



# 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,  
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,  
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*Legislative Liaison, Dana Zelazny, 286-8679,  
dana.zelazny@milwaukee.gov*

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Monday, January 6, 2020

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:05 P.M.*

**Present:** 5 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz

**Excused:** 1 - Clendenen-Acosta

1. [191235](#)

Resolution relating to a Certificate of Appropriateness for masonry repairs, a new handicap ramp and window repair/replacement at 2804 W. Kilbourn Avenue in the Concordia Historic District for S2M2 Real Estate.

**Sponsors:** THE CHAIR

*Applicant not present.*

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

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

**No:** 0

**Excused:** 2 - VACANCY, and Clendenen-Acosta

*Roll call taken at 3:09 P.M.*

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

2. [191345](#) Resolution relating to a Certificate of Appropriateness for the installation of solar panels over the sanctuary at 1342 N. Astor Street, The First Unitarian Church, an individually designated property, for the First Unitarian Society.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that two solar panels are already installed on the east side, on the flat portion and they are asking to add 65 panels on the south-facing roof. The building to the south is not historic, so the Commission does not have jurisdiction. The installation will have limited visual impact on the right of way or adjacent neighbors. There will be no solar panels on the dormer.*

*Staff recommends approval with conditions detailed in the staff report.*

*Granted, with staff conditions.*

**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

**Excused:** 1 - VACANCY

3. [191346](#) Resolution relating to a Certificate of Appropriateness for the relocation of the gas meter at 2434 N. Terrace Avenue, in the North Point North Historic District, for David Lucas and Anne Burris.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the gas meter needs to be replaced and the property lines and driveways are very close, so the front of the building is the only location for a gas meter. The meter itself will be inside and only the regulator being outside. The applicant and WE Energies are both fine with the staff recommendation.*

*David Lucas - owner*

*Grant, with staff recommendation.*

**A motion was made by Patricia Keating Kahn, 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

**Excused:** 1 - VACANCY

4. [191375](#) Resolution relating to a Certificate of Appropriateness for replacing the garage roll-up doors at 2774 N. Grant Boulevard in the Grant Boulevard Historic District for Jason Vidgoff.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the original garage doors were present until about August 2018 and new doors were installed as temporary doors and are still there. The owner was*

*fined and an application was submitted in October. Staff recommends putting on a wood doors with appropriate hardware. Staff recommends an exact replica. Tim Knuth - agent for the sale of the property. The owner lives in Mexico and is not flipping the property, but is selling it. He has a love of historic homes. The garage experienced vandalism and the gutters were removed for their copper. He hired a contractor who did not complete the work as required. The original garage doors were stolen. Replica doors would be more costly. No other garage doors facing a street on the corner have wood doors.*

*Ms. Keating Kahn moved for denial with staff approval if the door is a replica and staff decides if it wants to come before the Commission if the doors are not replica, seconded by Mr. Jarosz.*

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

**Excused:** 1 - VACANCY

5. [191378](#)

Resolution relating to a Certificate of Appropriateness for the restoration of the North and West facades at 1139 E. Knapp Street, in the First Ward Triangle Historic District, for Gina Mittnacht.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that this is part of the complex that was sold off by the Bradley Foundation and multiple connected buildings are now being disconnected into separate dwellings. A nonfunctional chimney is being removed and the brick will be salvaged to repair the building. Staff recommends approval with a long list of conditions, which are mostly a formality.*

*Steve Ramelstein - architect - will be used for offices.*

*Grant, with staff 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:** 6 - Bauman, Pieper Eisenbrown, Clendenen-Acosta, Jarosz, Keating Kahn, and Peltz

**No:** 0

**Excused:** 1 - VACANCY

6. [191414](#)

Resolution relating to a Certificate of Appropriateness for the replacement of existing roof and gutters at 3039 and 3041 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Martha Monroe.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the owner wants to replace the roof shinles with Belmont asphalt*

shingles on the roof and red DaVinci slate for the shingles on the porch. The Belmont shingle is intended as a slate replacement, not an asphalt replacement and it also has shadow lines which are an affectation. DaVinci slate is also generally rejected and there is no history of a slate roof on the porch. Staff does support replacing the K-type gutters with new K-type gutters. Staff does not recommend approval of the roofing materials as proposed.

Martha Monroe - property owner - she has a degree in historic architecture and she works for two historic house museums and has lived in this house for just over 10 years. The roof is now leaking into the walls and she contacted Randy Miller a few months ago and she was very happy with him. She wants the roof to be very heavy. She thought the list of approved shingles she was working off of was pre-vetted (list added to the file) She worked closely with staff and felt the list was adequate.

Ms. Keating Kahn said that the state will also not approve these shingles.

Ms. Keating Kahn moved to deny; the applicant can return to the Commission if she gets state approval of these shingles. Seconded by Mr. Jarosz.

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

**Excused:** 1 - VACANCY

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

7. [180498](#) Resolution relating to a Certificate of Appropriateness for “sponge-jet” abrasive cleaning, chemical cleaning, and general exterior repairs at 515 - 517 - 519 E. Wisconsin Avenue, the Milwaukee Federal Building & U.S. Courthouse, an individually designated property, per the written approval of the Wisconsin Historical Society, for the General Services Administration.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - VACANCY

8. [191341](#) Resolution relating to a Certificate of Appropriateness for the replacement of the front gable end window at 930 N. 31st Street, in the Concordia Historic District, for Diane Stanfield.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - VACANCY

9. [191348](#) Resolution relating to a Certificate of Appropriateness for the repair of roofing on the bay windows at 2018 N. 2nd Street, in the Brewers Hill Historic District, for Teresa Mambu-Rasch.

Sponsors: THE CHAIR

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

**No:** 0

10. **Review and approval of the minutes from the December 9th meeting.**

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

11. **Election of a Vice-Chair.**

*Mr. Jarosz nominated Ald. Bauman, seconded by Ms. Keating Kahn. Ald. Bauman accepted the nomination. There were no objections.*

12. **Review and approval of the 2019 annual report.**

*Correct the annual report to remove "Chair" after Patty Keating Kahn's name. There were no objections to its approval.*

13. **Certified Local Government review of the National Register nomination for the 20th Street School (Phillis Wheatley School) at 2442 North 20th Street, in the 15th Aldermanic District.**

*Ms. Carlen Hatala said that many of the older Milwaukee Public School buildings are being sold off and adapted to other uses - this building will be converted to affordable housing. The developer wants the designation so he's able to receive tax credits. The original building was built in 1902, with two subsequent additions. This school was first selected to protest discrimination in public schools. This school is a tangible reminder of protests in the 1960s by local civil rights groups.*

*Ms. Keating Kahn moved, seconded by Mr. Jarosz, to support the nomination. There were no objections to the nomination.*

14. **Certified Local Government review of the National Register nomination for the 37th Street School at 1715 North 37th Street in the 15th Aldermanic District.**

*Ms. Carlen Hatala said that school has maintained extraordinary architectural integrity. Wings were added in 1911; the original was built in 1903. There were no 1960s additions as other schools had during that time. The main reason for the designation is that it served as one of the area's main social centers during non-school hours beginning between 1912 and 1916 until the late 1960s. Staff recommends supporting the nomination and the building will be used for affordable housing. Ms. Keating Kahn moved, seconded by Ms. Clendenen-Acosta, to support the nomination. There were no objections.*

**15. Updates and announcements.**

*Staff would like to create a subcommittee for a mural policy and this subcommittee would be composed of Ms. Peltz and Mr. Jarosz and they would react to a draft guideline created by staff. The Subcommittee will try to have this as an item on the April/May agenda.*

*Meeting adjourned: 4:19 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>.*