



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, July 7, 2025

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:02 PM

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

Excused: 1 - Keating Kahn

1. [250119](#) Resolution relating to a Certificate of Appropriateness to replace the neon lighting on the Pabst bridge sign with LED rope lighting at 1203 N. 10th St., in the Pabst Brewery Historic District for The Brewery Neighborhood Improvement District No. 1.

Sponsors: THE CHAIR

Held until Aug. 4th.

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 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Peltz, and Morales

No: 0

Excused: 1 - Keating Kahn

2. [230111](#) Resolution relating to a Certificate of Appropriateness for retaining vinyl windows installed by a prior owner at 2658 N. Grant Boulevard, in the Grant Boulevard Historic District for Patrick Betts & Jessica Holly.

Sponsors: THE CHAIR

Mr. Tim Askin said the owners sent photos and they did the first three windows.

Review again in six months.

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 - Bauman, Pieper Eisenbrown, Morales, Jarosz, and Peltz

No: 0

Excused: 1 - Keating Kahn

3. [250232](#)

Resolution relating to a Certificate of Appropriateness for a pergola at 124 W. Lloyd Street, in the Brewer's Hill Historic District for Evan and Amanda Lindberg.

Sponsors: THE CHAIR

Mr. Tim askin said the pergola will be in the side yard and staff recommends approval with a woven fabric cover. Owner is amenable to the condition.

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

Roll call taken at 3:11 PM

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

4. [250353](#)

Resolution relating to a Certificate of Appropriateness for replacement brick siding at 501 W. Historic Mitchell St., in the Mitchell Street Historic District for St. Stanislaus Properties, LLC.

Sponsors: THE CHAIR

Mr. Andrew Stern said that there are two buildings attached via a party wall and they are located on one tax parcel. St. Stanislaus recently purchased the properties. The entire structure was painted without obtaining a COA and the brick has been covered with cement, which is now cracking. Holton Brothers has determined that the brick under the cement is not able to be salvaged and is crumbling. They did examine three elevations and there is no great way to remove the cement and retain the face of the cream brick. They wish to reface with a new brick that approximates an older cream city brick. Staff recommends approval as this is the best option in this case; the conditions are outlined in the staff report, which are standard masonry conditions relating to mortar and cleaning methods.

With staff conditions.

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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

5. [250357](#) Resolution relating to a Certificate of Appropriateness for demolition of an attached garage at 2415 E. Wyoming Place, in the North Point South Historic District, for Doug Rose.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage was built in the 1960s or 1970s and is of no particular historic consequence. Staff could not find a permit for the garage. The two adjoining houses are doing a party-wall garage.

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

No: 0

6. [250358](#) Resolution relating to a Certificate of Appropriateness for construction of an attached garage at 2415 E. Wyoming Place, in the North Point South Historic District, for Doug Rose.

Sponsors: THE CHAIR

*Mr. Tim Askin said the design is harmonious and, although it is possible, to have a garage 100% behind the house, that would result in a 100 foot driveway. It will be set further back than the existing garage. The garage is in scale to the house and the dormers model the house's dormers. Staff recommends approval with a detailed window schedule and other window changes.
With staff recommendations.*

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

No: 0

7. [250360](#) Resolution relating to a Certificate of Appropriateness for demolition of a garage at 2429 E. Wyoming Place, in the North Point South Historic District, for Jeff Koenig.

Sponsors: THE CHAIR

Mr. Tim Askin said the garage was built in 1980 and has no historic significance. Staff recommends approval.

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

No: 0

8. [250361](#)

Resolution relating to a Certificate of Appropriateness for construction of an attached garage at 2429 E. Wyoming Place, in the North Point South Historic District, for Jeff Koenig.

Sponsors: THE CHAIR

Mr. Tim Askin said there is effectively no yard at this house and there is minimal frontage on Terrace. There is no other place to put a garage besides this location. It will be a party-wall garage with the adjacent garage; this garage requires a set-back variance as well as a height variance.

Jeff Koenig - owner - he owns a construction company and has a larger truck for his company. The house also has 9 bedrooms and so he wants a garage that works for a modern family. They are not interrupting any of the fenestration and the former owner had a rooftop deck, which he doesn't want. He is thinking of housing SUVs and being able to park 4 vehicles comfortably. There have been crime issues, which is why he wants a two-door, four-car garage. The garage could be converted to have lifts, but those would only accommodate smaller cars. BOZA did approve the proposed plan of his gifting his neighbor 2.5 feet so he could have a garage that works for him. BOZA did agree that a garage only 10 feet high wouldn't work with the height of the house. The architect provided other examples at the meeting of other properties that have two-story attached carriage houses and they worked carefully on the planning and drew multiple drawings to strike the right balance between space between the street and the garage and the size needed. The garage will be attached to the house.

Mr. Askin said there is 5 feet of workshop area in the garage, which would be used as storage. The garage is 50 feet long. Per the owner, the first floor of the house has no storage and the intention is to have built-in garage storage. The basement is only 7 feet in height, rather than the standard 10 feet. He would like to retain that workshop area.

Mr. Jarosz noted that the garage should be understated in relation to the house. The garage roof will not be accessible. The owner would be willing to have the garage be all-brick. The architect used the stone around the garage doors to tie it to the stone around the front door, but he is also amenable to solely using brick. He is amenable to whatever the Commission finds appropriate. The prior owner said all the other neighbors were supportive at the BOZA hearing. He believes he can find a very good brick match. He already got needed BOZA approval.

Approve with the modification of brick to the archways.

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

No: 0

9. [250366](#)

Resolution relating to a Certificate of Appropriateness for construction of a sculpture at 626 E. North Avenue, at the top of Kilbourn Reservoir Park, an individually designated historic property, for the City of Milwaukee and Millennium LLC on behalf the Framing Wisco 2025 Project.

Sponsors: THE CHAIR

Mr. Tim Askin said this is a city-wide art installation primarily used for selfies. Staff

recommends a different location (5-6 feet back) which will not affect its ability to frame views.

Joe Franke - attorney for application. Drew Quarantine and Reagan - they're moving into community engagement and the frames will still be 8 by 12 frames with "Milwaukee" on top, but will also be more unique to this specific community. Last year they were on the lake front and this year they are moving into the neighborhoods. The group is for-profit and working with Visit Milwaukee.

Tony Snell - Visit Milwaukee - they were excited last year with the installations on the beach last year. They will engage local artists to submit proposals and the community will vote on the proposals. The beach installations were temporary.

Joe Kaltenberg - DPW manager for the city parks (there are 52 of them). If these become permanent, Visit Milwaukee will maintain them.

Some artists have already applied; two will be accepted and they will be paid \$250 to submit full proposals and the community will vote on the two proposals. The entire installation will be done by volunteer partner businesses. The artists were told to keep in mind that this is a historic space. The winner will get a \$7500 budget that can be used for either the build or for compensation to them.

The Commission questioned how a city lease would work and if this is even the appropriate body for this.

Ms. Pieper Eisenbrown would like to hold this over until they have something definite to present to this body.

Ald. Bauman is unsure how public input will be achieved and the public isn't the final arbiter, that is the Common Council. Ald. Bauman is unsure how this is even applied for, since the applicant(s) aren't the property owners.

Placed on file as the applicant doesn't have any standing as isn't the property owner.

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

No: 0

10. [250371](#)

Resolution relating to a Certificate of Appropriateness for retroactive approval of the reconstruction of a rear porch at 815 - 817 E. Brady Street, in the Brady Street Historic District, for Dane and Anna Baldwin.

Sponsors: THE CHAIR

Mr. Andrew Stern said the owners received a violation for not obtaining a COA for reconstruction of a third floor porch. The framing and decking seems fine to staff, but the top and bottom railings and newel posts should be altered, and other conditions in the report.

Grant, with staff conditions.

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

No: 0

11. [250365](#)

Resolution granting permanent historic designation to the West Avenues West Historic District on W. Wells Street, N. 25th Street, and N. 26th Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

The nominator, Jim Dieter, withdrew the nomination at the table.

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

Aye: 5 - Bauman, Pieper Eisenbrown, Morales, Jarosz, and Peltz

No: 0

Excused: 1 - Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

12. [250269](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 3028 W. State St., in the Concordia Historic District for Robert Webb.
- Sponsors:** THE CHAIR
- A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250272](#) Resolution relating to a Certificate of Appropriateness for temporary window sash removal and first floor board-up of openings at 324 N. 15th Street, Geuder, Paeschke & Frey Company Building, an individually designated historic property, for Sunset Investors St. Paul, LLC.
- Sponsors:** THE CHAIR
- A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250277](#) Resolution relating to a Certificate of Appropriateness for exterior repairs and select basement window replacement at 2864 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Amber Walker.
- Sponsors:** THE CHAIR
- A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250308](#) Resolution relating to a Certificate of Appropriateness for replacement windows, a replacement door, and roofing repairs at 4383 N. 25th Street, in the Garden Homes Historic District for Starlight Homes LLC.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250343](#) Resolution relating to a Certificate of Appropriateness for replacement of the porch steps at 2726 W. McKinley Blvd., in the Cold Spring Park Boulevard Historic District for Felipe Maldonado dba Maldonado LLC.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250344](#) Resolution relating to a Certificate of Appropriateness for upper porch railing replacement at 1817-1819 N. 1st Street, in the Brewers Hill Historic District for Russell Tillmann.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250349](#) Resolution relating to a Certificate of Appropriateness for replacement of a rear door at 1105 N. Waverly Place at the James S. Peck House, an individually designated historic property for Immanuel Presbyterian Church.

Sponsors: THE CHAIR

Ms. Pieper Eisenbrown abstaining from this item as she is a member of the church.

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

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

No: 0

Abstain: 1 - Pieper Eisenbrown

19. [250351](#) Resolution relating to a Certificate of Appropriateness for new stucco exterior siding at 2602 W. Port Sunlight Way, in the Garden Homes Historic District for JDC Custom Homes LLC.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250379](#) Resolution relating to a Certificate of Appropriateness for roof replacement, stucco repair, and wood trim repair at 2568 N. Summit Ave., in the North Point North Historic District for Martin Erkander and Katharine Kelly.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250393](#) Resolution relating to a Certificate of Appropriateness for repair and re-facing of a retaining wall at 2333 S. 6th Street, the St. Josaphat Basilica, an individually designated historic property for the Franciscan Friars.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250420](#) Resolution relating to a Certificate of Appropriateness for emergency demolition of a garage at 4370 N. 25th Street, in the Garden Homes Historic District, for Nakia Monk.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250427](#)

Resolution relating to a Certificate of Appropriateness for construction of a fence at 2025 W. Vliet Street, on the McKinley School Site, for Jesus Galiano.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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. [250431](#)

Resolution relating to a Certificate of Appropriateness for bathroom exhaust and new window at 2044 N. Lake Dr., in the North Point South Historic District for John & Pam Stampen.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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

25. [250453](#)

Resolution relating to a Certificate of Appropriateness for roof and gutter replacement at 213 W. Brown Street, in the Brewers Hill Historic District for Kat Devlin.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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

26. [250455](#)

Resolution relating to a Certificate of Appropriateness for HVAC installation in the side yard at 2206 E. Kenilworth Place, in the North Point South Historic District, for Matthew Stran.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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

27. [250467](#)

Resolution relating to a Certificate of Appropriateness for new wood fence at 1921 N. 2nd Street, in the Brewers Hill Historic District for Pascale Engelmajer and Massimo Rondolino.

Sponsors: THE CHAIR

A motion was made by Sally Peltz, seconded by Matt Jarosz, 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

28. Review and approval of the minutes from the June 2nd meeting.

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

29. Updates and announcements.

Mr. Jarosz just got the information on the National Trust conference to be held in September and he will pass it along to staff for dissemination.

Meeting adjourned: 4:33 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>.