



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ald. Robert Bauman, CHAIR

Patricia Keating Kahn, VICE-CHAIR

Ann Pieper Eisenbrown, Rafael Garcia, Matt Jarosz, and Sally Peltz

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Monday, March 1, 2021

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: 3:05 P.M.

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

1. [201355](#) Resolution relating to a Certificate of Appropriateness for replacing porch flooring with bluestone and related landscape work at 2505 N Wahl Avenue, in the North Point North Historic District, for Newmarket LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the proposal is to replace decking on two porches and path. The lannon stone paving is in poor condition as is the porch tile - the only controversy is the porch decking and paving materials to be used. It is not known what the original porch decking was, but Mr. Askin could not locate any use of bluestone prior to 1930 and most Tudor houses used a flagstone material. He found in 1941 and 1942 bluestone first being used in landscaping. Staff doesn't recommend bluestone for the porch decking, but is neutral on it for the paving and neutral on porcelain for the porch decking.

Tom Florshein - owner - the public can barely see the porch floorings and they are deteriorating. There are numerous houses in the area with bluestone.

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

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

No: 0

2. [201361](#) Resolution relating to a Certificate of Appropriateness for replacement of one second-floor window at 1415 - 1417 E. Brady Street, in the Brady Street Historic District, for Amarjit Kalsey.

Sponsors: THE CHAIR

Mr. Tim Askin said the window had been replaced with a fixed, vinyl or metal window in 2015 or 2016. Staff recommends denial. The work was done prior to the current owner's ownership. The window being discussed is the window above the porch roof. There had been discussion about a "statute of limitations" for work done without a COA.

Amarjit Kalsey - owner -

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

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

No: 0

3. [201363](#) Resolution relating to a Certificate of Appropriateness for rehabilitation, addition of a stair tower, and demolition of the garage wing of the building at 235 S. 2nd Street, in the S. 2nd Street Historic District, for Borger Building LLC (Robert Chandler).

Sponsors: THE CHAIR

Mr. Tim Askin said they want to tear the garage down, which is no particular architectural importance. The building was built in two parts and there were 2 separate owners. This is one of remaining commercial buildings in the city of 1859 (the north half) and the south half is of similar age. The north store front was preserved for many years, but there are no photos of the south storefront, but the columns mirror each other. The stair tower will be a light color to match the details around the windows in block style. Staff would like to see the materials in person prior to approval. Wood windows have been required for other buildings on this block. For the original windows, staff recommends they stay as wood, but the new windows can be metal. Staff is okay with the tower materials, but would like to see them. Okay demolition of garage, construction of the stair tower (holding the materials for next cycle) and deny replacement of aluminum windows.

Dan Beyer - architect - wants to do aluminum windows as they are cheaper than wood and look good. The windows are simple and rectangular. The National Park Service doesn't object to the aluminum windows. He will do the work with wood windows. Grant removal of garage and fire escape; require wood windows and staff approval of tower materials; balcony railings to be solid metal, not wire.

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

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

No: 0

4. [201362](#) Resolution relating to a Certificate of Appropriateness for demolition of a garage and fence at 2549 N Terrace Avenue, in the North Point North

Historic District, for Tim and Maria Roloff.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage might date to 1914, but not architecturally significant. The owner would like a two-car garage. Staff recommends approval.

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

No: 0

5. [201364](#)

Resolution relating to a Certificate of Appropriateness for construction of a garage and fence at 2549 N Terrace Avenue, in the North Point North Historic District, for Tim and Maria Roloff.

Sponsors: THE CHAIR

Mr. Tim Askin said the house is attractive, but was significantly changed in the 1930s. Owner is proposing a two-car garage and staff is fine with approving as proposed. Tim Roloff - might take it back to its original design.

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, Keating Kahn, Bauman, and Peltz

No: 0

6. [201370](#)

Resolution relating to a Certificate of Appropriateness for replacing windows and a residential conversion at 790 N. Van Buren Street, the Wisconsin Consistory of the Scottish Rite Building, an individually designated historic property, for AH Masonic LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the hotel proposal is no longer viable. Applicant is proposing to remove all stained glass windows on the first and second floors while retaining ones in the doors. There are interested parties in the windows. They want to open up some previously closed windows, add a fire escape and other items; designs aren't final yet, but staff has no objections to changes to this facade as it faces a parking garage. The sayings are very esoteric. The windows are a mix of stained glass and painted-on, which is typical of large church windows. HPC previously required that most windows be kept in place and have to remain on-site and on display of some type. Staff recommends denial of removal of the stained glass windows. Eric Nordeen and Scott Ramlow - not a lot of area of window so want to remove windows

Jeremy Ebersole - Milwaukee Preservation Alliance - would like to have the windows retained and they are. Windows will stay on the property and be incorporated into the interior of the building and conceptual approval of the east elevation.

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

No: 0

The following files represent staff approved Certificates of Appropriateness:

7. [201407](#) Resolution relating to a Certificate of Appropriateness for the installation of copper flue caps at 2683 N. Summit Avenue in the North Point North Historic District for Ryan Roney.

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, Jarosz, Keating Kahn, Bauman, and Peltz

No: 0

8. [201414](#) Resolution relating to a Certificate of Appropriateness for roof repair and installation of snow clips at 930 W. State Street / 1027 N. 9th St Street, St. Benedict the Moor Roman Catholic Church, an individually designated historic property, for the Province of St. Joseph Of The Capuchin Order.

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, Jarosz, Keating Kahn, Bauman, and Peltz

No: 0

9. [201416](#) Resolution relating to a Certificate of Appropriateness for a monument sign at 3360 N. Sherman Boulevard, Townsend Street School, in the Sherman Boulevard Historic District, for Milwaukee Public Schools.

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, Jarosz, Keating Kahn, Bauman, and Peltz

No: 0

10. Review and approval of the minutes from the February 8th meeting.

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

11. Updates and announcements.

There were no announcements.

Meeting adjourned: 5:08 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>.