

**Bauman, Robert**

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**From:** Johnnymlwk@aol.com  
**Sent:** Sunday, April 20, 2008 9:14 AM  
**To:** Bauman, Robert  
**Subject:** 4/17 E-mail Issues  
**Follow Up Flag:** Follow up  
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Way behind on reading e-mails, so this may be too late.

However, we have no problem with the day care on Kilbourn and do not object to extending hours to 8 PM. I think the 2 year limit is a good idea, so it can be reevaluated in a reasonable time should problems arise.

(By the way, the apartment building east of the day care and the one across the street are becoming growing problems. I'm dreading what warm weather will bring from there. But I'm sure you are aware of this.)

[ Also opposed to demolition of the building on Richardson Pl. Several others have suggested good alternatives. ]

John and Phyllis Kimble

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## Bauman, Robert

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**From:** Howard & Susan Anstedt [HANSTEDT1@wi.rr.com]  
**Sent:** Friday, April 18, 2008 4:18 PM  
**To:** Bauman, Robert  
**Subject:** 2841 W. Richardson PL.

**Follow Up Flag:** Follow up  
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We were not able to attend the meeting. Our view on the house is of course save the house. It is historic and is worth far more than a parking lot for 6 cars. Susan Anstedt.

**Bauman, Robert**

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**From:** Amber Mavroff [amberm@eastersealskindcaresewi.com]  
**Sent:** Thursday, April 17, 2008 9:56 AM  
**To:** Bauman, Robert  
**Cc:** Shalimar.R.Vega@wellsfargo.com; Hines Jr., Willie  
**Subject:** Neighborhood Meeting

Hi Bob,

I just wanted to follow up from last night's meeting regarding two of the legislative updates discussed....

First, regarding the day care that is hoping to facilitate services until 8:00 p.m....

We took a drive by last night after the meeting, and overall, felt that we agree with this. If there is a viable business running out of there now, and it is a positive contribution to the area, why not allow it? Hopefully, however, it is contingent on a 1 year trial basis to ensure that it remains safe and viable. Working with families myself, I understand the need for child care....If we can help one family become stronger by allowing parents to work, we in turn, build a stronger community.

Second, regarding the house on Richardson...

We are ABSOLUTELY opposed to its demolition for several reasons. However, the main reason being that it is a historical piece of this community, and furthermore, this city. Regardless of whether or not there is anything significant inside, it is what it is, a piece of history. If we allow this house to be torn down now, who is to say next year, it will not be another house? If we send the message that this is acceptable now, we face the possible danger of losing others in the future.

Any upcoming information would be greatly appreciated. We are new to the neighborhood, having recently purchased the Hoan House on Kilbourn in September. We sent in our membership fee this week, so we should begin to pop up soon. In the meantime, please contact me if there are any other opportunities for our voices to be heard.

Thanks again for your work, and for your dedication to this community! Talk to you soon!

Amber Mavroff

Inclusion and Respite Manager

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4/17/2008

**Bauman, Robert**

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**From:** HCNI@yahoogroups.com on behalf of Gail Sahagun [glsahagun@yahoo.com]  
**Sent:** Saturday, April 19, 2008 8:58 AM  
**To:** HCNI@yahoogroups.com  
**Subject:** [HCNI] RE: 2841 W. Richardson Pl.  
**Follow Up Flag:** Follow up  
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Not every building worth saving has to be a mansion or tied to some significant person. Isn't it enough that Richardson Place is the last piece of the original Watertown Plank Road? Isn't it enough that this is the last original house on that historic road? Isn't it enough that working class people lived in our neighborhood too and these type houses should be remembered in an historic district along with the more affluent who built their monuments to themselves, lived here for a few years and then fled to the East Side or the burbs?

Can't HCNI publicize and be proud of the link to the Watertown Plank Road? Can we tie it into the House Tour and educate people visiting us for the first time? Maybe the city could give us some kind of historic marker or sign explaining the history of the road?

As far as safety goes, I sympathize -- I've been walking the six blocks to work (Marquette High) since September. But with the armed gunman scare over the weekend I drove a day or two at the beginning of last week. But get real -- six spaces with all the vacant lots dotting Concordia? How many employees does NH have who need parking? And where does the board park when they come into the neighborhood? Or do they not have board meetings at NH? A lot a block or two away may not be as safe as parking right next to the front door but it's an alternative to demolition costs.

What happened to being a good neighbor? Doesn't NH have any dialogue with players that could help and support them like HCNI or West End or SOHI?

Boy, after twenty years here some basic things don't seem to change that much -- communication and safety are still vital and need to be worked on continually! Sorry I missed the meeting as I seem to have more questions than answers. Thanks for reading my rant.

Gail

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**Bauman, Robert**

**From:** HCNI@yahoogroups.com on behalf of marilyn weiland [baddogs@sprintmail.com]  
**Sent:** Tuesday, May 20, 2008 5:19 PM  
**To:** HCNI@yahoogroups.com  
**Subject:** Re: [HCNI] RE: 2841 W. Richardson Pl.  
**Follow Up Flag:** Follow up  
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Unfortunately, most of us actually WORK during the day and cannot go to these hearings. Please register me as opposing demolition.  
 Marilyn Weiland  
 2910 W. State St.

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-----Original Message-----

**From:** "Bauman, Robert"  
**Sent:** May 19, 2008 1:11 PM  
**To:** hcni list serve  
**Subject:** [HCNI] RE: 2841 W. Richardson Pl.

Neighborhood House has appealed the denial of the certificate of appropriateness to demolish the house on this property. This appeal will probably be heard by the zoning committee of the council on June 3 at 9:00 am. I encourage anyone interested in this issue to attend and offer your testimony. I will make the previous e-mail postings part of the file.

Email and letters are accepted for this type of hearing but in person testimony is the most effective by far.

Based on the HNCI quarterly meeting discussion, I will continue my opposition to this demolition request.

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**Bauman, Robert**

**From:** HCNI@yahoogroups.com on behalf of Alex Kainz [akainz@yahoo.com]  
**Sent:** Thursday, April 17, 2008 10:43 AM  
**To:** HCNI@yahoogroups.com  
**Subject:** RE: [HCNI] RE: 2841 W. Richardson Pl.

Bob,

If the reason why NH wants to level a historic home is because "Some (NH) employees are afraid of the neighborhood and do not want to park on the street," maybe you could propose that they find employees that are comfortable working in our neighborhood. After all, employees of a social service agency named "Neighborhood House," which promotes itself as a gathering place for the surrounding neighborhood, should feel comfortable within the confines of our community. Needless to say, I'm quite appalled. Please fight them vehemently on this.

Alex Kainz

--- "Bauman, Robert" <rjbauma@milwaukee.gov> wrote:

> I should point out, that Neighborhood House wants to  
 > use the 2841 W.  
 > Richardson Pl. site as a surface parking lot for  
 > about six cars. They do  
 > not intend to use the site to expand their programs  
 > or otherwise advance  
 > the cause of assisting the youth in the community.  
 > As explained to me,  
 > some employees are afraid of the neighborhood and do  
 > not want to park on  
 > the street.

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> **From:** [HCNI@yahoogroups.com](mailto:HCNI@yahoogroups.com)  
 > **[mailto:HCNI@yahoogroups.com]** On Behalf Of  
 > Sally Witte  
 > **Sent:** Thursday, April 17, 2008 8:35 AM  
 > **To:** [HCNI@yahoogroups.com](mailto:HCNI@yahoogroups.com)  
 > **Subject:** RE: [HCNI] RE: 2841 W. Richardson Pl.

>

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> I wasn't able to attend the meeting last night but  
 > had some additional  
 > thoughts:

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- > How much does it take to maintain one of the oldest houses in Milwaukee?
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- > Is there any particular architectural significance to the structure? Is there something significant to be gained or learned by keeping the actual house in our midst? Excellent craftsmanship or unique detailing that can't be found anywhere else? This is not the Pabst Mansion or the Plankinton Mansion, the Gettelman or the Manegold Mansion. It's not the birthplace of Solomon Juneau, the childhood home of Daniel Hoan, or a hangout for Golda Meier and friends.
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- > Why not allow Neighborhood House to get on with its mission of using its resources more effectively to uplift the youngest in our community rather than forcing them to spend scarce funds keeping an elderly structure with limited significance up to code?
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- > Sally Witte
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**Bauman, Robert**

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**From:** HCNI@yahoogroups.com on behalf of marc\_a\_anderson [marcaanderson@gmail.com]  
**Sent:** Thursday, April 17, 2008 9:34 AM  
**To:** HCNI@yahoogroups.com  
**Subject:** [HCNI] Re: 2841 W. Richardson Pl.

Sally,

I can understand your comments, but disagree on a couple of points.

NH is proposing demolishing the house to install surface parking. While I know that parking around there is not overly abundant, a lot full of asphalt hardly seems the 'best use' for the property. Especially when you consider that Concordia has been fighting for years to preserve its historic housing stock.

The house may not be a Pabst Mansion, but it is historic, even if by virtue of its age alone, and pertinent in maintaining our neighborhood's and our city's history. We don't discard portions of our population when they pass a certain age just because they haven't discovered the next theory of relativity or invented the next integrated circuit. There are other properties in that area that are already vacant, or hosting non-historic non-contributing buildings, that could provide parking for NH. If they own this property, they could either pursue an adaptive re-use (administrative offices, adjunct classroom space) or sell this to a restoration-minded owner-occupant to finance other alternatives.

My two cents!

Marc

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**Bauman, Robert**

**From:** HCNI@yahoogroups.com on behalf of Don Clabots [mkedon@yahoo.com]

**Sent:** Thursday, April 17, 2008 4:06 AM

**To:** HCNI@yahoogroups.com

**Subject:** Re: [HCNI] RE: 2841 W. Richardson Pl.

Very interesting facts, Bob. Does NH own this property? I know that they bought a property near the corner from the former owners that is next to the corner of 29th & Richardson. If so, I am very familiar with that transaction and if memory serves, Don Wallace brokered that sale for NH - he's the realtor that doesn't seem to be involved much with the activities here in HCNI except for handling property sales.

I vote no.

Progress, regentrification and the importance of NH is one thing - BUT preservation of historic buildings and the early history of the city especially in a historic neighborhood, is quite another. If NH owns the property, can't they preserve it and use it for an administrative office without destroying it's significance to the City's history? Or, why don't they just buy that ugly green house on State Street to tear down and use for a parking lot? I believe that particular property is not only getting near the designation of a nuisance, but a horrible eyesore as well. OR, on the other hand, take over the Richardson House. I should think that would serve many purposes and solve several problems at the same time !

While I'm on the soapbox about self-serving people who don't give a rats bottom about improvements or adding value in Concordia, how long will the West Samaria property continue to hamper revitalization plans for our Main Street project and continue to be a bad memory of the past?

Has there been any thought about initiating eminent domain proceedings on any of these?

**"Bauman, Robert" <rjbauma@milwaukee.gov> wrote:**

On Monday the Historic Preservation Commission denied Neighborhood House's application for a certificate of appropriateness to demolish this house which is next door to Neighborhood House. This house is in the Concordia historic district.

As you may recall, this house was built sometime in the 1850's making it one of the oldest surviving homes in Milwaukee. It is probably the last home on the original Watertown Plank Road. Richardson Pl. is the only remaining section of the Watertown Plank Road in Milwaukee.

Neighborhood House seeks to demolish the house to construct a surface parking lot.

Neighborhood House can appeal this decision to the full Common Council. Accordingly, HCNI along with any other citizens/stakeholders will have the opportunity to formally weigh in on this issue if an appeal is taken.

Based on prior discussions at HCNI meetings, it appeared that the consensus of opinion was that this house should not be demolished especially given the fact that the alternative use was a surfacing parking lot.

I voted to oppose demolition at the HPC meeting.

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**Bauman, Robert**

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**From:** HCNI@yahoogroups.com on behalf of marilynn weiland [baddogs@sprintmail.com]  
**Sent:** Thursday, April 17, 2008 2:44 PM  
**To:** HCNI@yahoogroups.com  
**Subject:** [HCNI] house on Richardson Pl

I'm so glad to hear Alex's, Marc's and others' comments in opposition to the demolition of this house. My sentiments exactly. I was still an employee of NH when this transaction took place, and I can tell you that the staff (the less well paid ones that were told we had a deficit and don't spend any money) were not wild about the decision. Especially since they either 1) didn't drive to work or 2) would not be the ones parking in those spaces.

How did a decision to buy and tear down a house in a historic district get made when the board has 2 members who live in the district, and one of them works for the Dept. of Community Development? Did the decision get made without the full board's knowledge? Were community based members voted down by the suburban contingent on the board? (the vast majority). Do I sound like a disgruntled former employee? YOU BET I AM. That's why I quit after 17 years! There is so much positive about NH that gets canceled out by a bunch of really stupid decisions. I am so hopeful that the new administration, who inherited this "house" problem, will honor the historic nature of this house, no matter how architecturally unfancy it may be.

I remember the house as plain when I knew the family that lived there in the 80's, but I admit I don't know what constitutes "architecturally significant" when it comes to any house that isn't Victorian, Arts and Crafts, or Frank Lloyd Wright. I do know it's at least historically significant, and at it's worst, a better alternative as a home in a city with a need to keep housing stock than a parking lot for a few folks afraid for their cars.

And I think it should be strongly suggested to NH that they secure the house's inside front door, because having it wide open is an obvious invitation to enter. Many of us observed this last night. Whatever decision they make, they should do it quickly. Leaving the house empty is a BAD IDEA. The last house they bought, maybe 17-18 years ago (on 28th St.) was TORCHED.

Well, I don't want to end this negatively. Bob mentioned something about NH possibly not having the money to do a rehab. And I mentioned to a few people last night an idea I had. I believe there may be money available somewhere if they get on the sustainability bandwagon (finally a good bandwagon to be on!) and use the house as a demonstration project, do an ECO rehab., train a group of teens to work with eco friendly materials so they can get some of these jobs of the future. In other words, to think outside of the box, really do something significant for the youth in the area, make the neighbors happy, keep the house from being an eyesore, etc., etc. Could HCNI tempt them with a start up challenge grant with part of that \$23,000 that's on hand? Wouldn't that be good PR for the neighborhood also?

Can we oppose the demo but support them on an alternative use we can all be happy with? Any other ideas?

Marilynn

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Perhaps we should revisit this issue at tonight's meeting at Neighborhood House.

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**Bauman, Robert**

**From:** HCNI@yahoogroups.com on behalf of Johnnymiwk@aol.com  
**Sent:** Saturday, May 24, 2008 1:01 PM  
**To:** HCNI@yahoogroups.com  
**Subject:** Re: [HCNI] RE: 2841 W. Richardson Pl.  
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We are still opposed to the demolition.

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**Bauman, Robert**

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**From:** HCNI@yahoogroups.com on behalf of my list stuff [vcassel.lists@gmail.com]  
**Sent:** Thursday, April 17, 2008 9:43 AM  
**To:** HCNI@yahoogroups.com  
**Subject:** Re: [HCNI] RE: 2841 W. Richardson Pl.

I'd also like to point out that anyone who purchases a house/building with a specific use in mind should be proactive enough to make sure they're going to be able to use it for that purpose BEFORE buying it. If they intended to demo it and make it into a parking lot, they should have made sure that was a possibility (ESPECIALLY in a historic district!) before they went ahead with the purchase. If no study was done, we don't necessarily know what the significance is or isn't regarding this building. Bottom line - they know it was an "elderly structure" when they bought it and chose to do so, knowing they'd be responsible for keeping it up to code.

Virginia

Bauman, Robert wrote:

I should point out, that Neighborhood House wants to use the 2841 W. Richardson Pl. site as a surface parking lot for about six cars. They do not intend to use the site to expand their programs or otherwise advance the cause of assisting the youth in the community. As explained to me, some employees are afraid of the neighborhood and do not want to park on the street.

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**From:** HCNI@yahoogroups.com [mailto:HCNI@yahoogroups.com] **On Behalf Of** Sally Witte  
**Sent:** Thursday, April 17, 2008 8:35 AM  
**To:** HCNI@yahoogroups.com  
**Subject:** RE: [HCNI] RE: 2841 W. Richardson Pl.

I wasn't able to attend the meeting last night but had some additional thoughts:

How much does it take to maintain one of the oldest houses in Milwaukee?

Is there any particular architectural significance to the structure? Is there something significant to be gained or learned by keeping the actual house in our midst? Excellent craftsmanship or unique detailing that can't be found anywhere else? This is not the Pabst Mansion or the Plankinton Mansion, the Gettelman or the Manegold Mansion. It's not the birthplace of Solomon Juneau, the childhood home of Daniel Hoan, or a hangout for Golda Meier and friends.

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Why not allow Neighborhood House to get on with its mission of using its resources more effectively to uplift the youngest in our community rather than forcing them to spend scarce funds keeping an elderly structure with limited significance up to code?

Sally Witte

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**Bauman, Robert**

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**From:** HCNI@yahoogroups.com on behalf of Andor Horvath [andor@pitnet.net]  
**Sent:** Saturday, April 19, 2008 1:32 AM  
**To:** HCNI@yahoogroups.com  
**Cc:** WestSide\_Milwaukee@yahoogroups.com  
**Subject:** RE: [HCNI] 2841 Richardson  
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Hi all,

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response to Ed's post suggesting stop loss of restoration/rehabilitation and demolition of historic property for Neighborhood House parking space: NO!

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There is an open lot to the east of NH across 28<sup>th</sup> that is an unused wasteland now. How about a brokered deal for useage?

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feel the benefits.

There is absolutely no excuse to take down buildings in the near vicinity of NH for parking when so many homes were lost in the arson spree of 1990-1991. How about utilizing the empty lots within a one and a half block radius of NH that have been fallow trash fields for community gardens, or, if direly needed, parking options?

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How about NH being a leader in WALKING? BIKING? MASS TRANSIT OPTIONS?

Please do not demolish homes for parking – it is counter to our urban fabric and land use plan. Recall Walker and fund transit instead.

Andor

-----Original Message-----

**From:** HCNI@yahoogroups.com [mailto:HCNI@yahoogroups.com] **On Behalf Of** Ed Sahagian-Allsopp  
**Sent:** Friday, April 18, 2008 4:16 PM  
**To:** HCNI@yahoogroups.com  
**Subject:** [HCNI] 2841 Richardson

4/21/2008

The work that Neighborhood House does makes a huge difference in the lives of individuals and in turn makes a huge difference in the quality of life for all of us. They are not asking for anything unusual, as Alderman Bauman stated, every other citizen and organization in the city has the right to request and to receive a permit to raze their buildings, the exception being buildings of historical value. This building as so well stated by Sally Witte is nothing special, and of limited if any historical value. It has been worked over with none of its original design intact and there was nothing special about it to begin with. The structure is in bad condition and will require a huge outlay just to stabilize it. But, as most of us know, enough money can restore these old houses, the question is in this instance, is it worthwhile.

To ask Neighborhood House, a non-profit doing difficult work on a tight budget, to restore or even to maintain this house is a poor use of funds that are better spent doing the work they do. Some interesting and creative ideas for re-purposing the structure have surfaced, the problem being that all of these also require a large amount of money to do, and do nothing to remediate the original problem but only serve to aggravate it.

The issue of the people working at Neighborhood House being afraid to park down the street or around the corner is not the issue; it is about having a safe place for parents to pick up and drop off their children and to help avoid the congestion on Richardson during that process.

Let us all be good neighbors and help a good organization to move forward in its effort to make a positive difference. Let them tear it down, I doubt anyone will miss it.

Ed.

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