



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

*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, Jeff Osterman, 286-2262,
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Monday, August 2, 2021

3:00 PM

City Hall, Room 301-B

This is also 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 <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened: 3:02 P.M.

Present: 5 - Jarosz, Bauman, Keating Kahn, Peltz, Garcia

Excused: 1 - Pieper Eisenbrown

1. [201523](#) Resolution relating to a Certificate of Appropriateness for replacement of selected windows or mothball status at 2602 N. Grant Boulevard, in the Grant Boulevard Historic District, for Bunny Booker.

Sponsors: THE CHAIR

Mr. Tim Askin said the applicant has 6 windows to do. She is working with a good contractor.

Grant and give her 6 months for the mothball.

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 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

2. [210395](#) Resolution relating to a Certificate of Appropriateness for retroactive approval of the installation of EIFS on the north wall at 210 E. Michigan

Street, in the East Side Commercial Historic District, for the Grand Avenue Club.

Sponsors: THE CHAIR

Mr. Tim Askin said the north wall EIFS was installed in 2017 without a COA and you can see the horizontal lines all the way down. If not granted, they would request continuation of the mothball status. EIFS is never a good idea for a retrofit; the underlying brick was not in perfect condition and cream city brick is a soft brick. It is anticipated it will have water problems and it is visually incongruent. It was attached to a water barrier, but the adhesive needs to be very carefully applied. Staff recommends denial, except for granting the mothball request. This is one of the oldest building in the cities.

Pam Weisser - Grand Avenue Club Associate Director - they have \$400,000 in expenses relating to the south wall. The EIFS work would be done after the work on the south wall is completed.

Robert Four - Spread A lot Company - they had moisture penetration - he watched it applied and it was well-applied. Would require removal of the EIFS, stucco and brick and then re-brick the wall. The feeling was the EIFS would mock the stucco as closely as possible. Stucco was applied directly to the brick. The stucco was falling off in chunks so EIFS was applied.

Deny COA and grant mothball for the north facade.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

3. [210389](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 1825 N. 1st Street, in the Brewers Hill Historic District, for David & Stefanie Dugan.

Sponsors: THE CHAIR

Mr. Tim Askin said this house was one of the earliest new constructions - it was built in 1992. They would like to replace the wood porch decking with Azek (both front and rear porches). The guidelines does call for repair or replace in kind, even if the construction is from 1992. Staff recommends denial of Azek and grant the wood. David Dugan - 100 W. Brown St. did this, but that was granted through appeal to ZND.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

4. [210518](#) Resolution relating to a Certificate of Appropriateness for alterations to

the northeast abutments of the State Street Bascule Bridge over the Milwaukee River, an individually designated historic property, for The Neutral Project, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said the abutments and railings are part of the designation. The proposal is to remove the triangle shape in the abutments. The proposal is to remove the railing.

Mr. Tim Askin recommends approval with one condition, that as much of the railing be preserved as much as possible. Any removed railing be returned to DPW for preservation or future repairs.

Developer is fine with the staff recommendations.

Grant with staff recommendation.

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: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

5. [210519](#)

Resolution relating to a Certificate of Appropriateness for demolition of the lighthouse at 3138 N. Cambridge Avenue, part of the Edmund Gustorf Boat House complex, an individually designated historic property, for Steven F. Tilton.

Sponsors: THE CHAIR

Mr. Tim Askin said the lighthouse is now being braced. The tower is made of wood and stucco. The applicant has not submitted anything besides photos for demolition; there are a number of criteria for demolition. None of the criteria for demolition have been met.

Staff recommends denial.

Ald. Kovac wants to keep this and he has not seen a plan to restore it nor testimony from independent engineers/contractors.

Steve Tilton - owner - he has had 2 experts look at it as well as Mr. Jarosz.

No documentation has been provided that this is beyond repair.

Mr. Jarosz did get up close and touched it. Mr. Askin has not been invited onto the property. Mr. Jarosz is afraid it will fall over any moment. A laser scan of it was done last week. The stucco was repaired over the years. The applicant wants to remove and replace it. He does not know how this can be repaired, other than saving the top and make sure the foundation is good. He supports having this reconstructed.

Mr. Askin said the applicant has had months to submit a replacement plan and nothing has been submitted.

Held so the applicant can submit a plan for replacement and schedule for Aug. 12th.

A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Pieper Eisenbrown, and Jarosz

6. [210532](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 701 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Ashraf Patel.

Sponsors: THE CHAIR

*Mr. Tim Askin said the application was submitted by a contractor who withdrew and the owner is present. It's the same proposal with a different contractor. There were also one other previous contractor and now contractor #3 is before the Commission. The work was supposed to be completed by April 2020, but only partial work has been completed. There are violations dating back to April 2019 and all of them are outstanding. Demolition was completed without a permit and the building is still not properly boarded or weather tight. The current contractor is an HVAC specialist who is proposing to do masonry work.
Held until September.*

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 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

7. [210540](#) Resolution relating to a Certificate of Appropriateness for replacement of one window on the east face of the building with a fiberglass window at 2104 E. Lafayette Place, in North Point South Historic District, for Milwaukee MLB Home Rental.

Sponsors: THE CHAIR

This application was withdrawn.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

The following files represent staff approved Certificates of Appropriateness:

8. [210554](#) Resolution relating to a Certificate of Appropriateness for landscaping at 2017 N Terrace Avenue, in the North Point North, for Maura Otzko.

Sponsors: THE CHAIR

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

this Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

9. [210556](#) Resolution relating to a Certificate of Appropriateness for sidewalk café furnishings at 511 N. Broadway, in East Side Commercial Historic District, for Tupelo Honey.

Sponsors: THE CHAIR

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

10. Review and approval of the minutes from the July 12th meeting.

Ms. Peltz moved, seconded by Ms. Keating Kahn, for approval of the minutes. There were no objections.

11. [201623](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Marshall & Ilsley Bank Building (Tower), at 770 N. Water Street.

Sponsors: THE CHAIR

John Kramer - advisor to the applicant for federal historic tax credits. What is under discussion is not the parking garage, but the 21 story office building. This is an example of Post-War Modern Bank.

Andy Spataro - represents the owner, Irgens Partners

Richard Lincoln - consultant to the Irgens team

Staff reluctantly supports based on the precedents.

Support of the nomination.

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

Aye: 5 - Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

Excused: 1 - Pieper Eisenbrown

12. Updates and announcements.

For the bridge, the city is supporting the Potawatomi and now better documentation

from the city has been requested. A request to laser scanning was added.

Meeting adjourned: 4:57 P.M.

Linda M. Elmer

Staff Assistant