



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Patricia Keating Kahn, CHAIR

Rafael Garcia, VICE-CHAIR

*Ald. Robert Bauman, Ann Pieper Eisenbrown, Matt Jarosz,
Nicholas Hans Robinson and Sally Peltz*

*Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
lelmer@milwaukee.gov*

*Senior Planner: Carlen Hatala, 286-5722,
chatal@milwaukee.gov*

*Senior Planner: Tim Askin, 286-5712,
tim.askin@milwaukee.gov*

*Legislative Liaison, Jeff Osterman, 286-2262,
joster@milwaukee.gov*

Monday, July 11, 2022

3:00 PM

City Hall, Room 301-B

1. **Discussion with the City Attorney's Office relating to a recent court decision relating to regulation of state buildings.**

Meeting convened: 3:03 P.M.

Alexander Carson - City Attorney's Office. Reschedule for closed session for August 1st to provide legal counsel.

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

Excused: 2 - Robinson, Garcia

2. [220279](#)

Resolution relating to a Certificate of Appropriateness for the demolition of the existing parish hall, the construction of a new parish hall and the construction of a new four story apartment building at 2618 N. Hackett Ave., in the Downer Avenue Commercial Historic District, for St. Mark's Church.

Sponsors: THE CHAIR

Michael DeMichele - 2924 N. Shepard Ave - presenting the project

Jim Shields - architect

Ms. Carlen Hatala said there are 3 parts to this application - to demolish the parish hall, the new and smaller parish hall and a new 5-story apartment building on vacant land. It's unclear how the roof top structure is designed. Staff has recommendations in the staff report and does not object to the parish hall demolition. Staff recommends construction of a new parish hall and apartment building as they both meet the criteria for new construction. HPC only considers siting, scale, materials and form.

Supporters:

Tom Lacey - 2929 N. Shepard Ave. - member of St. Mark's parish

Brooke Frizzell - rep. of St. Mark's Church

Catherine Katter - 2231 N. 59th St. - member of St. Mark's parish

Vincent Katter - 2231 N. 59th St. - member of St. Mark's parish

*John Johnson - 2455 N. 58th St. - member of St. Mark's parish
Kyle Potter - 2540 N. Murray - member of St. Mark's parish
Jonathan Brostoff - 3000 N. Stowell
Sarah Marie Treed - 2706 E. Newberry Ave.*

Opposed:

*Deborah Bylan - 2643 N. Hackett Ave.
Philip Blenski - 2633 N. Hackett Ave.
Kay Wosewick - 2633 N. Hackett Ave.
Lorraine McNamara-McGraw - 2633 N. Hackett Ave.*

Grant for demolition and conceptual approval of the parish hall and approval of the COA for apartment building. Commission would like to see more detail on the parish hall and developer will work with staff on the apartment building.

Mr. Jarosz moved for demolition of the parish hall, seconded by Bauman. There were no objections.

Mr. Jarosz moved for approval of the apartment with follow-up to work with staff, seconded by Bauman. There were no objections.

Mr. Jarosz moved for more details on the new parish hall and that will be scheduled as a separate item. Seconded by Bauman. There were no objections.

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

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

No: 0

Excused: 2 - Robinson, and Garcia

3. [220163](#)

Resolution relating to a Certificate of Appropriateness for a rear yard pergola at 3075 N. Lake Drive, in the North Lake Drive Historic District, for Chana Friedman and Hillel High, LLC.

Sponsors: THE CHAIR

There is a question about the scale of the project, which is 19 by 25. A revised plan will be submitted. This will be scheduled for the next meeting.

A motion was made by ALD. BAUMAN, 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

Excused: 2 - Robinson, and Garcia

4. [220164](#)

Resolution relating to a Certificate of Appropriateness for a rear yard pergola at 2623 N. Lake Drive, in the North Point North Historic District, for Nick and Katherine Gerrits.

Sponsors: THE CHAIR

Ms. Hatala said all of the borders will be actual brick and the pergola is 18 by 11 feet 6". Staff recommends approval.

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

No: 0

Excused: 2 - Robinson, and Garcia

5. [220234](#) Resolution relating to a Certificate of Appropriateness for the rebuilding of the chimney and porch at 2914 W. McKinley Boulevard in the Cold Spring Park District for Kevin Schwerdtfeger.

Sponsors: THE CHAIR

Ms. Hatala said this house has butter joints (thinner joints and more expensive as use more brick). All the work will be done the first-floor porch. The porch is in pretty dire straits.

*Paul Green - Cream City Masonry - architect - will salvage as much brick as possible.
Kevin Schwerdtfeger - owner*

They will submit a mortar sample prior to beginning work.

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

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

No: 0

Excused: 2 - Robinson, and Garcia

6. [220236](#) Resolution relating to a Certificate of Appropriateness for the replacement of columns and other repair work on the front portico at 2125 N. Lake Dr. in the North Point South Historic District, for Matthew Helmerich and Jeffrey Harwell.

Sponsors: THE CHAIR

Ms Drayer said staff recommends approval with conditions.

Mr. Jarosz asked the applicants to notify staff once who they hire a contractor to do the work.

A motion was made by ALD. BAUMAN, 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

Excused: 2 - Robinson, and Garcia

7. [220239](#) Resolution relating to a Certificate of Appropriateness for retroactive approval of major landscape changes to 2112 N. Lake Dr. in the North Point South Historic District for Rebecca Osborn and Matthew Hetzel.

Sponsors: THE CHAIR

Ms. Hatala said the work in progress was reported to staff; no COA had been applied for. The new landscaping follows the form of the former landscaping, in general. Limestone was denied in other applications, used manufactured stone for a patio and railroad ties in other locations. They changed the front walkway and used limestone for that. Staff recommends denial of the use of manufactured stone. The front lawn should retain its gentle slope. The blue stone used for the front steps is appropriate. Staff recommends swapping out the manufactured stone (summit stone) for lannon stone.

Staff recommends denying the manufactured stone and use a natural stone in its place and retain the gentle slope of the front lawn.

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

Excused: 2 - Robinson, and Garcia

8. [220269](#) Resolution relating to a Certificate of Appropriateness for the demolition of the existing garage and the construction of a new garage at 3001 W. McKinley Boulevard in the Cold Spring Park Historic District, for Brian and Donna Kenner.

Sponsors: THE CHAIR

Ms. Hatala said this is a corner lot and is a very visible property. The current garage was made to look like rusticated stone and was built in 1912. The garage was built in a high-style manner. There is one area of damage. Staff recommends denial due to the high quality of the garage in architectural terms.

Brian Kenner - owner - it's a one-car garage with some damage and they have to park in the driveway. They have had a number of burglaries in the neighborhood. He wants to build a two-car garage, like the neighbors have.

Roy Averill - American Garage Builders -3 out of 35 garages have this brick and all of those are delapidated. He wants to coordinate the house and garage colors.

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

No: 0

Excused: 2 - Robinson, and Garcia

9. [220283](#) Resolution relating to a Certificate of Appropriateness for building a rooftop deck on the garage and building an adjacent raised deck in the rear yard of 2237 N. Lake Dr. in the North Point South Historic District, for Ben Sadek.

Sponsors: THE CHAIR

Mr. Tim Askin said a garage was approved in 2021 and was built. They are proposing a rooftop deck and an additional attached raised deck. The deck addition turns the garage into a larger structure that exceed the width of the house and covers much more of the property with a structure. The deck is a simple block with no details. Staff is concerned about the lighting and the materials of the retractable screens. They are 100 square feet over the lot coverage for the zoning district. Staff recommends holding since he has never seen the amended drawings.

Ben Sadek - the proposed structure is to cover an approved swim spot. The stairs will now be spiral.

Tim - Excel Decking - the hot tub was approved by the city and the structure was built around it. The retractable screens have been eliminated and they added design elements.

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

Excused: 2 - Robinson, and Garcia

10. [220298](#)

Resolution relating to a Certificate of Appropriateness for rebuilding a gable, masonry repointing and repair of clay tile roof at 1630 E. Royall Place, the Charles Allis Museum, an individually designated historic property, for Milwaukee County.

Sponsors: THE CHAIR

Ms. Drayer said there is proposed masonry on the gable parapets and masonry cleaning and repair as well as flashing and tiles. The brick is Ohio brick trimmed with Lake Superior sandstone and preservation of the existing brick is important. Staff recommends granting with conditions.

Dave Weir - architect - it needs extensive repair.

Mark Knapp - Quorum Architects

Julie Baston - Milwaukee County project manager - requested \$1 million Grant with the standard conditions in the report.

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

No: 0

Excused: 2 - Robinson, and Garcia

11. [220301](#)

Resolution relating to a Certificate of Appropriateness for the review of Phase Two of the construction of outbuildings and additional landscaping at 3319 N. Lake Dr., in the Lake Drive Estates Historic District, for Chris and Jennifer Abele.

Sponsors: THE CHAIR

Ms. Hatala said the pool enclosure, landscaping and lighting are included as part of

this application. They worked with the architect on the glass roof slope which mimics the roof of the former conservatory. The landscaping will include trees around the pool house. There are 11 different lighting fixtures, which are contained on the grounds. There will be a hedge around the pool to give it a sense of base without obscuring the glass.

Nick Carnahan - architect

Richard Donner - atty. for Suzanne Hupy - she owns the property on the northern boundary

Mr. Jarosz moved to grant, seconded by Ms. Peltz.

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

Aye: 3 - Jarosz, Keating Kahn, and Peltz

No: 2 - Bauman, and Pieper Eisenbrown

Excused: 2 - Robinson, and Garcia

The following files represent staff approved Certificates of Appropriateness:

12. [220221](#) Resolution relating to a Certificate of Appropriateness for changing the style of a previously approved fence at 2205 N. Lake Drive, in the North Point South Historic District, Eric Wagner.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

13. [220232](#) Resolution relating to a Certificate of Appropriateness for the repointing of the chimney at 2025 N. Lake Dr. in the North Point South Historic District for Stephan Schnitzel

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

14. [220240](#) Resolution relating to a Certificate of Appropriateness for the repair of porch columns at 2717 E. Belleview, in the North Point North Historic District, for Thomas Maloney.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

15. [220242](#) Resolution relating to a Certificate of Appropriateness for rebuilding concrete steps at N. 2857-2859 N. Sherman Blvd., in the Sherman Boulevard Historic District, for Jesse Lee

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

16. [220336](#) Resolution relating to a Certificate of Appropriateness for the replacement of old security doors with new ones at 2811-2813 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Lynda Tucker.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

17. [220337](#) Resolution relating to a Certificate of Appropriateness for replacement of damaged shingle roof with asphalt Atlas Roofing Pinnacle Pristine Architectural Shingles in Pristine Hickory at 2712 E Bradford Avenue, in the North Point North Historic District, for The Marjorie Reiley Maguire Living Trust (Trustee: Marjorie Reiley Maguire).

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

18. [220338](#) Resolution relating to a Certificate of Appropriateness for frosted window glass on the lower level of the north and east elevations of 918 Vel. R Phillips Ave, in the Milwaukee Journal Complex, for Seeds of Health.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

19. [220353](#) Resolution relating to a Certificate of Appropriateness for miscellaneous repairs at 2925 W State Street, in the Concordia Historic District, for Greater Utopian Pentecostal Church.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

20. [220354](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 3011 W State Street, in the Concordia Historic District, for Andrew Larsen and Jason Tetzlaff.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

21. [220375](#) Resolution relating to a Certificate of Appropriateness for replacing an existing casement window with a new larger one in the kitchen at 2623 N. Terrace Ave., in the North Point North Historic District, for Robert and Gabrielle Davidson.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

22. [220376](#)

Resolution relating to a Certificate of Appropriateness for roof replacement at 2712 E Bradford Avenue, in the North Point North Historic District, for The Marjorie Reiley Maguire Living Trust (Trustee: Marjorie Reiley Maguire).

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

23. [220411](#)

Resolution relating to a Certificate of Appropriateness for frosted and clear window glass at 918 Vel. R Phillips Ave, in the Milwaukee Journal Complex, for Seeds of Health.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Garcia

24. Review and approval of the minutes from the June 6th meeting.

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

25. Updates and announcements.

Mr. Griffin has filed an appeal of his denial.

Meeting adjourned: 7:02 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>.