



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,
lelmer@milwaukee.gov

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, October 12, 2020

3:00 PM

City Hall, Room 301-B

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.

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

1. [191520](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2804 - 2810 W. Kilbourn Avenue, in the Concordia Historic District, for Sam Stair of S2M2 Real Estate.

Sponsors: THE CHAIR

Mr. Tim Askin said some progress has been made at the and the permit is being written; DNS is writing garbage citations weekly. The masonry sample is acceptable and the permit is ready except for payment and a typo on the plans. All necessary COAs have been issued. Staff recommends 3-6 month extension, while the alderman supports only a one-month extension.

Mr. Sam Stair - owner - the mortar sample will look better than it does in the photo provided to HPC staff.

Mr. Jarosz is concerned with the tuck point quality. The building is valued at less than \$75,000 and no-one is interested in receiving this building as a donation. The neighborhood is challenging. The mortar needs to be applied in the next couple of weeks as it can't be applied in winter.

Ald. Bauman said the owner has been working on this building for two years and there has been negative progress.

Ms. Clendenen-Acosta moved for a one-month extension; Seconded by Ms. Peltz. Mr. Askin will review the tuck pointing as the work is being done.

2. [200547](#) Resolution relating to a Certificate of Appropriateness for demolition of a garage at 4485 N. 26th Street, in the Garden Homes Historic District, for Latresa Williams.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage is a tear-down candidate.

A motion was made by Sally Peltz, 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

3. [200521](#) Resolution relating to a Certificate of Appropriateness for repair of the Ravine Road concrete arch bridge in Lake Park, 3133 E. Newberry Boulevard, in the North Point North Historic District, for Milwaukee County.

Sponsors: THE CHAIR

Mr. Tim Askin said Wisconsin Historical Society has signed off on this project and the produce being proposed. Staff says the consultants have given them this viable solution. Is it the best? Maybe? No-one else has submitted any other viable solutions. On-site color matching will be done to match the concrete. Staff recommends approval as long as they can be present to participate in the color-matching process.

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

4. [200663](#) Resolution relating to a Certificate of Appropriateness for installing a service window in an existing opening on the Van Buren façade of the building at 707 E. Brady Street, in the Brady Street Historic District, for Jordan Stewart.

Sponsors: THE CHAIR

Mr. Tim Askin said the new tenant in the building would like to install a sliding service window. A full window on the Van Buren side would be filled in with a sliding window with a wood sill. Other details can be worked out with staff and planning exam.

A motion was made by Matt Jarosz, seconded by Patricia Keating Kahn, 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

5. [200664](#) Resolution relating to a Certificate of Appropriateness for remodeling of the Brady and Arlington facades the building at 1239 E. Brady Street, in the Brady Street Historic District, for WurstBAR MKE LLC (Scott Schaefer).

Sponsors: THE CHAIR

Mr. Tim Askin said the new operator wants to remodel this building that was completed in 2010. The proposal is to replace traditional windows with folding overhead doors, add a full-width balcony and second floor smaller, balconies.

Staff cannot support aluminum folding door. Staff would suggest other changes to both elevations.

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

No: 0

6. [200662](#) Resolution relating to the Historic Preservation Commission's denial of a Certificate of Appropriateness for window replacement at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

Ms. Carlen Hatala said all the windows were leaded glass and cottage-style, with a 6 over 1 sash. This came as a complaint from the neighborhood that original windows were being replaced with vinyl windows. Ms. Anderson called the permit desk and she was told she was not required to get a permit if she doesn't change the window size. Mad City Windows has installed vinyl windows at least twice in historic neighborhoods. Fourteen windows were replaced, but there are some original windows still remaining. Staff recommends denial.

Ms. Anderson did tell the city she lived in a historic district and she was told she didn't need a permit. Mad City told her the wood windows were gone and there was nothing they could do. She has a lifetime warranty with these windows. The windows were painted shut. She hasn't had any luck finding wood windows.

Staff will look at a sash solution.

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

No: 0

7. [200669](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

Mr. Tim Askin said she also had the roof work done that the insurance company demanded be done. A heavy-shadow line roof was installed, but the shadow lines don't really appear, so staff recommends approval.

A motion was made by Marion Clendenen-Acosta, 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

8. [200690](#)

Resolution relating to a Certificate of Appropriateness for rehabilitation of the duplex at 2911 - 2913 W. State Street, in the Concordia Historic District, for Tim Scheid.

Sponsors: THE CHAIR

Mr. Tim Askin said this application is about the front porch and the side dormer. The proposal is to replace the aluminum sliders on the dormer with aluminum casements. The porch has some masonry problems and other issues. Staff objects to the proposed railing which is a composite product. A porch like this would have had a huge front post. Staff would like a different railing design and recommends approval of the rest.

Chris Hau - have no idea what was there and the proposed design, with timber-type products, is traditional

Recommend, with approval with wood and different railing design and other staff conditions.

Chris Hau and Tim Scheid - owner and architect - don't understand why they can't replace vinyl with vinyl as that is historically accurate.

Staff should verify when the historic district was created and when the addition was built.

Tuck pointing work can proceed.

Approve with staff conditions the first 2 items, except the window issue on the second floor. Approve conditions 1, 2 and 4.

Dormer and porch railing was held.

A motion was made by Sally Peltz, 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

9. [200760](#)

Communication relating to the establishing of mural guidelines for historic properties in the City of Milwaukee.

Sponsors: THE CHAIR

Ms. Hatala said unless the Commission wants to insert other conditions, the definitions really don't apply. Some minor corrections were made. Ms. Hatala read the minor changes that were made.

Mr. Jarozs moved, seconded by Ms. Peltz, to approve the guidelines. Ms. Keating Kahn abstained.

10. [200796](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the property at 333 West State Street, the Milwaukee Journal Complex.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the owners want to take advantage of the tax credits.

A motion was made by Sally Peltz, seconded by Marion Clendenen-Acosta, 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

The following files represent staff approved Certificates of Appropriateness:

11. [200609](#) Resolution relating to a Certificate of Appropriateness for a rear entry enclosure at 317 West National Avenue, in the Walker's Point Historic District, for Concorde Investments 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 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

12. [200612](#) Resolution relating to a Certificate of Appropriateness for a projecting sign to be installed on a relocated existing bracket at 1327 E. Brady Street, in the Brady Street Historic District, for Jenó Cataldo of St. Bibiana.

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

No: 0

13. [200648](#) Resolution relating to a Certificate of Appropriateness for repairing built-in gutters and flat roofs at 2659 N. Lake Drive, in the North Point North Historic District, for Kristin Wickler.

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

No: 0

14. [200651](#)

Resolution relating to a Certificate of Appropriateness for installing two storm doors at 2245 N. Lake Drive, in the North Point South 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 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

No: 0

15. [200671](#)

Resolution relating to a Certificate of Appropriateness for chimney repairs at 2530 N. Summit Avenue, in the North Point North Historic District, for Karla Benton.

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

No: 0

16. [200733](#)

Resolution relating to a Certificate of Appropriateness for installation of handrails on the front steps at 2236 N. Terrace Avenue, in the North Point South Historic District, for Cris Slawinski.

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

No: 0

17. [200762](#)

Resolution relating to a Certificate of Appropriateness for replacing roof and gutters and related incidental repairs at 3320 N. Lake Drive in the North Lake Drive Estates Historic District, for Richard Christenson.

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

No: 0

18. [200770](#)

Resolution relating to a Certificate of Appropriateness for a projecting sign at 840 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Long Life Pharmacy.

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

No: 0

19. [200774](#)

Resolution relating to a Certificate of Appropriateness for replacing a door at 530 N. Water Street in the East Side Commercial Historic District, for Gregory Gorak.

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

No: 0

20. [200785](#)

Resolution relating to a Certificate of Appropriateness for replacing roofing at 2107 E. Kenilworth Place in the North Point South Historic District, for Gloria Galang.

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

No: 0

21. [200799](#)

Resolution relating to a Certificate of Appropriateness for the construction of a monument sign at 2648 N. Hackett Avenue, the Kenwood Masonic Temple, an individually designated historic property, for Church in the City.

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

No: 0

22. [200803](#)

Resolution relating to a Certificate of Appropriateness for HVAC equipment at 2036 N Lake Drive, in the North Point South Historic District, for Toby Reynolds.

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

No: 0

23. Review and approval of the minutes from the September 1st and September 30th meetings.

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

24. Approval of the 2021 calendar of meetings.

Ms Pieper Eisenbrown moved, seconded by Mr. Jarosz, for approval of the 2021 calendar of meetings. There were no objections.

25. Updates and announcements.

Mr. Tim Askin said there will be no new business in November.

Meeting adjourned: 4:38 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>.