

To the Preservation Commission:

As you know I am a University Professor at Cardinal Stritch University. I have a class that runs from 2:30 to 4:00pm every Monday and since the semester is nearing an end every class is important. I have attempted over the last couple of weeks to locate a qualified substitute professor to handle my class for today so that I may attend the hearing this afternoon and I have not been successful. Again this is not a situation where I can cancel my class due and I must have a qualified substitute.

As a result of the above, I am requesting the following. First off, I am requesting that this matter be adjourned again. There is currently no activity on the property that requires an immediate decision on the issue before you. There is no request for any sort of demolition to the building and there are no current plans to change anything on the building. Since I cannot be present, I am sending my daughter Bridget Boyle in my place to act as my representative.

If the matter is not able to be adjourned, I would submit the following information as an objection to my building receiving historical designation.

First off, I must point out some historical information regarding the recent history of the building. I bought this building as an investment approximately 14 years ago. About a year ago, I made a decision to put it on the market. It was marketed as an office building. Since there is an abundance of office space property available in the City of Milwaukee there was minimal interest in the property.

I relisted the property with a different agent. Since there is a large piece of property located behind the building, it is being marketed as an investment property for development.

Prior to the relisting of the property my new real estate agent contacted Alderman Bauman, with my permission, to ask some questions about the area. Shortly after this conversation Alderman Bauman filed the petition to have my building classified as a historical designation. There was no request to have this classified as a historic designation at any point in the previous years that I have owned it. It was only done after the conversation with my realtor.

I recognize the historical aspect of this building. It was built in the era where beautiful, large mansions lined the Wisconsin Avenue corridor. I also recognize that it is one of the last remaining mansions located in the area. However, there are some issues with the building. First off, there is an addition that was built in 1960. This addition is not consistent with the 1850s architecture. Second, the front facade is not consistent with the original design. Therefore, the only aspect of the building that is original to the design is the windows and the three brick walls of the exterior.

The inside of the building is also not consistent with the original design that Mr. Pettibone built. There have been significant changes done to the interior. These

changes allowed for the installation of electricity and heat, removal of walls and the installation of the addition and other modern conveniences. Also, previous owners added certain touches such as florescent colored tube lighting in a number of offices. In order to bring this building back to the glorious look that Mr. Pettibone created, it would cost a significant amount of money. Since I am not an expert in this field nor have I received estimates on the cost, I cannot give you an exact amount. But to take down the addition, deal with any potential asbestos issues and to restore the interior, my guess is that it would be a very significant amount.

The lots that I own amount to .6 acres of land. This includes the plot that building is on and the parking lot that is located to the south of the building. I am marketing for sale the entire package to allow for a new owner to make choices as to what they want to do with both lots. This could include maintaining the site as is which would maintain the building as is. Another option for a potential buyer would be to develop the lot to the south of the building. Another option would be to develop the lot with the building.

Currently there are no potential buyers for the lots. There is no request for any demolition permits for the building. As a result the building is not going to change in any way shape or form. As a result of the above information, I am asking that this Petition be held in abeyance until and if it becomes an issue.

If this is not acceptable, I am requesting that if the Petition of Alderman Bauman is granted that there are not contingencies placed on the building and lot. For instance, the owners of the lots be allowed to take down the addition without objection from this Board.

I am making certain specific objections to the report/petition that was submitted. First off, the report addresses the "side elevations" of the property. I object to the Commission putting any limitation on the "side elevation" area. If the front is not altered the "side elevation" area should not be limited in any manner. I also object to the Commission placing any limitations on an approval for a rear addition. If again the 3 sides of the building are not altered the Commission should not be able to have a stake in the approval of a design for an addition of a change in the 1960s addition. Furthermore the request that any additions be smaller than the original building is not fair or equitable. Again if the historical aspect of the building is preserved, specifically the 3 original walls, this Commission should not have a say in the design or height of any potential additions if it meets city codes.

Lastly and most concerning is the request that to build a large scale structure on the rear of the property would be subject to review by Commission. Why should the Commission have the right to review a new development behind the original significant structure that is being maintained? There is no historic value to that property and this could be a significant loss of potential buyers for my property. This would ultimately impact my livelihood.

In closing, I have requested that this matter be adjourned to a date I can be present. If not, I have put forth my requests regarding the issue.

Sincerely,
Marna Boyle