



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Ann Pieper Eisenbrown, CHAIR

Ald. Robert Bauman, VICE CHAIR

*Matt Jarosz, Patricia Keating Kahn, Nicholas Hans Robinson,
Sally Peltz and Jordan Morales*

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

Monday, December 9, 2024

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:04 PM

Present: 6 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, Morales

Excused: 1 - Pieper Eisenbrown

1. [240751](#) Resolution relating to a Certificate of Appropriateness for addition of dormer on the west façade at 204 W. Brown Street, in the Brewers Hill Historic District, for Robert Howard.

Sponsors: THE CHAIR

Mr. Andrew Stern has not yet received updated plans. Staff recommends holding this item.
Robert Howard - owner - apologizes that his architect didn't get his plans in.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown
2. [241013](#) Resolution relating to a Certificate of Appropriateness for a new garage at 1750 N. Palmer St., in the Brewers Hill Historic District for Cormac Kehoe.

Sponsors: THE CHAIR

Mr. Andrew Stern said the property was constructed in 1872 and there originally was

no garage, only a small shed. The applicant is proposing a 1.5-car garage, which would be behind the house. The front elevation would be visible from the right of way and it would have LP siding and trim. The left and rear facades are siding, with no windows. Staff would recommend some aesthetic adjustments, including a higher roof pitch, clapboard siding, no sliding window and other changes detailed in the staff report. Staff recommends approval with the conditions detailed in the report. Applicant is fine with all the changes. Approval, with the staff conditions.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

3. [241145](#)

Resolution relating to a Certificate of Appropriateness for porch reconstruction, poured concrete pad, and HVAC equipment at 1119 E. Knapp St., in the First Ward Triangle Historic District for Daniel Slade.

Sponsors: THE CHAIR

Mr. Andrew Stern said more work has been done without COAs. More windows have been replaced since September. This approval is for three items of work that has already been done. Staff would have recommended approval of most of the porch work if they had come before the Commission. Some concrete work was also done, which didn't include conditions set by the Commission. Staff recommends the stamp element be added to the concrete. Staff wouldn't have supported the air conditioners in sight of the right of way so they are recommending approval with screening be added. Staff recommends approval with conditions detailed in the report. Ms. Keating Kahn moved, seconded by Ms. Peltz, to deny. Withdrawn. Hold for a month with the hope that the applicant will be present. Staff is also trying to obtain a site plan and will re-write the Staff Report.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

The following files represent staff approved Certificates of Appropriateness:

4. [241117](#)

Resolution relating to a Certificate of Appropriateness for roof replacement on the primary building and the drive-through canopy at 939 W. Historic Mitchell Street, in the Mitchell Street Historic District, for US Bank.

Sponsors: THE CHAIR

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 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

5. [241125](#) Resolution relating to a Certificate of Appropriateness for stucco and fascia repair at 2585 N. Summit Ave., in the North Point North Historic District for Nick Porter.

Sponsors: THE CHAIR

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 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

6. [241156](#) Resolution relating to a Certificate of Appropriateness rooftop solar panels on the house and garage at 3002 W. State Street, in the Concordia Historic District, for Patrick Kennelly and Emily Malloy.

Sponsors: THE CHAIR

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 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

7. [241221](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 4458 N. 26th St., in the Garden Homes Historic District for Kenn L. Davis.

Sponsors: THE CHAIR

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 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

8. [241242](#) Resolution relating to a Certificate of Appropriateness for a replacement of additional rooftop HVAC equipment at 802 W. Historic

Mitchell Street, in the Mitchell Street Historic District, for Hunger Task Force.

Sponsors: THE CHAIR

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 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

9. [241281](#)

Resolution relating to a Certificate of Appropriateness for decorative metal gates at 2107 E. Kenilworth Pl., in the North Point South Historic District for Redentor and Gloria Galang.

Sponsors: THE CHAIR

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 - Jarosz, Bauman, Keating Kahn, Peltz, Robinson, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

10. Review and approval of the minutes from the November 4th meeting.

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

11. Vote on changing the September 2025 meeting date from Sept. 15th to Sept. 8th.

Mr. Jarosz moved, seconded by Ms. Peltz, for change of the September meeting date.

12. Discussion on Cream of the Cream City Awards.

Commissioners are fine with the Best Place and the ceremony remaining in May.

13. Updates and announcements.

The National Preservation Trust convention kick-off meeting is Thursday. Growing MKE meetings are scheduled and Mr. Stern noted when and where those will be.

Meeting adjourned: 3:50 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>.

