



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,
lelmer@milwaukee.gov*

*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, December 13, 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: 3:00 P.M.

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

1. [201685](#) Resolution relating to a Certificate of Appropriateness for mothball status at 322 W. State Street, in the Old World Third Street Historic District, for Jake Dehne.

Sponsors: THE CHAIR

Mr. Tim Askin said this has been sitting around for a while. New aluminum single-pane windows were installed. They are currently proposing to put a wood storm over it. Staff recommends denial as no forward movement on an appropriate window. Jake Dehne - building owner - he wanted to preserve his building and put in the best windows he could. Replacing it with new windows would cost \$25,000.

Eric Folsom - company that installed the windows - what is in there is a high-efficient, vinyl clad window. The windows were merely replaced. Most manufacturers don't manufacture wood windows.

Mr. Jarosz moved reject the current proposal, but extend the mothball for six months, seconded by Ms. Peltz.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

2. [210779](#) Resolution relating to a Certificate of Appropriateness for chimney reconstruction, and dormer re-cladding at 2640 N. Lake Drive, in North Point North Historic District, for Russell and Dorothy Case.

Sponsors: THE CHAIR

Held as the applicant cannot be present.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

3. [211060](#) Resolution relating to a Certificate of Appropriateness for enlarging the front porch to incorporate a balcony at 1825 N. 1st Street, in the Brewers Hill Historic District, for David & Stefanie Dugan.

Sponsors: THE CHAIR

Mr. Tim Askin said this is one of the oldest new-construction houses in Brewer's Hill, at roughly 1991. They propose the expand the front porch forward and to put a balcony on the second floor. The extension shouldn't have much impact as the two adjacent houses sit further forward on the lot. He recommends reviewing this under the new construction guidelines and as such, it's still an appropriate design for the neighborhood. Staff's only concern is a slightly different door for the balcony. Applicant is fine with any of the doors recommended by staff. Staff recommends granting. Grant, by Mr. Jarosz and staff work with applicant on final selection of shingles/spindles/colors/door, seconded by Ms. Pieper Eisenbrown.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

4. [211053](#) Resolution relating to a Certificate of Appropriateness for a chain link fence at 2536 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Noel Coronel and Yolanda Marca-Coronel.

Sponsors: THE CHAIR

Mr. Tim Askin said that the chain link fence was constructed despite staff previously negotiating with the owner. The fence is on the north side in the back and is four feet high. Staff recommends denial.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

5. [211054](#) Resolution relating to a Certificate of Appropriateness for alterations and repairs to the front porch steps at 2536 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Noel Coronel and Yolanda Marca-Coronel.

Sponsors: THE CHAIR

Mr. Tim Askin said he also previously negotiated with the owner and the application was incomplete and the applicant built it anyway.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

6. [211063](#) Resolution relating to a Certificate of Appropriateness for a new storefront at 1023 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Amrit Patel.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the work was done with no COA or building permit. The owner sits on this historic Mitchell BID board and the building was built in 1941 and had a petite bulkhead. The upper left was not changed. The windows are small and now there is no bulkhead. Staff recommends the storefront be restored to its original appearance.

Mr. Amrit Patel - owner - said the permits were supposed to be taken out by the contractor and his experience suffered 5 break-ins in two weeks.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

7. [211139](#) Resolution relating to a Certificate of Appropriateness for amendments to the design of a previously approved new house at 116 W. Vine Street, in the Brewers Hill Historic District, for Michael Warecki.

Sponsors: THE CHAIR

Ms. Carlen Hatala said this matter went before the HPC before and there will be an intervening lot between the new house and the adjacent lot. Horizontal panels have been replaced with variegated stone, which appear similar to stone. The two sliders will become real French doors. The skylights have been removed. There is a proposed mudroom. Staff would like to see a more appropriate garage door for this period of house. Staff recommends granting, with conditions.

Michael and Anna Warecki - owners - they have been working with Mr. Askin for six months.

Applicant is willing to make the cladding vertical.

Ald. Bauman feels that the foundation will be poured and a plain foundation is not very interesting.

Staff didn't feel the layout of the stone was consistent with the neighborhood.

Mr. Jarosz moved to approve based on staff recommendations . Staff is fine using the stone on the foundation, but not on the bay (can use horizontal clapboard or shingles on the bay). Will replace the vertical siding on the peak with horizontal siding or shingles. Ms. Pieper Eisenbrown seconded.

The applicant will work with staff on a more historic garage door.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

8. [211158](#)

Resolution relating to a Certificate of Appropriateness for new garage doors at 3000 E Newberry Blvd, in the North Lake Drive Historic District, for David Karademas.

Sponsors: THE CHAIR

Ms. Jacqueline Drayer said the proposal is to replace the existing doors and staff recommends grant.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

9. [211159](#)

Resolution relating to a Certificate of Appropriateness for window replacement on the first floor, at 102 E Vine Street, in the Brewers Hill Historic District, for Molly and Ashley Booth.

Sponsors: THE CHAIR

*Ms. Drayer said this is involves work on a number of windows. Staff recommends approval with standard wood conditions.
Molly Booth - owner*

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

10. [211177](#)

Resolution relating to a Certificate of Appropriateness for retroactive approval of the painting of masonry at 2339 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Christie & David Melby-Gibbons.

Sponsors: THE CHAIR

Mr. Tim Askin said the stone trim was painted; owners content the material is concrete. This is a response to a citizen complaint filed in October. Every historic property owner was mailed a brochure in spring noting masonry can't be painted and the Sherman Park guidelines also prohibit this. Staff recommends denial.

Christie Melby-Gibbons -- she thought only brick couldn't be painted; this was concrete. There are 14 other homes in a block north and a block south with steps, lintels, etc. painted.

Give the applicant 9 months to remove the paint.

Deny, by Mr. Jarosz with a 9-month mothball certificate to remove the paint, seconded by Ms. Peltz.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

11. [211179](#)

Resolution relating to a Certificate of Appropriateness for replacement of the rear porch at 2245 N. Lake Drive, in the North Point South Historic District, for Nicole Kauss and Christopher Kolenda.

Sponsors: THE CHAIR

Ms. Jacqueline Drayer said its proposed demo of a porch. Porch is not visible from the public way. Staff recommends approval with no garden lights and standard wood conditions.

Nicole Kaufmann - owner

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

12. [211180](#)

Resolution relating to a Certificate of Appropriateness for off-site use of stained glass windows from 790 N. Van Buren Street, the Wisconsin Consistory of the Scottish Rite Building, an individually designated historic property, for Saxony Capital.

Sponsors: THE CHAIR

Ms. Carlen Hatala said the plan is to convert the building into apartments. Staff recommends denial.

Ald. Bauman said he was contacted by the Scottish Rite folks in Sheboygan.

Architect is not challenging the denial.

Staff would like to have a plan submitted for dealing with the windows. The COA provided no details.

Ald. Bauman is happy anyone even wants these windows. Ald. Bauman has a contact in Sheboygan.

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

Aye: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

The following files represent staff approved Certificates of Appropriateness:

13. [211090](#) Resolution relating to a Certificate of Appropriateness for repairs to the sidewalk vault and replacement of the vault doors on the S. 11th Street side of the property at 1039 W. Historic Mitchell Street, in the Mitchell Street Historic District, for First Federal Bank.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

14. [211115](#) Resolution relating to a Certificate of Appropriateness for replacement of rooftop HVAC equipment on the property at 1039 W. Historic Mitchell Street, in the Mitchell Street Historic District, for First Federal Bank.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

15. [211117](#) Resolution relating to a Certificate of Appropriateness for a projecting sign at 2574 N. Downer Avenue, in the Downer Avenue Commercial Historic District, for Manpower.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

16. [211138](#) Resolution relating to a Certificate of Appropriateness for repaving the front walkway and reconstructing the square wooden columns on the front porch at 3014 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Don Pannell.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

17. [211140](#)

Resolution relating to a Certificate of Appropriateness for façade and structural repairs at 1000 W. Historic Mitchell Street, in the Mitchell Street Historic District, for William K. Langfan Revocable Trust.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

18. [211142](#)

Resolution relating to a Certificate of Appropriateness for roof replacement at 3047 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Lakeia Jones and Travis Spell.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

19. [211160](#)

Resolution relating to a Certificate of Appropriateness for a new air conditioner, at 839 29th Street, in the Concordia Historic District, for Eric Fescenmeyer.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

20. [211206](#)

Resolution relating to a Certificate of Appropriateness for retroactive approval of an awning sign and removal of previous awning signs at 771 - 773 N. Jefferson Street, in the Jefferson Street, for Fox Properties.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

21. [211237](#) Resolution relating to a Certificate of Appropriateness for foundation excavation, basement window replacement, and other work at 2605 N. Summit Avenue, in the North Point North Historic District, for James Stearns.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

22. [211253](#) Resolution relating to a Certificate of Appropriateness for a wooden fence at 2670 N. Grant Boulevard, in the Grant Boulevard Historic District, for Brenda Jackson.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

23. [211272](#) Resolution relating to a Certificate of Appropriateness for removal of a front yard tree at 3244 W McKinley Boulevard, in the Cold Spring Park Historic District, for Kandie Smith.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

24. [211274](#) Resolution relating to a Certificate of Appropriateness for a kitchen remodel and restoration of windows at 2652 N Lake Drive, in the North Point North Historic District, for Mark Foley and Gretchen Farrar-Foley

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

25. [211275](#) Resolution relating to a Certificate of Appropriateness for repointing the building at 701 W. Historic Mitchell Street, excluding any new or replacement brick, in the Mitchell Street Historic District, for Ashraf Patel.

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: 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Garcia

No: 0

26. **Review and approval of the minutes from the November 1st meeting.**

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

Update from staff on the following file:

27. [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. Askin approved tuck pointing of the surviving brick.

28. **Updates and announcements.**

Ms. Hatala has returned to work.

Meeting adjourned: 4:32 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>.