



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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Wednesday, July 7, 2021

3:00 PM

City Hall, Room 301-B

This is a special 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.

Mr. Jarosz present at 3:45 P.M.

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

Excused: 1 - Garcia

1. [210257](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 2614 W. Port Sunlight Way, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said all the houses are very similar with one developer and one architect and it was the same when the houses were all constructed. This is part of a larger project of 30 houses, 20 of which are not subject to HPC review. For Garden Homes, the color and material of the roof materials was regulated. Staff met with the architect and 3 products were agreed upon. Windows are the sticking point as most windows are non-original or are in hopeless repair so for most of the houses it is start from scratch. About half of the houses have gable peak windows, which are original and staff would like these windows retained rather than converting them to a vent. They are considering recommend aluminum-clad windows due to the project size and the cost of lumber. Each of 10 properties has the same "Overview" with differing staff reports. Most of the houses have aluminum siding, with some having vinyl and most of the stucco is in very bad shape. Lathe siding is the preferred look by staff with decorative detail as well as Hardy Plank, real wood clapboards and Smart Side. Any existing

siding that can be repaired can be done. For those houses having Palladian-like curved moulding, staff would like to have those features restored. For garages, there are no original garages; most were built in the late 40s or early 50s. Every garage is a demolition candidate, per staff. Staff is reviewing the interiors; HPC can opine but its recommendations are not binding. Ms. Jacqueline Drayer said the houses were built between 1921 and 1923 and were one of the first publicly built homes and designed to help individuals build up equity. Once the homes were no longer part of a public cooperative new siding, additions and garage additions were installed. Major interior work will also be done.

Ted Matkom - nonprofit developer. Work will be done using HOME funds, conventional debt and WHEDA tax credits.

Grant, with conditions.

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

2. [210258](#)

Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4423 N. 25th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

Grant, with conditions.

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

3. [210259](#)

Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4431 N. 25th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

*Ms. Drayer said the same as the prior two, but no porch that needs to be demolished; otherwise no special considerations
Grant, with conditions.*

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

4. [210260](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4437 N. 25th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

A new condition is repair the stucco plaster, otherwise has the same conditions as the other conditions.

Grant, with conditions.

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

5. [210261](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4481 N. 25th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

Staff said the house will require new stucco and plaster; no other special considerations.

Grant, with conditions.

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

No: 0

Excused: 1 - Garcia

6. [210263](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4366 N. 26th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

This house requires new surface siding and the Palladian window hood must be restored. Windows should be retained if possible. Return gable window from being a vent.

Grant, with conditions.

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

7. [210264](#)

Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4369 N. 26th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

Staff proposes covering the stucco on the northeast and west elevations and recreate the Palladian window and the gabled attic window. The vent on the other side in the attic may be retained; it does not need to be converted to a window. Applicant is proposing four sides of siding, which staff is fine with as it already has siding on two sides.

James H - neighbor

Ms. Peltz would like to have all houses having stucco siding, with garages, using ARPA funds.

Grant, with conditions.

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

No: 0

Excused: 1 - Garcia

8. [210265](#)

Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4407 N. 26th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

Needs Palladian window back and some non-vinyl siding would be reasonable. The rear addition is being proposed for removal; staff would encourage keeping it, if possible, but he also has no strong objections and it was built in the aluminum siding area. The rear addition is in very bad shape and isn't worth saving, per the developer. Decking will be painted, standard tongue in groove for all 10 properties.

Grant, with conditions.

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

9. [210266](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4401 N. 26th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

A closer inspection of the windows is merited. It would be nice if the 2nd floor bathroom window were retained and he would like the drawings rectified to indicate what is happening. The drawings should also show a side door, if there is one. Staff would like Douglas fir or standard Bliffert wood for the railings and balusters used on the porches.

Ms. Peltz is concerned that standards are being lowered based upon budgetary concerns.

Grant, with conditions and general conditions for all is to have staff-approved conditions for porches.

If stucco is visible, then stucco; otherwise siding is okay.

Porch conditions should be "Concordia standards" (used in Concordia neighborhood).

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

10. [210267](#) Resolution relating to a Certificate of Appropriateness for general rehabilitation of the house at 4447 N. 26th Street, in the Garden Homes Historic District, for the City of Milwaukee and Garden Homes Homeowner Initiative, LLC.

Sponsors: THE CHAIR

This house was gutted due to a fire. The main point is to remove two additions and the front stoop was designed differently (it was more splayed). Approve the design shown by the current developer. There is a discrepancy between the drawing and the photographs. This house has the good stucco. Per the developer, the photographs are correct and the drawing is wrong. Staff will sort through the mix-up.

Grant, with conditions and staff approval of the drawings.

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, Peltz, and Bauman

No: 0

Excused: 1 - Garcia

11. Updates and announcements.

The next meeting is on Monday. The Burnham bridge will be removed and replaced; staff is objecting, but probably unsuccessfully.

Meeting adjourned: 5:10 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>.