



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Charles Koeffler Jr. House

**ADDRESS OF PROPERTY:**

817-819 N. Marshall St.

**2. NAME AND ADDRESS OF OWNER:**

Name(s) C J Taxman Interests, Inc.

Address: 729 Walnut St., Suite C

City: Boulder State: CO ZIP: 80302

Email: cjtaxman@gmail.com

Telephone number (area code & number) Daytime: 303.443.9773 Evening: \_\_\_\_\_

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Patrick R. Jones, Ramsey Jones Architects LLC

Address: 734 E. Wright St.

City: Milwaukee State: WI ZIP Code: 53212

Email: ramseyjones@sbcglobal.net

Telephone number (area code & number) Daytime: 414.336.5853 Evening: \_\_\_\_\_

**4. ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

The Charles A. Koeffler Jr. House is to be converted to a commercial boutique hotel and supporting cocktail lounge. The proposed hotel will be primarily comprised of suites, while maintaining the ability to revert to traditional single hotel rooms through flexible plan configuration.

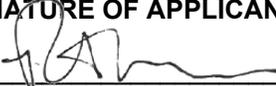
Proposed exterior changes to the building are minimal, consisting of the addition of signage, the conversion of a sagging bay window on the NW to an accessible entry, addition of an exhaust hood for a commercial stove on the W, and general maintenance as required on a 120 year old building. Other improvements on the lot include landscaping, wood fence and wood deck construction, an accessible platform lift, HVAC equipment and refuse enclosures. Exterior maintenance entails painting existing wood windows and trim, and minimal tuck pointing of brick and stone detailing with mortar to match type and color. The building is in generally good condition as it sits.

Interior work has been designed to maximize the use of existing walls and spaces, and minimize demolition and new construction. Nearly all extant historic features, including paneling, doors, trim and moulding, stairs, fireplace mantels and surrounds, mirrors and cabinets are intended to be retained. Changes to finishes will be primarily done to comply with Code requirements under the IBC and IEBC.

In short, the project proposed no additions or significant alterations to the exterior, while intending to both initially and gradually over time, improve the exterior of this historic residence.

Finally, the proposed project is being submitted for listing on the National Register of Historic Places and work will comply with the Secretary's guidelines for rehabilitation. Both State and Federal Historic Tax Credits will be pursued, and a National Register Questionnaire has already been submitted to the SHPO. Based upon the current condition of the residence, the significance of the original architects Ferry and Clas, the City HPC listing and the applicant's sensitive plans for rehabilitation, we feel confident in achieving success on this front.

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Patrick R. Jones

Please print or type name

06.03.19

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.

**SUBMIT**