



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,
lelmer@milwaukee.gov*

*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,
joster@milwaukee.gov*

Monday, March 7, 2022

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:12 P.M.

Present: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, Robinson

1. [211581](#) 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

Ms. Carlen Hatala said this building was formerly occupied by Johnson Bank and the new occupant wants new signage. The proposed flat sign is too large, per Plan Exam, as it obscures the architectural design in the cornice. The designer said it would be changed, but she has not heard anything. The blade sign is not in dispute; just the horizontal sign as it obscures the cornice details. Staff recommends denial.

A motion was made by ALD. BAUMAN, seconded by Ann Pieper Eisenbrown, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

2. [211582](#) Resolution relating to a Certificate of Appropriateness for storefront renovations at 1023 W. Historic Mitchell St, in the Mitchell Street Historic District, for Amrit Patel.

Sponsors: THE CHAIR

*Ms. Hatala said the remodel was denied and the owner has now re-applied and will put back the original facade on the front and along the alley. Staff recommends approval with the condition that there be no tinted glass in the storefront.
Grant with the condition of no tinted glass.*

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

3. [211651](#)

Resolution relating to a Certificate of Appropriateness for window installations at 2879 N. Grant Blvd, in the North Grant Boulevard Historic District, for Valerie Duncan.

Sponsors: THE CHAIR

*Mr. Tim Askin said the proposal is to install Marvin wood double-hung windows. She has replaced most of the windows with vinyl and she is now back with an acceptable proposal, with some caveats. Staff considers this a reasonable option. Staff recommends approval as designed as well as offer the option of lead tape, which might be cheaper.
Grant either as proposed or with lead tape.*

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

4. [211653](#)

Resolution relating to a Certificate of Appropriateness for brick planter in the rear yard at 3316 N Lake Dr, in the North Lake Drive Estates Historic District, for Edward and Linda de Roo.

Sponsors: THE CHAIR

*Mr. Tim Askin said staff received a complaint about construction of this brick planter in the backyard. Staff has no objections and recommends granting.
Edward de Roo - owner - he did ask permission from his neighbors and they had no objection.*

A motion was made by ALD. BAUMAN, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

5. [211657](#)

Resolution relating to a Certificate of Appropriateness for building screen demolition, exterior masonry repairs, complete window replacement, and

possible alterations to the South elevation at 918 N. Vel. R Phillips Ave, in the Milwaukee Journal Complex, for Seeds of Health.

Sponsors: THE CHAIR

Ms. Drayer recommends approval with conditions, but does not support metal panels on the north side and will work with the applicant to come with an alternative.

McClain Schramm - architect - Epstein Uihen Architects - the existing metal windows will be replaced with metal windows for the entire building. The south elevation on the north building is a terra cotta material and of maintaining this building and he is willing to work with the staff about some material just for that elevation.

Bruce Martin - Board of Directors of Seeds of Health

With staff conditions and applicant will work with staff on the south elevation of the north building.

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

6. [211661](#)

Resolution relating to a Certificate of Appropriateness for additional amendments to the design of a previously approved new house at 116 W. Vine Street, in the Brewers Hill Historic District, for Michael Warecki and Amanda Zagrodnik.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this proposal was heard in December and at that time the applicant agreed with some of the recommendations, but not others. The applicant now wants what he originally proposed with the artificial stone, the use of SmartSide siding and vinyl windows. Staff recommends denial.

Michael Warecki - owner - the neighborhood association was fine with his SmartSide siding, vinyl windows and skylights. He might be willing to work with staff on the artificial stones. He thinks the stone was found to be appropriate at the last meeting. He wants the stones to go up the bays, not just for the foundation.

Holding for further discussion with review of the guidelines.

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

7. [211683](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 5372 N. 37th Street, North Milwaukee High School (formerly known as Edison Junior High School), in the 1st Aldermanic District.

Sponsors: THE CHAIR

Ms. Winterholster is doing the presentation, as the nominator. Mr. Askin supports the nomination. It was constructed in 1924 and 1929 with a 1956 addition. MPS still owns the building, but has plans to sell imminently.

A motion was made by ALD. BAUMAN, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

8. [211685](#)

Resolution relating to the Temporary Historic Designation of Columbia Hospital (Northwest Quadrant Building A) at 2015-2025 E. Newport Ave. in the 3rd Aldermanic District.

Sponsors: THE CHAIR

This item was heard out of order.

Ms. Carlen Hatala presented the history on the building being nominated for designation, which moved to a new facility in 1919 on the east side. Although it was a Catholic institution it treated individuals of all religious denominations. The main entrance was created with the intention of creating a bigger, more formal entrance in the future. The hospital was top-of-the-line at the time. The facility, as intended, grew over time and an addition was added in 1931. A 1941 addition was added as well as a 1951 addition, which is closer to the street. The more-modern portions are outside of this designation.

Ms. Hatala feels the complex meets three criteria: e-1, e-5 and e-6.

Staff recommends temporary historic designation based on e-1, e-5 and e-6.

Cate Miller - nominator

Ald. Bauman moved, seconded by Ms. Pieper Eisenbrown, to open a public hearing.

Melissa Spadanuda - with the UW system - building is state-owned - they purchased the building in 2010. It isn't feasible for residential use and there is an Memorandum of Understanding that prohibits student housing.

Ald. Nik Kovac - when he purchased this property he said it was a clear candidate for preservation. Their plan is to demolish the building and have green space, which doesn't add any value to the neighborhood. He supports the designation.

Gail Fitch - 1733 N. Cambridge Ave. - supports the designation

Jeremy Ebersoll - Milw. Preservation Alliance - supports the designation

David Coles - lives in LA, but used to live in the neighborhood - supports the designation

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

A motion was made by ALD. BAUMAN, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

The following files represent staff approved Certificates of Appropriateness:

9. [211680](#) Resolution relating to a Certificate of Appropriateness for awning signs and a projecting sign at 1103 N. Old World Third Street (Dr Martin Luther King Jr Drive), in the Old World Third Street Historic District, for Howl at the Moon.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

10. [211692](#) Resolution relating to a Certificate of Appropriateness for new sign at 1225 W Historic Mitchell Street #217, in the Mitchell Street Historic District, for Long Life Pharmacy.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

11. [211709](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC at 2411 N Terrace Avenue, in the North Point North Historic District, for Robert Chang.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

12. [211728](#) Resolution relating to a Certificate of Appropriateness for two wrought iron gates to the south facing wall at 210 E. Michigan St., in the East Side Commercial District, for Grand Avenue Club.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

13. [211744](#) Resolution relating to a Certificate of Appropriateness for general repairs to the roof of the property at 951 N. 31st Street, in the Concordia Historic District, for Richard Beisser.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

14. [211763](#) Resolution relating to a Certificate of Appropriateness for roof shingle replacement and related repairs at 2421 N Terrace Avenue, in the North Point North Historic District, for Steve Wiesner and Paul Reidinger.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

15. [211764](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 2421 N Terrace Avenue, in the North Point North Historic District, for Steve Wiesner and Paul Reldinger.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

16. [211779](#) Resolution relating to a retroactive Certificate of Appropriateness for HVAC equipment at 1103 N Dr Martin Luther King Jr Drive, in the Old World 3rd Street Historic District, for Howl at the Moon.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

17. [211780](#) Resolution relating to a Certificate of Appropriateness for two wrought iron gates to the south facing wall at 210 E. Michigan St., in the East Side Commercial District, for Grand Avenue Club.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

18. [211792](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC at 2555 N Summit Avenue, in the North Point North Historic District, for Mike and Elizabeth Lennihan.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

19. [211797](#) Resolution relating to a Certificate of Appropriateness for exterior signage installation at 518 N Water Street, in the East Side Commercial Historic District, for Hyacinth Nembhardt.

Sponsors: THE CHAIR

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

Aye: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Garcia, and Robinson

No: 0

20. **Review and approval of the minutes from the February 7th meeting.**

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

21. **Vote by members on requiring in-person attendance at meetings.**

Mr. Hans Robinson is a dual resident of Phoenix and Milwaukee. He would prefer virtual as an option. He accepted this position thinking it would be virtual always. Mr. Garcia moved deny in-person attendance.

*Mr. Jarosz moved to hold to continue the discussion. Seconded by Ms. Peltz.
The members would like to know what are the other commissions doing that are
citizens?*

22. Updates and announcements.

*There is virtual historic preservation commissioner training.
Meeting adjourned:
Linda M. Elmer
Staff Assistant*