



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Rafael Garcia, CHAIR

Ann Pieper Eisenbrown, VICE-CHAIR

*Ald. Robert Bauman, 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

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

Monday, January 9, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:04 P.M.

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

Excused: 1 - Jarosz

1. [221274](#) Resolution relating to a Certificate of Appropriateness for the reconstruction of the front porch at 102 E. Vine Street, in the Brewers Hill Historic District for Molly and Ashley Booth.

Sponsors: THE CHAIR

Mr. Tim Askin said the project is relatively simple with the current porch being from 1990. The owners are prepared to rebuild it in kind with minor changes to the railing details. Staff recommends approval with conditions outlined in the staff report with some details worked out with the staff.

Molly Booth - 102 E. Vine St. - owner - looking to re-use the railings and columns. She is fine working with staff.

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

No: 0

Excused: 1 - Jarosz

2. [221369](#) Resolution relating to a Certificate of Appropriateness for creation of a new door opening on the east side of the building at 930 W. Historic Mitchell Street, in the Mitchell Street Historic District for Phoenix Mitchell, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the health center is doing remodeling and requires a new fire exit and would like a new door on the alley to function as such. Staff recommends approval as proposed.

Kelly Denk - 1212 E. Burleigh St. - architect

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

No: 0

Excused: 1 - Jarosz

3. [221372](#)

Resolution relating to a Certificate of Appropriateness for windows installed by a prior owner at 2652 N. Grant Boulevard, in the Grant Boulevard Historic District for Veronica and Antonio Nolden.

Sponsors: THE CHAIR

Mr. Tim Askin said around 2009 or prior vinyl windows were installed by a prior owner. That owner has since passed. Staff recommends denial as there is no statute of limitations in the ordinance. Only three windows on the front are affected. It was a historic district when the windows were installed.

Veronica Nolden - 2652 N. Grant Blvd. - she bought the property on Oct. 18th. - she does not feel she should have to replace the three windows in front as the work was done years ago.

Jay Holmes - 3214 N. 41st St. - this area is nearly worthless and it's racist and this wasn't caught for 13 years. Evelyn Boyd owned the home in 2009, per Mr. Holmes. Hold to the call of the chair to create a policy for work done in years previously.

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

No: 0

Excused: 1 - Jarosz

4. [221376](#)

Resolution relating to a Certificate of Appropriateness for façade and storefront alterations at 723 - 725 W. Historic Mitchell Street, in the Mitchell Street Historic District for Shane McAdams Studio.

Sponsors: THE CHAIR

Mr. Askin said the applicant asked that this be held until next month.

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 - Bauman, Pieper Eisenbrown, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Jarosz

5. [221380](#)

Resolution relating to a Certificate of Appropriateness for installation of security screens on selected windows at 3360 - 3370 N. Sherman Boulevard in the North Sherman Boulevard Historic District, for Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Askin said this is Townsend School and MPS is asking to add window security screens, which are pretty dark, but can be seen through. They are only proposing it on the ground windows, which are currently glass block windows. The south side has more windows as there are more balls coming from the play area and it is more climb-able and other windows on other sides as well. He recommends approval.

Alison Nemec - architect

Michelle Lenski - MPS

Mark Bethel - Construction Engineer for MPS

Ms. Nemec said the security screens allow in air and natural light, but also prevent break-ins. This will also need state and local federal review, which limits their choices. Grant, contingent on working with staff.

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

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

No: 0

Excused: 1 - Jarosz

6. [221379](#)

Resolution relating to a Certificate of Appropriateness for installation of security screens on selected windows at 1555 N. Dr. Martin Luther King Jr. Drive, the Golda Meir School, an individually designated historic site, for Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Askin said this is a national historic building and has the most protection possible when using federal funds. Staff recommends approval with the amended version submitted with the caveat they continue to work with staff.

Alison Nemec -architect

Michelle Lenski and Mark Bethel - MPS

Grant, contingent on working with staff.

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

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

No: 0

Excused: 1 - Jarosz

7. [221381](#) Resolution relating to a Certificate of Appropriateness for installation of security screens on selected windows at 2525 N. Sherman Boulevard in the North Sherman Boulevard Historic District, for Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Askin thinks they have come up with a good plan and he has no objections, with the usual caveat to work with staff.

Alison Nemec - architect

Michelle Lenski and Mark Bethel - MPS

Grant, contingent on working with staff

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 - Bauman, Pieper Eisenbrown, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Jarosz

8. [221382](#) Resolution relating to a Certificate of Appropriateness for relocation of primary building at the same lot 1550 N. Prospect Avenue within, the Frederick J. Goll House, an individually designated historic site, for Willow 1550 LLC.

Sponsors: THE CHAIR

Mr. Askin said this is the 3rd or 4th revision and the Commission is reviewing the effects on the house itself. The house was designated in 2002 and has been part of a historic district since 1990. The proposed tower is being reviewed by Zoning, Neighborhoods and Development Committee tomorrow. Most of the south side of the house will still be visible from Prospect and the proposal is to move the house 30 feet closer to Prospect, which will bring it into closer alignment with the existing setbacks. Staff recommends approval.

Chris Houden

Adam Boldt - Architect

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

No: 0

Excused: 1 - Jarosz

9. [221383](#) Resolution relating to a Certificate of Appropriateness for construction of an eight story hotel at 308 W. Kilbourn Avenue, a part of the Milwaukee Journal Complex, an individually designated historic site, for HKS Holdings, Inc.

Sponsors: THE CHAIR

Mr. Askin said the team is here for interpretation and guidance on the design

guidelines. The entire block is historic, except for the Major Goolsby site. The Republican Hotel on the site was demolished in 1961, replaced by a parking lot and fountain in 1964. The fountain did not remain on the site long. DCD did participate in creation of the staff report, but they have no official comment. A 10 foot front setback is required by zoning, but nothing on this block complies with that setback, so no reason to do it, especially along King Dr. He supports the proposed footprint with no setback.

Staff does not support this being a background building, as proposed by the architect. There is a lack of undulation to the facade and it feels monolithic and not compatible with the area and it has the vague appearance of being a stripped-down building of a former building. It has a rather squat appearance and the rooftop deck throws off the scale. The windows don't speak to the pedestrian scale and the street is a key pedestrian area - the coffee shop does integrate into that, but details are lacking in street presence. The west facade needs detail. The roof line needs a clear and strong end point. Downtown zoning does not permit metal panels all the way to the sidewalk. Staff recommends holding this over to work on details.

Aaron Event - architect

Joel - owner - there will be a coffee shop/restaunt to bring pedestrians in, as well as creating a public plaza.

Ethan Skeels - architect - they have added some more details. They particularly wanted Commission review of the scale and a reaction to the metal panel on the roof. They will find an appropriate place for the baseball plaque.

Hold to work with staff more to further refine the design.

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 - Bauman, Pieper Eisenbrown, Robinson, Keating Kahn, Garcia, and Peltz

No: 0

Excused: 1 - Jarosz

The following files represent staff approved Certificates of Appropriateness:

10. [221216](#) Resolution relating to a Certificate of Appropriateness for installing a new asphalt shingle roof and related repairs to coping and gutters at 2635 W. GREENFIELD AVENUE, the Lorentz / Harris Pharmacy, an individually designated history property, for Notre Dame Middle School.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

11. [221224](#) Resolution relating to a Certificate of Appropriateness for the new awnings and awning signage at 1013 W Historic Mitchell St, in the

Mitchell Street Historic District for Shane McAdams.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

12. [221232](#)

Resolution relating to a Certificate of Appropriateness for the installation of a wall sign at 785 N. Jefferson Street in the N. Jefferson Street Historic District for Van Buren Management, Inc.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

13. [221317](#)

Resolution relating to a Certificate of Appropriateness for the replacement of storm windows at 2591 N. Summit Avenue, in the North Point North Historic District for Chris Sanger and Alicia Chen.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

14. [221324](#)

Resolution relating to a Certificate of Appropriateness for the installation of a wall sign at 1119 N. Marshall Street, outside the Fitzgerald House and College Women's Club, an individually designated historic property, for PTG Live Events LLC.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

15. [221336](#) Resolution relating to a Certificate of Appropriateness for the rebuilding of the rear porch to replace the porch that recently collapsed at 1814 North First Street, in the Brewers Hill Historic District, for Jaime Leick

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

16. [221358](#) Resolution relating to a Certificate of Appropriateness for the removal of existing roofing and the installation of new roofing gutters and down spouts at 2450 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Corine Wilson.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

17. [221360](#) Resolution relating to a Certificate of Appropriateness for repairs to the fire escape and one second floor window at 1667 N. Farwell Avenue, in the Brady Street Historic District for Hayat Pharmacy.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

18. [221362](#) Resolution relating to a Certificate of Appropriateness for chimney repair at 2420 N. Terrace Avenue, the Bogk House, in the North Point North Historic District, for Margaret Howland on behalf of Barbara Elsner.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

19. [221374](#)

Resolution relating to a Certificate of Appropriateness for balcony repairs and the replacement of railings at 2734 E. Bradford Avenue, in the North Point North Historic District for Marie Kohler.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

20. [221393](#)

Resolution relating to a Certificate of Appropriateness for installation of insect screens on selected windows at 1555 N. Dr. Martin Luther King Jr. Drive, the Golda Meir School, an individually designated historic site, for Milwaukee Public Schools.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

21. [221394](#)

Resolution relating to a Certificate of Appropriateness for installation of insect screens on selected windows at 2525 N. Sherman Boulevard in the North Sherman Boulevard Historic District, for Milwaukee Public Schools.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

22. [221395](#)

Resolution relating to a Certificate of Appropriateness for installation of

insect screens on selected windows at 3360 - 3370 N. Sherman Boulevard in the North Sherman Boulevard Historic District, for Milwaukee Public Schools.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

23. [221397](#)

Resolution relating to a Certificate of Appropriateness for installing replica original windows and new wooden storms at 2446 N. Lake Drive, in the North Point North Historic District for Andrew Klemen.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

24. [221399](#)

Resolution relating to a Certificate of Appropriateness for masonry and structural repairs at 2411 N. Terrace Avenue, in the North Point North Historic District for Robert Chang.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Jarosz

25. Review and approval of the minutes from the last meeting.

Ms. Keating Kahn moved, seconded by Ms. Pieper-Eisenbrown, for approval of the minutes. There were no objections (Ms. Peltz excused).

26. Election of a Vice Chair.

Ms. Keating Kahn nominated Ms. Pieper-Eisenbrown. Seconded by Ald. Bauman. Approved unanimously (Ms. Peltz excused).

27. Updates and announcements.

Ms. Hatala's position has been posted and closes on Friday. There should be a new person starting by the March meeting, possibly by the February meeting.

Meeting adjourned:: 4:46 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>.