



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Jordan Morales, CHAIR

Patricia Keating Kahn, VICE CHAIR

*Ald. Robert Bauman, Matt Jarosz, Nicholas Hans Robinson,
Sally Peltz, and Ann Pieper Eisenbrown*

*Staff Assistant, Carmen Roman, 286-2231, Fax: 286-3456,
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*Legislative Liaison, Chris Hillard, 286-2170,
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Monday, May 4, 2026

3:00 PM

City Hall, Room 301-B

Meeting convened at 3:02 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

Appeared Carl Bahneman (MPA board member/owner representative) reported recent graffiti was remediated as of yesterday. Staff are checking the property about once a week to confirm conditions and watch for additional graffiti. Building reported as secure, stable, and airtight based on prior work.

Multiple walkthrough's occurred after the April storm there where no issues observed. MPA is working with UWM on a "board-up intervention" design to help reduce future graffiti.

Commissioners confirmed the mothball status time period is six months.

Fundraising update: an event ("Brick by Brick") is scheduled this week at Brown Deer Country Club.

MPA has been working with a fundraising consultant to build capability for larger-scale fundraising.

A motion was made by Patricia Keating Kahn, seconded by ALD. BAUMAN, 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

2. [252001](#) Resolution relating to a Certificate of Appropriateness for a mural on the

south wall of 918 N. Vel R. Phillips Avenue, in the Milwaukee Journal Sentinel Historic District/Complex for Seeds of Health.

Sponsors: THE CHAIR

Appeared - Seeds of Health, Inc Matt Krivanek, Jodi Weber, Bob Morris.

Appeared- Mural Artist Tia Richardson

Andrew A Stern explain the agenda item was a holdover from the prior month's HBC meeting so

applicants could install a test panel and document results.

Applicants installed a small test patch on the alley side to demonstrate the proposed mural cloth (Polytab) system.

Photos showed: first primer coat, second primer coat, test strips installed, and strips with varnish applied.

Test was left in place about a week; after removal, staff observed only a very small area (less than dime-sized) where coverage was incomplete and a bit of brick was visible.

Staff received contractor memos from Holton Brothers (masonry) and State Painting Company (painting) stating the test panel application/removal did not damage the brick surface.

Staff recommended approval with prior conditions, including making an effort to use a breathable adhesive if possible.

Artist Tia Richardson stated she is willing to give up/waive artist rights related to future removal (so the owner can remove/alter if needed).

She explain the plan processed is to paint the mural on Polytab on the ground/off-site (with students/community participation), then adhere it to the wall. The materials are Prior use of Nova Gel and a breathable varnish.

Openness to using an alternative, more breathable product recommended by Polytab supplier (Golden brand products referenced). Breathability explained in terms of acrylic paint drying and creating pathways for vapor transmission. Permeability noted as "37 metric perms. (see full video for more details)

Commission members raised concerns about long-term scenarios: building sale, mural deterioration, responsibility for maintenance/repair, and how removal/changes would be handled.

Seeds of Health leadership (Jody Weber, CEO) stated the organization owns the building, has invested millions, and has strong intent not to sell, emphasized commitment to property upkeep.

Tia stated that once completed, the mural belongs to the client/owner; she is comfortable with painting over it later if desired and is willing to put related understandings in writing.

Staff noted precedent for murals on historic buildings has been limited; prior approvals typically involved hard/removable panels.

Project timing installation planned for summer; grand opening referenced for October.

A motion was made by Patricia Keating Kahn, seconded by Nicholas Hans Robinson, 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

3. [252152](#)

Resolution relating to a Certificate of Appropriateness for addition of a hood over a side door at 1060 E. Juneau Avenue, in the First Ward

Triangle Historic District for GMC MCR Miller House LLC.

Sponsors: THE CHAIR

Gina Mittnacht attended as president representing the ownership entity.

Discussion described the interior as "frozen in time," with antiques and historic items (windows, lamps, paintings, swords, linens, tablecloths, flatware etc.). Ownership is split 50/50 between two LLCs, descended from a family trust.

The Milwaukee Junior League uses the house. The intent is to keep the property restored and operate it somewhat like a museum, with continued Junior League access.

Current proposal is a new door hood/overhang to protect the entrance once the garage addition is removed.

Staff found the proposal consistent with the historic character and recommended approval. (see full video for more details)

A motion was made by ALD. BAUMAN, seconded by Patricia Keating Kahn, 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 files represent staff approved Certificates of Appropriateness:

4. [252221](#) Resolution relating to a Certificate of Appropriateness for installation of exterior signage at 1119 W Historic Mitchell St, in the Mitchell Street Historic District for Erundina Basurto.
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
5. [252236](#) Resolution relating to a Certificate of Appropriateness for a wooden fence in the rear yard and side street yard at 2607 N Grant Boulevard, in the Grant Boulevard Historic District for Clifford and Beverly Taylor.
Sponsors: THE CHAIR
This Resolution was RECOMMENDED FOR ADOPTION
6. [252246](#) Resolution relating to a Certificate of Appropriateness for partial roof replacement at 3003 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Marvin McGhee and Mary Bell-McGhee.
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

7. [260002](#)

Resolution relating to a Certificate of Appropriateness for exterior security camera doorbells at 3002 W. Kilbourn Ave., in the Concordia Historic District for Chanfais Moua.

Sponsors: THE CHAIR

A motion was made by Patricia Keating Kahn 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

8. **Review and approval of the minutes from the last meeting on April 13, 2026.**

*Ms. Keating moved, second by Ms. Peltz approval of the minutes.
There were no objections.*

9. [252211](#)

Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Mitchell Park Horticultural Conservatory ("The Domes") at 524 S. Layton Boulevard, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Dilruba Shuvra (HPC, graduate intern) provided a pre recorded presentation in support of nomination the Mitchell Park Horticultural Conservatory ("The Domes") to the National Register of Historic Places. (full presentation is attached to the meeting details and file.)

The domes were originally commissioned in 1954 to replace an earlier conservatory on the site dating to 1898; formal planning began in 1957.

The domes are significant at the state level under Criteria C for architecture and engineering as a unique architectural form. HPC also stated national-level significance under Criteria C (engineering) as the work of master engineer Charles Whitney.

Site context: domes at the northwest corner of the 60-acre Legion Park on Milwaukee's near South Side; the park was established in 1898 as one of five original public parks by the Milwaukee Board of Park Commissioners.

The domes are visually tied to the park but described as a distinct entity, currently co-managed by Milwaukee County Parks and the (Legion) Dome Alliance.

It reflects Mid-Century Modern architectural styles, especially New Formalism and Neo-Expressionism.

The domes were originally commissioned in 1954 to replace an earlier conservatory on the site dating to 1898; formal planning began in 1957. (see full video for more details)

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

Staff Andrew Stern and Tim Askin presented the Nominees. (see full video for all the details, presentation attached to the meeting details.)

There are 8 projects/applicants this year.

Applicants often applied in multiple categories, but can only win in one category.

Voting guidance: commissioners may vote for as many projects as they deem worthy (no fixed total).

Discussion emphasized the commission's role in improving outreach and prestige of the awards.

Members agreed to continue through the slides and present all submissions that meet minimum requirements.

Voting Results:

As per the usual rules, anyone getting a majority vote wins. There are 5 winners this year.

COMMERCIAL/LARGE MULTIFAMILY

•Hilton Milwaukee City Center

RESIDENTIAL PROPERTY (1-4 FAMILY)

•SNSHN - Theo Lery Duplexes

PRESERVATION ADVOCACY

•Prairie Springs on Park (Urban Ecology Center)

Religious Property

•Gesu

Education

•None

Sensitive Infill

•Allen Building

11. Updates and announcements.

Cream of the Clean City Awards scheduled for Thursday, May 21st, 2025, at Best Place at the Historic Pabst Brewery, 917 W. Juneau Ave., at 5:30pm.

Send press release announcing Cream of the Clean City Award winners.

Preservation Commission training in Fond du Lac on May 16.

Meeting adjourned at 4:42pm

Carmen O. Roman

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.

