

## Elmer, Linda

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**From:** Rachel Shields Ebersole <reshields@gmail.com>  
**Sent:** Friday, April 1, 2022 10:30 PM  
**To:** Askin, Tim; Hatala, Carlen; Historic Preservation Commission; Elmer, Linda; Lee, Chris; Perez, Jose; Dimitrijevic, Marina; Bauman, Robert; Hamilton, Ashanti; Coggs, Milele; Kovac, Nik  
**Subject:** Please Support Permanent Historic Designation of Columbia Hospital, File 211686

Some people who received this message don't often get email from reshields@gmail.com. [Learn why this is important](#)

**Hello!** I am writing to ask you to support File 211686, permanent historic designation of the 1919 Columbia Hospital building. As you know, UWM, as the current owners of this special place, have stated intentions to demolish the building in the near future. This important building is historically significant for many reasons: as an intact example of Georgian Revival architecture, a rare surviving example of 19th century hospital design ideals, a home to many significant medical breakthroughs and pioneers in Milwaukee history, and for its design by influential hospital designers Schmidt, Garden & Martin and prominent Milwaukee architects Eschweiler & Eschweiler. It is also an important place to the community today. Lives began, ended, and were saved within these halls.

To allow this building to be demolished would erode the special history and architectural character of the neighborhood, which predates by 90 years the university's decade of ownership. I believe this building still has useful life and the ability to benefit the community for many more years. Please consider that a 2014 study by Quorum Architects showed at that time that the building could be reused. Considering the regular successful rehabilitations of even older buildings throughout the City – including the 30-year vacant 1869 Old Main restored last year for housing at the Soldiers Home – I believe Columbia Hospital can also be saved. To do so would be in accordance with the University's intentions when they purchased the building in 2010. Even if student housing or academic uses are difficult, alternatives such as senior, faculty, or graduate student housing may be possibilities. Historic Tax Credits could help make a restoration financially feasible.

As it stands, the University has given no indication of intended future use for the site aside from an empty lot. If the Columbia Hospital were demolished, there would be no telling what might eventually take its place and no public input opportunity into the future use of the site. In addition, sending this building to a landfill would directly contradict the goals of the University and the City to move toward a greener future.

Landfills are filled with construction debris, take up important space in our City, and cost taxpayers money. 72% of a building's carbon footprint does not come from its energy usage but from its "embodied carbon": the impact of manufacturing, transporting, and constructing the building materials. A standard new building takes approximately 65 years of operation to recover the energy used in its construction through decreased carbon emissions. This is beyond the designed life of most new buildings, and thus most new buildings never regain the carbon expended in their construction.

Reusing buildings rather than demolishing and building new is the environmentally responsible choice on every front, and we have a responsibility to future generations to make the environmentally responsible choice. Ultimately, if designated, a public process would be established that would ensure that any future attempts to demolish this important publicly-owned property would need to go through a process giving the public an opportunity to weigh in.

Public money purchased this building in 2010, has been used for 12 years for limited maintenance, and is now requested for demolition, squandering all previous investment. I would rather see my public money used to support our community, not demolish it, and I believe the public deserves a voice.

I strongly encourage you to support Columbia Hospital's designation as a site with clear historic significance and value to the community, rather than its demolition and landfilling of its materials for an empty lot.

**Elmer, Linda**

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**From:** Andrew Stern <stern.andrewc@gmail.com>  
**Sent:** Sunday, April 3, 2022 9:55 AM  
**To:** Askin, Tim; Hatala, Carlen; Historic Preservation Commission; Elmer, Linda; Lee, Chris; Perez, Jose; Dimitrijevic, Marina; Bauman, Robert; Hamilton, Ashanti; Coggs, Milele; Zamarripa, JoCasta  
**Subject:** Please Support Permanent Historic Designation of Columbia Hospital, File 211686

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I believe this building still has useful life and the ability to benefit the community for many more years. Please consider that a 2014 study by Quorum Architects showed at that time that the building could be reused. Considering the regular successful rehabilitations of even older buildings throughout the City – including the 30-year vacant 1869 Old Main restored last year for housing at the Soldiers Home – I believe Columbia Hospital can also be saved.

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In addition, sending this building to a landfill would directly contradict the goals of the University and the City to move toward a greener future. Landfills are filled with construction debris, take up important space in our City, and cost taxpayers money. 72% of a building's carbon footprint does not come from its energy usage but from its "embodied carbon": the impact of manufacturing, transporting, and constructing the building materials. A standard new building takes approximately 65 years of operation to recover the energy used in its construction through decreased carbon emissions. This is beyond the designed life of most new buildings, and thus most new buildings never regain the carbon expended in their construction. Reusing buildings rather than demolishing and building new is the environmentally responsible choice on every front, and we have a responsibility to future generations to make the environmentally responsible choice.

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demolish it, and I believe the public deserves a voice. I strongly encourage you to support Columbia Hospital's designation as a site with clear historic significance and value to the community, rather than its demolition and landfilling of its materials for an empty lot.

Thank you,

Andrew Stern  
1202 S. Layton Blvd.  
Milwaukee WI, 53212

**Elmer, Linda**

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**From:** David Paris <davidparis601@yahoo.com>  
**Sent:** Sunday, April 3, 2022 11:00 AM  
**To:** Hatala, Carlen; Historic Preservation Commission; Elmer, Linda; Lee, Chris; Perez, Jose; Dimitrijevic, Marina; Bauman, Robert; Hamilton, Ashanti; Coggs, Milele; Kovac, Nik; Askin, Tim  
**Subject:** Please Support Permanent Historic Designation of Columbia Hospital, File 211686

[You don't often get email from davidparis601@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Hello,

I am writing to ask you to support File 211686, permanent historic designation of the 1919 Columbia Hospital building. As you know, UWM, as the current owners of this special place, have stated intentions to demolish the building in the near future. This important building is historically significant for many reasons: as an intact example of Georgian Revival architecture, a rare surviving example of 19th century hospital design ideals, a home to many significant medical breakthroughs and pioneers in Milwaukee history, and for its design by influential hospital designers Schmidt, Garden & Martin and prominent Milwaukee architects Eschweiler & Eschweiler. It is also an important place to the community today. Lives began, ended, and were saved within these halls. To allow this building to be demolished would erode the special history and architectural character of the neighborhood, which predates by 90 years the university's decade of ownership. I believe this building still has useful life and the ability to benefit the community for many more years. Please consider that a 2014 study by Quorum Architects showed at that time that the building could be reused. Considering the regular successful rehabilitations of even older buildings throughout the City – including the 30-year vacant 1869 Old Main restored last year for housing at the Soldiers Home – I believe Columbia Hospital can also be saved. To do so would be in accordance with the University's intentions when they purchased the building in 2010. Even if student housing or academic uses are difficult, alternatives such as senior, faculty, or graduate student housing may be possibilities. Historic Tax Credits could help make a restoration financially feasible. As it stands, the University has given no indication of intended future use for the site aside from an empty lot. If the Columbia Hospital were demolished, there would be no telling what might eventually take its place and no public input opportunity into the future use of the site. In addition, sending this building to a landfill would directly contradict the goals of the University and the City to move toward a greener future. Landfills are filled with construction debris, take up important space in our City, and cost taxpayers money. 72% of a building's carbon footprint does not come from its energy usage but from its "embodied carbon": the impact of manufacturing, transporting, and constructing the building materials. A standard new building takes approximately 65 years of operation to recover the energy used in its construction through decreased carbon emissions. This is beyond the designed life of most new buildings, and thus most new buildings never regain the carbon expended in their construction. Reusing buildings rather than demolishing and building new is the environmentally responsible choice on every front, and we have a responsibility to future generations to make the environmentally responsible choice. Ultimately, if designated, a public process would be established that would ensure that any future attempts to demolish this important publicly-owned property would need to go through a process giving the public an opportunity to weigh in. Public money purchased this building in 2010, has been used for 12 years for limited maintenance, and is now requested for demolition, squandering all previous investment. I would rather see my public money used to support our community, not demolish it, and I believe the public deserves a voice. I strongly encourage you to support Columbia Hospital's designation as a site with clear historic significance and value to the community, rather than its demolition and landfilling of its materials for an empty lot.

My best,

David Paris

Sent from my iPad

## Elmer, Linda

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**From:** nicholas migan <njmigan@gmail.com>  
**Sent:** Sunday, April 3, 2022 12:44 PM  
**To:** Elmer, Linda  
**Cc:** nicholas migan  
**Subject:** PLEASE Save Columbia Hospital Complex

You don't often get email from njmigan@gmail.com. [Learn why this is important](#)

Good afternoon

The purpose of this email is to urge support by the Common Council to grant permanent historic designation to the Columbia Hospital complex.

I am a preservation Architect and a resident of Shorewood living on Maryland Avenue just blocks from the UW-M campus. Our family enjoys regular walks in the campus neighborhood. The complex is a wonderful example of Georgian Revival architecture and should absolutely be preserved. These important buildings could be repurposed for a myriad of new uses while retaining their character defining features. As a state tax payer, I am adamantly opposed to the use of my dollars for demolition of these buildings. As a recipient of state tax dollars, UW-M should be obligated to make every effort to preserve these buildings!

Thank you for your consideration of my perspective.

**Nicholas J. Migan**

AIA, NCARB, LEED-Green Associate, **36 CFR Part 61**

**Architect | Founder of NDCKRchitecture LLC**

**Co-Founder of Urban Collaborative - MKE LLC**

414.807.2637

[njmigan@gmail.com](mailto:njmigan@gmail.com)