



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**

Monday, March 3, 2025

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:00PM

Members present: Matt Jarosz, Sally Peltz, Ann Pieper Eisenbrown, Jordan Morales

Members excused: Robert Bauman, Nicholas Hans Robinson

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

Excused: 2 - Bauman, Robinson

1. [200878](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

Sponsors: THE CHAIR

She has some issues with her contractor and is requesting another six-month extension. Staff has no objection.

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: 4 - Pieper Eisenbrown, Jarosz, Peltz, and Morales

No: 0

Excused: 3 - Keating Kahn, Robinson, and Bauman

2. [231339](#) Resolution relating to a Certificate of Appropriateness for replacement windows and stucco repair at 2610 W. Port Sunlight Way, in the Garden Homes Historic District for Wesley S. Benti.

Sponsors: THE CHAIR

Mr. Andrew Stern said this is from January 2024 and the owner bought the property in

2018 from the city. The owner was cited for work done without obtaining COAs. The owner provided an update via e-mail today. In general, the staff supports the proposed windows. Staff also recommends the owner restore the cap and other details that were removed from the windows. The molding is fairly easy to apply to the stucco, per the staff.

Wesley Bentil - owner - he is comfortable with the aluminum windows. It is a 12-16 week lead time to get the windows made.

Approve with staff conditions.

He can work with staff at this point.

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

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

No: 0

Excused: 2 - Robinson, and Bauman

Roll call taken at 3:20 PM

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

Excused: 1 - Robinson

3. [241459](#)

Resolution relating to a Certificate of Appropriateness for gas lamps on primary façade at 611 N. Broadway, in the East Side Commercial Historic District for First MKD LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said in Spring 2022 the building representatives asked about installing gas lamps at the entrance. Two years later the applicants applied for a permit and it was issued in error. Staff recommends denial as the building never had entrance lights.

Kris Anton - 611 N. Broadway - he never personally corresponded with staff in 2022; the lights were installed in August. He thought they were appropriate as they have the original gas fixtures inside the building. He thought it would tie in the interior and exterior. He was in charge when they were installed.

Mr. Jarosz does not support the gas lines showing on the exterior of the building. The applicant did that to avoid damaging the facade. It cost around \$8,000 to install.

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

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

No: 0

Excused: 1 - Robinson

4. [241573](#)

Resolution relating to a Certificate of Appropriateness for infill of various

openings on the rear of the property at 2721 N. Lake Drive, in the North Lake Drive Historic District, for Ann Jacobs.

Sponsors: THE CHAIR

Mr. Askin said there are no changes to the front of the house, which suffered major remuddles in 1958 and 1964 at the rear of the property. A number of sliders were installed and the owner would like to fill in all the added openings with brick, except for one which will be replaced with a casement window. Staff recommends approval with conditions in the Staff Report.

Ann Jacobs - owner - will be replacing both sliders with half brick and paned windows above. She will attempt to match the colors of the brick and reclaim brick for the proposed front work.

A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Robinson

5. [241583](#)

Resolution relating to a Certificate of Appropriateness for a new garage at 3002 W. Kilbourn Ave., in the Concordia Historic District for Mateo Grajales.

Sponsors: THE CHAIR

Mr. Andrew Stern said this is the only property on the block that does not have a garage. There had been a garage, that was demolished prior to the 1970s. The shingles will match the house shingles and will be using SmartSide wood siding. Staff recommends approval with conditions detailed in the Staff Report. Staff would not support the SmartSide wood siding or shingles.

Applicant not present.

Grant, with conditions.

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

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

No: 0

Excused: 1 - Robinson

6. [241581](#)

Substitute resolution granting Permanent Historic Designation to the Elias Stollenwerk House at 2246 S. Aldrich Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said the house was constructed in 1890 by a well-known Bayview contractor/carpenter and 3-term Council member. The house is painted in the Queen Anne style and has decorative elements to the porch. The stained glass transom window is period appropriate, although not original to the house. There is an addition

that original that was added in 1915 and a large, raised porch. There is also a large, second-story deck. The rear facade has no decorative clapboard.

Elias Stollenwerk was born in 1857 in the Town of Lake and he served as a Council member from 1894-1900. He was one of 13 children and he established a carpentry firm with his brother, John, in 1893. He bought two lots and he a similar house on each lot. All of his construction business was done in Bayview, with the homes being relatively modest, although he also constructed churches and schools across the city and other cities. He was active in the Catholic church.

The family members lived in the residence until 1953.

The current owner of the property designated it for designation.

Staff understands that the house is beautiful and nice, but does not meet any of the criteria for designation.

Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, to go into a public hearing.

No one present to speak.

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

Ald. Bauman would think being a 3-term alderman would meet f-3 criteria.

Ms. Keating Kahn would like staff to encourage the owner to nominate the area as a district.

The owner is nominating his property.

Grant based on f-3.

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, Keating Kahn, Peltz, Bauman, and Morales

No: 0

Excused: 1 - Robinson

7. [241559](#)

Substitute resolution granting permanent historic designation of the Central City Plaza Historic District between W. Walnut St. and W. Vine St. and N. 6th St. N. 7th St., in the 6th Aldermanic District.

Sponsors: THE CHAIR

Items 7 and 8 were heard together.

Mr. Tim Askin said this designation will cover 3 buildings, plus the associated landscaping and parking. It was originally one development, but now it is three separate lots. The area was cleared as part of a Roosevelt Redevelopment Project (relating to Roosevelt school). The businesses within the complex all folded within four years; all gone by 1977. The Small Business Administration took over all three buildings in 1979 and then turned them over to the city, which eventually transferred title in 1983/84 to the Salvation Army and the Masons. The Masons tried to keep the buildings going by renting them primarily to black-focused businesses. The third building was the Masterpiece Motor Lodge, which was able to remain in business until 1978/1979 as it was competing with another black-owned hotel within a two-block area. None of the re-use adoptions of the building were adopted. The city leased the building to the Salvation Army in 1979 and they have been operating there ever since.

The third building was a health clinic for many years.

Staff recommends approval under 6 of the 10 criteria - f-1, f-3, f-5, f-6, f-8 and f-9.

Ms. Pieper Eisenbrown, moved, seconded by Mr. Morales, to open a public hearing.

Clayborn Benson - Wisconsin Black Historical Society - the expressway didn't kick out

residents; it was a city plan to keep residents from moving to Wisconsin Avenue. This complex was constructed to re-invigorate the area. He supports the designation. Rachel Stoddard - Salvation Army - they have operated in this building over 40 years. They do want to honor the history, however if these properties are designated as historic that puts immense boundaries and parameters on them. The cost of their operation would be too high if designated. They are willing to have exterior plaques or a bench. Mr. Cheney and Mr. Robinson's other properties in the city have been protected.

Chris Rute - 1006 E. State St. - nominator - He definitely feels the criteria have been met.

Kim Robinson, Sr. - son of Alonzo Robinson, would like to see the building marked as historic.

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

Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, for designation based on the staff report. Mr. Morales voting "no"

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

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

No: 1 - Morales

Excused: 1 - Robinson

8. [241405](#)

Resolution relating to the Permanent Historic Designation of Central City Plaza Building 3, 1747 N. 6th Street, in the Sixth Aldermanic District.

Sponsors: THE CHAIR

Items 7 and 8 were heard together.

Mr. Tim Askin said this designation will cover 3 buildings, plus the associated landscaping and parking. It was originally one development, but now it is three separate lots. The area was cleared as part of a Roosevelt Redevelopment Project (relating to Roosevelt school). The businesses within the complex all folded within four years; all gone by 1977. The Small Business Administration took over all three buildings in 1979 and then turned them over to the city, which eventually transferred title in 1983/84 to the Salvation Army and the Masons. The Masons tried to keep the buildings going by renting them primarily to black-focused businesses. The third building was the Masterpiece Motor Lodge, which was able to remain in business until 1978/1979 as it was competing with another black-owned hotel within a two-block area. None of the re-use adoptions of the building were adopted. The city leased the building to the Salvation Army in 1979 and they have been operating there ever since. The third building was a health clinic for many years.

Staff recommends approval under 6 of the 10 criteria - f-1, f-3, f-5, f-6, f-8 and f-9.

Ms. Pieper Eisenbrown, moved, seconded by Mr. Morales, to open a public hearing.

Clayborn Benson - Wisconsin Black Historical Society - the expressway didn't kick out residents; it was a city plan to keep residents from moving to Wisconsin Avenue. This complex was constructed to re-invigorate the area. He supports the designation.

Rachel Stoddard - Salvation Army - they have operated in this building over 40 years. They do want to honor the history, however if these properties are designated as historic that puts immense boundaries and parameters on them. The cost of their

operation would be too high if designated. They are willing to have exterior plaques or a bench. Mr. Cheney and Mr. Robinson's other properties in the city have been protected.

Chris Rute - 1006 E. State St. - nominator - He definitely feels the criteria have been met.

Kim Robinson, Sr. - son of Alonzo Robinson, would like to see the building marked as historic.

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

Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, for designation based on the staff report. Mr. Morales voting "no"

Hold to the call of the chair in case need to re-visit based on Council action.

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

No: 0

Excused: 1 - Robinson

The following files represent staff approved Certificates of Appropriateness:

9. [241574](#) Resolution relating to a Certificate of Appropriateness for one wall sign at 2569 N. Downer Avenue, in the Downer Avenue Commercial Historic District, for Serenitea.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Morales
- No:** 0
- Excused:** 1 - Robinson
10. [241578](#) Resolution relating to a Certificate of Appropriateness for replacement siding on front dormers at 2605 N. Summit Ave., in the North Point North Historic District for James and Agnes Stearns.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Morales
- No:** 0
- Excused:** 1 - Robinson

11. [241579](#) Resolution relating to a Certificate of Appropriateness for window installation and glass replacement at 1200 E. Brady St., in the Brady Street Historic District for Todd Dunsirn and Kimberly Forbeck.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Morales
- No:** 0
- Excused:** 1 - Robinson
12. [241580](#) Resolution relating to a Certificate of Appropriateness for replacing roof shingles and performing related repairs at 3002 W. Kilbourn Avenue, in the Concordia Historic District, for Mateo Grajales.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Morales
- No:** 0
- Excused:** 1 - Robinson
13. [241585](#) Resolution relating to a Certificate of Appropriateness for tuck pointing at 2392 S. Woodward St., Bethel Evangelical Church, an individually-designated historic property for Lake Region Conference Association of Seventh Day Adventists.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz, Bauman, and Morales
- No:** 0
- Excused:** 1 - Robinson
14. [241604](#) Resolution relating to a Certificate of Appropriateness for refacing one projecting sign at 624 N. Water Street, in the East Side Commercial Historic District, for Jr's Treats.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

No: 0

Excused: 1 - Robinson

15. [241636](#)

Resolution relating to a Certificate of Appropriateness for installing a storm window on the south side of the house at 2671 N. Grant Boulevard, in the Grant Boulevard Historic District, for Phases Unlimited.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

16. [241637](#)

Resolution relating to a Certificate of Appropriateness for temporary and permanent wall signage at 802 W. Historic Mitchell St., in the Mitchell Street Historic District for Hunger Task Force.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

17. [241644](#)

Resolution relating to a Certificate of Appropriateness for HVAC equipment at 1415 E. Brady Street, in the Brady Street Historic District for Amarjit Kalsey.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Robinson

18. Review and approval of the minutes from the February 3rd meeting.

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

19. Updates and announcements.

Cream City is still seeking nominations.

Meeting adjourned: 4:34 PM

Linda M. Elmer

Staff Assistant