



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, and Patricia Keating
Kahn*

*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,
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Monday, December 14, 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>.

Present: 4 - Jarosz, Bauman, Keating Kahn, Peltz

Excused: 1 - Pieper Eisenbrown

1. [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

**A motion was made by Matt Jarosz that this Resolution be PLACED ON FILE.
This motion PREVAILED by the following vote:**

Aye: 4 - Bauman, Jarosz, Keating Kahn, and Peltz

No: 0

Excused: 1 - Pieper Eisenbrown

2. [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. Tim Askin said the mothball request is requested to return the replaced windows to their original condition.

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

Aye: 4 - Jarosz, Bauman, Keating Kahn, and Peltz

No: 0

Excused: 1 - Pieper Eisenbrown

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

3. [200927](#) Resolution relating to a Certificate of Appropriateness for renovation of the Brady and Arlington facades the building at 1239 E. Brady Street, in the Brady Street Historic District, for WurstBAR MKE LLC (Scott Schaefer).

Sponsors: THE CHAIR

Mr. Tim Askin said the building was constructed in 2010 and the applicant had requested movable windows in September, which were rejected. He has worked with them extensively and thinks this should be set as an experimental approval and not set a precedent until we see how the windows actually end up looking. They appear to be double-hung windows, but hinge in or out in one piece. The building will be a restaurant/bar.

Greg Prossen - designer

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

No: 0

4. [200986](#) Resolution relating to a Certificate of Appropriateness for porch repairs and window replacements at 3226 W McKinley Boulevard, in the Cold Spring Park Historic District, for Venetta Sanders.

Sponsors: THE CHAIR

Mr. Tim Askin said he received a complaint about work being done on this property and Ms. Sanders is handling the estate on behalf of the deceased owner. Eight windows had been replaced by vinyl windows on the front of the building. He recommends approval of the porch work and denial of the windows.

Grant the COA for the porch and deny relative to the windows.

Venetta Sanders - owner

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

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

No: 0

5. [201036](#)

Resolution relating to a Certificate of Appropriateness for window replacement at 1696 - 1698 N. Marshall Street (AKA 701 E Brady Street), in the Brady Street Historic District, for FoxBeach LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a result of an online complaint about vinyl windows. The current owner has owned the property since 2012. Mr. Askin noted that the original arched window is now a rectangular window and currently the building is 75%-85% vinyl windows.

Wendy Wasserman - owner - she only replaced one window due to tenant damage. She assumed that when she bought from a developer the work had been done legally.

Held so the owner can present a plan for the replacement of window(s) and see if the Commission finds the plan acceptable.

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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

6. [201074](#)

Resolution relating to a Certificate of Appropriateness for rehabilitation of the William McKinley School building and for landscape alterations at 2001 W. Vliet Street, the McKinley School, an individually designated property, and at 1255 N. 20th Street, the McKinley School playground, an individually designated property, for Gorman and Company.

Sponsors: THE CHAIR

This was heard in conjunction with item #7.

Ms. Carlen Hatala said there was a playground, which will be developed separately from the school building.

The applicants requested to hold both items one cycle.

A motion was made by Sally Peltz, seconded by Patricia Keating Kahn, 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

7. [201075](#)

Resolution relating to a Certificate of Appropriateness for the construction of four houses at 2001 W. Vliet Street, on the grounds of the William McKinley School, an individually designated property, for Gorman & Company.

Sponsors: THE CHAIR

This was heard in conjunction with item #6.

A motion was made by Sally Peltz, seconded by Patricia Keating Kahn, 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

8. [201095](#) Resolution relating to a Certificate of Appropriateness for construction of a storage shed in the back yard at 2425 W. McKinley Avenue, the Tiefenthaler House, an individually designated property, for Erika De Los Santos.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to buy a pre-constructed 10 by 10 shed. Neither the applicant nor Mr. Askin could locate anyone who could design, build, site such a shed. The siding will be horizontal and there will be no windows. This is the best pre-fab shed with no street visibility, so staff supports this.

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

No: 0

9. [201076](#) Resolution relating to a Certificate of Appropriateness for landscaping and paving alterations at 2710 E. Belleview Place, in the North Point North Historic District, for Robert & Allyn Travis.

Sponsors: THE CHAIR

Mr. Tim Askin said this is retroactive approval and the DNS stop-worker on October 7th was completely ignored. Stairs were re-built, driveway poured and all work was poor quality. DNS has found no requirements for building permits and is only supporting the COA requirements. Window well work was done on the neighbor's house without the neighbor's review or approval.

Staff recommends denial of all the completed work and restore to prior conditions. Bob Travis - property owner - they did file an application and the problem was the upcoming winter to make it safer for his being unstable on his feet. The window well bricks are so they can tell when they are close to the window wells and he doesn't believe there is water damage to his neighbor's house from the window wells.

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

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

No: 0

The following files represent staff approved Certificates of Appropriateness:

10. [200928](#) Resolution relating to a Certificate of Appropriateness for replacing a rear door to match existing at 2620 N. Lake Drive, in the North Point North Historic District, for David Rockwell.

Sponsors: THE CHAIR

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

No: 0

11. [200970](#) Resolution relating to a Certificate of Appropriateness for replacing a garage door at 2570 N. Grant Boulevard, in the Grant Boulevard Historic District, for Kay Weisman.

Sponsors: THE CHAIR

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

No: 0

12. [200973](#) Resolution relating to a Certificate of Appropriateness for the removal of some existing telecommunications equipment and antennas and the installation of new equipment and antennas at 2915 N. Sherman Blvd. in the Sherman Boulevard Historic District for Smyrna Church Inc.

Sponsors: THE CHAIR

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

No: 0

13. [201000](#) Resolution relating to a Certificate of Appropriateness for installing HVAC vent pipes at 2405 E. Wyoming Place, in the North Point South Historic District, for Eric Vogel.

Sponsors: THE CHAIR

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

No: 0

14. [201003](#) Resolution relating to a Certificate of Appropriateness for a wall sign at 2622 N. Downer Avenue, in the Downer Avenue Historic District, for Rohr Jewelers and Bridge 33 Capital.

Sponsors: THE CHAIR

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

No: 0

15. [201035](#) Resolution relating to a Certificate of Appropriateness for replacement of HVAC equipment at 2704 E. Bradford Avenue, in the North Point North Historic District, for Rosemary Thornton.

Sponsors: THE CHAIR

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

No: 0

16. [201049](#) Resolution relating to a Certificate of Appropriateness for roof and gutter repairs at 2914 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Tracey Schwerdtfeger.

Sponsors: THE CHAIR

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

No: 0

17. [201060](#) Resolution relating to a Certificate of Appropriateness for a fence at 2711 N. Grant Boulevard, in the Grant Boulevard Historic District, for Kevin Kuschel.

Sponsors: THE CHAIR

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

No: 0

18. [201094](#) Resolution relating to a Certificate of Appropriateness for the relocation of an exterior water faucet at 2683 N. Summit Avenue in the North Point North Historic District for Ryan Roney.

Sponsors: THE CHAIR

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

No: 0

19. [201096](#) Resolution relating to a Certificate of Appropriateness for water-only masonry cleaning at 225 E Michigan Street, in the East Side Commercial Historic District, for Founders 3.

Sponsors: THE CHAIR

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

No: 0

20. [201098](#) Resolution relating to a Certificate of Appropriateness for replacing the roofing and installing gutter guards at 2623 E. Belleview Place, in the North Point North Historic District, for Peter and Thea Kovac.

Sponsors: THE CHAIR

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

No: 0

21. [201120](#) Resolution relating to a Certificate of Appropriateness for landscaping and brush removal at 2843 - 2845 W. State Street, in the Concordia Historic District, for Martha Reid.

Sponsors: THE CHAIR

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

No: 0

22. [201122](#) Resolution relating to a Certificate of Appropriateness for installing HVAC equipment at 2603 N Lake Drive, in the North Point North Historic District, for Cy and Scott Simonsgaard.

Sponsors: THE CHAIR

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

No: 0

23. Review and approval of the minutes from the November 2nd and November 30th meetings.

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

24. Update on review of city owned property by Historic Preservation staff to determine which properties may be eligible for local historic designation.

Ms. Carlen Hatala said significant progress has been made with the Dept. of City Development and she has her first list of in-rem properties. All the Commissioners will get e-mailed a copy of the list by Ms. Hatala.

25. Updates and announcements.

There were no updates or announcements.

Meeting adjourned: 4:35 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>.