



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)

Borger Building

ADDRESS OF PROPERTY:

235 S 2nd St, Milwaukee, WI 53204

2. NAME AND ADDRESS OF OWNER:

Name(s): Borger Building, LLC

Address: 7213, Hwy. 41

City: Caledonia

State: WI

ZIP: 53108

Email: robert.chandler@live.com

Telephone number (area code & number) Daytime: (414) 731-1151 Evening: (414) 731-1151

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

Name(s): Brett Daniels, Architect

Address: Anderson Ashton, Design/Build, 2746 S. 166th Street

City: New Berlin

State: WI

ZIP Code: 53151

Email: bdaniels@andersonashton.com

Telephone number (area code & number) Daytime: (262) 351-4831 Evening: (262) 351-4831

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 or 414-286-5722 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

X Digital photographs of affected areas & all sides of the building

X Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections

X Material and Design Specifications (please attach)

B. NEW CONSTRUCTION ALSO REQUIRES:

X Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)

X 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.

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.

This project involves the partial Building Alteration of the basement area and a limited area, Level III Building Alteration of the first floor space of the existing Borger Building in Milwaukee, WI. It has already been reviewed and conditionally approved by the state of Wisconsin Historical Society and the U.S. National Park Service.

Most of the first floor will be modified to become a restaurant and bar. There will also be limited building alteration of the basement spaces which support the first floor functions. Existing storefront windows on the east building entrance facade will be replaced by modern painted aluminum thermally broken storefront windows with insulating glass. The existing cast iron columns on that facade will have existing corrosion repaired and will be painted to match the new window frames.

A new window on the south elevation will receive interior and exterior muntins with spacers at the insulating glass.

An existing window on the south elevation will be replaced by a modern, thermally broken, insulating glass window with an aluminum frame.

The existing opening sizes and proportions of the east storefront elevation are being preserved and restored. The existing cast iron columns which are located on that elevation are kept in place and refinished. Areas which were infilled over time with plywood and other non historical materials, will be opened up and a modern storefront window system which respects and preserves the original facade opening proportions will be installed. The intention with the new aluminum storefront system is that it will preserve the original proportions of the storefront, while being much more thermally efficient, durable and long lasting. The new windows and storefront will last and be presentable far into the future with reduced reliance on routine maintenance. This will be a positive project for the historical architecture of this area of the city.

6. SIGNATURE OF APPLICANT (owner signature required for demolition):


Signature

Brett Daniels

Please print or type name

10/7/2025

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.

Email Form to: hpc@milwaukee.gov

Historic Preservation Commission
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

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

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.

SUBMIT