



# 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, 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,  
tim.askin@milwaukee.gov*

*Legislative Liaison, Dana Zelazny, VIC-8679,  
dana.zelazny@milwaukee.gov*

---

Monday, February 8, 2021

3:00 PM

City Hall, Room 301-B

---

**This is 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 <http://city.milwaukee.gov/citychannel>.**

*Meeting convened: 3:01 P.M.*

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

1. [140672](#) Resolution relating to a Certificate of Appropriateness for a mothball certificate for portions of the Henry Palmer Lodge/Love Tabernacle, an individually designated structure at 2640 N. 1st Street.

**Sponsors:** THE CHAIR

*Only the chimney work needs to be done and he has been progressing.*

*Staff recommends another 6-month extension.*

*Grant a six-month extension.*

**A motion was made by Matt Jarosz, seconded by Patricia Keating Kahn, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

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

*Mr. Tim Askin said there are 5 windows left to do and there is only one additional 6-month extension. Staff recommends the final 6-month extension.*

*Grant six-month extension.*

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

**No:** 0

3. [201244](#)

Resolution relating to a Certificate of Appropriateness for a projecting sign at 225 E. Michigan Street in the East Side Commercial Historic District for 225 East Michigan St LLC.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the sign is reasonably compatible with the building and zoning compliant.*

*The sign would be on the northeast corner and has exterior lighting.*

*Staff recommends approval.*

*Mr. Jarosz moved to grant with the amendment to include the sign being properly attached to the building so as to not damage the decorative stone.*

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

**No:** 0

4. [201266](#)

Resolution relating to a Certificate of Appropriateness for entrance stairs along E. Lloyd Street at 2107 N. Palmer Street, in the Brewers Hill Historic District, for Philmore Hall.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the stairs will be along LLOYD Street and there is very little historical documentation on this building. The full-width porch was removed at some point in time and no indication of original entry locations. The building was converted into exclusively residential use. The steps have to go sideways in order to have a landing - the porch is simple but compatible.*

*Phil Hall - owner - he drew the steps/landing and is a carpenter.*

**A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

5. [201074](#)

Resolution relating to a Certificate of Appropriateness for rehabilitation of the William McKinley School building and for landscape alterations at 2001 W. Vliet Street, the McKinley School, an individually designated property, and at 1255 N. 20th Street, the McKinley School playground, an individually designated property, for Gorman and Company.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the school has been neglected for a long time; was previously sold off then foreclosed upon by the city. The building is cream city brick, but was painted red by MPS, which probably damaged the brick. Any future painting should take consideration to not damage the brick and use of the softest mortar possible. The paint will be a cream-city color. The building proposal is acceptable as proposed for painting and roof materials, but would prefer steel gutters for durability. The one set of original doors will be restored and replicas used in other locations. For windows, most of the windows are proposed to be replaced with aluminum replicas. Replacement windows throughout are substantially warranted.*

*Landscaping is dictated by the zoning code and looks adequate. They propose a chain-link fence on the south side and staff would prefer a decorative metal fence to match the other fence on the site.*

*Staff recommends approval on all items except the windows and the chain link fence. Allyson Nemec - architect - the chain link fence is temporary and her client is not opposed to a decorative fence.*

*Ms. Hatala said the school was designated in October 2014. Mr. Askin said the windows were substantially removed due to lead and asbestos abatement.*

*Mr. Jarosz is fine with the aluminum windows in this situation.*

*Mr. Jarosz moved to approve as proposed, seconded by Ms. Peltz, with the proposal being amended with a decorative fence.*

**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, Keating Kahn, Bauman, and Peltz

**No:** 0

6. [201075](#)

Resolution relating to a Certificate of Appropriateness for the construction of four houses at 2001 W. Vliet Street, on the grounds of the William McKinley School, an individually designated property, for Gorman & Company.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that at the far north end, the proposal is to create four new houses with garages as well as an alley. Staff has no concerns about landscaping or the house designs. The houses fit well into the neighborhood and don't distract as new construction. The land is indeed excess and from 1910 to 1960 there were 18 buildings on this land. DCD staff preferred larger lots with these houses to be more market-able; the lots are 70-foot lots. The garages are detached and there is also a parking slab. Ms. Nemec said across the street is basically a suburban subdivision.*

*Ms. Nemec said the state approved vinyl siding and vinyl windows as they worked well with the neighborhood fabric. Her concern with wood is the maintenance burden for new homeowners - she likes the Hardy products as they've very durable.*

*Mr. Tim Askin said the Commission has always insisted on wood, but that was in where the building was in a historic district.*

*The State Historic Preservation Office did accept this as drafted.*

*Mr. Jarosz moved to approve as submitted with Hardy Plank and windows; this does not set precedent; does not apply to properties within or adjacent to historic districts; and the affected land has been vacant for 50 years, seconded by Ms. Peltz.*

**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, Keating Kahn, Bauman, and Peltz

**No:** 0

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

7. [201257](#) Resolution relating to a Certificate of Appropriateness for two pairs of steel safety railings at 2442 N. Terrace Avenue, in the North Point North Historic District, for Bette Jacquart.

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

**No:** 0
8. [201285](#) Resolution relating to a Certificate of Appropriateness for a metal fence at 2635 - 2637 W. Greenfield Avenue, the Lorentz/Harris Pharmacy, an individually designated historic property, for Notre Dame Middle School.

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

**No:** 0
9. [201293](#) Resolution relating to a Certificate of Appropriateness for removal of most windows and temporary boarding of same at 2001 W. Vliet Street, the William McKinley School, an individually designated property, for Gorman & Company.

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

**No:** 0
10. [201340](#) Resolution relating to a Certificate of Appropriateness for reconstruction of the reflecting pool within the original footprint, at 3230 E. Kenwood Blvd, the Mrs. Myron T. MacLaren House, an individually designated historic property, for Andy Nunemaker.

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

**No:** 0

**11. Review and approval of the minutes from the January 11th meeting.**

*Mr. Jarosz moved to accept the minutes. There were no objections.*

**12. [201277](#)**

Communication from the Wisconsin Historical Society relating to their new conservation easement for the Mrs. Myron T. MacLaren House (AKA UWM Alumni House), at 3230 E. Kenwood Boulevard.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this is simply here to place on file so a record exists for it.*

**A motion was made by Matt Jarosz, seconded by Ann Pieper Eisenbrown, that this Communication be PLACED ON FILE. This motion PREVAILED by the following vote:**

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

**No:** 0

**13. [201338](#)**

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Transfer Shipwreck located 6.0 miles southeast of the Milwaukee Harbor Breakwater Lighthouse in Lake Michigan

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said the Wisconsin Historical Society has been a leader listing shipwrecks for National Historic Registration. This ship was deliberately sunk once it was no longer useful and was used primarily to haul coal and pulled by another vessel. Anything valuable was removed prior to its being sunk. Staff recommends supporting the nomination.*

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

**No:** 0

**14. Review and approval of the 2020 Annual Report.**

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

**15. Updates and announcements.**

*Ald. Bauman said legislation was introduced to permit the CC president to make nominations to the Commission. The matter was passed 4-1 and the mayor issued a letter objecting to the change. The Council president suggested that if the mayor doesn't fill a vacancy within 90 days, then the president has the authority to make the appointment.*

*Meeting adjourned: 4:33 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>.*