



# 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,  
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**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, April 6, 2020

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:01 P.M.*

**Present:** 5 - Pieper Eisenbrown, Jarosz, Bauman, Clendenen-Acosta, Peltz

**Excused:** 1 - Keating Kahn

1. [191857](#) Resolution relating to a Certificate of Appropriateness for construction of a garage at 2008 N. 2nd Street in the Brewers Hill Historic District, for Timothy Baldwin and Benjamin Lawrenz.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the proposal to construct a two-car garage for an 1870s house. The garage design is modified from HPC's stock designs and the foundation is already built for that. Staff would like to see a vent or window in the gable to add design elements. Applicant has proposed garage doors and staff would like to see different garage doors, with more of a carriage appearance. Staff recommends approval with the conditions.*

*Accept, with conditions.*

**A motion was made by Matt Jarosz, seconded by Marion Clendenen-Acosta, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

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

**No:** 0

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

2. [191862](#) Resolution relating to a Certificate of Appropriateness for rehabilitation and residential conversion of 333 W. State Street, the Milwaukee Journal

Building, an individually designated historic property, for J. Jeffers & Co.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that the application is to demolish utility connectors and install new windows in blank areas and where sky bridges were located. The locations and proportions are generally acceptable. There will also be possible new entrances on Vel Phillips and a third floor area built out. Rooftop mechanicals and screening will be removed. There will be 3 new entrances on the ground floor, which shouldn't have too much impact on the character. Staff recommends approval with conditions, including prohibiting fiberglass windows and adding metal clad windows to match the existing windows. Staff does not support the stucco as proposed as it was not originally stucco. He does not feel this product is a quality product. Staff also recommends returning to the commission for further work and to deny synthetic stucco and fiberglass stucco.*

*Applicants present, but not able to be heard via the videomeeting.*

**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, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

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

3. [191872](#)

Resolution relating to a Certificate of Appropriateness for an addition at 2665 N. Lake Drive, in the North Point North Historic District, for Anna Timms.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the proposal is to add a second story to a sun porch to add a master bathroom. Staff doesn't feel the application drawings are adequate for commission approval and the project does not comport with the district guidelines as it alters roof lines, encloses a porch and is visible from the public right of way. Staff is willing to hold, but not open to approving; feels this project is not approvable on its face.*

**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, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

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

4. [191824](#)

Resolution relating to the Permanent Historic Designation of the Jefferson Street Historic District at the West Side of Jefferson St. between Mason St. and Wells St. excluding 419-433 E. Wells St. in the 4th Ald. District.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said the district excludes the building known as "Taylor" Staff had the wrong building listed in the PowerPoint presentation with its recommendation.*

**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, Clendenen-Acosta, Jarosz, and Peltz

**No:** 0

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

5. [191875](#)

Substitute resolution relating to the Temporary Historic Designation of the Patrick J. Geraghty House at 2422-2424 W. Kilbourn Ave. in the 4th Ald. District.

**Sponsors:** THE CHAIR

*Ms. Carlen Hatala said the nomination was done by James Dieter, a neighbor. The house was built in 1889. At one point in time, in 1925, the Klu Klux Klan owned a house next to the house and a hospital acquired the house to serve as housing for nurses upon the passing of Mr. Geraghty. This house was part of an explosion of hospitals on the near west side, excellent example of the architect style and the work of a prominent architect.*

*Ms. Hatala recommends designation based upon s. 320-21-3-e-1, e-5 and e-6, Milw. Code of Ordinances.*

*Staff recommend temporary designation to guide current renovations. Ms. Hatala said the owner is "okay" with the designation and he has consulted staff on proposed roof work.*

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

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

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

**No:** 0

**No:** 0

**Excused:** 1 - VACANCY

**Excused:** 1 - VACANCY

**Abstain:** 1 - Clendenen-Acosta

**Abstain:** 1 - Clendenen-Acosta

**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:** 4 - Bauman, Pieper Eisenbrown, Jarosz, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

**Abstain:** 1 - Clendenen-Acosta

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

6. [191812](#) Resolution relating to a Certificate of Appropriateness for replacing the garage doors with two new wood roll-up at 2774 N. Grant Boulevard in the Grant Boulevard Historic District for Jason Vidgoff.
- Sponsors:** THE CHAIR
- 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
- Excused:** 1 - VACANCY
7. [191818](#) Resolution relating to a Certificate of Appropriateness for the re-facing of a sign, at 1037 W. Juneau Avenue, in the Pabst Brewery Historic District, for the Pabst Brewing Company.
- Sponsors:** THE CHAIR
- 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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz
- No:** 0
- Excused:** 1 - Keating Kahn
8. [191819](#) Resolution relating to a Certificate of Appropriateness for re-roofing at 2709 E. Bellevue Place, in the North Point North Historic District, for Mark & Gina Haag.
- Sponsors:** THE CHAIR
- 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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz
- No:** 0
- Excused:** 1 - Keating Kahn
9. [191861](#) Resolution relating to a Certificate of Appropriateness for installation of

temporary signage at 1030 - 1034 - 1040 N. Vel Phillips Avenue, the Turner Hall, an individually designated historic property, for the Milwaukee Turners.

**Sponsors:** THE CHAIR

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

**10. [191864](#)**

Resolution relating to a Certificate of Appropriateness for the removal and replacement of the existing concrete steps, handrails, and stone retaining walls at 3302 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for the Good Shepherd Trinity Church.

**Sponsors:** THE CHAIR

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

**11. [191866](#)**

Resolution relating to a Certificate of Appropriateness for sign and awning alterations at 1234 E Brady Street in the Brady Street Historic District, for Pete Marshall of Pete's Pub.

**Sponsors:** THE CHAIR

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

**12. [191895](#)**

Resolution relating to a Certificate of Appropriateness for a security door at 2831 N. Grant Boulevard, in the Grant Boulevard Historic District, for Vanessa Brown.

**Sponsors:** THE CHAIR

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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

13. [191902](#)

Resolution relating to a Certificate of Appropriateness for repairs at 2724 - 2726 W. Burnham Street, in the American System Built Homes Historic District, for Frank Lloyd Wright's Burnham Block, Inc.

**Sponsors:** THE CHAIR

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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

14. [191903](#)

Resolution relating to a Certificate of Appropriateness for repairs at 2728 - 2730 W. Burnham Street, in the American System Built Homes Historic District, for Frank Lloyd Wright's Burnham Block, Inc.

**Sponsors:** THE CHAIR

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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

15. [191906](#)

Resolution relating to a Certificate of Appropriateness for window and siding repairs at 2765 N. Grant Boulevard, in the Grant Boulevard Historic District, for Dimitrious Foster.

**Sponsors:** THE CHAIR

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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

16. [191916](#) Resolution relating to a Certificate of Appropriateness for reconstructing the chimney at 4401 N. 25th Street, in the Garden Homes Historic District, for Janet Mays.

**Sponsors:** THE CHAIR

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

17. [191931](#) Resolution relating to a Certificate of Appropriateness for repairs to the roof and gutters at 2722 W. Highland Boulevard, the Second Church of Christ, Scientist, an individually designated property, for St. Luke Emanuel Missionary Baptist Church.

**Sponsors:** THE CHAIR

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

18. [191932](#) Resolution relating to a Certificate of Appropriateness for roof repairs at 1041 N. Old World 3rd Street, in the Old World 3rd Historic District, for Mader's Restaurant.

**Sponsors:** THE CHAIR

**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:** 5 - Bauman, Pieper Eisenbrown, Jarosz, Clendenen-Acosta, and Peltz

**No:** 0

**Excused:** 1 - Keating Kahn

19. **Review and approval of the minutes from the March 2nd meeting.**

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

*objections.*

**20. Updates and announcements.**

*There were none.*

*Meeting adjourned: 3:41 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>.*