



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, December 8, 2025

3:00 PM

City Hall, Room 301-B

Meeting Convened: 3:01 PM

Present: 7 - Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, Robinson, Morales

1. [251026](#) Resolution relating to a Certificate of Appropriateness for storefront replacement at 235 S. 2nd Street, in the South 2nd Street Historic District, for Borger Building, LLC.

Sponsors: THE CHAIR

Mr. Tim Askin said that this is one of the oldest commercial districts, from the 1850s. The store fronts are from 2000 or the 1970s. The concept is okay, but the details are not there. The proportions of the store front are off while the proposed transoms also have issues and the fact that the door is aligned with the front is also a concern.

There are no great photos of the front of this building; you can just tell that the storefronts are recessed. The proposed transom and center rail on the door are both too thick and there is no visual connection with the store front and the columns. He does not believe that modern aluminum can be used to match 1850s style; this would be a decrease in material quality. The bulkhead detailing is also too simple. A neighbor did file an objection to this design; she owns every-other building on this block face and requests that their main entrance be on the south store front. Staff recommends either a hold or a denial.

Misti Rodberg - architect

Mike Neumann - architect

Ms. Rodberg said the existing wood storefront is starting to show dry rot. They would like to get more recommendations if they go away from a metal storefront what materials could be used. The building has been unoccupied for a number of years. They agree with staff, but don't understand what they can do.

A motion was made by Patricia Keating Kahn, seconded by Ann Pieper Eisenbrown, that this Resolution be HELD IN COMMITTEE. This motion

PREVAILED by the following vote:

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

2. [251222](#) Resolution relating to a Certificate of Appropriateness for retroactive approval for vinyl replacement windows at 2311 N. Sherman Blvd., in the Sherman Boulevard Historic District for Michael and Ruthie Jines.

Sponsors: THE CHAIR

Mr. Andrew Stern said the property owner received a violation for vinyl windows without a COA. He is seeking retroactive approval. Twelve windows were replaced with vinyl, double-hung windows.

Michael Jines - owner - bought the house in 2004 and the aluminum storms were falling out and the wood was rotting. They were paying high utility bills and they thought they could change the windows as long as they didn't change the structure openings, per the realtor. They have been there 21 years and never got guidelines. The windows were installed by Window Nation. He was looking for more energy efficiency.

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

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

3. [251226](#) Resolution relating to a Certificate of Appropriateness for removal of an elevator shaft at 2320-2388 N. Lake Drive, St. Mary's Hospital, an individually designated historic property, for Ascension Columbia St. Mary's Hospital.

Sponsors: THE CHAIR

Mr. Andrew Stern said that the hospital was built 1908-1910 and was locally designated in 2002. The applicants wish to remove an elevator shaft in the interior "U" of the building; the shaft is likely from the 1950s and has severe decay. The hospital is no longer using it. The shaft is not viewable from the public right of way and there is no use for it. Staff recommends approval with conditions detailed in the staff report.

Brian Wiker - Ascension

Nabil Razie - architect

Contractor also present

A motion was made by Matt Jarosz, 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

4. [251234](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 2543 N. 47th Street, in the 47th Street Bungalow Historic

District for Rodney Kenel and Bryan Kwapi.

Sponsors: THE CHAIR

Mr. Andrew Stern said this bungalow was constructed in 1927 and has asbestos cement tile roof and was struck by lightning last year. They would like to rebuild the chimney and roof replacement. They are proposing to replace the roofing with Brava slate material that is synthetic. Staff recommends denial of the Brava product but with the suggestion if their insurance will not pay for concrete or clay tile, staff will accept this.

Rodney Kenel - owner - they are going to install copper gutters - current assessment is \$238,000 and roof costs are \$163,000. The house is insured for \$917,000 replacement. The lightning strike also caused interior damage to 7 rooms and with other costs they are at \$220,000 for repairs. If they use a heavier material, as requested by HPC staff, they would need to have an engineering study done.

Bryan Kwapi - co-owner also present.

Per staff, concrete would be comparable to Brava in terms of weight. This house never had slate.

The owner will look at the concrete version, but will approve Brava if the insurer will not pay for concrete.

Thoughtful Craftsman also present.

Mr. Jordan Morales moved and Ms. Patricia Keating Kahn seconded to approve Brava version if the insurance does not approve concrete as noted in the staff report.

Mr. Matt Jarosz moved, Jordan Morales seconded to Reconsider

Mr. Matt Jarosz moved, Jordan Morales seconded to Deny

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

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

5. [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

Mr. Tim Askin said Northwestern Mutual is continuing its restoration of this building. There are three canopies included in this application and adding eight feet to the northern addition. Only one of the four items has potential to have an impact, which is the Wells St. entrance canopy. The proposed change to the parking annex is a notable improvement. Staff recommends approval on all changes, except the Wells St. canopy where they aren't taking a position.

Ald. Bauman was concerned that the style didn't fit the style of the building.

Michael DeMichelle - owner's representative - this property is being renovated into a boutique hotel and this entrance will be the main entrance. Coverage is needed to protect guests from the elements. A canopy is needed at this site and it's a tough situation due to the limited amount of space to build the canopy. They were trying to balance contemporary and the style of the building. It needs to shelter both guests and the valets and also heaters. They tried to relate to the shape of the arched windows.

Mr. Jarosz said the shape is pretty dramatic. Mr. Robinson thinks the curvilinear nature of the entry doesn't match the other entries. Ms. Pieper Eisenbrown isn't opposed to the concept of a canopy, but this one will be blocking the facade. Mr. Robinson doesn't mind it, but he understands the sentiments of his fellow commission members. Mr. Jarosz would like to see additions that are removable from the building itself, without damage and he also asked about adding columns. The architect noted that columns have been ruled out at this point in time. Ms. Peltz thinks it is absolutely stunning and reminds her of Paris.

The windows on the French balconies cannot be opened.

The Commission would like the applicant to consider other alternatives and look at what else is in the neighborhood.

Mr. Matt Jarosz moved, seconded by Sally Peltz to approve the other three items and hold the Wells St. canopy.

The applicant will work with Mr. Matt Jarosz.

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

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

6. [251231](#)

Substitute resolution granting permanent historic designation to the Brady and Farwell Historic District on the eastern corner of East Brady Street and North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Mr. Andrew Stern said that there are four residential properties included in the designation. By 1894, three of the properties were located there with the corner still being vacant until 1910.

The Joseph B. Oliver house was constructed in 1874 and moved to the site in 1892 with Henry C. Koch as the architect in the Italianate style. This is virtually the last remaining framed house in the Italianate style. Mr. Oliver was a meat packer and commodity trader who had a distinguished army career. The house was eventually taken for non-payment and eventually purchased by Mr. Oliver's mother-in-law and the family began to reside there again. This house is one of the few examples of residential construction by Henry C. Koch, who began his career in residential construction then moved to commercial/governmental construction.

Justus & Maragaret Vallat Houses - two identical residences were constructed in 1878 in the High Victorian Gothic style. They are pretty unique in being paired examples.

One is at 1708 N. Farwell and one at 1714-16 N. Farwell Ave. The architect was James Douglas.

Julius Vallat House was constructed in 1897 and is in the Queen Anne style by architect Carl P. Ringer. The Wisconsin Conservatory of Music (Schenuit Conservatory of Music) was founded and conducted here for a few years until they outgrew the site. The ground floor is used for commercial enterprises.

Staff recommends designation based on f-3, f-5, f-6, and f-9.

Mr. Matt Jarosz moved, seconded by Ms. Pieper Eisenbrown, to open the public hearing. There were no objections.

Rose Mary Muller - 1707 N. Prospect - she wants a copy of the presentation

Carl Bahneman - Milwaukee Preservation Alliance - supports the designation

Scott Lurie - F Street Group - owner of the four properties - he views this designation

as slander of title and bought these properties as a great investment. There are no plans to knock these buildings down. He thinks the designation is personally targeting him; he's not a developer, but a real estate investor. These properties have been here for hundreds of years and he feels this harms him personally.

Mr. Matt Jarosz moved, seconded by Ms. Sally Peltz, to close the public hearing. There were no objections.

Ms. Patricia Keating Kahn moved, seconded by Ms. Sally Peltz, for designation.

A motion was made by Patricia Keating Kahn, seconded by Sally Peltz, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . 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:

7. [250827](#) Resolution relating to a Certificate of Appropriateness for door and transom window replacement at 2105 E. Lafayette Place, in the North Point South Historic District for Ashley and Michael Adam.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

8. [251134](#) Resolution relating to a Certificate of Appropriateness for seven new wood combination storm windows at 2105 E. Lafayette Pl., in the North Point South Historic District for Ashley and Michael Adam.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

9. [251138](#) Resolution relating to a Certificate of Appropriateness for wood and masonry repairs at 1673-1677 N. Farwell Ave., in the Brady Street Historic District for Zaloti II 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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

10. [251139](#) Resolution relating to a Certificate of Appropriateness for exterior wood trim and window repair at 2259 N. Lake Drive, in the North Point South Historic District for Susan Hansen.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

11. [251150](#) Resolution relating to a Certificate of Appropriateness for replacement of vinyl/aluminum windows with wood windows at 140 E. Brown Street, in the Brewers Hill Historic District for Phyllis Summerfelt and Trevor Hyde.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

12. [251151](#) Resolution relating to a Certificate of Appropriateness for siding replacement on a dormer at 822 N. 24th Street, in the West Avenues West Historic District for JC Enterprises of Milwaukee 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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

13. [251152](#) Resolution relating to a Certificate of Appropriateness for a kitchen vent at 819 N. 23rd Street, in the West Avenues West Historic District for Robert E. Conklin, Jr..

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

14. [251155](#) Resolution relating to a Certificate of Appropriateness for rebuilding the front porch steps and railings at 2104 N. 1st Street, in the Brewers Hill Historic District for Jean Dow.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

15. [251159](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 1933 N. 1st Street, in the Brewers Hill Historic District for Nate Brenn.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

16. [251163](#) Resolution relating to a Certificate of Appropriateness for front porch repairs at 920 N. 29th Street, in the Concordia Historic District for Dale Dolence.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

17. [251202](#) Resolution relating to a Certificate of Appropriateness for a freestanding sign at 1584 N. Prospect Avenue, the Charles McIntosh House, an individually designated historic property, for the Wisconsin Conservatory of Music.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

18. [251204](#) Resolution relating to a Certificate of Appropriateness for porch repairs at 830 N. 24th Street, in the West Avenues West Historic District for Recon Development, 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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

19. [251235](#) Resolution relating to a Certificate of Appropriateness for new porch railing, wood fence, and HVAC at 1119 E. Knapp Street, in the First Ward Triangle Historic District for WSP Peltz House 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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

20. [251236](#) Resolution relating to a Certificate of Appropriateness for new roof and rails on upper porch and in-kind repair to window trim at 830 N. 24th Street, in the West Avenues West Historic District for Recon Development 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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

21. [251242](#) Resolution relating to a Certificate of Appropriateness for HVAC equipment at 2039 N. Palmer Street, in the Brewers Hill Historic District for Roger Kocher.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

22. [251249](#) Resolution relating to a Certificate of Appropriateness for new EPDM flat roof at 2635 N. Wahl Ave., in the North Point North Historic District for David and Janet Olsen.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

23. [251254](#) Resolution relating to a Certificate of Appropriateness for alterations to the parking lot, including a new ATM, at 939 W. Historic Mitchell Street, in the Mitchell Street Historic District for U.S. Bank.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

24. [251337](#) Resolution relating to a Certificate of Appropriateness for chimney reconstruction at 2543 N. 47th Street, in the 47th Street Bungalow Historic District for Rodney Kenel and Bryan Kwapil.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

25. [251359](#) Resolution relating to a Certificate of Appropriateness for replacement of non-historic kitchen windows at 2645 N. Grant Boulevard, in the Grant Boulevard Historic District for Michele Robinson and Jarvis Williams.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

26. [251363](#) Resolution relating to a Certificate of Appropriateness for installation of additional rooftop solar panels at 929 N. 33rd Street, in the Mitchell Street Historic District for Tom Fritz.

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: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

27. Review and approval of the minutes from the November 3rd meeting.

Ms. Ann Pieper Eisenbrown moved for approval, seconded by Mr. Matt Jarosz. They were no objections.

28. [250373](#) Resolution relating to the Certified Local Government review of the National Register of Historic Places nomination for the Milwaukee County Department of Welfare Building (originally the Schuster's Department Store) at 1220 W. Vliet Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

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

Aye: 7 - Robinson, Pieper Eisenbrown, Jarosz, Bauman, Keating Kahn, Peltz, and Morales

No: 0

29. Updates and announcements.

The Staff Assistant was thanked for her years of service to this Commission.

Adjourned: 4:53 PM

*Linda M. Elmer
Staff Assistant*

