



# 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, Jeff Osterman, 286-2262,  
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Monday, January 13, 2025

3:00 PM

City Hall, Room 301-B

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*Meeting convened: 3:05 PM*

1. [240751](#) Resolution relating to a Certificate of Appropriateness for addition of dormer on the west façade at 204 W. Brown Street, in the Brewers Hill Historic District, for Robert Howard.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said that no updated plans were submitted so he recommended this be placed on file and the applicant re-submit a new COA application with the updated plans.*

**A motion was made by Jordan Morales, seconded by Ann Pieper Eisenbrown, that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

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

**No:** 0

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

2. [241145](#) Resolution relating to a Certificate of Appropriateness for porch reconstruction, poured concrete pad, and HVAC equipment at 1119 E. Knapp St., in the First Ward Triangle Historic District for Daniel Slade.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said this has been before the Commission a couple of times. Work was done without obtaining COAs. Window and porch work were done without HPC approval. The owner is retroactively seeking approval for work already completed. The applicant said that exterior work had been halted. The owner is also willing to re-build*

*to match the prior porch which was approved and resembles the 1976 front porch. Staff is recommending that the approved 2022 plan be followed, rather than what was done.*

*The AC condenser units are not in a place that would be approved by staff. Staff is not aware of any code reasons that would preclude those units being moved behind the building. The applicant is reaching out to contractors to get quotes to re-do the windows in an appropriate manner.*

*Staff recommends approval with conditions detailed in the Staff Report and relocating the AC units to behind the house and, if that cannot be done, they be screened; and the stamped concrete border be completed per the 2022 approved plans.*

*Daniel Slade - owner -- he has no objections to the conditions. He is moving forward with this as a single family home.*

*Grant, with the conditions..*

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

3. [241365](#)

Resolution relating to a Certificate of Appropriateness for asphalt roof replacement at 2713 W. McKinley Blvd., in the Cold Spring Park Historic District for Joseph P. Heinen.

**Sponsors:** THE CHAIR

*Mr. Stern said the roof was already replaced with a different shingle and staff does not approve of the shingle used. The roof isn't highly visible from the right-of-way, but can be seen. The color does have a less-visible shadow than others in the same product line. Staff recommends approval this one-time with the standard conditions.*

*David Heinen - owner - the neighboring house has the exact same roof, so he matched them. It would cost \$15,000-\$20,000 to remediate.*

*Hold so Commissioners can drive past and see in person.*

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

4. [241366](#)

Resolution relating to a Certificate of Appropriateness for chimney removal at 2007 E. Windsor Pl., in the North Point South Historic District for Wade Weissmann.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said the building was constructed in 1903 as a carriage house and is located on the tip of a triangle. The primary house and carriage house were designed*

*by Ferry & Clas and the parcel was eventually split off as a separate piece of property. The applicant wants to install a high-efficiency furnace and the chimney will no longer be needed. The chimney is not very high or ornate and is not very visible. A larger chimney will be retained. Staff recommends approval with conditions detailed in the Staff Report.*

*Approve with conditions.*

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

5. [241367](#)

Resolution relating to a Certificate of Appropriateness for relocating a garage within the same lot at 2044 N. Palmer St., in the Brewers Hill Historic District for Gregory Anderson.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said this duplex is from 1894 and is on a large lot that is 125 feet wide due to other structures having been removed over the years. The garage is not historic and was approved in 1998 by HPC. The applicant wishes to move the garage to be behind the house and the garage materials will remain the same, except for the foundation and the orientation will change. The applicant wishes to sub-divide the parcel to have buildable lots.*

*Staff recommends approval.*

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

6. [241392](#)

Resolution relating to a Certificate of Appropriateness for expansion of the front porch at 2549 N. Terrace Ave., in the North Point North Historic District for Tim Roloff.

**Sponsors:** THE CHAIR

*Mr. Andrew Stern said this house was built in 1902 and designed by Ferry and Clas. The house porch was originally much bigger, but was modified in 1932 by Gustav Pabst, Jr, resulting in a small, modest stoop. The applicant is proposing to create a larger porch and will match the second floor porch. Staff thinks the design is great and mimics the original porch, but would like the balusters to match the original balusters a little more closely and decrease the spacing. Staff would like to work with the applicant for the balusters.*

*Approve with conditions.*

**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:** 5 - Pieper Eisenbrown, Keating Kahn, Peltz, Bauman, and Morales

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

7. [241404](#)

Resolution relating to a Certificate of Appropriateness for further modifications to a previously approved hotel and site design at 308 W. Kilbourn Avenue, in the Milwaukee Journal-Sentinel Complex, for HKS Holdings.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said this project has been before the Commission twice before. Now the applicant is here for a significant revision to the site design, with an entire story being removed (10 feet lower), but substantially the same design. They removed the indoor parking and made it exterior parking, but the building shape and footprint remain substantially the same. The site had previously been surface parking. Parking will be behind the building and Major Goolsby and there will be trees and permeable pavers. The main approval is for the mechanicals being close to Kilbourn, with a screening wall with a greenery. Staff recommends approval as submitted as the location is basically the only one that can be used.*

*Ethan Skeels - architect - the indoor parking was removed to lower some of the costs. The hotel will be a Hilton Tempo. The surface parking will only be used for valet parking and no cars will be parked there overnight. They do need to get BOZA approval and are hoping to begin construction in quarter two.*

**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:** 5 - Pieper Eisenbrown, Keating Kahn, Peltz, Bauman, and Morales

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

8. [241408](#)

Resolution relating to the Temporary Historic Designation of Central City Plaza Building 3, 1747 N. 6th Street, in the Sixth Aldermanic District.

**Sponsors:** THE CHAIR

*Mr. Tim Askin said the architecture is New Formalism and strips the building to simple functionality. Alonzo Robinson was the first licensed black architect in the State of Wisconsin and the first to attempt the exam. He was licensed in 1952 while working for the City of Milwaukee and he had an extensive career with the city (12 years) and the county (over 20 years and there is virtually no major county building he didn't work on during that time period). This building was a private commission and one of his largest commissions. When he retired in 1998, he was only one of three black architects. Currently black architects are less than 1% of architects. The building is at 6th and 7th St. at Walnut and Vine.*

*Milwaukee had significant urban renewal in the 1950s and 1960s under mayors Zeidler and Maier. Blight had developed during the depression and World War II. The program essentially completely wiped out a wide swatch of property during these years and*

primarily minorities were affected. By 1969 all the land was cleared and Central City Plaza was an African-American-led project, led by Felmers Chaney, as there were no official projects proposed.

The owner and publisher of the Milwaukee Star, Mr. Chalmers, formed the Central City Redevelopment Association and launched the initiative to create this project.

Development cost \$3 million with equity from local black owners. The complex was three buildings housing 14 businesses and employed over 100 people. The plaza struggled financially and the US Small Business Administration took over ownership of the building in 1975 and the project was vacant in 1977. Deaconess Hospital created a health center there in 1980 and that closed in 1989 due to inadequate accounting found during a federal audit.

Staff recommends approval based upon f-1,f-3, f-6 and f-9.

The building currently has a pending demolition permit although the other buildings are equally worthy of designation.

Ms. Keating Kahn moved, seconded by Ms. Pieper Eisenbrown, to open the public hearing.

Chris Rute - nominator - also nominated on behalf of Milwaukee Preservation Alliance. Clayborn Benson - Wisconsin Black Historic Society - supports the designation. He doesn't object to one of the three buildings be taken down. The architect's son also does not object to one of the buildings be taken down. Mr. Robinson built many single family homes for black homeowners.

Major Rachel Stouter and Tracy Habermehl - Salvation Army - this site is currently being used as temporary housing. The Salvation Army purchased the building in May 2024 and they also own the large, horse-shoe shaped building. When they bought the building they were unaware of its history. The inside of the building is in bad shape and the windows are being broken.

There is a letter in the file from the architect's son that supports the designation.

Ms.Keating-Kahn moved, seconded by Ms. Peltz, to close the public hearing.

Ms. Keating-Kahn moved, seconded by Ms. Peltz, for approval. Prevailed. 4-1 (Mr. Morales voting "no").

**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:** 4 - Pieper Eisenbrown, Keating Kahn, Peltz, and Bauman

**No:** 1 - Morales

**Excused:** 2 - Jarosz, and Robinson

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

9. [241331](#) Resolution relating to a Certificate of Appropriateness for repairs at 3385 N. Sherman Boulevard, in the Sherman Boulevard Historic District for Jarvis Anderson.

**Sponsors:** THE CHAIR

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

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

No: 0

Excused: 2 - Jarosz, and Robinson

10. [241371](#) Resolution relating to a Certificate of Appropriateness for repair and in-kind replacement of clapboard siding at 2804 N. Grant Boulevard, in the Grant Boulevard Historic District for Jordan and Alaina Morales.

**Sponsors:** THE CHAIR

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

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

**No:** 0

Excused: 2 - Jarosz, and Robinson

11. [241386](#) Resolution relating to a Certificate of Appropriateness for front yard landscaping at 2434 N. Terrace Ave., in the North Point North Historic District for David Lucas and Anne Burris.

**Sponsors:** THE CHAIR

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

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

**No:** 0

Excused: 2 - Jarosz, and Robinson

12. [241387](#) Resolution relating to a Certificate of Appropriateness for replacing the asphalt shingle roof at 3244 W. McKinley Boulevard, in the Cold Spring Park Historic District, for Kandie Smith.

**Sponsors:** THE CHAIR

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

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

**No:** 0

Excused: 2 - Jarosz, and Robinson

13. [241407](#) Resolution relating to a Certificate of Appropriateness for HVAC installation at 1701 N. Humboldt Ave., in the Brady Street Historic District for Keystone on Brady.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

14. [241412](#) Resolution relating to a Certificate of Appropriateness for replacing portions of a fence at 2677 N. Grant Boulevard, in the Grant Boulevard Historic District, for Nichelle Walker.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

15. [241418](#) Resolution relating to a Certificate of Appropriateness for deck header and railing replacement at 130 W. Reservoir Ave., in the Brewers Hill Historic District for Reservoir Court at Brewers Hill Condominium Association.

**Sponsors:** THE CHAIR

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

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

**No:** 0

**Excused:** 2 - Jarosz, and Robinson

16. **Review and approval of the minutes from the December 9th meeting.**

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

17. **Election of a Vice-Chair.**

*Ald. Bauman nominated, seconded by Ms. Pieper Eisenbrown, Mr. Morales for the position of Vice-Chair. Mr. Morales accepted the nomination. There were no other nominations and voting was closed. Mr. Morales was unanimously elected Vice-Chair.*

**18. Updates and announcements.**

*Mr. Askin said that UW-M just published a biography of Alonzo Robinson and to keep in mind potential nominations for Cream of the Cream City awards, which will be held in May.*

*Meeting adjourned: 4:38 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>.*