



# 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,  
chatal@milwaukee.gov**

**Senior Planner: Tim Askin, 286-5712,  
tim.askin@milwaukee.gov**

**Legislative Liaison, Dana Zelazny, 286-8679,  
dana.zelazny@milwaukee.gov**

---

Monday, May 4, 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.*

**1. [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 floor above the sun porch, which would change the roof line. If this is approved in concept, more formal drawings would be provided. Staff recommends denial.*

*Chris Hastings - contractor - the location was based upon recommendations from realtors as the owner is adding a master bathroom and walk-in closet to the master bedroom. The existing bathroom is too small. There is no access to the roof. Staff would support off the back, but the homeowner does not find that a workable option.*

**A motion was made by Ann Pieper Eisenbrown, seconded by Sally Peltz, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Jarosz

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 the both the developer and the building are known. Staff presented this at last month's meeting. Staff supports using the original skybridge cut-outs in the building and the third floor will be built out as a full floor with a skylight. Old World Third Street will have 21 new openings, including three doors. Overall, the changes are acceptable to staff with the caveat that the original window details are retained when converted to doors. The synthetic stucco, referred to by its trade name of EIFS, must have a perfect drainage system under it or the water will not be able to escape. Staff recommends metal windows. Staff recommends approval with conditions Mike Oates - there will be access to the light wells for cleaning. The light wells are being put in the center of the building and are not able to be seen from the street. The fiberglass windows and EIFS in the window wells have been approved by the National Parks Service. He will provide a letter to that effect to staff. Grant with staff conditions, except not condition #3 relating to the fiberglass windows, and contingent upon proof of Park Service 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:** 5 - Pieper Eisenbrown, Clendenen-Acosta, Keating Kahn, Peltz, and Bauman

**No:** 0

**Excused:** 1 - Jarosz

3. [191824](#) Substitute 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 buildings in the district include the George Watts building, which was built to appeal to high-class customers. The J. Home Building was originally two parts of a 3-unit rowhouse which was turned into a more commercial building in 1916 and in 1966 was brought into the concept of what East Town should look like, with a Georgian facade put on. The third building if the George Augustus Tiffany Rowhouse, which was built in 1852 by an unknown architect. The fourth building is the Matthew Keenan Doublehouse, which was built in 1860, and transformed from a home to commercial offices. There was a fire in 1984 that gutted the building, but the front facade was retained. The William A. Webber Home was built in 1858 and the family fought over 10 years about the disposition of the building following the death of the owner and his wife. There is also a house at 787-789 N. Jefferson also owned by the Webbers and a store front was added in 1907. Staff recommends approval of the designation based on e-1, e-3, e-5, e-6 and e-9. This block already has national historic designation.*

*Ms. Pieper Eisenbrown moved to open the public hearing. There were no objections. Carol Hartter - owns Scandinavia Fine Furniture and she objects to the designation of her building. The building has been changed too many times to still be considered*

*historic.*

*Ms. Pieper Eisenbrown moved to close the public hearing. There were no objections.*

**A motion was made by Sally Peltz, seconded by Patricia Keating Kahn, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Jarosz

4. [191940](#)

Resolution relating to a Certificate of Appropriateness for alterations to a monument sign at 814 W. Wisconsin Avenue, the Milwaukee Public Library (Central), an individually designated historic property, for the Milwaukee Public Library.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the exact sign is in the book as an example of good signage. The proposal is to replace the existing sign with two electronic message panels, which would result in the removal of decorative elements and obscuring the columns. Ald. Bauman feels changeable signs are a technology that can't be avoided. Mr. Askin knows the sign is post-1970 and might be from the 1980s. Ms. Hatala believes the sign was approved by HPC when it was first installed, although Mr. Askin could not find a record of this. Staff recommends denial, but might consider approval if the changeable sign was recessed and between the two columns.*

*Zach Wenger - contractor - he did some surveying of the sign and the major benefit is to use it as a community-outreach tool with minimal staff time. He also is cognizant that the library has budgetary constraints.*

*The commission would accept a smaller, electronic sign that fits within the current size of the sign. Mr. Wenger will research this.*

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

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

**No:** 0

**Excused:** 1 - Jarosz

5. [191904](#)

Substitute resolution relating to the Permanent 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 commission approved the temporary designation last month and the house was nominated by a neighbor. The house was built in 1889 and is a very well-preserved Queen Anne-style house. The asphalt siding that was on the house in 1984 was removed, although the windows have been reduced in size. The house was used as a nurses' home for a time. Staff recommends approval based upon e-1, e-5*

and e-6.

*Ms. Pieper Eisenbrown moved to go open a public hearing. There were no objections.*

*No-one present to testify.*

*Ms. Keating Kahn moved to close the public hearing. There were no objections.*

**A motion was made by Sally Peltz, seconded by Ann Pieper Eisenbrown, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Jarosz

6. [190359](#)

Resolution relating to a Certificate of Appropriateness for repairs to the porch, repairs to the front gables, and mothball status at 953 N. 33rd Street, in the Concordia Historic District, for Kathryn Finerty.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said that this request was made by the owner due to the Coronavirus, who has completed work on the porch and she is requesting an extension to November to complete work on the gable. The work is substantially completed.*

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

**No:** 0

**Excused:** 1 - Jarosz

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

7. [191958](#)

Resolution relating to a Certificate of Appropriateness for wall signs, at 511 N. Broadway, in the East Side Commercial Historic District, for 511 Holdings LLC.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Jarosz

8. [200010](#)

Resolution relating to a Certificate of Appropriateness for siding repair and roof replacement at 2424 W. Kilbourn Avenue, the Patrick Geraghty Double House, an individually designated historic property, for Robert

Conklin.

Sponsors: THE CHAIR

A motion was made Ann Pieper Eisenbrown, seconded by Sally Peltz, that this Resolution be ADOPTED This motion PREVAILED by Voice Vote

**9. Review and approval of the minutes from the April 6th meeting.**

*Ms. Peltz moved, seconded, by Ms. Clendenen-Acosta, for approval of the minutes. There were no objections.*

**10. Certified Local Government Review of National Register Nomination of the Eagle Knitting Mills at 507 South 2nd Street in the 12th Aldermanic District**

*Ms. Carlen Hatala said the Eagle Knitting building was built in 1928 and then in 1953, a section was added. The building is basically intact and was closed in the 1970s once the knitwear industry collapsed in the United States.*

*Ms. Pieper Eisenbrown moved, seconded by Ms. Peltz, for approval. There were no objections.*

**11. Certified Local Government review of the National Register nomination for the Harley-Davidson Motor Company Factory No. 7 at 288 South First Street in the 12th Aldermanic District**

*Ms. Carlen Hatala said the building is at First and Oregon and was built to be leased out and the first leasee was Harley Davidson. Harley Davidson occupied the building from 1913 to 1920 and during that time, in 1918, they began the use of Automatic Screw Machines, which led to mass production. Later occupants in the building were Badger Manufacturing and Junior House.*

*Staff recommends approval.*

*Ms. Pieper Eisenbrown moved, seconded by Ms. Clendenen-Acosta, for approval. There were no objections.*

**12. Updates and announcements.**

*There were none.*

*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>.*