



# 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*

*Senior Planner: Andrew Stern, 286-5722,  
andrew.stern@milwaukee.gov*

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

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Monday, April 3, 2023

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:04 P.M.*

**Present:** 5 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Garcia

**Excused:** 2 - Keating Kahn, Robinson

1. [200878](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

**Sponsors:** THE CHAIR

*Mr. Askin said Ms. Anderson has been making progress on replacing her windows. Her new window proposal is adequate and staff recommends another 6 months.*

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

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

**No:** 0

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

2. [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 Ms. Booker replaced some windows on her enclosed porch awhile ago and she has had a contractor come in and was able to repair the original windows.*

*She cannot retain the windows with the fake casement in front of the original windows. He recommends giving her another six months to get them out. Ms. Booker said she will remove the grid windows, as requested by staff. She will return in six months.*

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

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

**No:** 0

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

3. [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. Tim Askin said he got new drawings this morning. He didn't have adequate time to review the drawings. He doesn't support thin-set brick for the building on the right. He would like more time to review the drawings. Does the Commission want to permit aluminum-clad windows on a second story that close to the street. He would support having a wood window, but leaves the decision to the Commission. He recommends working on the details more with the architect.*

*Owner present, but didn't want to come to the table. The architect could not make it. Mr. Askin asks to defer to staff and only bring back next month if need be. Hold for another month with clarifications over details and the Commission should see it.*

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Garcia, and Peltz

**No:** 0

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

4. [221721](#)

Resolution relating to a Certificate of Appropriateness for replacing and relocating a window on the rear of the house at 2019 N. Palmer Street, in the Brewers Hill Historic District for Joseph & Elizabeth Sedita.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the owners would like to move a non-original window two feet to the right and replace it with a new window. He is working with them to pick a final window and re-use the trim. He recommends approval while working with staff with salvaged windows permitted.*

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

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

No: 0

Excused: 2 - Robinson, and Keating Kahn

5. [221756](#)

Resolution relating to a Certificate of Appropriateness for complete window replacement at 1724 N. Humboldt Avenue (the former St. Hedwig Convent), in the Brady Street Historic District, for Three Holy Women Congregation and Chiara Communities, Inc.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the applicant is asking to replace all the windows with replacement wood. The building was built as a convent and school and was converted to a housing project in 1984, prior to historic designation. A lot of the windows in the 1984 addition are failing and the original windows are in rough shape. The wood is good, but that is their only good feature. Things also weren't built as designed in 1984 and some things that were changed no longer serve any function. Staff recommends approving the replacement with conditions outlined in the Staff Report.*

*Amy Schoenemann -- architect. This is a low-income senior housing project and these changes will benefit the residents.*

*The window installer and case manager also present.*

*Grant, with conditions.*

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Garcia, and Peltz

**No:** 0

Excused: 2 - Robinson, and Keating Kahn

6. [221766](#)

Resolution relating to a Certificate of Appropriateness for a revised design 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. Tim Askin said the Commission saw this in January and there are now very substantial revisions that seem to meet the criteria for approval. He thinks it is approvable as drawn. DCD and DPW would like some changes, including move the building footprint two feet west. They addressed every concern.*

*Aaron Bent - Kathler Slater - they think the changes are good.*

*Grant, with modifications, with the consideration of moving two feet west.*

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

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

**No:** 0

Excused: 2 - Robinson, and Keating Kahn

7. [221769](#) Resolution relating to a Certificate of Appropriateness for solar panels on the tile roof at 1713 S. 6th Street, part of the complex addressed as 601 W. Historic Mitchell Street, in the Mitchell Street Historic District, for TS Investment Group.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the building was originally the Juneau Theater and 130 panels are going on what was formerly the theater auditorium. He does have questions about the condition of the roof; their engineer is certifying it as sound. The only panels he is concerned about is two panels on the top row on 6th street - they probably won't be visible. Staff recommends approval with conditions in the Staff Report. Grant, with conditions.*

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

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

**No:** 0

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

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

8. [221772](#) Resolution relating to a Certificate of Appropriateness for extending an existing fence at 840 W. Juneau Avenue, in the Pabst Brewery Historic District for Weidner Apartment Homes.

**Sponsors:** THE CHAIR

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

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

**No:** 0

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

9. [221776](#) Resolution relating to a Certificate of Appropriateness for roofing replacement at 2359 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Jalong Evans.

**Sponsors:** THE CHAIR

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

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

**No:** 0

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

10. [221871](#) Resolution relating to a Certificate of Appropriateness for landscaping at 2659 N. Wahl Avenue, in the North Point North Historic District, for Alex Lasry.

**Sponsors:** THE CHAIR

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

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

**No:** 0

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

11. [221873](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 2233 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Gloria Wren.

**Sponsors:** THE CHAIR

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

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

**No:** 0

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

12. **Review and approval of the minutes from the March 13th meeting.**

*Mr. Jarosz moved, seconded by Ms. Pieper- Eisenbrown. There were no objections.*

13. **Updates and announcements.**

*New staff person will start on April 17th.*

*Mr. Askin will provide the staff assistant a title for the May meeting relating to a Certificate of Repose. This would be an ordinance change.*

*Meeting adjourned: 3:34 P.M.*

*Linda M. Elmer*

*Staff Assistant*