



## 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 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 #C

City: Boulder

State: CO

ZIP: 80302

Email: cntaxman@gmail.com

Telephone number (area code & number) Daytime: 303 443 9773

Evening:

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

Name(s): Dale Stenbroten

Address: 544 E Odgen Ave #292

City: Milwaukee

State: WI

ZIP Code: 53202

Email: info@artistgroup.net

Telephone number (area code & number) Daytime: 262-387-1001

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.

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

Proposed exterior changes to the building proper are minimal, consisting of the addition of signage, the conversion of (2) north side windows to accessible entries and general maintenance as required on a nearly 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 trim and windows and minimal tuckpointing of brick and stone detailing with mortar to match color and type. The building is in generally good condition as it sits.

Interior work has been designed to maximize the use of existing walls / spaces, and minimize demolition and new construction. Nearly all extant historic features, including paneling, doors, trim and moulding, stairs, 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 proposes no additions or significant alterations to the exterior, while intending to both initially and gradually over time improve the exterior condition of this historic residence.

**6. SIGNATURE OF APPLICANT:**



\_\_\_\_\_  
Signature

Dale Stenbroten

\_\_\_\_\_  
Please print or type name

11/7/17

\_\_\_\_\_  
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon 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.

**Hand Deliver or Mail Form to:**  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

**PHONE: (414) 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**