



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Patricia Keating Kahn, CHAIR

Rafael Garcia, VICE-CHAIR

*Ald. Robert Bauman, Ann Pieper Eisenbrown, Matt Jarosz,
Nicholas Hans Robinson and Sally Peltz*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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*Senior Planner: Carlen Hatala, 286-5722,
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*Senior Planner: Tim Askin, 286-5712,
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*Legislative Liaison, Jeff Osterman, 286-2262,
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Monday, February 7, 2022

3:00 PM

City Hall, Room 301-B

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: 3:02 P.M.

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

Excused: 3 - Bauman, Peltz, Robinson

1. [211398](#) Resolution relating to a Certificate of Appropriateness for replacing and redesigning the front entry at 135 W. Wells Street, the Germania Building, an individually designated historic property, for Germania Historic LLC and Cardinal Capital.

Sponsors: THE CHAIR

Mr. Askin said this is the only practical option. Ms. Alyson Nemecek, architect, presented their proposed plans. Mr. Askin supported approval as drawn.

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 - Jarosz, Pieper Eisenbrown, Keating Kahn, and Garcia

No: 0

Excused: 3 - Bauman, Peltz, and Robinson

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 this is a 6-month review and Ms. Anderson has some windows installed already and she has other windows on order. He recommends Grant 6-month extension.

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 - Jarosz, Pieper Eisenbrown, Keating Kahn, and Garcia

No: 0

Present: 1 - Robinson

Excused: 2 - Bauman, and Peltz

Roll call taken at 3:17 P.M.

Present: 5 - Pieper Eisenbrown, Jarosz, Keating Kahn, Garcia, Robinson

Excused: 2 - Bauman, Peltz

3. [211485](#) Resolution relating to a Certificate of Appropriateness for repairs and alterations to the east end of the carriage house at 3320 N. Lake Drive, in the North Lake Drive Estates Historic District, for Karen & Richard Christenson.

Sponsors: THE CHAIR

Mr. Askin said the carriage house was expanded to create additional housing units in the 1980s and the work wasn't done properly for the weather conditions. Joints are separating and some wood boards were not cut to shed water and some windows need to be replaced.

They are proposed to re-do the cladding and replace windows. The house has temporary aluminum gutters, but box gutters will be installed once the work is done. Staff has no concerns and all the efforts will make the additions and alterations more in character with the house. Staff recommends approval as drawn.

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: 5 - Jarosz, Pieper Eisenbrown, Keating Kahn, Garcia, and Robinson

No: 0

Excused: 2 - Bauman, and Peltz

4. [211488](#) Resolution relating to a Certificate of Appropriateness for storefront renovations at 2577 N. Downer Avenue, in the Downer Avenue Commercial Historic District, for Bridge33 Capital.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this used to be the home of the Chancery restaurant and the building has been vacant 15-17 years. The proposed facade has brick and a storefront section is being renovated. There was originally Vitrolite, which is a shiny material and could be replaced with granite all the way up the wall, or brick to match the second story.

Owen and Alex - owners are making these changes to attract tenants to the currently vacant space.

Mr. Jarosz moved to allow the brick as the architect/owner propose and work with staff to make the window/storefront system match as close as possible the tenant to the south, seconded by Mr. Garcia.

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

Aye: 5 - Jarosz, Pieper Eisenbrown, Keating Kahn, Garcia, and Robinson

No: 0

Excused: 2 - Bauman, and Peltz

5. [211489](#)

Resolution relating to a Certificate of Appropriateness for landscaping and paving alterations at 2710 E. Belleview Place (GRAEF proposal), in the North Point North Historic District, for Robert & Allyn Travis.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a result of a neighbor complaint. This was heard in December 2020 and in June approved work was never completed. Staff requires completion by August 1st or at least by the end of the work season.

Joe Pepitone - Graef - brought on to fix what was installed incorrectly. They did look closely at the drainage concerns and are working on keeping the water away from both residences and to comply ADA compliance. Timbers will be replaced with stacked lannon stone.

Ellen Blank - 2608 N. Summit Ave. - next-door neighbor - wants to know how the demolition will be completed.

Mr. Jarosz moved to approve to proceed in a proper fashion and saw cut concrete to remove it rather than jackhammer it and the work to be completed by Aug. 1st. Seconded by Ms. Pieper Eisenbrown.

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: 5 - Jarosz, Pieper Eisenbrown, Keating Kahn, Garcia, and Robinson

No: 0

Excused: 2 - Bauman, and Peltz

6. [211499](#)

Resolution relating to a Certificate of Appropriateness for changes to landscaping and site design at the Wgema Campus, including additional surface parking spaces, in the general vicinity of the Tthighe Building (Gymnasium) at 3138 W. Kilbourn Avenue, in the Concordia Historic District, for the Forest County Potawatomi Community.

Sponsors: THE CHAIR

Mr. Tim Askin said this continues our discussion from last month. Staff recommends approval with the loss of only 1-2 trees, which will be replaced. More trees will be planted if the neighbors request so. A new sunken driveway will be under the former pool and 17 spaces added to the parking lot. No headlights will face onto 33rd street and the houses across the street. HPC has no direct authority over their land use in terms of increased parking. Staff recommends approval as drawn.

Ann Devitte - 3112 W. Kilbourn Ave. - wants more screening, more trees and fewer parking spaces

Alyson Nemecek and Kip- architects

Jennifer Current - landscaping was designed with safety in mind and worked with the Tribal Council

Amy Fritz - lives across from the pool building - wants more trees

Mr Jarosz moved to approve as submitted, seconded by Ms. Pieper Eisenbrown.

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: 5 - Jarosz, Pieper Eisenbrown, Keating Kahn, Garcia, and Robinson

No: 0

Excused: 2 - Bauman, and Peltz

The following files represent staff approved Certificates of Appropriateness:

7. [211588](#) Resolution relating to a Certificate of Appropriateness for new signage at 329 E. Wisconsin Ave. in the East Side Commercial Historic District for Kriete Group, David Kriete.

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: 5 - Jarosz, Pieper Eisenbrown, Keating Kahn, Garcia, and Robinson

No: 0

Excused: 2 - Bauman, and Peltz

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

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

9. **Review and approval of the 2021 Annual Report.**

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

10. [211584](#) Resolution relating to the Certified Local Government review of the

National Register of Historic Places nomination for the property at 4575 S. 5th Street, TOPS Club Inc.

Sponsors: THE CHAIR

Ms. Carlen Hatala said Tops is an acronym for Taking Off Pounds Sensibly and is headquartered in Milwaukee. They also publish material on weight loss. They constructed a new building in 1965. Its being nominated for its social history, not its architecture. Its being nominated for its work in the medical field. TOPS has donated millions to the Medical College of Wisconsin.

The nomination was initiated by Legacy Architecture.

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: 5 - Jarosz, Pieper Eisenbrown, Keating Kahn, Garcia, and Robinson

No: 0

Excused: 2 - Bauman, and Peltz

11. Election of a Vice Chair.

There were no self-nominations.

Ms. Keating Kahn moved to nominate Mr. Garcia. Seconded by Mr. Jarosz.

12. Updates and announcements.

There were no updates or announcements.

Meeting adjourned: 5:04 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>.