



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,
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**Legislative Liaison, Chris Hillard, 286-2170,
christopher.hillard@milwaukee.gov**

Monday, May 5, 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. [241943](#) Resolution relating to a Certificate of Appropriateness for expansion of the front porch at 850 N. 29th Street, in the Concordia Historic District for Michael Kochanski.

Sponsors: THE CHAIR

*Mr. Andrew Stern said that the owner is proposing a new porch and wood steps, rather than the current cement ones. Staff recommends approval.
Michael Kochanski - owner - he hired a carpenter to do the work.*

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

No: 0

Excused: 1 - Keating Kahn

2. [241957](#) Resolution relating to a Certificate of Appropriateness for the installation of a non-compliant roof at 4444 N. 26th Street, in the Garden Homes Historic District for Nakia Monk.

Sponsors: THE CHAIR

Mr. Tim Askin said both items can be placed on file as they settled on a red roof.

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

No: 0

Excused: 1 - Keating Kahn

3. [241958](#)

Resolution relating to a Certificate of Appropriateness for the installation of a non-compliant roof at 4370 N. 25th Street, in the Garden Homes Historic District for Nakia Monk.

Sponsors: THE CHAIR

Mr. Tim Askin said this can be placed on file as they settled on a red roof.

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

No: 0

Excused: 1 - Keating Kahn

The following files represent staff approved Certificates of Appropriateness:

4. [250004](#)

Resolution relating to a Certificate of Appropriateness for installation of a front storm door at 2731 N. Grant Boulevard, in the Grant Boulevard Historic District, for Ivorena Taylor.

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

No: 0

Excused: 1 - Keating Kahn

5. [250018](#)

Resolution relating to a Certificate of Appropriateness for roof replacement at 2756 N. Sherman Blvd., in the Sherman Boulevard Historic District for Darrion Wyatt.

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

No: 0

Excused: 1 - Keating Kahn

6. [250020](#) Resolution relating to a Certificate of Appropriateness for exterior repairs at 2457 N. Sherman Blvd., in the Sherman Boulevard Historic District for Linda Bell.

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

No: 0

Excused: 1 - Keating Kahn

7. [250021](#) Resolution relating to a Certificate of Appropriateness for flat roof replacement at 2803 N. Grant Blvd., in the Grant Boulevard Historic District for Kyler Berg.

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

No: 0

Excused: 1 - Keating Kahn

8. [250022](#) Resolution relating to a Certificate of Appropriateness for installation of HVAC equipment along the south wall at 2017 N. Terrace Avenue, in the North Point South Historic District, for Shutter House of Cape Coral 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: 6 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Peltz, and Morales

No: 0

Excused: 1 - Keating Kahn

9. [250025](#) Resolution relating to a Certificate of Appropriateness for masonry chimney reconstruction at 2731 N. Grant Boulevard, in the Grant Boulevard Historic District, for Ivorena Taylor.

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

No: 0

Excused: 1 - Keating Kahn

10. [250027](#)

Resolution relating to a Certificate of Appropriateness for roof and window repairs at 3028 W. State Street, 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: 6 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Peltz, and Morales

No: 0

Excused: 1 - Keating Kahn

11. [250029](#)

Resolution relating to a Certificate of Appropriateness for roof replacement at 4444 N. 26th 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: 6 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Peltz, and Morales

No: 0

Excused: 1 - Keating Kahn

12. [250039](#)

Resolution relating to a Certificate of Appropriateness for new wood storm windows and doors and repair of prime windows at 2639 N. Wahl Ave., in the North Point North Historic District for Michael Crichton.

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

No: 0

Excused: 1 - Keating Kahn

13. [250045](#)

Resolution relating to a Certificate of Appropriateness for window

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

No: 0

Excused: 1 - Keating Kahn

14. [250046](#)

Resolution relating to a Certificate of Appropriateness for window replacement at 4444 N. 26th 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: 6 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Peltz, and Morales

No: 0

Excused: 1 - Keating Kahn

15. [250058](#)

Resolution relating to a Certificate of Appropriateness for a wood fence at 2430 N. 2nd Street, an easement property in North First Street National Register Historic District, for Clifton Phelps.

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

No: 0

Excused: 1 - Keating Kahn

16. [250071](#)

Resolution relating to a Certificate of Appropriateness for wood fence replacement at 2608 N. Grant Blvd., in the Grant Boulevard for James & Theresa Morton.

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

No: 0

Excused: 1 - Keating Kahn

17. [250073](#) Resolution relating to a Certificate of Appropriateness for tuck pointing at 2756 N. Sherman Blvd., in the Sherman Boulevard for Darrion Wyatt.

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

No: 0

Excused: 1 - Keating Kahn

18. [250081](#) Resolution relating to a Certificate of Appropriateness for one wall sign at 733 W. Historic Mitchell Street, in the Grant Boulevard Historic District, for Voces de la Frontera.

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

No: 0

Excused: 1 - Keating Kahn

19. **Review and approval of the minutes from the April 14th meeting.**

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

20. **Review and vote on the Cream of the Cream City award recipients.**

Mr. Tim Askin said the person who was nominated for advocacy refused the honor.

Nominees are:

Concordia27 - 801-831 N. Concordia - great work was done on the storefronts to bring them back from being vacant and boarded-up.

Dubbel Dutch Hotel - 817-819 N. Marshall St. - Ferry & Clas were the original architects. Interior was restored and put in much effort to replicate the porch floor. They nominated the recent development

Fitz Apartments - 2650 N. Hackett Ave. - new apartments built on a long-term vacant lot.

Tannery Boutique Apartments - 700 W. Virginia St. - two former storefronts turned

into housing.

ThriveOn King - 2153 N. Martin Luther King, Jr. Dr. - former Schuster's Department Store and then Gimbel's Department Store.

Mr. Jarosz nominated the Malt House at the Historic Schlitz Brewery for the Back from the Brink category.

Ms. Peltz nominated the Oriental Theater and all members supported that. Ms. Peltz would recommend that Milwaukee Film receive the award.

All nominations were unanimous in support.

Staff will determine which categories the nominations fall.

Ceremony will be on May 29th at the Best Place at Historic Schlitz Brewery at 917 W. Juneau Ave. from 5:30 to 8:30 PM.

21. Updates and announcements.

Members discussed creating a subcommittee to look for possible nominations for next year's Cream of the Cream City awards and recruit developers or organizations, such as the Milwaukee Preservation Alliance, to serve on this body for 1-2 meetings. Members were somewhat disappointed that there were no individual houses for nomination. Mr. Jarosz and Ms. Peltz are willing to work on this project for next year.

Meeting adjourned: 3:51 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>.