



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, August 4, 2025

3:00 PM

City Hall, Room 301-A

Meeting convened: 3:00 PM

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

1. [250119](#) Resolution relating to a Certificate of Appropriateness to replace the neon lighting on the Pabst bridge sign with LED rope lighting at 1203 N. 10th St., in the Pabst Brewery Historic District for The Brewery Neighborhood Improvement District No. 1.

Sponsors: THE CHAIR

Applicant is not ready to present.

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

No: 0

2. [250494](#) Resolution relating to a Certificate of Appropriateness for retroactive approval of vinyl windows at 2377 N. Sherman Blvd., in the Sherman Boulevard Historic District for LaQuita Hoskin.

Sponsors: THE CHAIR

Mr. Andrew Stern said the double-hung first floor windows were all replaced on the front facade, as well as some on the back and side side facade. Staff recommends denial and return to the original historic condition.

Applicant not present.

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

No: 0

3. [250495](#)

Resolution relating to a Certificate of Appropriateness for a gazebo at 2879 N. Grant Blvd., in the Grant Boulevard Historic District for Sheila Teague.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicant is proposing to add a gazebo in the rear yard, which is enclosed by a wood privacy fence, which would partially obscure the gazebo. The owners are considering two options and staff finds the both designs as appropriate as long as the two conditions detailed in the report are met.

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

No: 0

4. [250498](#)

Resolution relating to a Certificate of Appropriateness for gable removal, residing, and window and door repair to the carriage house at 3033 W. Kilbourn Ave., in the Concordia Historic District for James and Rebekah Nicholas.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicants are seeking to rehab the carriage house at the rear of their property. The carriage house likely dates to about 1895 although no building permit was found. The owners have contracted to reinforce the structure so interior work will be done as well. The state reviewed and signed off on the removal of the dormer. Staff recommends approval with conditions detailed in the report. The dormer isn't visible from any public right of way.

James Nicholas - owner - Arch Solar is handling all the electrical work. The ridge is sagging as there is no support under it so extra supports will be added. This is a very large, two-story structure. They are trying to keep the work as historically appropriate as practical.

Jason - Arch Solar

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

No: 0

5. [250544](#) Resolution relating to a Certificate of Appropriateness for an addition to and rehabilitation of the Nunnemacher Estate / Wildenberg Hotel, an individually designated historic property, at 3774 S. 27th Street, for Mandeep Dhawan.

Sponsors: THE CHAIR

Mr. Tim Askin said this project is coming back from a little over a year ago; different developer but substantially similar project. There is proposed a new, second floor wing; they are restoring all the windows. The site plan isn't under HPC review, just the building itself. The Dept. of City Development/City Plan Commission is reviewing the site plan. They are extending out the back on the second floor for additional egress and meeting space. The extension is set back from the street and reasonable for the intended use. He would like to see a few more windows on the second floor just for additional light and the new side entrance still seems a little too vertical. There will be false windows, covered with shutters, on the rear facade. Staff recommends approval with conditions in the staff report.

Thomas Stachowiak - Stack Design Group - the banquet hall was shrunk to half and that space will be used for a sports bar.

Mr. Jarosz asked about the use of cream city brick and how the new yellow-painted extension would work with the existing cream city brick. The space will be a restaurant, sports bar and banquet space combination. The local alderman, Scott Spiker, supports this.

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

6. [250474](#) Substitute resolution granting permanent historic designation to the South Superior Street Puddlers' Cottages Historic District on the east side of Superior St. between E. Russell Ave. and E. Ontario St. excluding 2538 S. Superior St. in the 14th Ald. District.

Sponsors: THE CHAIR

Mr. Tim Askin said this proposed district first came in in late 2020 and since then there has been a vacant lot split and a new house is under construction. The new house will be built regardless of today's action. This is a district of 8 houses, including the new construction. This is the oldest residential section of the original Town of Lake. The houses were built for Milwaukee Iron Plant workers. The plant was 85 acres and was the largest employer in Milwaukee County and employed thousands. There is one garage within the district, which has historic significance. The cottages were the closest housing to the mill. The new house is going in an empty lot since the 1990s where a carriage house had been.

Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, to open the public hearing. Jeffrey Reinboldt - 2508 S. Superior - owner of one of the houses in the proposed district - opposed as all the owners take very good care of their homes and the yards. Designation would make it more difficult for the current owners. They have been modernizing the houses with respect to history and that has allowed them to stay in their homes. He thinks that Bayview is currently under decay and he sees that this

increasing this.

Joe Paterick - 2552 S. Superior St - he bought the vacant lot at 2530 S. Superior, but he couldn't sell it as it's not a buildable lot, so he's surprised the lot has been sold.

Taylor Youngling - owner of 2512 S. Superior St. - also opposed - he moved in less than a year ago and loves the house. Happy that the guidelines have been loosened since those issued in 2021. Any additions would be subject to this Commission and he is concerned about not being able to increase the height of his building.

Ms. Peltz moved, seconded by Ms. Pieper Eisenbrown, to close the public hearing. Granted based upon the three criteria listed in the report (f-1, f-5 and f-8 of the Milwaukee Code of Ordinances).

A motion was made by Matt Jarosz, 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: 6 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 1 - Robinson

7. [250496](#)

Substitute resolution granting Permanent Historic Designation to the West Avenues West Historic District on blocks bound by W. Wisconsin Avenue to W. State Street and N. 22nd Street to N. 27th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said it's a large district and he will touch on some of the properties which includes 114 parcels ranging from residential to commercial encompassing a variety of architectural styles, with Queen Anne being the most common. The architects also range widely and include a who's who of early architects. The area was platted in 1835 and much of the land belonged to Sila Hawley and the land sold quickly in 1849 due to major roads going into the area. By the 1940s many of the mansions were being converted into rooming houses although some still remained. By 1910 the vast majority of the parcels had been constructed on to meet increasing population needs. Mr. Stern highlighted some of the more large and historic houses in the proposed district in the various architectural styles. Staff recommends permanent designation based on f-3, f-5 and f-6.

Ms. Peltz moved, seconded by Mr. Jarosz, to open the public hearing.

Bob Conklin - 819 N. 23rd St. - been there 40 years and owns 4 buildings - opposes the designation as they think it's working well with the way it is.

Dolly Markowski - Professional Buildings Collegiate - opposes the designation - have rooming houses with registered sex offenders. They feel this will be a burden to their nonprofit that is providing low-income housing.

Atty. Samantha Baker - on behalf of a vacant-lot owner who is opposed who feels the proposed district is too expansive. Individual houses should be designated rather than creating an entire district. The vacant lot was formerly a gas station and is currently fenced in.

John Anderson - 855 N. 25th St. opposed - his property was built after WW II and has no historic value. The property is currently low-income housing. He fears the designation will increase his insurance costs. He also supports designation of individual properties rather than the entire area.

Mr. Jarosz asked about making the district lines cleaner (less jaggging in and out) and how non-contributing buildings are handled.

Jim Dieter - nominator - lives in the neighborhood. Gave members handouts relating

to proposed districts. Mr. Jarosz moved, seconded by Ms. Peltz, to make the handouts part of the record. The Cedar Heights handout already is in the file. Toni Upham - lives on Kilbourn Ave. - 2452-54 W. Kilbourn Ave. - also concerned about those whose homes are not historical. Her house was built in 1894, but has no historical features. She is opposed as it will increase her insurance costs and she wants her home to be a regular home. She doesn't think it will benefit the area, but will hurt the homeowners. She has lived there 20 years.

Anna Hodges (here for her sister, Catalina Spears) - 836 N. 24th St. - she restored the house, which was a former rooming house. She does not have the money to meet historic guidelines. She has lived there for 27 years. She fears it would be difficult to sell based upon the designation.

Debra A. Gonzalez - 820 N. 24th St. - lived in the neighborhood 47 years. The neighborhood has gunfire almost every night and prostitution. Taxes have gone up so high that she may be forced out. This will force the good people out of this area; the neighborhood has gotten worse in the past 5 years. The owners of the apartment builders need to do something.

Stanley Grossman - 744-46 N. 26th St. - he has lived there since 1968. Guns and prostitutes are everywhere and the neighborhood isn't safe. Five companies refused to work in this area to put in a new garage door. A vacant lot behind their house is a problem with overgrown grass and dumped trash. The area is getting worse over time. They are opposed.

Marty Hagadorn - 745 N. 25th St. - just purchased the property - he thinks the area has a lot of potential. He is opposed because it will strangle out long-term homeowners and good renters that may have to pay more.

Ms. Peltz moved, seconded by Mr. Jarosz, to close the public hearing.

Ald. Bauman passed the gavel to Mr. Jarosz since the Vice-Chair was no longer present virtually.

The district boundary lines can be moved, but there cannot be open holes within the district, per HPC staff.

A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Morales

The following files represent staff approved Certificates of Appropriateness:

8. [250481](#) Resolution relating to a Certificate of Appropriateness for gutter replacement, flat roof replacement, and wood repair/replacement at 2652 N. Lake Drive, in the North Point North Historic District for Mark F. Foley and Gretchen M. Farrar-Foley.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250491](#) Resolution relating to a Certificate of Appropriateness for HVAC installation and replacement at 1241 - 1249 N. Franklin Place and 1139 E. Knapp Street, in the First Ward Triangle Historic District.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250579](#) Resolution relating to a Certificate of Appropriateness for new wood windows reinstalled in original openings at 2156 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Michael Broaddus.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250596](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 231 S. 2nd Street, in the South Second Street Historic District for 231 2nd Street LLC.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250619](#) Resolution relating to a Certificate of Appropriateness for landscaping changes and a new fence in the rear yard at 2007 E. Windosr Pl., in the North Point South Historic District for Wade Weissmann.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250626](#) Resolution relating to a Certificate of Appropriateness for landscaping improvements at 2569 N. Wahl Ave., in the North Point North Historic District for Alex Lasry.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250629](#) Resolution relating to a Certificate of Appropriateness for exhaust vent at 1501 N. Marshall Street, Graham Row, an individually designated historic property, for Bruce and Regina Goodman.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250635](#) Resolution relating to a Certificate of Appropriateness for roof repairs at 955 N. 31st Street, in the Concordia Historic District for Julia Halkola-Griffith.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. Review and approval of the minutes from the July 7th meeting.

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

17. Updates and announcements.

National Trust in September.

Meeting adjourned: 6:07 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>.