



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

*Sally Peltz, CHAIR*

*Ald. Robert Bauman, VICE-CHAIR*

*Ann Pieper Eisenbrown, Matt Jarosz, Patricia Keating Kahn,  
and Marion Clendenen-Acosta*

*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, July 6, 2020

3:00 PM

City Hall, Room 301-A

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**Amended 7/1/20- Items 16, 18 and 19 were added (files 200351, 200361 and 200363)  
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.m>**

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

**Present:** 6 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, 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

*Mr. Toussaint Harris said there is a lull due to COVID19, but they now have money for the chimney, which will be done as contractor time permits.  
Six-month extension granted.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Keating Kahn
- 2.**     [200039](#)                     Resolution relating to a Certificate of Appropriateness for a curb cut, concrete driveway, HVAC equipment, and related landscaping at 826 N. 29th Street, in the Concordia Historic District, for David Marshall.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the applicant is requesting a curb cut, HVAC equipment and a decorative wall. The driveway is up against the house due to the location of power poles. The decorative garden wall would be at the end of the driveway to hide a fan which is in the middle of a concrete retaining wall. Staff recommends approval with more design details for the garden wall and to hold that portion separate. Ald. Bauman is concerned that this would result in paving almost the entire green space on this property and he would prefer a narrower driveway. He also asked if a storm water runoff plan would need to be submitted.*

*David Marshall - owner - said the flower wall is to block the fan. His plan for the property is to live there. He currently lives in Brookfield and there is a chain link fence across the front of the property. He would like a driveway as he can rarely find a convenient place to park when he comes to the property. Ald. Bauman has never had a problem finding street parking or vehicle damage on the street. Ald. Bauman wanted more specifics on the berm and how the driveway ramp will extend into the backyard. The driveway will be professionally done.*

*Ms. Peltz would like to see more details on this project.*

*Ald. Bauman said, due to the smaller lot size, that putting in a driveway and garage makes it basically into a large structure. He wouldn't support this on any other property, but it is next to a problem multi-family unit. The lot is zoned two-family residential and the owner has said he plans to live there. The property has been vacant 3-4 years. Mr. Marshall has painted the exterior and has done work on the interior. His driveway guy never mentioned the need for a retaining wall.*

*Grant the air conditioner and hold the rest. There is general agreement that a driveway is okay, but how it will affect the existing berm and if a retaining wall will be needed. Staff can bring it before the Commission if they feel they need to do so.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 2 - Jarosz, and Keating Kahn

**3. [200233](#)**

Resolution relating to a Certificate of Appropriateness for the comprehensive rehabilitation of the house at 2864 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Sarah Colacino & Isaac Rowlett.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this is a city-owned property since January 2019. They are proposing landscaping in the back yard, adding two dormer and they will have smooth shingle siding. They are still discussing the windows, with the two large windows not being original to the house and they would like glass block windows along the side and rear in the basement, some of which might be acceptable if less visible. Rear glass block windows will probably be acceptable. The new window will be consistent with the time period and wood. The second floor porch has metal railings and is in poor condition and would only be able to hold one chair on each level (it goes across both floors). Mr. Askin recommends the back porch be returned for a second review. The columns need some detail and skirting needs to be added. They also would like solar panels on the garage, which staff is fine with. Staff recommends approval with*

*conditions listed in the report and with additional review of the back porch. Mr. Askin would prefer recessed brick under the kitchen window. Staff would be okay with approving the porch and windows.*

**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 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

4. [200234](#)

Resolution relating to a Certificate of Appropriateness for a storefront rehabilitation, an accessible entry side deck, and a new freestanding bar at 1668 N. Warren Avenue, which is part of the parcel addressed as 1401 E. Brady Street, in the Brady Street Historic District, for Mike Eitel of Nomadic Ventures.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the orange building is in rough shape and the applicant is also working on the open space between the two buildings. A ramp is being proposed as well as a storefront rehabilitation involving the siding, windows and door. Staff worked with them on the details and feels that the applicant has done an excellent job, although there are no pictures of what the building originally looked like. The existing two windows will remain as they are on the second floor. The side windows will be service windows. The deck will be 31 by 7 with two new double-hung windows and translucent roofing, with fascia and trim details. The existing siding will be patched. They are proposing a new bar in back with a gate on the south so the public cannot access it that way. Staff recommends approval with conditions listed in the report. Chris Socha - architect - happy to answer any questions.*

*Ms. Peltz congratulated the architect on a fabulous design.*

*Grant, with staff condition of fascia to the translucent roof.*

**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:** 5 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

5. [200240](#)

Resolution relating to a Certificate of Appropriateness for roof replacement, gutter repair, masonry repairs, and removal of one chimney at 2051 W. Wisconsin Avenue, the Pettibone/White House, an individually designated historic property, for the Women's Support Center.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the front chimney needs substantial repair, which will be done. The rear chimney is being proposed for removal and is no longer serving any purpose. The other proposed changes are well above average and recommends approval with standard conditions. The chimney is original to that wing and there have been about 4*

*different facades.  
Grant, with conditions.*

**A motion was made by Ann Pieper Eisenbrown, seconded by Marion Clendenen-Acosta, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

6. [200241](#)

Resolution relating to a Certificate of Appropriateness for a rear addition, a reflecting pool, and a new landscape plan at 3266 N. Lake Drive, in the Lake Drive Estates Historic District, for Gustavo Leone & Huizi Chen.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said the house was built in 1912 and looks like a miniature fairy tale castle. The plan is to add an underground garage, pool and turn-around in the front of the house. The plan is to add a raised terrace in the back of the house to be used for social events. The two-bay garage will be under the terrace, with the property naturally sloping down to the lake. French doors will be added to access the terrace. The balustrade in front of the house will be moved to the south to permit a turn-around so guests can be dropped off. A reflecting pool will be installed, with a removable tent, with more details being needed for the pool. The coach house will stay where and how it is. None of this project will be visible from the street and the materials will match existing materials. Staff recommends approval with conditions listed in the report.*

*Tom Wynn - architect - said the property is very narrow.*

*Mr. Askin said a neighbor objected to bare concrete for the retaining wall.*

*Ms. Pieper Eisenbrown said very well done.*

*Grant, with staff conditions and staff will review materials and bring any concerns/conflicts to the Board.*

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

**No:** 0

7. [200260](#)

Resolution relating to a Certificate of Appropriateness for roof replacement with diamond shingles or diamond metal panels at 2590 S. Superior Street, the Beulah Brinton House, an individually designated historic property, for the Bay View Historical Society.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the diamond asbestos roof has been on there since 1930 and is basically identified with the building. Staff also supports this as well. The guidelines do not allow black shingles and staff doesn't support a zinc option. Staff recommends repairing or replacing the skylight with a new, flat skylight. The roof will be a tear-off. Grant, with staff conditions.*

**A motion was made by Sally Peltz, seconded by Matt Jarosz, that this**

**Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

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

8. [200195](#) Resolution relating to a Certificate of Appropriateness for a new slate roof, new copper gutters, replica finial, masonry repairs at 1681 N. Prospect Avenue, the Emanuel D. Adler House, an individually designated historic property, for Adler House LLC dba August Management 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, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0
9. [200209](#) Resolution relating to a Certificate of Appropriateness for landscaping in the back and side yards at 2543 N. 47th Street, in the N. 47th Street Bungalows Historic District, for Bryan Kwapil.

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

**No:** 0
10. [200216](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC equipment and a mechanized gate across the driveway at 2559 N. Wahl Avenue, in the North Point North Historic District, for Paul & Kathrin Gaffney.

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

**No:** 0

11. [200220](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC equipment at 2804 N. Grant Boulevard, in the Grant Boulevard Historic District, for Jordan Morales.

**Sponsors:** THE CHAIR

**This Resolution was ADOPTED**

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

**No:** 0

12. [200226](#) Resolution relating to a Certificate of Appropriateness for a fence along the south property line at 2813 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Lynda Tucker.

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

**No:** 0

13. [200288](#) Resolution relating to a Certificate of Appropriateness for replacement of the window glass and replacement of the overhead garage door at 2901 N. 30th Street, part of the Bungalow Firehouse Multiple Property Designation, for the Milwaukee Fire Department.

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

**No:** 0

14. [200322](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 133 W. Pittsburgh Avenue, in the South 2nd Street Historic District, for Pittsburgh Avenue 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 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Keating Kahn, and Peltz

**No:** 0

15. [200334](#) Resolution relating to a Certificate of Appropriateness for a wall sign and an awning sign at 1233 E. Brady Street, in the Brady Street Historic District, for Anthony Roufus.

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

**No:** 0

16. [200351](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 3314 N. Lake Drive, in the North Lake Drive Estates Historic District, for Julie Berlin-Edell.

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

**No:** 0

17. **Review and approval of the minutes from the June 1st meeting.**

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

18. [200361](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 817-819 North Marshall Street, the Koeffler-Baumgarten Double House.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said this property is being converted to a boutique hotel by Julie Kaufman and is locally designated. One family lived on each side of the house, hence the "double house" designation. Ms. Hatala went through the history of the building.*

**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, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

19. [200363](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Lincoln Creek Parkway.

**Sponsors:** THE CHAIR

*Back in 2008, nine parkways were designated as historic. This was one of them.*

**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, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

**20. Updates and announcements.**

*There are none.*

*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>.*