



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,
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*Senior Planner: Tim Askin, 286-5712,
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*Senior Planner: Andrew Stern, 286-5722,
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*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, May 1, 2023

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:02 P.M.

Present: 6 - Pieper Eisenbrown, Jarosz, Bauman, Peltz, Garcia, Robinson

Excused: 1 - Keating Kahn

1. [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 thinks this is ready for approval. The building on the right will have a new storefront with the details that were provided by the manufacturer and architect. There will be a rain screen system. The brick storefront, if real brick, would jut out more than the existing facade. There are conditions for approval in the staff report.
Mr. Jarosz is willing to look some of the color schemes as the project moves along. Grant, with continual interaction with Mr. Askin and Mr. Jarosz.
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: 6 - Bauman, Pieper Eisenbrown, Jarosz, Robinson, Garcia, and Peltz
No: 0
Excused: 1 - Keating Kahn

2. [221861](#) Substitute resolution granting Permanent Historic Designation to the Lamers Building at 830 - 832 S. 5th Street, in the 12th Ald. District.

Sponsors: THE CHAIR

Mr. Tim Askin said the owner nominated her property. The building was constructed in 1883 by Mathias Lamers as a rental property. This is one of the finest buildings in the area and the storefront has been unchanged since 1901. The architect was Andrew Elleson and a significant mortgage of \$5,000 was taken out to construct this building. The family shoe store was moved into the building in 1901. The shoe store operated until 1929 following the death of Mathias's son.

Ms. Farrelll bought the building in 1971.

This building meets e-1, e-5 and e-8 for permanent historic designation.

Staff recommends the designation.

Celine Farrell - 832A S. 5th St. - building owner

Ald. Bauman moved, seconded by Mr. Jarosz, to open the public hearing.

Emma Rudd - 1100 S. 5th St. - Executive Director of the Milwaukee Preservation Alliance - supports the designation.

Ald. Bauman moved, seconded by Mr. Jarosz, to close the public hearing.

A motion was made by ALD. BAUMAN, seconded by Matt Jarosz, 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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

3. [221862](#)

Resolution authorizing a historic site plaque for the property at 830 - 832 S. 5th Street, the Lamers Building, in the Walkers Point National Register Historic District for Celine Farrell, in the 12th Aldermanic District.

Sponsors: THE CHAIR

The building was discussed as part of the permanent historic designation application.

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

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

No: 0

Excused: 1 - Keating Kahn

4. [221875](#)

Substitute resolution relating to a Certificate of Appropriateness for a phased project of deconstruction, storage, and reconstruction of the side pavilion of the Pabst Mansion, 2000 W. Wisconsin Avenue, an individually-designated historic property, for Captain Frederick Pabst Mansion, Inc.

Sponsors: THE CHAIR

Mr. Tim Askin said the side pavilion is from the Columbian Exposition and was used briefly by the Pabst family, then it became a private chapel for the archbishop, then a gift shop. The pavilion was not meant to be exposed to the outdoors, so it has

seriously deteriorated. There is no flashing on this building. It has suffered 120+ years of water damage, the floor is not sound and the plaster is decaying inside. The owners propose scanning it, then deconstructing and by 2031-2033 reconstruction as an open pavilion as close as possible to its original state, with 25% of original material. He does not feel that this building is "non contributing". He would ask members to re-do the local nomination once more it is reconstructed since it deserves more than the current 2-3 pages. There does not seem to be an alternative to the deconstruction plan; it needs to come down to be re-built.

Staff recommends approval with 2 conditions, one being an annual progress report until complete and return for review prior to beginning reconstruction.

As much historic items will be used as possible, with an estimated 25% being used.

Mame McCulley - Pabst Mansion Board Chair - this is step 1; they will back this summer with another application to fix the envelope of the mansion itself.

Jen Davel - Heritage Research Inc. - might be able to use historic tax credits if it's classified as a "restoration".

*Zachary Peterson - 1100 S. 5th St. - Milwaukee Preservation Alliance - in support
Emma Rudd -- 1100 S. 5th St. - Executive Director of the Milwaukee Preservation Alliance - in support*

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

5. [221902](#)

Resolution relating to a Certificate of Appropriateness for an addition at 1823 N. Palmer Street, in the Brewers Hill Historic District for Steve Bialk & Angela Duckert.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to add a breezeway on the second floor. A larger enclosure was approved, but that was never built. The areas affected are all additions over time and not part of the original, designated structure. Due to the large gardens, it will only be visible from the alley. Staff recommends approval as proposed.

Steve Bialk - owner

Jim Ella - helping with the architectural drawings

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

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

No: 0

Excused: 1 - Keating Kahn

6. [221903](#)

Resolution relating to a Certificate of Appropriateness for general rehabilitation of the Schlitz Tavern, at 2249 N. Humboldt Boulevard, an individually-designated property, for proposed purchaser Dark Horse Development.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant is eager to take this decrepit building off of the city's hands. There will be mobile food trucks, restaurant space on the ground floor and a fence around the food court area. He will add the conical roof, ceramic torches and have wood windows. The main change is adding a larger fire escape to the third area. There might be an elevator addition to make it ADA accessible.

Staff recommends approval with conditions.

Clarence Morse - applicant - they got approval for a Class "B" tavern. There really is no space for off-street parking.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

7. [221947](#) Resolution relating to a Certificate of Appropriateness for an elevator addition to the Eagles Club, 2401 W. Wisconsin Avenue, an individually-designated historic property, for Eagles Auditorium, Inc.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicant is proposing to add a freight elevator on the west side with an extended loading dock. It will all be of pre-cast concrete. The elevator will match the color of the existing brick. Staff recommends approval with conditions detailed in the report.

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

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

No: 0

Excused: 1 - Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

8. [221879](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 1670 S. 11th Street (AKA 1020 - 1030 W. Historic Mitchell Street), in the Mitchell Street Historic District, for Orchard Park LLC.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

9. [221880](#) Resolution relating to a Certificate of Appropriateness for a replacement wood fence at 3223 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Dori Evans.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

10. [221881](#) Resolution relating to a Certificate of Appropriateness for roof replacement on the house and garage at 2665 N. Lake Drive, in the North Point North Historic District, for Anna Timms.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

11. [221882](#) Resolution relating to a Certificate of Appropriateness for extending an existing fence at 1303 N. 10th Street, in the Pabst Brewery Historic District for Weidner Apartment Homes.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

12. [221915](#) Resolution relating to a Certificate of Appropriateness for two signs at 1104 W. Historic Mitchell, in the Mitchell Street Historic District, for The Mitch.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

13. [221916](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 2634 N. Lake Drive, in the North Point North Historic District, for Dave & Roberta Remstad.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

14. [221967](#) Resolution relating to a Certificate of Appropriateness for landscaping alterations at 2813 W. Kilbourn Avenue, in the Concordia Historic District for Olivia Sue Parshall.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

15. [230022](#) Resolution relating to a Certificate of Appropriateness for the rebuild of the existing front porch and associated nearby masonry repairs at 2534 N. Terrace Avenue, in the North Point North Historic District for Sean and Julie Cummings.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

16. [230026](#) Resolution relating to a Certificate of Appropriateness for the replacement of patio rails and balusters at 2128 E. Woodstock Pl., in the North Point South Historic District for Enku (Edgar) Lin & Elizabeth Cutter-Lin.

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, Garcia, and Peltz

No: 0

Excused: 1 - Keating Kahn

17. Review and approval of the minutes from the April 3rd meeting.

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

18. Discussion and possible vote on creation of a Certificate of Repose for work done by a prior owner without a Certificate of Appropriateness (Common Council file number 230005).

Mr. Tim Askin said this is a response to deal with new owners to deal with illegal work that was done by prior owners. Mr. Askin created the language, which essentially treats the illegal work as if it had been in place at the time of designation. If work is done, the work must be code-compliant; the owner is not permitted to replace in-kind. The criteria to meet the qualifications are detailed in the ordinance, all of which must be met.

Members supported not having a time length designated in the code. Staff supported 3 years to match with the capital gains timeline. Ms. Peltz would also not support having any years tied to it. The time line was included to avoid collusive transactions. Members supporting changing the 10-year language to a 3-year term. Drafted by Chris Hillard.

Ald. Bauman moved to change the 10-year term to 3 years. Seconded by Ms. Pieper Eisenbrown.

Mr. Jarosz moved, seconded by Mr. Robinson, to approve as amended.

19. Updates and announcements.

Mr. Andrew Stern introduced himself.

Meeting adjourned: 4:40 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>.