



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ald. Robert Bauman, CHAIR

Jordan Morales, VICE CHAIR

**Matt Jarosz, Patricia Keating Kahn, Nicholas Hans Robinson,
Sally Peltz, and Ann Pieper Eisenbrown**

**Staff Assistant, Linda Elmer, 286-2231, Fax: 286-3456,
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**Senior Planner: Tim Askin, 286-5712,
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**Senior Planner: Andrew Stern, 286-5722,
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**Legislative Liaison, Chris Hillard, 286-2170,
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Monday, November 3, 2025

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:04 PM

Present: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Robinson, Morales

1. [250828](#)

Resolution relating to a Certificate of Appropriateness for rooftop solar panels at 2591 N. Summit Ave., in the North Point North Historic District for Chris Sanger.

Sponsors: THE CHAIR

Mr. Andrew Stern said this was held from the last committee meeting. The applicant did meet with his contractor about putting panels on the dormers. There were two different proposals instead of the front-only system. The City Attorney's Office provided written guidance a couple of years ago, which is in the file and Mr. Stern read some text from it. Staff is still recommending a rear system and panels only on the front-facing dormers and denial of the front-only system as requested by the applicant. Owner still prefers the front-only system.

Denied as applied for and approve the staff concept as the decrease in efficiency is not significant and there is no large increase in cost.

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

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

2. [251021](#)

Resolution relating to a Certificate of Appropriateness for the rehabilitation of and addition to 501 W. Historic Mitchell Street, in the

Mitchell Street Historic District for St. Stanislaus Properties, LLC.

Sponsors: THE CHAIR

Mr. Andrew Stern said this is a continuation of a project that was reviewed in July. The brick facade is failing and a cream city brick was approved. Two buildings were combined and now they wish to rehabilitate the corner building and add a three-story rear addition. The exterior will be restored and the brick is very similar to that on the historic building. The addition will be half as big as the building and a rear patio will be added as well. There will also be landscaping along the street edge and there will be new wood windows as well as trash enclosures and a rooftop terrace. This will be quite an improvement from what has been there for a number of years. Staff recommends approval with conditions outlined in the staff report and maintaining the historic six-course common bond on the historic section. The foundation will be brick rather than stone for the historic portion.

Patrick Wesley - architect

Isla Jarvis - one of the designers

Property representative also present, but no name given.

Mr. Jarosz would like the new addition to be set back a bit further so it isn't almost flush with the historic portion. The client wanted to have both the old and new to have a cohesive look which is why the brick is similar for both portions. Mr. Jarosz asked if the addition should be differentiated more from the historic building. Mr. Robinson also agreed with possibly differing more between the old and the new, possibly by making the brick coursing a different color. Mr. Jarosz is concerned about how the building is viewed from the expressway, particularly. Mr. Wesley said the setback is about 4". Mr. Wesley said he can look at making some change to differentiate between the two portions although the setback would be harder to change. Mr. Robinson thinks it can be handled by a change in materials.

To provide more renderings with materials differentiation between the historic building and the addition on the east facade to be approved by staff.

A motion was made by Matt Jarosz, seconded by Patricia Keating Kahn, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

3. [251027](#)

Resolution relating to a Certificate of Appropriateness for demolition of a shed and for restoration of the home at 1835 S. Layton Boulevard, in the American System Built Homes Historic District, for Frank Lloyd Wright's Burnham Block, Inc.

Sponsors: THE CHAIR

Mr. Andrew Stern said the house was built in 1916 and the applicant wants to do a restoration. The shed has no architectural importance. Replace the roofing with cedar shingles and restore it to when it was originally constructed, including the stonework on the facade.

Mr. Gullick - Burnham - There are six homes and the nonprofit owns five of them - they began acquiring them in 2002. Three will be used as museums and the rest can be occupied. Staff recommends approval with conditions. The work is being paid for by grants.

*The applicant would remove the paint on the foundation so it is historically accurate.
Staff is fine with removing the "A" condition relating to the paint.*

Also present:

Rick Donner

Steve Wellenstein - architect

Granted with removal of the paint condition.

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

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

4. [251026](#)

Resolution relating to a Certificate of Appropriateness for storefront replacement at 235 S. 2nd Street, in the South 2nd Street Historic District, for Borger Building, LLC.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicant requested that this be held.

A motion was made by Matt Jarosz, seconded by Patricia Keating Kahn, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

5. [250995](#)

Substitute resolution granting permanent historic designation to the Milwaukee Auditorium and Milwaukee Arena, 412 W. Kilbourn Avenue, in the 400 and 500 blocks of W. Kilbourn Avenue, in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said the Milwaukee Auditorium and Milwaukee Arena (original names) are located in the 400-500 blocks of W. Kilbourn. The Auditorium was designed in 1907 by Ferry & Clas and the Arena by Eischweiler and Eischweiler. The land was long-used for public purposes and was donated by Byron Kilbourn in 1835 to be used for public purposes. An exposition building was built in 1881 and it suffered a catastrophic fire in 1905. A national design contest was held and there were 12 submissions; Ferry & Clas won. An estimated 210,000 people attended the cornerstone laying and there were parades and three days of celebrations. There were also plans for a civic center area and this was area was dedicated for major civic buildings, including the Milwaukee County courthouse. The building style is beaux arts and was a hit hosting events through the 1920s. In the 1930s there were rumblings that the Auditorium was too small and, starting in 1945, funds were beginning to be raised to build an indoor sports arena.

Alexander Eischweiler, Jr. was chosen as the architect/planner with the cornerstone being laid in 1949. The Arena opened in April 1950 to a week-long celebration. The Arena was in the black its first year of operation. The brightly painted floor was done in 1977 and remained until the Bucks relocated to the Bradley Center. In the 1970s the

city opted to keep and renovate the Arena with new mechanicals, but other centers were constructed that served the same purpose. Renovation was done in the 1970s to meet smaller, current needs and the northern facade was re-done. The building remains largely intact and its appearance the same.

The Arena had major renovations completed in 2014.

Staff recommends approval based on f-1, f-2 f-5, f-6 and f-9.

Ms. Keating-Kahn moved, seconded by Mr. Jarosz, to open the public hearing. There were no objections.

Atty. Josh Levi - represents the owner, the Wisconsin Center District - the owner objects to the designation due to timing of the application and the criteria for approving the application. Both buildings came after a demolition of other structures in order to jump start other development. He asked if either building was on any survey of historic buildings and also the use of both "site" and "building" on the application. The Auditorium was rejected as being historic in 2000 and the 2000 HPC staff report was very similar to this report.

Ms. Peltz, based upon the comments made by the Chair that the 17-member Wisconsin Center District board, will be making decisions behind closed doors while this process is open, she asked when he would like this application to be considered.

Atty. Levi doesn't think the Arena is historically significant. He thinks the staff should meet with the Wisconsin Center District board and re-hear this in a month.

Ms. Keating-Kahn moved, seconded by Mr. Morales, to close the public hearing. There were no objections.

A motion was made by Ann Pieper Eisenbrown, seconded by Patricia Keating Kahn, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

The following files represent staff approved Certificates of Appropriateness:

6. [250982](#) Resolution relating to a Certificate of Appropriateness for rebuilding a chimney at 2645 N. Grant Boulevard, in the Grant Boulevard Historic District for Jarvis Williams and Michele Robinson.
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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales
No: 0
7. [250985](#) Resolution relating to a Certificate of Appropriateness for new roof, window restoration, and landscaping at 2670 N. Sherman Blvd., in the Sherman Boulevard Historic District for Willard J. Sherard.
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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

8. [250999](#)

Resolution relating to a Certificate of Appropriateness for one Type A wall sign at 608 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Total Wireless and Urbane LLC.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

9. [251006](#)

Resolution relating to a Certificate of Appropriateness for a projecting sign at 1200 E. Brady Street, in the Brady Street Historic District for Todd Dunsirn and Kimberly Forbeck.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

10. [251032](#)

Resolution relating to a Certificate of Appropriateness for reconstruction of the jump porch at 1017 - 1019 E. Brady Street, in the Brady Street Historic District, for Ideal Investments.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

11. [251045](#)

Resolution relating to a Certificate of Appropriateness for new air conditioning unit at 2007 E. Windsor Pl., in the North Point South Historic District for Wade Weissmann.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

12. [251102](#)

Resolution relating to a Certificate of Appropriateness for cedar shingle siding repair at 2105 E. Lafayette Pl., in the North Point South Historic District for Ashley and Michael Adam.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

13. [251104](#)

Resolution relating to a Certificate of Appropriateness for the installation of HVAC equipment at 2017 N. Terrace Avenue, in the North Point South Historic District, for Ryan and Chelsea McCrory.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

14. [251105](#)

Resolution relating to a Certificate of Appropriateness for removal of a service chimney at 3028 W. State Street, in the Concordia Historic District, for Cameron Carrington.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

15. [251107](#)

Resolution relating to a Certificate of Appropriateness for modifying existing retaining walls and reconstructing the driveway at 2443 N. Terrace Avenue, in the North Point North Historic District, for Larry Bonney.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

16. [251108](#)

Resolution relating to a Certificate of Appropriateness for modifying existing retaining wall and adding steps at 2251 N. Lake Drive, in the North Point North Historic District, for Lise Sadagopan.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

17. Review and approval of the minutes from the October 6th meeting.

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

18. Updates and announcements.

There were none.

Meeting adjourned: 5:11 PM

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>.