



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,
lelmer@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,
tim.askin@milwaukee.gov*

*Senior Planner: Andrew Stern, 286-5722,
andrew.stern@milwaukee.gov*

*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Wednesday, January 17, 2024

3:00 PM

City Hall, Room 301-B

Special

Meeting convened: 3:07 P.M.

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

1. [231385](#) Resolution relating to the Temporary Historic Designation of the Millerand Apartment Building at 3035 W. Wisconsin Avenue in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said the nominated structure is a large apartment building and is part of a mixed-use parcel. It's a fairly large parcel. Luxury apartment construction started in the 1870s and continued throughout the 1920s. In 1926, large apartment buildings and mixed uses crept onto the former Grand Avenue, which is now named Wisconsin Avenue. The grand estates were sold for developments. The original land was originally a 3-story mansion, which was sold in 1923 and purchased by a developer, Morris Miller. When the Millerand apartment was constructed in 1925 it would have had some of the grand estates next to it. It was a 72-unit, 8-story building in the beaux art style and opened for leasing in 1926 and included a breakfast tea room and a large, rooftop garden for tenant use.

Only one modification, an exterior entryway, from the 1980s or 1990s exists. The exterior detailing still exists. Herbert Tullgren was the designer and he designed many of Milwaukee's more famous buildings, in addition to his father and brother and helped introduce art deco into Milwaukee, working on Hotel Astor, Patrician Apartments, Shorecrest Hotel and the Watts Building, among others.

Staff recommends temporary designation based on f-5 and f-6.

Ald. Bauman moved, seconded by Mr. Jarosz, to open the public hearing.

James Dieter - 2432 W. Kilbourn - nominator. There are 33 prominent properties that he feels should be nominated in Avenues West. He is very involved in historic

restoration.

Atty. Richard Donner - attorney for the property owner. He says that the bylaws require that staff reports to the Commission and then decide if a public hearing should be scheduled. He argues that this hearing violates the HPC bylaws, which should work in tandem with the code. The study report also does not include how low-income housing would be impacted. He only had one day to review the Study Report, which was supposed to be included with the notice of the hearing. This building is affordable housing with two-bedroom units renting for \$1050.

Ald. Bauman said the neighbors are concerned based upon the owner's past history of exterior changes to buildings he purchased (this building was purchased in March 2023).

Atty. Donner has agreed to waive the 7-day notice so a 24-hour emergency meeting could be called if exterior work is initiated.

Ald. Bauman moved to adjourn, not close, the public hearing.

If the permanent designation is approved, this application is moot.

Ms. Keating Kahn excused from the meeting at 4:45 P.M.

The attorney is willing to accept the study report as an e-mail on behalf of his client for both properties.

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: 5 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, and Peltz

No: 0

Excused: 2 - Keating Kahn, and Garcia

Meeting adjourned: 5:00 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>.