



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, April 14, 2025

3:00 PM

City Hall, Room 301-B

Meeting convened: 3:01 PM

Present: 5 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Robinson

Excused: 1 - Morales

1. [241581](#) Substitute resolution granting Permanent Historic Designation to the Stollenwerk/Correa House at 2246 S. Aldrich Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Mr. Stern said this is on the agenda to add the staff report and as a result of last month's hold, more data was found on the house. A local alderman lived in there, but they also found information on Raul and Maria Correa, who lived in the house from 1959-1979. This house and the house to the south were constructed in the same style. Mr. Elias Stollenwerk was born in 1857 and started a construction company with his brother, which worked on numerous area buildings. The Correas were involved with the Latino Civil Rights organization and Mr. Correa worked for 40 years at the Ladish Co, as well as being a well-known band leader and guitarist in numerous groups. Mrs. Correa passed in 2006 and Mr. Correa in 2017. There is a Walker's Point mural that features Mr. Correa playing his guitar.

Staff recommends approval under section f-3.

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

Ryan Hudziak - owner and nominator

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

The name of the file was amended to add the Correa family.

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: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

2. [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

Ms. Emma Rudd said they did a site walkthrough with the state preservation office on April 9th and are well on their way for their final decision. They are kicking off their fundraising campaign in May to raise funds for Phase I. The building is currently boarded up and the roof is tarped and there was no water infiltration over the winter. The goal is to be completed entirely by November 2026. They want to move the Historic Preservation offices into the building, which would leave 1,000 square feet for private lease on the first floor.

Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, to grant the mothball for another 6 months,

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: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

3. [241392](#) Resolution relating to a Certificate of Appropriateness for expansion of the front porch at 2549 N. Terrace Ave., in the North Point North Historic District for Tim Roloff.

Sponsors: THE CHAIR

Mr. Andrew Stern said this project was approved in January; the original front porch was drastically minimized in 1932 by Gustav Pabst, Jr. The work approved in January was cost prohibitive, so the new design is simpler in design, but still fits the house. Staff recommends approval as presented.

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

4. [241704](#) Resolution relating to a Certificate of Appropriateness for the installation of vinyl siding, window replacement, and additional repairs at 4370 N.

25th Street, in the Garden Homes Historic District for Nakia Monk.

Sponsors: THE CHAIR

Mr. Tim Askin said the windows are not before the Commission. The house was acquired from the city and Mr. Monk acquired to homes and this is the only one that still has stucco on it. The stucco isn't in great condition, but could be salvaged. Mr. Monk is insistent on the siding, which doesn't meet the guidelines. Staff recommends denial of the vinyl siding and denial of demolition of the chimney. The chimney can be capped, but can't be demolished.

Nakia Monk - owner - his plan is to renovate and then sell to owner occupants. He disagrees that the stucco can be repaired and the cost to renovate is more than the house is worth. The difference in cost takes them over budget and anticipates \$100,000 as a selling price for the house. Vinyl siding is much cheaper to maintain than stucco.

Ald. Bauman said he was the sponsor of the MKE Homes program and this house was purchased for \$1.

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

5. [241820](#)

Resolution relating to a Certificate of Appropriateness for replacement of casement windows and the rear door at 2121 N. Terrace Avenue, in the North Point South Historic District, for Jim & Kris Rappe.

Sponsors: THE CHAIR

Mr. Tim Askin said the front facade isn't affected. The casement windows aren't in good shape and they are done. The oriole window also in great shape and there is water leakage occurring, as well as other problems. The Commission has generally not approved metal clad for windows. The leaded glass windows will be replaced with lead tape, which staff approves. Staff is recommending wood and not metal clad for the casement windows.

Todd Colbert - 6160 S. 108th - manager for Weathertight - they like the metal clad due to the long life and low maintenance. All the windows are on the back of the house and not facing the street.

Mike Farmer - Waukesha - construction manager for Weathertight

Mr. Askin said the Commission has generally held to wood above grade (would allow metal for a basement window at grade). Mr. Farmer feels the Pella is close to the original window.

The windows were already purchased by the homeowner and are sitting in a warehouse waiting to be installed. The windows are extremely close to the wood windows. The windows are not vinyl clad, but aluminum.

Mr. Jarosz moved to grant the two oriole windows and the storm door, but deny the clad casement window.s Seconded by Ms. Keating Kahn. There were no objections.

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 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

6. [241828](#) Resolution relating to a statutory demolition review of outbuildings and additions at the former Browning School, 5575 N. 76th Street, for Milwaukee Recreation and Milwaukee Public Schools.

Sponsors: THE CHAIR

Mr. Tim Askin said there is a state statute that says a school board may not demolish any school facility that is 50 years or older without local HPC approval. The one-level, newer building is being proposed for demolition. Milwaukee Recreation is proposing this and a new community center with a pool will be attached and use the remaining structure for their offices. The architect did a number of schools and this is not necessarily their best work. The 1999 addition will be demolished and the 1950s-1970s additions as well. The additions are fairly utilitarian and not particularly significant. They are retaining the architecturally interesting part for the most part. Staff recommends approval as proposed. The applicants did provided photos of the interior, as staff requested.

Allyson Nemec - architect - they looked at re-using the portions, but it didn't make economic sense. The recreation center will be state-of-the-art and will be a real asset to the community. They are retaining the original school building and the original gym.

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: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

7. [241839](#) Resolution relating to a Certificate of Appropriateness for the Re-Imagining Sherman Park project at 3000 N. Sherman Boulevard / 3001 N. 41st Street, in the Sherman Boulevard Historic District, for Milwaukee County Parks.

Sponsors: THE CHAIR

Mr. Tim Askin said the County Parks is proposing to renovate the park by adding more amenities and secured parking. Very little has changed since the County took over the park from the city in 1936. In 1990, the pavilion was lost, which is where the Boys and Girls Club now is. They are also revising some of the pathways. Staff recommends approval as proposed.

Dan Merkt - architect - no change to the building, just site changes.

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

8. [241808](#) Resolution relating to a Certificate of Appropriateness for construction of a new three-unit residential property at 113 W. Lloyd St., in the Brewers Hill Historic District for MMF Holdings, LLC.

Sponsors: THE CHAIR

Mr. Andrew Stern said this proposal is for a 3-unit building on a current vacant lot. The building will take up the entirety of the buildable area. There will be attached 2-car garages per unit and there will be no yard to speak of. The 3 units will each be 2-bedroom, 2.5 baths and have about 2,150 square feet. The three porches on the front will be raised and there will be a dormer on the attic level for each unit. The building is substantially bigger than both houses on either side.

The siting seems to be adequately addressed and the massing seems compatible with the neighborhood. Staff recommends cladding with smooth cement and wood be used for all the trim (the current trim is being proposed as SmartSide). Staff also finds the window mix a little distracting. Doors should be solid wood and the garage doors can be steel, but recommends windows be added. Staff is fine with the proposed foundation. Staff recommends this be held for modifications detailed in the staff report.

Own Lambert - Patera - they are open to all of the staff suggestions - these will be rental properties. Can be approved by staff.

A motion was made by Ann Pieper Eisenbrown, seconded by Matt Jarosz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

The following files represent staff approved Certificates of Appropriateness:

9. [241722](#) Resolution relating to a Certificate of Appropriateness for masonry and roof repairs at 2000 W. Wisconsin Avenue, an individually designated historic property, for Captain Frederick Pabst Mansion, Inc.

Sponsors: THE CHAIR

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

10. [241760](#) Resolution relating to a Certificate of Appropriateness for general repairs and installation of handrails at 4383 N. 25th St., in the Garden Homes

Historic District for Starlight Homes LLC.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be ADOPTED. This motion PREVAILLED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

11. [241810](#) Resolution relating to a Certificate of Appropriateness for revision of the phased work plans previously approved at 1030 - 1040 N. Vel R. Phillips Avenue, the Turner Hall, an individually designated historic site for the Milwaukee Turners.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be ADOPTED. This motion PREVAILLED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

12. [241819](#) Resolution relating to a Certificate of Appropriateness for a metal picket fence and vehicular and pedestrian gate at 3288 N. Lake Dr., in the North Lake Drive Estates Historic District for Wisconsin Institute for Torah Study Inc.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be ADOPTED. This motion PREVAILLED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

13. [241821](#) Resolution relating to a Certificate of Appropriateness for the installation of replica windows on the second floor at 733 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Voces de la Frontera.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be ADOPTED. This motion PREVAILLED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

14. [241831](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 2420 N. Terrace Ave., in the North Point North Historic District for Doreen Stoller and Daniel Piette.

Sponsors: THE CHAIR

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

15. [241852](#) Resolution relating to a Certificate of Appropriateness for the flat roof area at 102 E. Vine Street, in the Brewers Hill Historic District, for Molly & Ashley Booth.

Sponsors: THE CHAIR

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

16. [241909](#) Resolution relating to a Certificate of Appropriateness for replacement of missing windows, window repair, paving repair, and replacement of one door at 3120 - 3128 W. Wisconsin Avenue, in the Wisconsin Avenue Apartments Historic District, for Berrada Properties.

Sponsors: THE CHAIR

The architect on the project is Nick Robinson.

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

17. [241937](#) Resolution relating to a Certificate of Appropriateness for window signage at 807 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Leo's Wok.

Sponsors: THE CHAIR

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

18. [241938](#) Resolution relating to a Certificate of Appropriateness for wood and ornamental metal fencing at 2630 N. Grant Boulevard, in the Grant Boulevard Historic District, for Derek Struble.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

19. [241956](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 946 N. 31st Street, in the Concordia Historic District, for John & Celia Wiberg.

Sponsors: THE CHAIR

A motion was made by Matt Jarosz, seconded by Nicholas Hans Robinson, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

20. Review and approval of the minutes from the March 3rd meeting.

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

21. [241818](#) Resolution authorizing a historic site plaque for the property at 3439 N. Summit Ave., the Theodore Friedlander House, in the Kenwood Park - Prospect Hill Historic District for Timothy and Alison Henhaus.

Sponsors: THE CHAIR

Mr. Jarosz moved, seconded by Ms. Keating Kahn, for approval. There were no

objections.

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

Aye: 5 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, and Keating Kahn

No: 0

Excused: 2 - Peltz, and Morales

22. [241806](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Carleton District #3 School at 4116 W. Silver Spring Drive, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Mr. Tim Askin said the school was built between 1916 and 1972, mostly by a separate school district from the one of Browning School, but the same architects. It was absorbed by MPS in 1948 and has been shuttered since 2005. This building is being sold for a proposed housing development. The building had a complete facade lift in 1935/36. It is an example of a Depression-era public grade school and has a prominent art deco style. The front window style is in the 1920s style and has a copper roof projection on the third floor, which is common for MPS buildings. It retains its original windows, one of 12 schools which does so.

The nomination was largely very well-done, but the comparative analysis section was very weak and Browning school wasn't even mentioned nor the original Gaenslen school torn down in 1989. There are also no references to the Milwaukee Journal or Milwaukee Sentinel.

Staff recommends endorsement of this recommendation with the caveats relating to the lack in comparative analysis and lack of Milwaukee Journal and Milwaukee Sentinel article citations.

Mr. Jarosz moved, seconded by Ms. Keating Kahn, to endorse the nomination. Ms. Pieper Eisenbrown voting "no"

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

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

No: 1 - Pieper Eisenbrown

Excused: 2 - Peltz, and Morales

23. Updates and announcements.

There are 5 nominations for the Cream of the Cream City Awards and one potential for advocacy. They will be voting on the awards at the May meeting.

Meeting adjourned: 4:50 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>.