 1980s. The house is comparable to the houses on Kenilworth and meets e-4, e-5 and e-8 for designation. Mr. Jarosz moved to convene the public hearing. There were no objections.

Supporters:

Dawn McCarthy - nominator - these houses have been let go recently.

Jeremy Ebersole - Milwaukee Preservation Alliance - indicative of a larger variety of

building types.

Ann Lobotzke - 2116 E. Invanhoe Place - in favor, but didn't want to speak. Mr. Askin read her text.

Opponents:

Randy Bryant - he thinks true consideration was given to the properties when the district was created and significance is not the same as those on Kenilworth. The houses are historic, but not significant.

Sam Radcliff - he had sent in an e-mail opposed - 2912 E. Belleview Pl.

Atty. Tom Gartner and Atty. Michelle Wagner Ebben - representing the owner, E. North , LLC - the properties were acquired in July 2020 and the owner is opposed. The houses are not adjacent to or across the street from the district. A large apartment building separates the houses from the district.

Mark Rudnicki - present for the owner - they would like to use these 2 parcels in conjunction with two adjacent parcels for a larger development. Without these two houses, the proposed project can't go forward. The other 2 parcels were previously owned by Randy Bryant. Mr. Bryant noted that the houses can be moved.

Ald. Bauman blames the current owner for the poor condition of both houses.

Ald. Nik Kovac - there was a public meeting in February 2020 and only 2 out of 50 were in support (not all opposed, but there also folks who were neutral). He is also concerned that these two buildings are being neglected. He would prefer that these buildings be brought back to life. The buildings aren't even secured and the grass isn't being mowed. He fully supports temporary designation. The current zoning is single family.

Ms. Peltz moved to close the public hearing. There were no objections.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

2. [210618](#)

Resolution relating to the Temporary Historic Designation of the William Spence House Number 2 at 2279 N. Summit Avenue in the Third Aldermanic District.

Sponsors: THE CHAIR

This was heard along with the previous file.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

3. [210519](#)

Resolution relating to a Certificate of Appropriateness for demolition of the lighthouse at 3138 N. Cambridge Avenue, part of the Edmund Gustorf Boat House complex, an individually designated historic property, for Steven F. Tilton.

Sponsors: THE CHAIR

Held as owner/Mr. Jarosz hadn't submitted drawings for new construction.

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

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

No: 0

Excused: 2 - Pieper Eisenbrown, and Jarosz

Meeting adjourned: 4:32 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>.