



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes

### HISTORIC PRESERVATION COMMISSION

*Jordan Morales, CHAIR*

*Vacant, VICE CHAIR*

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

*Staff Assistant, Carmen Roman, 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, January 12, 2026

3:00 PM

City Hall, Room 301-B

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Meeting Convened at 3:01 PM

#### Roll call

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

**Excused:** 1 - Keating Kahn

1. [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

*Tim Askin explained that the project returned with a significant and improved redesign compared to last month's submission. A power point presentation regarding the revised plan was presented. For further details, see the power point attached to the file. The previous, rejected version used off the shelf metal instead of period appropriate materials. The new design was recommended for approval.*

*Misty Rodberg (architect) from Andersen Ashton represented the owner and clarified architectural intentions for the window details and wood continuation on the facade. Commission confirmed that the proposal looked consistent with the existing gridded window and that the size and proportions matched those above.*

*The revised plans were unanimously approved, including the gridded window appearance on the Oregon Street side.*

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

2. [251276](#) Substitute resolution granting permanent historic designation to the Second German Methodist Episcopal Church, part of the Brewers Hill National Register Historic District, at 140 W. Garfield Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Tim Askin explained this file was held over from the previous month to allow the property owner time to review the report. A power point presentation regarding the history, architectural design and style of the building was presented. For further details, see the power point attached to the file. The staff recommended designation under criteria F1, F5, F6 and F9.*

*Owner Ryan Pattee expressed concern about increased repair and maintenance costs associated with local historic designation, particularly regarding exterior features like windows and stained glass.*

*Pattee and Emma Rudd (Executive Director form Milwaukee Preservation Alliance) (MPA) requested additional time for stakeholders to meet and clarify the implications of designation. MPA emphasized their core mission of preservation but sought more stakeholder dialogue to ensure all parties understood the certificate of appropriateness process and the impact of local designation.*

*Mr. Jarosz clarified that local designation largely affects the exterior and that flexibility and professional guidance are offered, especially around expensive restorations like stained glass.*

*The owner indicated willingness to consider alternatives, including deed restrictions to prevent demolition instead of full designation. The main financial concern for the owner was the potential requirement to restore or replace lost stained glass, which would be prohibitively expensive.*

*Commissioners and staff clarified that the commission's guidelines do not require the restoration of missing stained glass when it is already absent at the time of designation; only if changes or replacements are made must they be appropriate.*

*Ms. Peltz appreciated MPA position and education to the preservation of the properties.*

*Open to Public Hearing and Public testimony:*

*Kristen Labs - Historic Brewers Hill Association (HBHA) president and board members Rachel Marken and Tim Baldwin strongly supported local historic designation, citing ongoing communication efforts and the building's importance as a neighborhood landmark. HBHA noted previous delays had provided the owner ample time to review, and further postponement would burden community volunteers. The association contested claims of lack of communication and clarified their cooperative efforts in meeting with both the owner and prospective buyers. HBHA stated that legal alternatives to designation (such as deed restrictions) would impose additional burdens on the neighborhood association. Some tension arose over communications sent from a preservation organization volunteer using a law firm email, but this was addressed as a misunderstanding.*

*After closing the public hearing, the commissioners discussed the matter, noting the extensive dialogue and the ongoing importance of clarity regarding designation guidelines. Suggested to continue communication among stakeholders (owner, MPA, HBHA, neighborhood) to ensure mutual understanding of the designation's*

*implications. The Commission passed unanimously and approved the local historic designation for the church based on the staff report and identified criteria (F1, F5, F6, F9).*

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

3. [251241](#)

Resolution relating to a Certificate of Appropriateness for an entrance canopy on Wells Street, various secondary entrance canopies, and alterations to the north wing at the University Club, 924 E. Wells Street, an individually designated historic property, for Northwestern Mutual.

**Sponsors:** THE CHAIR

*Tim Askin reported that the applicant requests the item be held to the call of the chair, and the committee agreed without objection*

**A motion was made by ALD. BAUMAN that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Keating Kahn

4. [251517](#)

Resolution relating to a Certificate of Appropriateness for alterations related to an apartment conversion at 1135 W. Historic Mitchell Street, in the Mitchell Street Historic District for Amit Ray.

**Sponsors:** THE CHAIR

*Tim Askin presentation shows the plans include replacing an old, non-historic fire escape with a smaller modern metal version, replacing windows on upper levels, adding windows to empty facades, and enclosing a loading dock with a garage door for security reasons. No planned changes to the main commercial storefront entry. For further details, see the power point attached to the file. Staff recommends approval pending further detailing on window products for the two street facades.*

*Property is under Richam LLC and all points raised are under consideration. Architect Keith Schultz confirms third floor original metal windows are rusted and non-operable; agrees to source narrow-line aluminum windows as appropriate for historic appearance recommendations.*

*Applicant/architect to provide additional details on replacement window products for the two street-facing facades, ensuring profiles closely match original steel sash windows. The Commission passed and approved the COA.*

**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, Peltz, and Morales

No: 0

Excused: 1 - Keating Kahn

5. [251520](#) Resolution relating to a Certificate of Appropriateness for chimney removal and adding a third floor balcony at 2015 N. Lake Drive, in the North Point South Historic District for John and Sarah Hambrook.

**Sponsors:** THE CHAIR

*Andrew Stern discussed a proposal to remove the west chimney and add a third-floor balcony at 2015 North Lake Drive, primarily to enable elevator access for elderly relatives and create outdoor space. Mr. Stern highlighted the house's architectural significance, designed by Elmer Gray, and noted that such alterations would remove historic materials and significantly affect the home's character. For the balcony, Andrew recommended the use of Arts and Crafts-style doors and a less bulky railing design, suggesting glass or thin metal instead of bulkier options. Concerns were raised regarding the balcony's required railing height, which could obscure the window or door. Mr. Stern also cited that past chimney removal approvals were only for non functional chimneys not visible from the street, unlike this case, where the large, decorative corbel chimney contributes to the home's architecture.*

*Some confusion arose around the examples of other balconies provided by the applicant; it was clarified that these were mostly not original features and, in some cases, they balconies may have been installed without commission approval.*

*Sally Peltz request to please look into some of this sample balconies and find out if they were approved or not by the Commission.*

*In response, the applicant expressed willingness to modify the balcony design and clarified their intention in submitting the photo examples, also highlighting that the chimney removal would not affect the house's structural framing.*

*The Commission denied the combined request (Balcony and Chimney) based on the staff's recommendations. The applicant was advised to work with staff for a revised, more historically appropriate balcony design and to submit the chimney and balcony proposals as separate items for future review.*

**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, Peltz, and Morales

**No:** 0

Excused: 1 - Keating Kahn

6. [251527](#) Resolution relating to a Certificate of Appropriateness for a rear addition at 2546 N. Summit Avenue, in the North Point North Historic District for David and Karen Hecht.

**Sponsors:** THE CHAIR

*Adrew Stern presents on the staff report the plan involves constructing a two story addition with a full basement (about 1,100 sq ft above grade, 450 sq ft in the basement) at the rear of a 1923 Colonial Revival home. The addition creates an L shape, with a new dormer replacing the existing (possibly non original) rear dormer for attic stair headroom. First floor addition includes a guest suite and two bathrooms;*

*kitchen reconfiguration necessitates infilling current window bays, though these will not be highly visible from the right of way. The second floor will house a new primary suite, while the original four bedrooms remain in the historic section.*

*Design aims for seamless integration, with matching brick veneer, true stucco, limestone sills, and Marvin wood windows to replicate the original style. For more detail see power point presentation on file. Commission recommended with the conditions on the staff report, including a requirement for natural or acetylated wood trim instead of LP fascia and trim.*

*Keith Barnes (architect) and Michael Dindorf (contractor) confirmed the intent to make the addition compatible while subtly distinguishing it from the historic structure. Both expressed no issues with replacing LP products with natural wood as required. The team highlighted the importance of maintaining roof lines and noted the positive feedback from initial staff consultations.*

*Mr. Jarosz inquired about construction details, especially matching stucco and brick techniques with historic materials. The new stucco will be hand-finished to match existing textures.*

*The proposed addition is partly dedicated to expanded closet space, meeting the homeowners' desire for an "age in place" layout. Staff discussion included plumbing placement (furring walls to avoid insulation disruption) and the importance of showing adjacent houses on site plans for visibility analysis.*

*Ald. Bauman asked who the company was, the contractor named Applewood as their plaster and stucco company.*

*Ms. Peltz asked is the property will remain a single family home. Contractor response was yes.*

*Mr. Jarosz suggested to ensure future site plans include adjacent houses for better visibility assessment by the commission.*

*The Commission unanimously approved the certificate of appropriateness with staff's recommended conditions, particularly regarding wood trim and matching exterior materials.*

**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, Peltz, and Morales

**No:** 0

**Excused:** 1 - Keating Kahn

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

7. [250030](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 4370 N. 25th Street, in the Garden Homes Historic District for Nakia Monk.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

8. [250126](#) Resolution relating to a Certificate of Appropriateness for rebuilding two chimneys 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 ALD. BAUMAN, seconded by Matt Jarosz, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Keating Kahn

9. [250128](#) Resolution relating to a Certificate of Appropriateness for a new wood fence at 2044 N. Palmer St., in the Brewers Hill Historic District for 2044 N Palmer LLC.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

10. [250582](#) Resolution relating to a Certificate of Appropriateness for lead-paint hazard abatement at 2728 W. McKinley Blvd., in the Cold Spring Park Historic District for Clark Houlihan.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

11. [251392](#) Resolution relating to a Certificate of Appropriateness for front and side doors replacement, retaining wall replacement, and wood repair at 3200 W. Wisconsin Avenue, in the Grand Avenue Apartments Historic District for Modern City Development LLC.

**Sponsors:** THE CHAIR

**A motion was made by ALD. BAUMAN, seconded by Matt Jarosz, that this**

**Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Keating Kahn

12. [251481](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 2871 N. Grant Boulevard, in the Grant Boulevard Historic District for Tabatha and Matthew Jordan.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

13. [251494](#) Resolution relating to a Certificate of Appropriateness for exhaust vent and chimney flashing at 2589 N. Lake Drive, in the North Point North Historic District for Jeff Loss and Dawn McCarthy.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

14. [251511](#) Resolution relating to a Certificate of Appropriateness for new HVAC equipment at 2723 N. Grant Boulevard, in the Grant Boulevard Historic District for Teig Whaley Smith.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

15. [251512](#) Resolution relating to a Certificate of Appropriateness for new HVAC equipment at 3002 W. State Street, in the Concordia Historic District for Patrick Kennelly.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

17. [251212](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for St. Benedict the Moor Roman Catholic Church at 924 W. State Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Presentation by Justin Miller (UWMIwaukee)*

*File was open for comments.*

*They where no comments.*

**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, Peltz, and Morales

**No:** 0

**Excused:** 1 - Keating Kahn

18. [251213](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for Calvary Baptist Church at 2959 N. Teutonia Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Presentation by Justin Miller (UWMilwaukee)*

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

19. [251518](#) Resolution relating to the Certified Local Government review of the updated National Register of Historic Places nomination for Harley Davidson Motorcycle Company at 3700 W. Juneau Avenue, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Presentation by Tim Askin*

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

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

**No:** 0

**Excused:** 1 - Keating Kahn

**16. Review and approval of the minutes from the December 8th and December 16th meetings.**

*Mr. Jarosz and Ald. Bauman moved for approval of the minutes.  
There were no objections.*

**20. Election of a Vice-Chair.**

*Patricia Keating Kahn was nominated, election was held to give Patricia the opportunity to be present.*

**This was HELD IN COMMISSION**

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

**No:** 0

**Excused:** 1 - Keating Kahn

**21. Updates and announcements.**

*Sally Peltz will like to remind the Senior Planners to look in to the sample balconies provided in file 251520 and provide information if these balconies where approved by HPC.*

**Meeting adjourned at 5:27 PM**

**Carmen O. Roman**

**Staff Assistant**