



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
and Sally Peltz*

*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, February 5, 2024

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:09 P.M.

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

1. [230111](#) Resolution relating to a Certificate of Appropriateness for retaining vinyl windows installed by a prior owner at 2658 N. Grant Boulevard, in the Grant Boulevard Historic District for Patrick Betts & Jessica Holly.

Sponsors: THE CHAIR

Hold at the request of the applicant.

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

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

No: 0

2. [231219](#) Substitute resolution granting the appeal of the Certificate of Appropriateness for the installation of rooftop solar panels at 2015 N. Lake Drive, in the North Point South Historic District, for John Hambrook.

Sponsors: THE CHAIR

Held to get legal advice and that has been submitted. Staff still recommends approving all of the requested panels.

Laura Schneider and Danielle Beierschmitt - Arch Solar - the proposed locations are ideal and if moved, their output would not be maximized. They also think the balance across the entire roof is more visually appealing.

Ald. Bauman moved for approval for the 2 panels that flank the dormer and deny the smaller panel to the east. Seconded by Mr. Jarosz. Failed. 3-3 (Ms. Keating Kahn, Mr. Robinson and Ms. Pieper Eisenbrown voting "no").

Ms. Keating Kahn moved to approved, seconded by Mr. Robinson. Failed. 3-3 (Mr. Jarosz, Ald. Bauman and Ms. Peltz voting "no").

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: 4 - Bauman, Jarosz, Robinson, and Peltz

No: 2 - Pieper Eisenbrown, and Keating Kahn

3. [231388](#)

Resolution relating to the Permanent Historic Designation of the 31st and Wisconsin Historic District on the South side of West Wisconsin Avenue, in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Mr. Stern said that 5 buildings are proposed for the district. The area was initially rural, but then became the location for grand mansions.

3127 W. Wisconsin Ave. was the William Simpson House, owned by a superintendent of a fuel company and was built in 1889. It is currently used as office space. It has a projecting turret on the front facade, with an open-air porch and was designed by Edward Townsend Mix.

3111 W. Wisconsin Ave. was the Rudolph Stafford House, owned by a fruit and fancy grocery seller. It was constructed in 1892 and is currently used as office space. The house is of cream city brick and has 14 rooms, in Queen Anne style with a projecting tower on the front facade.

3121 W. Wisconsin Ave was the William H. Meyer house who was one of the owners of a tugboat company and other maritime pursuits. The house was built in 1889 and is also used for offices. It is in the English revival manner. The central bay was modified.

Apartment buildings began to be built.

3133 W. Wisconsin Ave. was built in 1915 on a vacant lot and is the La Lenore Apartments. It has two projecting front bays and the windows are all vinyl. The integrity of the building was lost with the recent modifications.

3035 W. Wisconsin Ave. is the Millerand Apartment Building, which replaced a mansion. It still retains a lot of its historic features. The only modification is a new entry. The building was designed by Martin Tullgren and later his sons became part of his company and the business designed many buildings in Milwaukee.

Staff recommends that the standard for a historic designation is not met for 4 of the buildings. Staff recommends designation only of the Millerand Apartments. The Millerand meets f-5 and f-6 of the designation.

Ald. Bauman moved to open the public hearing.

Atty. Richard Donner - attorney for 3133 and 3035 W. Wisconsin Ave. - he has the same concerns relating to the procedures as voiced in the last meeting. He doesn't know if an application can be amended to focus on just the one building. The windows are not original, except for a few lead ones that were not replaced in the 1980s. The windows from the 1980s do need to be replaced. He thinks it's a historic structure, not a historic site. The facade is historic and needs to be protected, but doing wood windows from 1925 would result in higher costs being passed along to the tenants; there are at least 300 windows. Staff is willing to discuss this with the owner. Staff said that designating the site allows the Commission to have landscape control and the large front yard is historic.

Ann Devitte - 3112 W. Kilbourn Ave. - resident of the Historic Concordia neighborhood and she supports designation of the Millerand. She thinks not designating the Millerand will hurt the neighborhood.

John Hennessey - he did a historic renovation at 31st and Kilbourn and he manages that property. Rents increased about 2% every year, but more these past few years.

Alyson Nemec - architect - she has spent her entire career in historic preservation and adaptive re-use, many for low- and moderate-income tenants. Historic preservation tax credits and low-income tax credits can be used.

Barry Weber - President of the Historic Concordia neighborhood. The neighborhood unanimously supports any designation the Commission supports. The designation would protect the property for the future.

Mark Roeker - owner of William H. Meyer home - his concern is if a property is designated and it's in a semi-blighted area, with numerous vacant buildings, it will not be financially feasible. These vacant buildings in the area have been vacant since at least 2014. He would like to have conversations with owners, instead of attacking them.

Robert Witke - lives in McKinley Blvd. neighborhood - he has seen other properties on which Mr. Berrada removed historic features and installed non-historic features, destroying the character.

Matthew Morrissey - owns 3127 W. Wisconsin Ave. - he opposes the historic designation. He and his wife are new owners and intend to rehab the property. He feels the process was rushed and they weren't properly notified.

Tom Fritz - 929 N. 33rd St. - he supports the designation and also fears how insensitive Mr. Berrada is to his properties and the neighborhood, as well as poor changes to the landscaping.

Eric Snowbush - one of the owners of 3121 W. Wisconsin Ave. - opposes the designation. He thinks Berrada properties does an okay job as otherwise those buildings wouldn't be purchased and would just end up being torn down.

Brian Quincy - he owns a home in Wauwatosa that could be designated, but if he did that he would lose many potential owners. He is also a partner at 3121 W. Wisconsin Ave.

Ald. Bauman moved, seconded by Ms. Peltz, to close the public hearing.

Ald. Bauman moved to hold with the expectation that an application will be filed to designate only The Millerand and a second nomination of Grand Avenue homes will be submitted for 5 homes on Grand Avenue. Seconded by Ms. Keating Kahn.

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

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

No: 0

4. [231329](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 1749 N. Prospect Avenue, the former Lakeview Hospital.

Sponsors: THE CHAIR

Mr. Askin said Mueller Communications owns the building and will be redeveloping it, with this plan in mind. The nomination was done by the owner. The building was constructed in 1876 and changes were made in 1950, 1980 and 1990. It was opened as a hospital in 1944 and is the only surviving osteopathic hospital within the city limits. The nomination does have issues as it lacks basic historic research. Staff

recommends conditional support.

Ms. Peltz moved for conditional support, seconded by Mr. Keating Kahn.

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, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

5. [231468](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 509 W. Wisconsin Avenue, the former Hotel Schroeder.

Sponsors: THE CHAIR

Mr. Tim Askin said this was nominated by the owner. This application also lacks basic research so staff recommends conditional support.

Ald. Bauman moved for conditional support and feedback will be submitted by the Chair prior to final submission, seconded by Ms. Keating Kahn.

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

No: 0

The following files represent staff approved Certificates of Appropriateness:

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz

Excused: 1 - Robinson

6. [231478](#)

Resolution relating to a Certificate of Appropriateness for a wall sign at 1701 N. Humboldt Avenue, in the Brady Street Historic District, for Shawarma Palace and Ogden.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Robinson

7. [231483](#)

Resolution relating to a Certificate of Appropriateness for a replacement wall sign at 1344 E. Brady Street, in the Brady Street Historic District, for Orch Properties and Jimmy John's.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Robinson

8. [231554](#) Resolution relating to a Certificate of Appropriateness for storm window replacement at 2443 N. Terrace Ave., in the North Point North Historic District for Larry Bonney.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Robinson

9. [231557](#) Resolution relating to a Certificate of Appropriateness for replacement of rustic bridges at 2210 N. Lake Drive, in the North Point South Historic District for Jagpal Waraich.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Robinson

10. **Review and approval of the minutes from the January 8th and 17th meetings.**

Mr. Jarosz moved, seconded by Ms. Peltz, for approval of both minutes. There were no objections.

11. **Review and approval of the 2023 Annual Report.**

Matt, sally.

12. [231555](#) Resolution amending the Historic Preservation Commission by-laws.

Sponsors: THE CHAIR

Mr. Jim Owczarski, City Clerk, said the ordinance revision is completed. This is a massive revision to the Bylaws, which are massively reduced. Only designated properties are able to receive plaques; the mural guidelines still remain in the bylaws. User-friendly guides, to be put online, will be created.

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

Aye: 5 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, and Peltz

No: 0

Excused: 1 - Robinson

13. Updates and announcements.

Thursday is the first workshop that Mr. Jarosz is organizing on historic artifacts from 4:30-6:30 at the Pritzlaff Building.

Mr. Stern will be off in March and April due to the birth of his first child.

Meeting adjourned: 5:38 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>.