



# 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,  
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Monday, October 7, 2024

3:00 PM

City Hall, Room 301-A

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*Meeting convened: 3:01 PM*

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

**Excused:** 2 - Bauman, Robinson

1. [240598](#)

Resolution relating to a Certificate of Appropriateness for a metal fence with brick pillars along the N. Summit Ave. and E. Kenilworth Pl. frontages and railing on upper front porch at 2107 E. Kenilworth, in the North Point South Historic District for Redentor and Gloria Galang.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said this was heard last month and the applicant came back with a revised fence, which is a little smaller. The fence would be 30"-32" in height, with a gate, but no longer with a gate in front. The pillars would be 36" in height. The applicant removed the request for a railing on the second floor balcony. Staff recommends approval.*

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

*Roll call taken at 3:11 PM*

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

**Excused:** 1 - Robinson

2. [240609](#)

Resolution relating to a Certificate of Appropriateness for full window replacement, at 3360 - 3370 N. Sherman Boulevard, Townsend Elementary School, in the Sherman Boulevard Historic District, for Milwaukee Public Schools.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this was also heard last month. The staff's recommendation remains to approve all of the primary double-hung windows as well as others. The manufacturer can replicate everything down to the brick molding. The main question is the windows in the stair towers, which currently don't operate; these are the best-surviving windows in the building and if they were in a single-family house, HPC would require repair rather than replace. Staff recommends approve with conditions, with one of them being repair the tower windows. The school has four towers. Christopher Kidd - The applicant's three main concerns are energy savings, maintenance and the ability to operate the windows. The stairwell windows are opened to bring in fresh air.*

*Mark Bethel - MPS - this is a one in a hundred-year opportunity to replace these windows. He is concerned that they wouldn't be getting the energy efficiency gain. They haven't put a budget together for this project, but have done some for other projects. It's a challenge to keep up with repairs and this work wouldn't be able to be done in-house.*

*For Washington School, they required restoration of the main facade windows, but not the others.*

*Grant, with conditions in the most recent staff report, which includes repair of the stair tower windows.*

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

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

**No:** 0

**Excused:** 1 - Robinson

3. [240610](#)

Resolution relating to a Certificate of Appropriateness for demolition of the Lorenz Paetzold Slate House, at 1942 S. Muskego Avenue, an individually-designated historic property, for Mandeep Dhawan.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this a very minor update from last month. Ald. Zamarripa is present in the room. Staff is still in limbo on this one and Dept. of City Development would like to speak with the owner. City Development requests another month Staff recommends hold another month.*

*Ald. JoCasta Zamarripa - supports the hold for another month based upon DCD's request. The original owner did not rehab as part of the agreement and the city is researching its legal avenues. If this building can come down, she would like it deconstructed to save the slate.*

*Hold one month.*

*Mandeep Dhawan - property owner - his plan was to demolish and build a multi-family unit. He purchased it for \$75,000 through a realtor.*

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

**No:** 0

**Excused:** 1 - Robinson

4. [240611](#)

Resolution relating to a Certificate of Appropriateness for modifications to a previously approved hotel and site design at 308 W. Kilbourn Avenue, in the Milwaukee Journal-Sentinel Complex, for HKS Holdings.

**Sponsors:** THE CHAIR

*Applicant not ready.*

**This Resolution was HELD IN COMMITTEE**

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

**No:** 0

**Excused:** 1 - Robinson

5. [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

*Mr. Tim Askin said the orders relate back to the original fire of 2013; some is fixable in short order and for some work, mothball status is needed. They are attempting to have major structural work done by July and occupancy by March 2026. Mr. Askin said that the easier work should be completed by the time they report back in six months. Claude Krawczyk - Milwaukee Preservation Alliance - acquired the building January 31st; it was donated to them. They are in the process of shoring up the foundation and covering the roof for the winter and will board up windows that are missing. Their budget is \$3 million. They are just beginning the project; there is no evidence of their work on the exterior of the building.*

*Grant, with a 6-month update.*

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

**No:** 0

**Excused:** 1 - Robinson

6. [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 said this is a 3800-square foot, single family home. It has 4 bedrooms and 2.5 baths and the desire is to expand the third floor into living space, as well as a mudroom and laundry off the rear facade. Staff reviewed reiterations of this in 2018 and 2022. A proposed gable was recommended denial by staff and affirmed by the Commission. In 2018, the HPC required that completed work by removed relating to a window and that wasn't done.*

*Currently they are proposing triple windows in the new dormer, with fish scale shingles. Staff would prefer more differentiation between the current and the proposed. Staff has no objections to the mud room addition, but would not support a sliding door on the second story (would support French doors).*

*Staff recommends denial of the proposed 27 foot gable, which is larger than the main peak on the house, which would result in an odd condition.*

*Robert Howard - owner - they will put in a French door, not a sliding door. They are trying to make the space more usable. For a family of four, it's difficult to live in the house as it's a narrow house. This house is on the corner, but doesn't really reflect that with the design. The intent is to have the gable even with the current roof.*

*Mr. Jarosz would like to see a drawing of the front elevation and he would like to see how this would look 3-dimensional.*

*Hold for one month and staff can approve it or bring it to the Commission; their call. Mudroom is approved.*

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

**No:** 0

**Excused:** 1 - Robinson

*Roll call taken at 4:16 PM*

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

**Excused:** 2 - Bauman, Robinson

7. [240752](#) Resolution relating to a Certificate of Appropriateness for an elevator addition at 2322 S. 7th Street, St. Josaphat Basilica, an individually designated historic property, for the Franciscan Fathers Minor of Convention of St. Josaphat Church of Milwaukee.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said the elevator is being proposed to add greater accessibility and adding ADA-accessible bathrooms. The elevator will be concrete block and will match the remainder of the parish center. No final designs have been submitted for the*

*windows or doors. This addition is located on a secondary facade on a secondary building so staff recommends approval.*

*Robert Stensberg - Anderson Ashton - architect.*

*Mr. Jarosz would prefer brick rather than hardy plank. Mr. Stern said this is an addition to a secondary structure, although brick would be a better choice.*

*Mr. Jarosz moved to deny as he would like a more sophisticated material than siding due to the size of this addition.*

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

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

8. [240736](#) Resolution relating to a Certificate of Appropriateness for new concrete driveway, front steps, and walkway and new concrete sewer collar at 2615 N. Lake Dr., in the North Point North Historic District for Kenny and Vesla Hoeschen.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

9. [240754](#) Resolution relating to a Certificate of Appropriateness for garage roof and repairs at 2500 N. 47th St., in the 47th Street Bungalow Historic District for Maurice Russell.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

10. [240755](#) Resolution relating to a Certificate of Appropriateness for replacement paving and railings at 1831 - 1833 N. Palmer Street, in the Brewers Hill Historic District for Angela Millonzi.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

11. [240756](#) Resolution relating to a Certificate of Appropriateness for one internally illuminated wall sign, at 1701 N Humboldt Avenue, in the Brady Street Historic District, for Shawarma Palace and Ogden.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

12. [240814](#) Resolution relating to a Certificate of Appropriateness for HVAC work at 2215 E. Woodstock Place, in the North Point South Historic District.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

13. [240850](#) Resolution relating to a Certificate of Appropriateness for rear upper porch replacement at 3337 N. Sherman Blvd., in the Sherman Boulevard Historic District for KPM Property Management LLC.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

14. [240851](#) Resolution relating to a Certificate of Appropriateness for fence replacement at 2022 N. Palmer Street, in the Brewers Hill Historic

District for Palmer Building Condominiums in Historic Brewers Hill.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

**15. [240854](#)**

Resolution relating to a Certificate of Appropriateness for a metal picket fence and driveway gate at 2634 N. Summit Ave., in the North Point North Historic District for Ben Weiland.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

**16. [240857](#)**

Resolution relating to a Certificate of Appropriateness for woodwork repair and replacement, including repairs to windows, at 2742 W. State Street, in the Concordia Historic District, for Katharine Rose.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

**17. [240860](#)**

Resolution relating to a Certificate of Appropriateness for a wall sign, at 702 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Anmol, LLC.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

18. [240878](#) Resolution relating to a Certificate of Appropriateness for a replacement of the entry stairs at 4401 N. 25th Street, in the Garden Homes Historic District, for Janet Mays.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

19. [240880](#) Resolution relating to a Certificate of Appropriateness for a replacement of 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 Jordan Morales, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

20. [240881](#) Resolution relating to a Certificate of Appropriateness for rear upper porch replacement at 2576 N. Grant Blvd., in the Grant Boulevard Historic District for Lawrence Gooden.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Bauman, and Robinson

21. [240882](#) Resolution relating to a Certificate of Appropriateness for front steps and stoop replacement at 214 E. Vine St., in the Brewers Hill Historic District for Isabella Jaegersberg and Bill Brauer.

**Sponsors:** THE CHAIR

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

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



**No:** 0

**Excused:** 2 - Bauman, and Robinson

**22. Review and approval of the minutes from the September 9th meeting.**

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

*Roll call taken at 4:38 PM*

**Present:** 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, Peltz

**Excused:** 3 - Bauman, Robinson, Morales

**23. [240741](#)**

Resolution relating to the Certified Local Government review of an expanded National Register of Historic Places nomination for the Frederick and Maria Pabst House (AKA Pabst Mansion) at 2000 W. Wisconsin Avenue, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*The intern presented this remotely. Originally the property had more than two acres of land, which has decreased over time. This nomination needs to be re-done due to the removal of the pavilion. The nomination has 100 pages. The Commission will send a letter of support and there must be a presentation.*

*The first floor was for guests, the second floor was private family quarters and the third floor was for the boys and private guests. The house is associated with a famous person, Captain Frederick Pabst.*

*The pavilion was built in 1893 and was part of an expo in Chicago, where it was brought from and attached to the house. It is currently removed and in storage with the intention of restoring it.*

*Motion to find that the application was adequate and support the nomination.*

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

**No:** 0

**Excused:** 3 - Bauman, Morales, and Robinson

**24. Review and approval of the 2025 schedule of meetings.**

*Mr. Jarosz moved, seconded by Ms. Peltz. There were no objections.*

**25. Updates and announcements.**

*The Commission asked how Grow Milwaukee will impact its work. Staff has reviewed it and it has no change to HPC guidelines. The Commission would like to have this as an agenda item and a copy of the report included in the file. A representative from DCD should be present on this item and they can choose who they wish to attend.*

*Staff is asking Commissioners for assistance with the Cream of the Cream City awards. The award ceremony is some time in May. Ms. Peltz and Mr. Jarosz will volunteer.*

*4:59 PM*