



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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Legislative Liaison, Jeff Osterman, 286-2262,
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Monday, March 11, 2024

3:00 PM

City Hall, Room 301-B

Amended 3/5/24 -- File 231651 was removed.

Meeting convened: 3:05 P.M.

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

- [231655](#) Resolution relating to a Certificate of Appropriateness for replacement of a window at 2709 E. Bradford Ave., in the North Point North Historic District for Jonathan Ngoy.
Sponsors: THE CHAIR

Mr. Askin recommends denial of the glass block window, which have only been used in basement windows.
Jonathan Ngoy - owner - the house was always a rental and isn't livable right now.
Water is coming in due to its position with the shower.

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

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

No: 0
- [231653](#) Resolution relating to a Certificate of Appropriateness for an addition to and rehabilitation of the Nunnemacher Estate / Wildenberg Hotel, an individually designated historic property, at 3774 S. 27th Street, for Rakesh Rahan.
Sponsors: THE CHAIR

Mr. Tim Askin said the building will be repaired and restored and portions of the original cupola will be brought back. The non-original front canopy will be removed. The proposal includes a new 14,000 square foot restaurant and hall and the public spaces will be restored. A patio will be added to the front. A secondary entrance will add accessibility and is designed to mimic the main entrance. Mr. Askin said the review is strictly limited to the existing and proposed buildings, but they have no oversight over the landscaping or surrounding buildings. Staff has some concerns detailed in the staff report, but is fine with the deck patio, although it would be better if it were structurally independent. The rear of the site is in a flood plain, so knowing grading details is important to the Dept. of City Development. Staff grants conceptual approval, but would like the applicant to return once it is further along.

Rakesh Rehan - owner

Tom Stachowiak - architect - he would adopt all of Mr. Askin's recommendations

Mr. Jarosz believes that the state historic preservation office will need a clear differentiation between the existing building and the new addition. Staff is willing to defer to the tax credit people on the addition.

Grant conceptual approval.

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

No: 0

3. [231623](#)

Substitute resolution granting permanent historic designation to The Millerand apartment building at 3035 W. Wisconsin Avenue in the 4th aldermanic district.

Sponsors: THE CHAIR

Mr. Tim Askin said the staff report changed in minor areas, but is not significantly different from the one done for the temporary designation. The zoning law of 1920 encouraged apartment development and mansions were marketed primarily for redevelopment. Mr. Miller demolished the mansion on the site and named the luxury apartment building after himself and spent \$650,000 to build it. The architect did a lot to bring art deco and modern design to the city and the firm was recognized as one of the most significant in the state by the Wisconsin Historical Society. The architect, Tollgren and Sons, designed many other buildings in the city. It meets e-5 and e-6 for its designation.

Atty. Richard Donner - attorney for the property owner - he argues that nothing in the study report talks about the real estate the building is on. The owner has no plans to replace the windows, but the concern is the cost to maintain and replace existing windows with wood windows due to the cost and the large number of windows present on the building. There are a number of not historically accurate windows currently. This is the main hold up that the owner has; he is looking for an economically reasonable alternative to the wood-window requirement. Mr. Askin noted the wood windows requirement is only being applied to existing original wood windows. Atty. Donner would like a "comma" and "except" added to make it clear that the original wood windows ONLY need to be replaced with wood windows. Mr. Jarosz noted that the criteria has never been amended at the Commission meeting; he sees this as a shift in the guidelines. Atty. Donner also feels the designation should be for the structure, not the site including the real estate.

Jim Dieter - 2432 W. Kilbourn Ave. - nominator - his house has 100 windows and if he gets special dispensation, then others should as well and then there is no need for HPC. The owner has removed historical details from many of his buildings.

Emma Rudd - Director of the Milwaukee Preservation Alliance - supports this

designation. Would like the building and the site nominated.

Barry Weber - president of Historic Concordia Neighbors - supports the designation.

A motion was made by Patricia Keating Kahn, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

4. [231625](#)

Substitute resolution granting permanent historic designation to the Grand Avenue Historic District on West Wisconsin Avenue, in the 4th aldermanic district.

Sponsors: THE CHAIR

Mr. Tim Askin said the Grand Avenue historic district consists of 5 buildings, which are the only remaining single-use family homes along the Avenue. The owners moved out and the mansions were converted into offices, development opportunities and sorority houses.

The Simpson house - designed in 1889 and a wood mansion and was designed by Edward Townsend Mix, a very prominent architect.

Rudolph Stafford house - built in 1911 and also designed by a prominent house; owned by a fruit purveyor.

The Meyer house - 3121 - Mr. Meyer was a German immigrant involved in the maritime industry.

Fecala and George Brunner house - 3046 W. Wisconsin Ave. - also a rather prominent architect

Lewis C. Todell house - built in 1913, a bungalow with craftsman features. Worked in the fur industry and ran a dry cleaning company, which became a national franchise. None of the houses are still family homes.

Mr. Askins said the criteria meet sections e-3, e-5, e-6 and e-9 of the Milwaukee Code of Ordinances.

Eric Sobush - 3121 W. Wisconsin Ave. - does not his building included. Nor do the owners of the other designated properties. It will affect his resale value.

Ms. Pieper Eisenbrown voted "no" due to collaboration and transparency reasons.

A motion was made by Matt Jarosz, seconded by Patricia Keating Kahn, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Bauman, Jarosz, Robinson, Keating Kahn, and Peltz

No: 1 - Pieper Eisenbrown

The following files represent staff approved Certificates of Appropriateness:

5. [231637](#)

Resolution relating to a Certificate of Appropriateness for roof and railing repairs at 2022 E. Lafayette Place, in the North Point South Historic District, for Randy Bryant.

Sponsors: THE CHAIR

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

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

No: 0

6. [231683](#)

Resolution relating to a Certificate of Appropriateness for a repairs and rehabilitation at 2603 E. Lafayette Place, in the North Point North Historic District, for Scott and Cy Simonsgaard.

Sponsors: THE CHAIR

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

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

No: 0

7. [231718](#)

Resolution relating to a Certificate of Appropriateness for a wooden fence at 2650 N. Terrace Avenue, in the North Point North Historic District for Ashley and Christopher Walter.

Sponsors: THE CHAIR

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

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

No: 0

8. [231739](#)

Resolution relating to porch and staircase repairs at 114 - 116 - 118 - 120 W. Reservoir Avenue, in the Brewers Hill Historic District, for Mike Hanson, et al.

Sponsors: THE CHAIR

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

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

No: 0

9. [231768](#)

Resolution relating to a Certificate of Appropriateness for roof repair and built-in gutter restoration at 2605 N. Summit Avenue, in the North Point North Historic District, for James Stearns.

Sponsors: THE CHAIR

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

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

No: 0

10. [231774](#) Resolution relating to a Certificate of Appropriateness for correcting step height of two staircases located in back of building at 2210 N. Lake Drive, in the North Point South Historic District for Jagpal Waraich.

Sponsors: THE CHAIR

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

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

No: 0

11. **Review and approval of the minutes from the February 5th meeting.**

Ms. Keating Kahn moved, seconded by Ms. Peltz, for approval of the minutes. There were no objections.

12. **Updates and announcements.**

The Cream City awards are still open and are still actively seeking nominations.

Meeting adjourned: 4:55 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>.