



# 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,  
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*Senior Planner: Carlen Hatala, 286-5722,  
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*Senior Planner: Tim Askin, 286-5712,  
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*Legislative Liaison, Dana Zelazny, 286-8679,  
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Monday, May 3, 2021

3:00 PM

City Hall, Room 301-B

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**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.*

*Jacqueline Drayer - temporary senior planner who will be working remotely.*

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

1. [201523](#)

Resolution relating to a Certificate of Appropriateness for replacement of selected windows or mothball status at 2602 N. Grant Boulevard, in the Grant Boulevard Historic District, for Bunny Booker.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this was held last month as Ms. Booker, the owner, had technical difficulties. She replaced two front windows over the winter; Home Depot did the work, but didn't contact the HPC office. The former windows were zinc windows and were in rough shape. The owner is willing to repair the side windows back to their original state.*

*Ms. Bunny Booker - the windows that were removed were vinyl and she replaced them as they were in bad shape. She is willing to get wooden casement windows; she is willing to purchase wooden windows that somewhat match the original windows. She can't afford \$25,000 to restore the four front windows. She spent \$4,400 on the front windows with Home Depot.*

*Staff recommends a second bid and referring it to staff. Staff supports zinc tape and would like to see a second bid.*

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

**Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia  
**No:** 0

2. [201639](#)

Resolution relating to a Certificate of Appropriateness for re-siding the Disch-Rising-Morgan Puddler's Cottage, an interim individually designated property, in the proposed South Superior Street Puddlers' Cottages Historic District, at 2530 S. Superior Street, for 2530 S. Superior, LLC.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the area was designated temporary a couple of months ago. In 1990 the house had asbestos siding and vinyl siding was installed over that siding. The LLC is proposing to remove the deteriorated vinyl siding and replacing with SmartSide, which is a sawdust and resin product. Staff supports this as the best hoped-for result and it will look better than present.*

*Staff recommends approval as no other viable solution. They have no idea what is under the asbestos siding.*

*Held so Mr. Askin can go out to the site.*

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

**Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia  
**No:** 0

3. [201685](#)

Resolution relating to a Certificate of Appropriateness for mothball status at 322 W. State Street, in the Old World Third Street Historic District, for Jake Dehne.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the windows that had been covered by a small, attached building were vinyl. The owner is requesting time to do the wall of windows. Mr. Askin recommends 3 months for the mothball to talk about tax credits and his finances. Grant 3-month mothball.*

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

**Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia  
**No:** 0

4. [201692](#)

Resolution relating to a Certificate of Appropriateness for window alterations on the secondary elevations at 2709 E. Bellevue Place, in the North Point North Historic District, for Jamie Thayer Hodge and Sebastian Maxwell Link.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that a kitchen remodel is being planned and a vinyl oriole window*

*had been installed. Windows will also be changed and re-configured on the west wall and one window moved to the east wall.*

*Jamie Hodge - homeowner*

*Grant, with staff conditions, and replace glass block window with historic window.*

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

**Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia

**No:** 0

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

5. [210022](#) Resolution relating to a Certificate of Appropriateness for various repairs at 1948 -1950 N. 2nd Street, in the Brewers Hill Historic District, for AJ Cihla.

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

**No:** 0

6. [210024](#) Resolution relating to a Certificate of Appropriateness for window replacements at 2565 - 2577 N. Downer Avenue, in the Downer Avenue Commercial Historic District, for B33 Downer Avenue LLC.

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

**No:** 0

7. [210029](#) Resolution relating to a Certificate of Appropriateness for a marquee sign at 600-602-606 N. Broadway, in the East Side Commercial Historic District, for 600 Broadway LLC (Kinn Guesthouse).

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

**No:** 0

8. [210030](#) Resolution relating to a Certificate of Appropriateness for repairs at 2933 W. McKinley Boulevard, in the Cold Spring Park Historic District,

for Cheryl Switzer.

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

**No:** 0

9. [210031](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 2245 N. Lake Drive, in the North Point North Historic District, for Nicole Kauss.

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

**No:** 0

10. [210033](#) Resolution relating to a Certificate of Appropriateness for repairs and alterations to driveway curb walls at 946 N. 31st Street, in the Concordia Historic District, for Celia Wiberg.

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

**No:** 0

11. [210034](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 3014 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Don Pannell.

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

**No:** 0

12. [210036](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 3225 W. Lisbon Avenue, the Konrad & Baumann Building, an individually designated historic property, for Youa Vang.

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

**No:** 0

13. [210038](#)

Resolution relating to a Certificate of Appropriateness for masonry repairs at 2320 N. Lake Drive, St. Mary's Hospital, an individually designated historic property, for Ascension.

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

**No:** 0

14. **Review and approval of the minutes from the April 12th meeting.**

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

15. [201622](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the St. Catherine Residence for Young Women, at 1032 E. Knapp Street.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the St. Catherine Residence was created in 1966 by Sisters of Mercy taking over an apartment building and a large front porch was added. Residents did not need to be Catholic, but attending some type of religious services. This is the only woman-only hotel. This was nominated by Mercy Housing, which operates the building. They have covered 3 sides in corrugated metal siding, all windows are now vinyl, removed all the metal screens on the front windows and the private rooms have no historic integrity. Since 1971, the historic features have all been removed. Staff does not think this building is intact enough to justify the Commission's support. One of the aspects of integrity is "setting" and they demolished two Queen Anne buildings to put up the apartment building.*

*Mr. Jarosz moved to not support this nomination, seconded by Ms. Peltz. No objections.*

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

**Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia

**No:** 0

16. [201623](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Marshall & Ilsley Bank Building (Tower), at 770 N. Water Street.

**Sponsors:** THE CHAIR

*Mr. Askin said this can be discussed through August.*

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

**Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Bauman, Peltz, and Garcia

**No:** 0

**17. Updates and announcements.**

*Ms. Hatala is still out and there will no be Cream of the Cream Cites awards this year.*

*Meeting adjourned: 3:54 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>.*