



# 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,  
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, Jeff Osterman, 286-2262,  
joster@milwaukee.gov*

---

Monday, July 1, 2024

3:00 PM

City Hall, Room 301-B

---

*Meeting convened: 3:01 PM*

1. [200878](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District, for LaShanda Anderson.

**Sponsors:** THE CHAIR

*Ms. Anderson present virtually.*

*Staff recommends holding until next month.*

**A motion was made by Sally Peltz, seconded by Jordan Morales, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

2. [221875](#) Substitute resolution relating to a Certificate of Appropriateness for a phased project of deconstruction, storage, and reconstruction of the side pavilion of the Pabst Mansion, 2000 W. Wisconsin Avenue, an individually-designated historic property, for Captain Frederick Pabst Mansion, Inc.

**Sponsors:** THE CHAIR

*Held until next month at the request of the applicant.*

**A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

3. [231339](#)

Resolution relating to a Certificate of Appropriateness for replacement windows and stucco repair at 2610 W. Port Sunlight Way, in the Garden Homes Historic District for Wesley S. Bentil.

**Sponsors:** THE CHAIR

*Mr. Stern said this is a 6-month update and he hasn't received any new information.*

*Windows have been replaced without approval at this point.*

*Mr. Bentil - owner - he located windows out of Iowa and putting the money together to purchase them. The stucco repair is finished.*

*Hold for another 6 months.*

**A motion was made by ALD. BAUMAN, seconded by Sally Peltz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

4. [240057](#)

Resolution relating to a Certificate of Appropriateness for a change in roof material from slate to another product at 2525 N. Grant Boulevard, in the Grant Boulevard Historic District, for Laura Dauenhauer.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the original slate roof has reached its lifespan and the owner would like to replace with asphalt on the house and garage. No roofing companies have suggested repair, only a complete replacement. The roof is about 100 years old on the house and the garage has a substantially similar roof. Mr. Askin doesn't believe the gutters are fixable on the garage. Slate is about \$640,000 while slate is \$51,000 for a new roof. The staff report does contain some conditions. The applicant is proposing cedar shingle siding for the sides of the dormers. Staff would like to require slate on the dormer sides, as has been required at another site. Mr. Askin thinks the slate could be used from the roofs. Mr. Morales would approve the staff report with the exception of the dormer siding (striking condition 3).*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

5. [240282](#) Resolution relating to a Certificate of Appropriateness for replacement of front and side entry steps and stoops at 2705 E. Bradford Ave., in the North Point North Historic District for Chelsea Cross.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said that the property is located on the corner and the applicant is proposing to re-do the front and side steps and railings. Both stairways have pretty significant deterioration, but with nice curved sidewalk and railings. The applicant is proposing straight steps and straight rails. Staff recommends denial and would recommend retaining the historic appearance of the stairs and salvaging the railings if possible, or a new design that matches the existing design.*

*Chelsea Cross - it's a \$15,000 difference to get a straight rail rather than a curved rail. It's also difficult to move things in and out due to the curved rails; they had to move furniture and large items through the windows. The stairs were done in 2011 and she calculates she would have to spend about \$2,000 a year on concrete.*

*Staff is fine with widening the steps as long as the general, triangle pyramid shape is retained. Both staff and owner approved wider steps as long as the triangle shape is retained.*

*Staff still wants a curved design to the railings. Commissioners would also like the curved railing retained. Staff recommends denial of a straight railing.*

*The owner would like a bottom rung and top rung and not a single spoke in each step. Staff is fine with that as long as it meets the building code.*

*Stairs can be wider, as long as the shape is retained and staff can approve if the railing remains curved.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

6. [240284](#) Resolution relating to a Certificate of Appropriateness for back porch modifications at 2669 N. Terrace Ave., in the North Point North Historic District for Andrew and Kate Biebel.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said the applicant wants to replace windows, door and siding of a previously enclosed back porch and a larger stoop/stair area. The back porch isn't visible from the right-of-way. They also want to close and in-fill a garage service door next to the porch. The windows would be wood and match the windows on the upper porch and in-fill will be of matching brick. Staff recommends approval with two conditions listed in the staff report.*

*Kate Biebel - owner - is fine with wood siding (she won't use SmartSide). They want to enclose the service door to give them space to widen the stoop area. There is a*

*second service door to the garage on the other side of the house. If they can't close this up, they'll have to adjust all their plans. The door really isn't visible to anyone. Approval but striking the recommendation to keep the service door. Can fill-in, but must retain the jack arch. Owner is fine retaining the jack arch and the wood cladding.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

7. [240290](#) Resolution relating to a Certificate of Appropriateness for replacement windows and a storefront remodel at 532 - 534 N. Water Street, in the East Side Commercial Historic District, for Motiya and Hezron Lopez.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this is one of the oldest buildings in the city; it is from the 1840s. The storefront is not restorable to its original condition, but can make it more appropriate to the period. Nothing about the storefront is original - it's from 1950s or 1960s. The main change is to change the center door to allow access to the upper floors rather than the retail space and create a new entry for the retail space. For the upper levels, they wanted to do aluminum-clad windows, but now aren't going to do, but will do a 3-pane system in wood.*

*Staff recommends approval with conditions listed in the staff report.*

*Mr. Lopez - works maintenance for the building. The owner is satisfied with the staff recommendations.*

*Approve and grant staff authority to approve work on the upper floors.*

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

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

8. [240285](#) Resolution relating to a Certificate of Appropriateness for masonry repairs at 2454 N. Wahl Avenue, in the North Point North Historic District, for Sally Peltz.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

9. [240287](#) Resolution relating to a Certificate of Appropriateness for proposed 4' wooden fence at 4369 N. 26th Street, in the Garden Homes Historic District for Garden Homes Homeowner Initiative, LLC.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

10. [240288](#) Resolution relating to a Certificate of Appropriateness for proposed 4' wooden fence at 4407 N. 26th Street, in the Garden Homes Historic District for Garden Homes Homeowner Initiative.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

11. [240289](#) Resolution relating to a Certificate of Appropriateness for proposed 4' wooden fence at 4431 N. 25th Street, in the Garden Homes Historic District for Garden Homes Homeowner Initiative.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

12. [240299](#) Resolution relating to a Certificate of Appropriateness for a cedar fence at 2616 N. Grant Blvd., in the Grant Boulevard Historic District for Bertha Morrow.

**Sponsors:** THE CHAIR

**This Resolution was ADOPTED**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

13. [240300](#) Resolution relating to a Certificate of Appropriateness for a sign at 511 N. Broadway, in the East Side Commercial Historic District for J. Jeffers & Co.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

14. [240301](#) Resolution relating to a Certificate of Appropriateness for rebuilding porch steps at 3330 W. Kilbourn Ave., in the Concordia Historic District for William Schuh.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

15. [240302](#) Resolution relating to a Certificate of Appropriateness for repairs to the chimney and siding at 2212 E. Kenilworth Place, in the North Point South Historic District, for Edward David.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

16. [240303](#) Resolution relating to a Certificate of Appropriateness for two wall signs at 1001 W. Historic Mitchell Street, in the Mitchell Street Historic District, for La Michoacana Premium.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

17. [240323](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 2863 N. Grant Boulevard, in the Grant Boulevard Historic District for LaShanda Anderson.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

18. [240324](#) Resolution relating to a Certificate of Appropriateness for roof and gutter replacement at 2650 N. Terrace Ave., in the North Point North Historic District for Sandy Walter.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

19. [240329](#) Resolution relating to a Certificate of Appropriateness for chimney repairs at 2405 E. Wyoming Place, in the North Point South Historic District for Larry Srebrenick.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

20. [240330](#) Resolution relating to a Certificate of Appropriateness for chimney repairs and tuck pointing at 2421 N. Terrace Ave., in the North Point North Historic District for Steven Wiesner and Paul Reidinger.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

21. [240351](#) Resolution relating to a Certificate of Appropriateness for spot replacement of deteriorated siding with new cedar siding at 1119 E. Knapp St., in the First Ward Triangle Historic District for Slade Development One LLC.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

22. [240364](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 926 W. Juneau Street, in the Pabst Brewery Historic District for Weidner Apartment Homes.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

23. **Review and approval of the minutes from the June 3rd meeting.**

*Ald. Bauman moved, seconded by Ms. Peltz, for approval of the minutes. There were no objections.*

24. [240244](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the 100 East Building at 100 E. Wisconsin Avenue, in the 4th Aldermanic District.



**Sponsors:** THE CHAIR

*Mr. Andrew Stern said it is being nominated as an important example of post-modern architecture. The building is only 35 years old, not 50 years, as is typically required. The owners are nominating it as will be seeking historic tax credits with the intent of converting the office space to apartments. Staff supports the nomination. Support the designation.*

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

**Aye:** 3 - Bauman, Morales, and Peltz

**No:** 1 - Pieper Eisenbrown

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

**25. [240362](#)**

Resolution amending the by-laws of the Historic Preservation Commission relating to roof material replacement.

**Sponsors:** THE CHAIR

*Hold until the next meeting as language not ready.*

**A motion was made by Sally Peltz, seconded by Jordan Morales, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Bauman, Pieper Eisenbrown, Morales, and Peltz

**No:** 0

**Excused:** 3 - Jarosz, Robinson, and Keating Kahn

**26. Updates and announcements.**

*There were no updates or announcements.*

*Meeting adjourned: 4:28 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>.*