



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,
Sally Peltz and Jordan Morales*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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*Senior Planner: Tim Askin, 286-5712,
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*Senior Planner: Andrew Stern, 286-5722,
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*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, November 4, 2024

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:02 PM

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

1. [240751](#) Resolution relating to a Certificate of Appropriateness for addition of dormer on the west façade at 204 W. Brown Street, in the Brewers Hill Historic District, for Robert Howard.

Sponsors: THE CHAIR

Mr. Andrew Stern said that the plans submitted are still incomplete and asked that this be rescheduled to December.

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

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

No: 0

2. [240610](#) Resolution relating to a Certificate of Appropriateness for demolition of the Lorenz Paetzold Slate House, at 1942 S. Muskego Avenue, an individually-designated historic property, for Mandeep Dhawan.

Sponsors: THE CHAIR

Mr. Tim Askin said the Dept. of City Development asked to have this held.

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the

following vote:

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

No: 0

3. [230111](#)

Resolution relating to a Certificate of Appropriateness for retaining vinyl windows installed by a prior owner at 2658 N. Grant Boulevard, in the Grant Boulevard Historic District for Patrick Betts & Jessica Holly.

Sponsors: THE CHAIR

Mr. Tim Askin said a contract has been signed for three windows and he recommends extending for another six months.

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

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

No: 0

4. [240870](#)

Resolution relating to a Certificate of Appropriateness for a comprehensive renovation at 802 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Hunger Task Force.

Sponsors: THE CHAIR

Mr. Tim Askin said the only major work by the architect was the building that is now the Grohmann museum (prior to the building becoming a museum) and this building isn't his best work. Hunger Task Force wishes to remodel the entire building including windows, excess entrances, glazing on the building, paint the building all black and re-do the planting bed. The interior will also be overhauled. They will not be distributing food from this location. Staff recommends approval with the condition that the paint used is certified by the manufacturer for use on exterior concrete. The exterior is raw concrete.

Mr. Jarosz moves for approval with the caveat that staff approve the paint prior to use.

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

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

No: 0

5. [240922](#)

Resolution relating to a Certificate of Appropriateness for garage demolition at 2857-2859 N. Sherman Blvd., in the Sherman Boulevard Historic District for Jesse and Henrietta Lee.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage is accessed off the alley and isn't readily visible from the right of way. The roof is in very poor shape and it is clad in asphalt siding, with the service door, fascia and soffit also being in poor shape. It is not a high-scale design;

it was a pretty common design. It does date to the 1920s, the era of the house itself. There is a proposed garage that will be more or less in the same footprint. It meets 3 of the 6 criteria for demolition and staff recommends approval.

Jesse Lee - owner - the new garage will be clapboard and have a hip roof.

Hold, by Ms. Keating Kahn, seconded by Mr Morales so it can voted on following discussion of the proposed replacement garage. Prevailed. 7-0.

Reconsider, by Mr. Jarosz. Seconded by Mr. Morales. Prevailed. 7-0.

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 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

6. [240923](#)

Resolution relating to a Certificate of Appropriateness for a new garage at 2857-2859 N. Sherman Blvd., in the Sherman Boulevard Historic District for Jesse and Henrietta Lee.

Sponsors: THE CHAIR

Mr. Andrew Stern said the new garage will be slightly larger, by being two feet longer into the yard (same width). It will have a hip roof and clad in LP SmartSide and LP trim as well. The service door is being moved from one side to the rear of the garage. The owner is requesting BOZA approval for a 3-foot setback, but staff would prefer a 4-foot setback would be a better fit. Staff would not support LP SmartSide, as requested by the owner. Staff is recommending approval with conditions detailed in the report.

Jesse Lee - owner - he would like LP siding, rather than Hardy Plank. He would like to go two feet further back into the yard and retain the three-foot approach to match the historical context of the other garages. The service door will also be moved from one of the sides to the rear of the garage.

The owner would still prefer a 3-foot setback as it wouldn't match the other garages on the alley. He is okay with the siding staff wants, if the contractor is okay with it.

Mr. Jarosz moved for approval with the understanding of Hardy Board or wood (not LP). No motion on the setback.

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

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

No: 0

7. [240926](#)

Resolution relating to a Certificate of Appropriateness for alterations to a previously approved design for an addition, at 1311 E. Brady Street, in the Brady Street Historic District, for Jo-Cat's Inc.

Sponsors: THE CHAIR

Mr. Tim Askin said that the applicant had a design approved in 2017 that had two columns and the applicant would prefer not to build the second column. Staff has no

recommendation.

Mr. Lorenzo Cataldo - owner - the engineer put the post in the sub-wall and the work apparently wasn't done correctly. The pole is just a target for graffiti and posters. It is no longer needed for weight-bearing.

Approve as built.

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

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

No: 0

8. [240935](#)

Resolution relating to a Certificate of Appropriateness for modification and expansion of the back deck at 2723 E. Bradford Ave., in the North Point North Historic District for Caitlin and Rick Long.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicants are doing kitchen work which would affect the rear facade (removal of three French doors, which would be replaced by windows and a Pella door). The area below the windows will be clad with cedar shingles to match the house and the other two sets of French doors will also be replaced with windows. The pergola will be removed, as well as the decking material. The structural elements of the deck will remain as long as they are structurally sound, otherwise they will be replaced in-kind and the deck will expand out three feet (stairs will remain in the same place). The roof will be expanded. Staff recommends approval with conditions detailed in the report (standard wood conditions and spindle spacing).

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

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

No: 0

The following files represent staff approved Certificates of Appropriateness:

9. [240921](#)

Resolution relating to a Certificate of Appropriateness for HVAC equipment replacement at 2045 N. 2nd St, in the Brewers Hill Historic District for Dale and Renate Bunger.

Sponsors: THE CHAIR

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 - Bauman, Pieper Eisenbrown, Morales, Jarosz, Robinson, Keating Kahn, and Peltz

No: 0

10. [240924](#)

Resolution relating to a Certificate of Appropriateness for roof shingle

replacement at 2465 W. Congress St., in the Garden Homes Historic District for Ashley Montgomery.

Sponsors: THE CHAIR

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, Robinson, and Morales

No: 0

11. [240946](#)

Resolution relating to a Certificate of Appropriateness for alterations to an existing sign at 1036 W. Juneau Avenue, in the Pabst Brewery Historic District, for Blue Ribbon Management on behalf of Milwaukee County.

Sponsors: THE CHAIR

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, Robinson, and Morales

No: 0

12. [240966](#)

Resolution relating to a Certificate of Appropriateness for roof waterproofing at 2774 N. Grant Boulevard, in the Grant Boulevard Historic District, for Kaelee Pietrini.

Sponsors: THE CHAIR

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, Robinson, and Morales

No: 0

13. [240988](#)

Resolution relating to a Certificate of Appropriateness for replacement of a flat roof and in-kind replacement of gutters at 1841 N. 1st St., in the Brewers Hill Historic District for James Leick and Kim Kummrow.

Sponsors: THE CHAIR

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, Robinson, and Morales

No: 0

14. [241005](#) Resolution relating to a Certificate of Appropriateness for gas service replacement and installation of a regulator on the rear facade at 2724-2726 W. Burnham St., in the American System Built Homes Historic District, for Frank Lloyd Wright's Burnham Block, Inc.
- Sponsors:** THE CHAIR
- 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, Robinson, and Morales
- No:** 0
15. [241010](#) Resolution relating to a Certificate of Appropriateness for replacement railings at 2615 N. Lake Dr., in the North Point North Historic District for Vesla and Kenny Hoeschen.
- Sponsors:** THE CHAIR
- 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, Robinson, and Morales
- No:** 0
16. [241025](#) Resolution relating to a Certificate of Appropriateness for roof and parapet repairs at 2617 N. Wahl Avenue, in the North Point North Historic District, for Greg and Joan Gnadt.
- Sponsors:** THE CHAIR
- 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, Robinson, and Morales
- No:** 0
17. **Review and approval of the minutes from the October 7th meeting.**
- Ald. Bauman moved, seconded by Mr. Jarosz, for approval of the minutes. There were no objections.*
18. **Updates and announcements.**
- Mr. Jarosz said a national convention was last week in New Orleans and it was announced at the convention that it will be held in Milwaukee next year. David Uihlen spoke for 15 minutes at the convention on how great Milwaukee is. Mr. Jarosz will serve as an advisor as he has been a member for 25 years.*

Growing Milwaukee has some updates and the planning staff is happy to meet with you. They ask that HPC members participate in one of the webinars prior to the meeting.

Meeting adjourned: 3:50 PM

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>.