



# 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,  
lelmer@milwaukee.gov**

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

**Senior Planner: Andrew Stern, 286-5722,  
andrew.stern@milwaukee.gov**

**Legislative Liaison, Chris Hillard, 286-2170,  
christopher.hillard@milwaukee.gov**

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Monday, June 2, 2025

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:01 PM*

**Present:** 6 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Robinson

**Excused:** 1 - Morales

1. [250059](#)

Resolution relating to a Certificate of Appropriateness for windows replacement, new deck, and fence replacement at 1419-1419A E. Brady Street, in the Brady Street Historic District for FALA7 Investments, LLC.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said that the building was built in 1892 and the owner received a violation for work done without a permit. A new larger deck was added and concrete work done. Sliding vinyl windows were installed on the rear and some other windows were also converted to vinyl. No evidence was provided by the applicant that the windows were beyond repair. Staff recommends denial of the windows. The concrete work and fence are fine, but the building materials of the deck visible from the right-of-way need to be consistent with the colors of the district, but are fine. Ihsan Atta - member of FALA7 Investments - the contractor, who did the work during covid, was supposed to pull the permits. He did improve the property. He can put wood in between the vinyl windows if the appearance is a concern.*

*Mr. Jarosz moved, seconded by Ms. Peltz, for acceptance of the recommendations of the staff report relating to the deck, windows and concrete. Acceptance of the report results in approval of all work, excepting denial of the windows.*

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

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

**No:** 0

**Excused:** 1 - Morales

2. [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

*Mr. Andrew Stern said that the historic Pabst sign that hangs over Juneau Ave. has hung since at least the 1870s with the current brewer. The neon lighting was probably added in the 1920s or 1930s. Both the sign and bridge are contributing factors for the historic designation. The applicants want to re-paint the letters with the same colors, which staff does not object to, but they are also proposing to replace the neon lighting with a LED rope light. The rope lighting will have a different controller and will be of a slightly different shade of red/orange. This sign is one of the last remaining examples of neon lighting in the city. Staff recommends approval of the painting and denial of the replacement of the neon lighting and to merely update the electrical components. Michael Kelly - Chairman of the NID board - the NID owns the sign, but not the buildings it is connected to (the NID has easements to maintain the sign). Any rain or snow that gets into the transformers causes a letter to go out. They cannot find any existing transformers and have to find new ones. It's about 80 feet in the air and a crane or lift is needed, so repairs take about a month to restore a letter. Milwaukee Public Market transitioned from a neon sign to an LED sign, as have other signs across the country that were experiencing the same problems.*

*Don Neumereer - Sign Effectz - the LED lights do have a neon-like effect and he doesn't describe them as "rope-like". They also uses less power than neon. The water is getting in the connections between the glass (which gets cracked by hail) and it doesn't take much to take neon out. The new transformers have been tripping, as they're designed to do. There are very few neon vendors in Milwaukee; he is aware of one who works part-time and neon doesn't ship well.*

*Mr. Jarosz would like to see how much the light color would differ and a mock-up of what the LED lights would look like at night.*

*Mr. Jarosz moved, seconded by Ms. Peltz, for approval of the re-painting of the letters and hold the conversion to LED lighting.*

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

**No:** 0

**Excused:** 1 - Morales

3. [250121](#) Resolution relating to a Certificate of Appropriateness for window replacement at 2645 N. Grant Blvd., in the Grant Boulevard for Michele Robinson and Jarvis Williams.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said the house was built in 1922 and has great leaded glass throughout. The windows could stand to be painted but don't seem to be suffering from*

*intense deterioration. The applicants want to replace all three windows with a Marvin window and use leaded-glass tape. The staff report recommends denial.*

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

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

**No:** 0

**Excused:** 1 - Morales

**4. [250127](#)**

Resolution relating to a Certificate of Appropriateness for a retaining wall at 2591 N. Summit Ave., in the North Point North Historic District for Chris Sanger and Alicia Chen.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said the house was constructed in 1909 and is on a corner lot and is bermed on both side of the corner. The site is experiencing erosion and dirt is going onto the public and private sidewalks. The applicants are proposing a stone retaining wall that is 3.5 feet in height. A couple shorter walls are also proposed for the public right of way and also installation of shrubbery. Staff recommends denial.*

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

**No:** 0

**Excused:** 1 - Morales

**5. [250156](#)**

Resolution relating to a Certificate of Repose for a fence at 2424 N. Grant Blvd., in the Grant Boulevard Historic District for K. Isabel Sternberg.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said the faux stone, vinyl fence is along Grant Blvd and along the back alley line. The property does meet the qualifications for a certificate of repose. The side fence is too high for a solid fence without BOZA approval. The fence has been up since between 2017-19 and someone filed a complaint, which is why it is before the Commission today. This is the third certificate of repose that the Commission has considered.*

*K. Isabel Sternberg - owner - the fence is in good condition and she is working on fixing issues inside the house. She bought the house two years ago.*

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

**No:** 0

**Excused:** 1 - Morales

6. [250158](#) Resolution relating to a Certificate of Appropriateness for building rehabilitation and repair at 1220 W. Vliet Street, Schuster's Department Store, an individually-designated historic property, for Ted Matkom - Gorman & Company.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said this building was designated last year and the applicants are proposing rehabbing the property. The period of significance for the building is 1963-1986, when it was used by Milwaukee County for social services, not when it was a department store. The work will affect some windows and the decorative artwork will be removed and moved inside the building. A new entry will be added to the rear facade. The existing load dock will be removed and four aluminum windows will be installed. The basement level will become underground parking which will require the addition of a ramp. Overall staff is satisfied with the project and recommends approval with the standard masonry conditions.*

*Ted Matkom - Gorman Company - they also intend to restore some of the surface parking lots near the building. This will be low-income housing with the county tenants providing services to the residential tenants.*

*Allyson Nemec and Alana Harding - Quorum Architects*

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

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

**No:** 0

**Excused:** 1 - Morales

7. [250129](#) Resolution relating to Permanent Historic Designation of the This Is It! Building, 418 E. Wells Street, in the Fourth Aldermanic District.

**Sponsors:** THE CHAIR

*Nominator withdrew.*

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

**No:** 0

**Excused:** 1 - Morales

**The following files represent staff approved Certificates of Appropriateness:**

8. [250090](#) Resolution relating to a Certificate of Appropriateness for an iron handrail at 1043 E. Ogden Ave., in the Abbot Row Historic District for Abbot Row Corporation.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

9. [250091](#) Resolution relating to a Certificate of Appropriateness for an iron handrail at 1041 E. Ogden Ave., in the Abbot Row Historic District for Abbot Row Corporation.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

10. [250123](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 2104 E. Lafayette Pl., in the North Point South Historic District for Milwaukee MBL Home.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

11. [250167](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 1025 E. Ogden Ave., in the Abbot Row Historic District for Dale Skaggs.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

12. [250180](#) Resolution relating to a Certificate of Appropriateness for roof and chimney repair and replacement at 2421 - 2423 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Shenita Ray.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

13. [250181](#) Resolution relating to a Certificate of Appropriateness for bathroom exhaust fan at 1539 N. Cass Street, Friedmann Row, an individually designated historic property, for Bryan Ward and Bonnie McKendry.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

14. [250223](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 2651 N. Grant Blvd., in the Grant Boulevard Historic District for Rodney C. Dukes and Bevin F. Christie.

**Sponsors:** THE CHAIR

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

**No:** 0

**Excused:** 1 - Morales

15. [250230](#) Resolution relating to a Certificate of Appropriateness for front flat roof replacement at 2817-2819 N. Sherman Blvd., in the Sherman Boulevard Historic District for Lonnie Rupert, Jr., Christine Rupert, and Joshua-Paul Miles.

**Sponsors:** THE CHAIR

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

No: 0

Excused: 1 - Morales

16. [250237](#)

Resolution relating to a Certificate of Appropriateness for masonry repairs at 2878 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Matthew Dale Hughes.

**Sponsors:** THE CHAIR

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

**No:** 0

Excused: 1 - Morales

17. Review and approval of the minutes from the May 5th meeting.

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

18. Updates and announcements.

*It was a great awards ceremony; they did get some feedback for next year. Ms. Peltz would like some thank-you notes sent to the key people who were awarded.*

*Meeting adjourned: 4:34 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>.*