



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,
andrew.stern@milwaukee.gov**

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

Monday, September 8, 2025

3:00 PM

City Hall, Room 301-B

Amended 9/3 -- Item #4 (file 250119 was added)

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

Mr. Tim Askin said this is a long-term project. Applicant is working with Full Craftsmen and is requesting a 6-month extension. Staff has no objections. Grant, six-month extension.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Morales

No: 0

Excused: 3 - Robinson, Bauman, and Peltz

2. [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. Wesley Bentil present and said windows have been ordered; Menard's just finished them and they were picked up today. They now just need to be installed. Staff has worked with the applicant and recommends another 6-month extension. Staff reviewed

*the windows that were ordered.
Grant six-month extension.*

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Morales

No: 0

Excused: 3 - Robinson, Bauman, and Peltz

3. [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

Mr. David Weirick, architect, said this is the annual update; not much of a change from the update last year. It has now been deconstructed, catalogued and currently stored in the basement (except for a few larger pieces that are off-site). The foundation is roofed with the plan to reconstruct in about 10 years. Staff recommends a one-year review.

Grant for a one-year review.

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

Aye: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Morales

No: 0

Excused: 3 - Robinson, Bauman, and Peltz

Roll call taken at 3:35 PM

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

Excused: 2 - Peltz, Robinson

4. [250119](#)

Resolution relating to a Certificate of Appropriateness to replace the neon lighting on the Pabst bridge sign with LED rope lighting at 1203 N. 10th St., in the Pabst Brewery Historic District for The Brewery Neighborhood Improvement District No. 1.

Sponsors: THE CHAIR

Mr. Andrew Stern said this was reviewed at the June HPC meeting and there are now images of the sign in the file. The neon lighting was probably added in the 1920s. The small T in the image was the mock-up that was taken. The profile of the mock-up has

rounded corners, which might be the result of its being a 1/3 scale model. Staff feels that this is an iconic sign and recommends denial to retain its historic features.

Michael Kelly - Chair of the NID - still would like to use LED lighting as this is the only option they've found to have this sign lit 24 hours, 365 days. The letters get tripped multiple times a month. The sign professional said there is no way to keep water and condensation out 100%, which trips the letters. Other formerly neon signs across the country are being fit with LED to ensure they are lit.

Ms. Keating Kahn thought it was very close compared to the neon. She doesn't see it as being offensive.

It costs about \$4,000 when a letter fails and the process takes about a month. For daily nuisance of things tripping, which occurs at least twice a month, that is done by staff. It does have to dry out, which takes time as well. They do care about the sign and are not coming at this willy nilly, per Mr. Kelly.

Ms. Pieper Eisenbrown said that there are no requirements that this be lit. Mr. Jarosz said that he doubts he'll be able to tell the difference once it is up. He thinks the color is pretty close and the roundness will disappear once it's bigger.

Mr. Kelly said they spent about a half-hour trying to match the color as much as possible. As the electrical codes have changed, they have made the neon sign reliability worse.

Jeremy Ebersole - former director of the Milwaukee Preservation Alliance - he is an expert on neon signs and did his thesis on them. He objects to the application.

Grant due to substantial inaccessibility and for the approved color formula.

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: 4 - Pieper Eisenbrown, Jarosz, Keating Kahn, and Morales

No: 1 - Bauman

Excused: 2 - Robinson, and Peltz

5. [250672](#)

Resolution relating to a Certificate of Appropriateness for retroactive approval of vinyl windows at 2443 N. Sherman Boulevard, in the Sherman Boulevard Historic District for La Dawn Tipton.

Sponsors: THE CHAIR

Mr. Andrew Stern said one of the windows on the front elevation was replaced with a vinyl window. The applicant is now asking for after-the-fact approval for multiple windows that were replaced with vinyl one-over-one windows on multiple facades. The applicant did not provide any documentation that the wood windows were in poor shape and the new windows do not duplicate the originals, which were six-over-one and double hung. Staff recommends denial and replacement that match the original windows.

Ms. Tipton was the owner who replaced the windows.

Mr. Morales recommended going back to the installer as they were both big companies. Building permits were required for the work. The contractor said no permits were needed, but they were.

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

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

No: 0

Excused: 2 - Robinson, and Peltz

The following files represent staff approved Certificates of Appropriateness:

6. [250652](#) Resolution relating to a Certificate of Appropriateness installation of a radon system 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 Matt Jarosz, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, and Morales
- No:** 0
- Excused:** 2 - Robinson, and Peltz
7. [250653](#) Resolution relating to a Certificate of Appropriateness for an exhaust vent at 2044 N. Lake Dr., in the North Point South Historic District for John & Pam Stampen.
- Sponsors:** THE CHAIR
- 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 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, and Morales
- No:** 0
- Excused:** 2 - Robinson, and Peltz
8. [250667](#) Resolution relating to a Certificate of Appropriateness for a wood replacement fence at 4366 N. 25th Street, in the Garden Homes Historic District for L & L Innovations LLC.
- Sponsors:** THE CHAIR
- 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 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, and Morales
- No:** 0
- Excused:** 2 - Robinson, and Peltz
9. [250674](#) Resolution relating to a Certificate of Appropriateness for a side yard 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 Matt Jarosz, seconded by Ann Pieper Eisenbrown, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Robinson, and Peltz

10. [250675](#)

Resolution relating to a Certificate of Appropriateness for porch repairs and new fence for garbage containers at 2201 N. Terrace Ave., in the North Point South Historic District for Geoff and Sandy Lamb.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

11. [250679](#)

Resolution relating to a Certificate of Appropriateness for sign face replacement at 735 N. Water Street, for First National/First Wisconsin Bank, an individually designated property, for Amra Duranceau.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

12. [250680](#)

Resolution relating to a Certificate of Appropriateness for repaving driveway and parking lot at 1201 N. Prospect Ave. and 1223 N. Prospect Ave., in the First Ward Triangle Historic District for Overture LLC.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

13. [250681](#)

Resolution relating to a Certificate of Appropriateness for a six foot decorative metal fence at 116 W. Vine Street, in the Brewers Hill Historic

District for Michael Warecki and Amanda Zagrodnik.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

14. [250688](#)

Resolution relating to a Certificate of Appropriateness for a new deck at 116 W. Vine Street, in the Brewers Hill Historic District for Michael Warecki.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

15. [250712](#)

Resolution relating to a Certificate of Appropriateness for a new wall sign at 2575 N. Downer Ave., in the Downer Avenue Commercial Historic District for Tropical Brookfield LLC.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

16. [250713](#)

Resolution relating to a Certificate of Appropriateness for porch repairs at 1841 N. Prospect Avenue, the Sanford Kane House, an individually designated historic property, for Matt Stippich.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

17. [250780](#) Resolution relating to a Certificate of Appropriateness for doorbell/intercom installation at 3120-3128 W. Wisconsin Ave., in the Grand Avenue Apartments Historic District for Berrada Properties 26 LLC.

Sponsors: THE CHAIR

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

No: 0

Excused: 2 - Robinson, and Peltz

18. Review and approval of the minutes from the August 4th meeting.

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

19. Updates and announcements.

There is an online schedule for the National Trust conference.

Meeting adjourned: 4:00 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>.