



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HISTORIC PRESERVATION COMMISSION

Jordan Morales, CHAIR

Vacant, VICE CHAIR

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

*Staff Assistant, Carmen Roman, 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, March 2, 2026

3:00 PM

City Hall, Room 301-B

Meeting Convened at 3:06 PM

*Commission started with Item # 19 Election of a Vice-Chair
Sally Peltz nominate Patricia Keating Kahn, second by Ald. Bauman.
Ald. Bauman moved to closed nomination.
Ald. Bauman moved, second by Ms. Piper approval of Vice-President.
There were no objections from the members present.
Vice-Chair Keating Convened meeting at 3:10 pm.*

Roll call

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

Absent: 1 - Jarosz

Excused: 1 - Morales

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

Meeting purpose was a six-month mothball update/extension to continue work, including replacing windows.

LaShanda Anderson project update:

Requested one more extension due to a five-figure front porch and concrete project delayed by weather conditions.

Ms. Anderson stated work can be completed once weather improves.

Planned to send updates to Tim on timing for window installation. She will get at least two windows completed/installed.

Chair asked for questions, none were raised.

Ms. Anderson to email/send Tim project updates, including the schedule for window installation, complete front porch and concrete work when weather allows and install/complete at least two windows before the next six-month check-in.

Extension was unanimously approved.

A motion was made by Ann Pieper Eisenbrown, seconded by Sally Peltz, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

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

No: 0

Absent: 1 - Jarosz

Excused: 1 - Morales

2. [251241](#)

Resolution relating to a Certificate of Appropriateness for an entrance canopy on Wells Street, various secondary entrance canopies, and alterations to the north wing at the University Club, 924 E. Wells Street, an individually designated historic property, for Northwestern Mutual.

Sponsors: THE CHAIR

Tim Askin explains that the commission had reviewed the broader scope previously; all other secondary entrance canopies/alterations were approved in January, leaving only this Wells Street historic entrance canopy for review.

Mr. Askin noted the University Club is the only Wisconsin commission by architect John Russell Pope (later designer of the Jefferson Memorial and National Archives). Staff stated they were maintaining "no opinion" and leaving the decision to the commission.

Staff mentioned (not in the official record) that Mr. Jeris approved of the revised design; emails existed but were not included in the record.

The proposed canopy is architecturally exposed structural steel supporting transparent laminated glass.

Form is an elliptical, barrel-vaulted arch extending over the sidewalk to provide weather protection at the main entrance.

Applicants/representatives present and identified: Michael DiMichele; Kevin Kennedy (Northwestern Mutual); Jeremy Happel (Kahler Slater).

Mr. Askin mention that compared with the January version, the design was adjusted slightly reduced/shrunk, a bit flatter, and a "smidge" narrower.

Applicants said prior perspectives may have looked skewed; they provided sections/details from developing construction documents to confirm the canopy is flat (with a defined slope).

Applicants addressed concerns that it looked "Disneyland-like" by fully engineering the design and submitting engineered drawings to show it is build able as designed.

Code/permitting considerations (marquee vs. special privilege)

Public Works pushed for the canopy to meet the code definition of a "marquee" (including constraints around size/width/slope), in part due to buried utilities.

The marquee classification was described as a way to avoid the more cumbersome "special privilege" permitting process typically required for structures over the sidewalk.

Clarified that a marquee definition does not require signage.

Dimensions discussed: approximately 18 feet wide, 25 feet deep, and 15 feet above sidewalk grade.

Materials, finish, and features matte black steel with very little ornamentation. "Architecturally exposed structural steel" was described as a high performance finish level (not expected to peel like basic paint). Integrated elements include hidden down lighting (recessed/can lights) and heaters to warm people waiting underneath. Motion was made and seconded to approve; vote carried unanimously. Overall project target completion date stated as June 2027.

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

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

No: 0

Absent: 1 - Jarosz

Excused: 1 - Morales

3. [251648](#) Resolution relating to a Certificate of Appropriateness for mothball status at 2544 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Jennifer Luckett.

Sponsors: THE CHAIR

Mr. Askin mention an anonymous complaint was received regarding a chain-link fence at the property and applicant indicated willingness to remove the chain-link fence when able to afford a replacement privacy fence.

The fence is recent enough that it does not qualify for a certificate of repose.

Applicant requested one year to complete the replacement.

Staff recommended approval with a required update every six months.

Applicant (Jennifer Luckett) to provide a status update in six months on plans/progress to replace the chain-link fence with a privacy fence.

Board discussion and decision:

Clarified that the six-month reporting requirement effectively functions as a six-month mothball check-in.

Motion made by Sally and seconded by Ann.

Vote: unanimous approval.

Applicant was instructed to report back in six months; completion is not required by that check-in.

A motion was made by Sally Peltz, seconded by Ann Pieper Eisenbrown, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

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

No: 0

Absent: 1 - Jarosz

Excused: 1 - Morales

4. [251727](#) Resolution relating to a Certificate of Appropriateness for adding a third floor balcony at 2015 N. Lake Drive, in the North Point South Historic

District for John and Sarah Hambrook.

Sponsors: THE CHAIR

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

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

No: 0

Absent: 1 - Jarosz

Excused: 1 - Morales

5. [251706](#)

Resolution authorizing an historic site plaque on the Walnut Street overpass acknowledging the location of a childhood home of Malcolm X.

Sponsors: Ald. Stamper and Ald. Westmoreland

Mr. Tim Askin gave a presentation on evidence, address, and site history.

Tim discussed verification of the family's Milwaukee residence, including reference to a birth certificate (noted as Malcolm's brother's birth certificate).

Identified the relevant address as 1012 W. Galena Street (one block south of Walnut), with uncertainty whether the home was the front or rear house; both structures are no longer standing.

Confirmed demolition was due to freeway/urban renewal impacts, specifically the Hillside neighborhood redevelopment and I-43/Marquette Interchange construction.

Pinpointed the former home site as approximately where the ramp meters are on the Fond du Lac Avenue northbound on-ramp.

Reviewed supporting materials: a 1910 map (clearer) and an aerial photo around 1953 (noted as the only clear aerial), plus context from a Nebraska-installed plaque at the Omaha home site.

Plaque location, design, and text:

WisDOT approved a plaque location on the Walnut Street overpass that provides a view toward where the house stood; other locations were explored but not approved.

Mr. Askin prepared draft language and a graphic design.

Text was not fully final and wasn't included in the shared file. Mr Askin read the draft aloud.

Looking south from Walnut Street, the home sat ~90 yards away in the middle of the northbound on-ramp.

Names Louise and Earl Little and children (Wilfred, Hilda, Filbert, Malcolm, Reginald) associated with the home.

States Malcolm was born May 19, 1925, in Omaha; family moved to Milwaukee in Dec. 1926 and had their eighth child, Reginald, at 1012 W. Galena; moved to Michigan in 1929.

See video for complete presentation.

Temporary connection/audio problems affected remote participants; troubleshooting focused on microphone/speaker settings.

Member Sally Peltz left the meeting at 3:40 pm.

Ensured quorum by asking Nick Hans to remain connected so the group.

Finalize plaque text and formatting, then distribute the near-final draft to the committee for records.

Proceed with installation planning for the WisDOT-approved Walnut Street overpass

location.

The Commission moved to approved. There were no objections.

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

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

The following files represent staff approved Certificates of Appropriateness:

6. [251595](#) Resolution relating to a Certificate of Appropriateness for rebuilding a rear stoop at 1223 N. Prospect Ave., in the First Ward Triangle Historic District for Mason Khan.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

7. [251646](#) Resolution relating to a Certificate of Appropriateness for a monument sign in along Burleigh street in Sherman Park at 3000 N. Sherman Boulevard / 3001 N. 41st Street, in the Sherman Boulevard Historic District for Milwaukee County Parks and the Boys & Girls Club.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

8. [251671](#) Resolution relating to a Certificate of Appropriateness for new asphalt

roof at 2912 E. Bellevue Pl., in the North Point North Historic District for Samuel J. Radcliffe.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

9. [251690](#)

Resolution relating to a Certificate of Appropriateness for various improvements at 2712-2714 W. McKinley Boulevard, in the Cold Spring Park Historic District for the City of Milwaukee, NIDC.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

10. [251751](#)

Resolution relating to a Certificate of Appropriateness for exterior fire repair at 953 N. 33rd Street, in the Concordia Historic District for Michael Salamonski.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

11. [251769](#)

Resolution relating to a Certificate of Appropriateness for installing replica colored glass windows at 1119 E. Knapp Street, in the First Ward Triangle Historic District for WSP Peltz House.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

12. [251780](#) Resolution relating to a Certificate of Appropriateness for one wall sign and one projecting sign at 1716 N. Arlington Place, in the Brady Street Historic District for Legend Larry's and JWK Management.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

13. [251792](#) Resolution relating to a Certificate of Appropriateness for green infrastructure upgrades and playground improvements at 1943 E. Trowbridge Street, the Trowbridge Street School (of Great Lakes Studies), an individually designated historic property, for Milwaukee Public Schools.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

14. [251823](#) Resolution relating to a Certificate of Appropriateness for a permanent banner sign at 1310 E. Brady Street, in the Brady Street Historic District for Apollo Cafe.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be **RECOMMENDED FOR ADOPTION**. This motion **PREVAILED** by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

15. [251824](#) Resolution relating to a Certificate of Appropriateness for a wood fence at 2424 N. Grant Blvd., in the Grant Boulevard Historic District, for K. Isabel Sternberg.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be **RECOMMENDED FOR ADOPTION**. This motion **PREVAILED** by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

16. [251572](#) Resolution relating to a Certificate of Appropriateness for new HVAC equipment at 1701 N. Lincoln Memorial Drive, the Milwaukee River Flushing Tunnel Station, for Colectivo and the Milwaukee Metropolitan Sewerage District.

Sponsors: THE CHAIR

A motion was made by Ann Pieper Eisenbrown, seconded by ALD. BAUMAN, that this Resolution be **RECOMMENDED FOR ADOPTION**. This motion **PREVAILED** by the following vote:

Aye: 4 - Robinson, Pieper Eisenbrown, Bauman, and Keating Kahn

No: 0

Absent: 1 - Jarosz

Excused: 2 - Peltz, and Morales

17. **Review and approval of the minutes from the last meeting 1/12/2026.**

*Ald. Bauman and Ms. Piper moved for approval of the minutes.
There were no objections.*

18. Review and approval of the 2025 Annual Report

*Ald. Bauman and Mr. Hans moved for approval of the 2025 annual report.
There were no objections.*

19. Election of a Vice-Chair.

*Sally Peltz nominate Patricia Keating Kahn, second by Ald. Bauman.
Ald. Bauman moved to closed nomination.
Ald. Bauman moved, second by Ms. Piper approval of Vice-President.
There were no objections from the members present.*

20. Updates and announcements.

*Awards nominations are now live; the group has no nominations submitted yet.
Suggested nomination by Ald Bauman. 2904 W State ("Sunshine"), recognized for a
nice exterior project.
Mr. Askin will communicated with the applicant.
If self-nomination because nomination required photos. The preference that the
nominee self-submits to provide strong photos.
Committee members to submit awards nominations (deadline believed to be before
the May HPC meeting).
Follow up with "the rep" to nominate their renovation project for an award.
Ald Baunman moved, second by Ann Pieper to adjourned meeting.*

Meeting adjourned at 3:46 PM

Carmen O. Roman

Staff Assistant