



# 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*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,  
lelmer@milwaukee.gov*

*Senior Planner: Carlen Hatala, 286-5722,  
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,  
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*Legislative Liaison, Jeff Osterman, 286-2262,  
joster@milwaukee.gov*

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Monday, September 13, 2021

3:00 PM

City Hall, Room 301-A

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

**Excused:** 1 - Pieper Eisenbrown

1. [210532](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 701 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Ashraf Patel.

**Sponsors:** THE CHAIR

*Natham Remitz - architect -working on updating the drawings and providing samples  
Samreen Beg - applicant  
Staff recommends hold*

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

2. [180407](#) Resolution relating to a Certificate of Appropriateness for replacement of windows and for mothball status at 1688 - 1690 N. Franklin Place in the

Brady Street Historic District for Iliya Torbica of Shepards LLC.

**Sponsors:** THE CHAIR

*Staff recommends closing this COA as compliance has been attained.*

**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 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

3. [210560](#) Resolution relating to a Certificate of Appropriateness for construction of a new carport and rear addition to enclose a new staircase to 2046 N 2nd Street, located in the Brewers Hill Historic District, for Travis & Debra Tuttle.

**Sponsors:** THE CHAIR

*Ms. Dryer said posts will be replaced in kind and the proposed design is compatible with design guidelines and are sensitive to the house. The enclosed stair tower will be minimally visible from the public way. Staff recommends approval with conditions. Debra and Travis Tuttle - owners, live in Pewaukee - they will be applying for a permit to install a curb cut. There is no alley. Staff recommends approval with conditions*

**A motion was made by Patricia Keating Kahn, 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

4. [210651](#) Resolution relating to a Certificate of Appropriateness for a bathroom addition and mechanical upgrades at the rear of 1323 E. Brady Street, in the Brady Street Historic District, for Scott Schaefer (Jack's American Pub).

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that this barely requires Commission review. Wood siding will be installed, move some mechanicals. Staff recommends approval with conditions. Grant, with conditions.*

**A motion was made by Patricia Keating Kahn, seconded by Rafael Garcia, 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

5. [210665](#) Resolution relating to a Certificate of Appropriateness for new entries on the rear of the building and signage at 1020 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Schuster Historic Building LLC and and Caravel Autism Health.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the storefront space has long been vacant and as long as the signage is on the interior, the Commission has no oversight. The HPC reviews the two large entrances on the rear of the building. Staff has two conditions listed in the report.*

*Jean St. Angel - Carvan Autism - conditions are acceptable.  
Grant, with conditions.*

**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, Keating Kahn, Peltz, Bauman, and Garcia

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

6. [210673](#) Resolution relating to a Certificate of Appropriateness for construction of an addition to incorporate an accessible ramp and to add balconies and replace windows in the southernmost building of the complex at 2449 N. Downer Avenue (2505 E. Bradford Avenue), the Milwaukee Protestant Home for the Aged, an individually designated historic property, for Eastcastle Place.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said an enclosed wheelchair ramp is being added to connect the original building and a newer addition as well as new windows and balconies. The work will be visible primarily to staff. He does have design suggestions - no objections to the balconies, but staff would like to see more details on the new addition. The windows in the new construction were never wood, but aluminum clad. He would also like to see some design changes on the ramp.*

*John Cronin - architect*

*Todd Brex - Executive Director - they have no objections to staff conditions.*

*Grant, with conditions.*

**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

7. [210679](#) Resolution relating to a Certificate of Appropriateness for rear staircase

addition at 1307 E. Brady Street, in the Brady Street Historic District, for JC Capital and Dorsia Restaurant.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the plan is to put an additional staircase in for egress and some 1990 alterations will also be removed, which staff supports their removal. Staff has one standard condition. Applicant is requesting treated wood by the stair treads and staff will support that if there are no visible injection marks.*

*Joe Sennette and Abby Gonzalez - architects - conditions are fine Grant, with conditions, by Ms. Keating Kahn and Mr. Garcia.*

*Reconsider as a citizen who wished to speak was muted.*

*Marcy Yancer - Dirot Properties - objects if the stair case is used for extra seating for the restaurant.*

*Ald. Nik Kovac - Parking is tight in the area due its being a successful historic area. Grant, with conditions.*

**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 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

8. [210682](#) Resolution relating to a Certificate of Appropriateness for amending the design of a previously approved accessory dwelling unit and garage at 1911 N. 2nd Street, in the Brewers Hill Historic District, for Angela Storm.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the applicant is having trouble getting wood windows and would like to go back to aluminum clad. The windows under discussion are those in the new construction. Staff does not support this application for aluminum clad windows. The windows are double hung.*

*Ted Storm - contractor - the windows are in the rear of the property and not visible to the public.*

*Grant, with aluminum clad windows as requested as new construction and not visible from the street.*

**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, Keating Kahn, Peltz, Bauman, and Garcia

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

9. [210674](#) Resolution relating to a Certificate of Appropriateness for construction of a 50-unit apartment building at 1737 - 1751 N. Palmer Street, in the Brewers Hill Historic District, for Three Leaf Development.

**Sponsors:** THE CHAIR

*Applicant has asked that this be withdrawn.*

*Tom Horton - 1725 N. Palmer St. - just asked if will be re-noticed if scheduled again.*

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

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

10. [210617](#)

Resolution relating to the Permanent Historic Designation of the William Spence House Number 1 at 2275 N. Summit Avenue in the 3rd Ald. District

**Sponsors:** THE CHAIR

*Items #10 and #11 were heard at the same time.*

*Mr. Tim Askin said the permanent report is very similar to the temporary report, with a few additional information on one former owner. The temporary designation met e4, 5 and 8 of the Code.*

*Ms. Peltz moved, seconded by Ms. Keating Kahn, to open the public hearing.*

*Atty. Michelle Ebben - counsel for the East North, LLC, the property owners - there is a PowerPoint in the file. The owner did clean up the yards, front and side.*

*Ann Lobotske - Mr Askin read her statement into the record.*

*Jeremy Ebersole - Milwaukee Preservation Alliance - supports the designation*

*Dawn McCarthy - nominator*

*Andrew Bluthaler - lives on Idaho and is concerned his house might become part of North Point South*

*Ald. Nik Kovac - he will be pursuing an extension of North Point South historic district, which will affect these properties and some on Idaho - he supports the designation, but thinks the opportunity should be taken to expand the district or not.*

*Mr. Garcia moved, seconded by Ms. Peltz, to close the public hearing.*

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

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

11. [210613](#)

Resolution relating to the Permanent Historic Designation of the William Spence House Number 2 at 2279 N. Summit Avenue in the 3rd Ald. District

**Sponsors:** THE CHAIR

*Items #10 and #11 were heard at the same time.*

*Mr. Tim Askin said the permanent report is very similar to the temporary report, with a few additional information on one former owner. The temporary designation met e4, 5 and 8 of the Code.*

*Ms. Peltz moved, seconded by Ms. Keating Kahn, to open the public hearing.*

*Atty. Michelle Ebben - counsel for the East North, LLC, the property owners - there is a*

*PowerPoint in the file. The owner did clean up the yards, front and side.*  
*Ann Lobotske - Mr Askin read her statement into the record.*  
*Jeremy Ebersole - Milwaukee Preservation Alliance - supports the designation*  
*Dawn McCarthy - nominator*  
*Andrew Bluthaler - lives on Idaho and is concerned his house might become part of*  
*North Point South*  
*Ald. Nik Kovac - he will be pursuing an extension of North Point South historic district,*  
*which will affect these properties and some on Idaho - he supports the designation, but*  
*thinks the opportunity should be taken to expand the district or not.*  
*Mr Garcia moved, seconded by Ms. Peltz, to close the public hearing.*

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

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

**The following files represent staff approved Certificates of Appropriateness:**

12. [210624](#) Resolution relating to a Certificate of Appropriateness for a new wall sign at 918 N Vel R. Phillips Avenue, in Journal Square, for Tenor High School.

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

13. [210629](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 2621 N. Downer Avenue, in the Downer Avenue Historic District, for Canela Cafe.

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

14. [210640](#) Resolution relating to a Certificate of Appropriateness for new wooden storm windows at 2506 N. Terrace Avenue, in North Point North Historic

District, for Jon Neumann.

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

15. [210644](#) Resolution relating to a Certificate of Appropriateness for roof repairs at 2716 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for the Allyn Group.

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

16. [210645](#) Resolution relating to a Certificate of Appropriateness for the re-facing of a corner projecting sign at 1203 N. 10th Street in the Pabst Brewery Historic District for Brewery House LLC.

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

17. [210657](#) Resolution relating to a Certificate of Appropriateness for a wooden fence at 2817 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Lonnie Rupert.

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

**No:** 0

**Excused:** 1 - Pieper Eisenbrown

18. [210689](#) Resolution relating to a Certificate of Appropriateness for a wooden fence at 2636 N. Grant Boulevard, in the Grant Boulevard Historic District, for Kyle Dlabay.
- 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:** 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia
- No:** 0
- Excused:** 1 - Pieper Eisenbrown
19. [210690](#) Resolution relating to a Certificate of Appropriateness for rooftop HVAC equipment at 2577 N. Downer Avenue, in the Downer Avenue Historic District, for B33 Downer LLC.
- 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:** 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia
- No:** 0
- Excused:** 1 - Pieper Eisenbrown
20. [210725](#) Resolution relating to a Certificate of Appropriateness for slate roof repairs at 2234 N. Terrace Avenue, in the North Point South Historic District, for Cris Slawinski.
- 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:** 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia
- No:** 0
- Excused:** 1 - Pieper Eisenbrown
21. [210733](#) Resolution relating to a Certificate of Appropriateness for a wooden fence at 2837 W. State Street, in the Concordia Historic District, for Elon Stackhouse.
- 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:** 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

22. [210735](#) Resolution relating to a Certificate of Appropriateness for replacing six windows at 1850 N. 1st Street, in the Brewers Hill Historic District, for Bruce Roberts.

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

**No:** 0

Excused: 1 - Pieper Eisenbrown

23. [210765](#) Resolution relating to a Certificate of Appropriateness for two wall signs at 1036 W. Juneau Avenue, in the Pabst Brewery Historic District, for Huntington and Blue Ribbon Redevelopment Fund 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:** 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

**No:** 0

Excused: 1 - Pieper Eisenbrown

24. [210766](#) Resolution relating to a Certificate of Appropriateness kitchen HVAC equipment at 789 N. Jefferson Street, in the Jefferson Street Historic District, for Tino Bates.

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

**No:** 0

Excused: 1 - Pieper Eisenbrown

25. Review and approval of the minutes from the August 2nd and August 12th meetings.

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

**26. Updates and announcements.**

*Meeting adjourned: 4:34 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>.*