



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, October 6, 2025

3:00 PM

City Hall, Room 301-A

Meeting convened: 3:02 PM

Ms. Piper Eisenbrown arrived at 3:07 PM

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

1. [240748](#) Resolution relating to a Certificate of Appropriateness for mothball status at 266 E. Erie Street, the Catherine Foley Tavern, for Catherine Foley Tavern Restoration, LLC.

Sponsors: THE CHAIR

*There are no new updates. MPA is in the fundraising mode and it is weather-tight, per Mr. Stern. Ask to have it reviewed in six months.
Extend for six months.*

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

Aye: 4 - Bauman, Jarosz, Keating Kahn, and Peltz

No: 0

Excused: 2 - Pieper Eisenbrown, and Morales

2. [250774](#) Resolution relating to a Certificate of Repose for partial window replacement at 2452 N. Grant Boulevard, in the Grant Boulevard Historic District, for Robin Anderson.

Sponsors: THE CHAIR

Mr. Askin said the windows were very clearly in place before the applicant bought the house and she meets the standards for a Certificate of Repose and staff recommends

granting it.

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

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

No: 0

Excused: 1 - Pieper Eisenbrown

3. [250826](#)

Resolution relating to a Certificate of Appropriateness for replacing bathroom windows at 2864 N. Sherman Boulevard, in the Sherman Boulevard Historic District, for Amber Walker.

Sponsors: THE CHAIR

Mr. Tim Askin said there is a recently remodeled bathroom and the applicant is asking to fill in two windows with glass block. Staff 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, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

Excused: 1 - Pieper Eisenbrown

4. [250827](#)

Resolution relating to a Certificate of Appropriateness for door and transom window replacement at 2105 E. Lafayette Place, in the North Point South Historic District for Ashley and Michael Adam.

Sponsors: THE CHAIR

Mr. Andrew Stern said the door leads from a bedroom to an upper porch and they would like to remove the French doors and replace them with a Marvin door with a single transom window. Staff recommends denial as the replacement isn't appropriate to the architectural style. Staff recommends a wood French door that matches the existing style and the owner can install a storm door, if they desire.

Ashley Adams - homeowner - she was told by the contractors that the French doors aren't original to the house, based on the hardware. The water from the roof bounces off the patio and a storm door would buy them time, but would also trap water and potentially lead to mold, in an area which will be a nursery in the spring. They could retain the transom above. They believe that the door was done by a handyman. Hold for a month so the owner can get the original drawings.

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, 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

5. [250841](#) Resolution relating to a Certificate of Appropriateness for replacement of an attached garage at 2135 N. Lake Drive, in the North Point South Historic District, for Paula John.

Sponsors: THE CHAIR

Mr. Tim Askin said the lot is a corner lot and the three-car garage was built in 1960 when the house was a rooming house. The current owner is doing a facelift on the garage and some slight landscaping changes. There will be new carriage-style garage doors and a significant upgrade without changing the footprint. Staff recommends approval as drawn.

A motion was made by Nicholas Hans Robinson, seconded by Sally Peltz, 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. [250828](#) Resolution relating to a Certificate of Appropriateness for rooftop solar panels at 2591 N. Summit Ave., in the North Point North Historic District for Chris Sanger.

Sponsors: THE CHAIR

Mr. Andrew Stern said the applicants are proposing solar panels on the front east elevation which would be very visible. The contractor said if the panels were moved from the front to the rear of the property they would only generate half the solar power and it wouldn't be economically viable. Staff would approve installation on the rear, but recommends denial as proposed, on the front elevation. The Commission would like to see real numbers relating to cost and how much power would be collected rather than a vague "it would not be worth it". Hold one month so numbers can be from multiple contractors providing actual numbers.

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

7. [250822](#) Resolution relating to a Certificate of Appropriateness for conceptual design of an addition connecting 1730 N. 7th Street and 1747 N. 6th Street, in the Central City Plaza Historic District, for the Salvation Army.

Sponsors: THE CHAIR

Mr. Tim Askin said the Salvation Army is now planning a 7100 square foot two-story addition with a basement connecting two buildings. The plan is fairly formed, but they want Commission approval prior to fundraising. They want to fence off the open courtyard so they can add playground equipment to it. Most of the critique is functional on certain issues, but it does appear to meet all of our design guidelines except not

having established the materials yet.

Major Beverly Gates and Tracy Habermehl - Salvation Army - there will be a food pantry and the addition will be a dining area, kitchen and offices. There will also be rooms in the other section. Most of the offices will be in the new addition. The ultimate goal is to create a more efficient building to serve people as best they can. It has cost them more in architectural fees as they had to re-design. Their capital campaign is \$30 million, which includes an endowment fund to maintain the building. They will find an architect who has worked with historic buildings. The loading dock location is an issue as it's right next to the sleeping area and DPW doesn't think they'll be able to get a semi into that location.

They will be back when they are in the construction phase, by Mr Askin. Mr. Askin is supportive of the project.

Grant conceptual approval to the building form; the Commission finds no glaring inappropriate issues.

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

No: 0

8. [250830](#)

Substitute resolution granting permanent historic designation to the Edanside Apartments at 3131 W. Wells Street, in the Fourth Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said the title should be changed to Edanside Apartments as that was the historic name.

The building was constructed in 1924 and is in a largely residential neighborhood and is in the Colonial Revival style. It is a six-unit apartment building and the architects were Miner Rosman and Oliver Wierdsma, who had done other significant work in Milwaukee. The building has had minimal alterations over the years and historic wood windows remain intact throughout. The apartment suffered a fire in July of this year. Staff recommends approval based on f-5 and f-6.

Laura Sue Mosier - nominator - he is concerned that if it isn't designated it will lose its historic character.

Ms. Keating Kahn moved, seconded by Ms. Peltz, to open the public hearing.

No one members of the public present.

Ms. Pieper Eisenbrown moved, seconded by Ms. Keating Kahn, to close the public hearing.

Grant and amend to change the name to Edanside Apartments.

A motion was made by Patricia Keating Kahn, 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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

The following files represent staff approved Certificates of Appropriateness:

9. [250817](#) Resolution relating to a Certificate of Appropriateness for roof replacement, gutter repair, wood repair, and chimney repointing at 2576 N. Grant Blvd., in the Grant Boulevard Historic District for Yvonne Bell Gooden.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250819](#) Resolution relating to a Certificate of Appropriateness for wood trim repair at 2209 E. Kenilworth Place, in the North Point South Historic District for Barbara Martin.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250825](#) Resolution relating to a Certificate of Appropriateness for replanting the lawn with a new groundcover at 900 - 902 - 904 - 906 E. Brady Street, in the Brady Street Historic District, for the Myunghee Chung.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250840](#) Resolution relating to a Certificate of Appropriateness for installation of metal handrail(s) at the front porch of 2756 N. Grant Boulevard, in the Grant Boulevard Historic District, for Bethany Yeo.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250846](#) Resolution relating to a Certificate of Appropriateness for flat roof replacement and wood trim repair at 2542 N. Terrace Ave., in the North Point North Historic District for Michele and Jay Berman.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250847](#) Resolution relating to a Certificate of Appropriateness for repair/replacement of cedar shingle siding at 2246 S. Aldrich Street, the Stollenwerk/Correa House, an individually designated historic property, for Javiera Perez Gomez and Ryan Hudziak.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250849](#) Resolution relating to a Certificate of Appropriateness for window repair and new wood storm windows at 2734 W. State Street, in the Concordia Historic District for Evan Goyke.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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. [250925](#) Resolution relating to a Certificate of Appropriateness for a metal fence, concrete wall, and gates at 1337 W. Forest Home Ave., in the Mitchell Street Historic District for El Rey Enterprises.
- Sponsors:** THE CHAIR
- A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

17. [250926](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 2630 N. Grant Blvd., in the Grant Boulevard Historic District for CMC Holdings LLC.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

18. [250927](#) Resolution relating to a Certificate of Appropriateness for replacement of gutters and roof repairs at 2835 N. Lake Drive, in the North Lake Drive Historic District, for Celeste and Robert Saltzman.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

19. [250957](#) Resolution relating to a Certificate of Appropriateness for rebuilding the east façade at 2716 E. Bellevue Place, in the North Point North Historic District for Jerome Holbus.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

20. [250967](#) Resolution relating to a Certificate of Appropriateness for installation of a demountable tile mural at 906 W. Historic Mitchell Street, in the Mitchell Street Historic District, for the Milwaukee Public Library.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

21. [250971](#) Resolution relating to a Certificate of Appropriateness for asphalt roof replacement at 117 E. Lloyd Street, in the Brewers Hill Historic District for Preston St. John.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

22. [250972](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 2602 W. Port Sunlight Way, in the Garden Homes Historic District for JDC Custom Homes.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

23. [250975](#) Resolution relating to a Certificate of Appropriateness for slate roof repairs at the Goll Mansion, 1550 N. Prospect Avenue, an individually designated historic property, for Christopher Houden.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

24. [250978](#) Resolution relating to a Certificate of Appropriateness for in-kind replacement of gutters and related roof repairs at 2721 N. Lake Drive, in the North Lake Drive Historic District, for Ann Jacobs.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, 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

The following file may be placed on file as no longer needed:

25. [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

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

No: 0

26. **Review and approval of the minutes from the September 8th meeting.**

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

27. **Approval of the 2026 meeting schedule.**

Ms. Peltz moved, seconded by Mr. Jarosz, for approval of the proposed 2026 meeting dates. There were no objections.

28. **Updates and announcements.**

Ald. Bauman filed a permanent historic for the Auditorium and the Arena.

Adjourned: 4:20 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>.