



# Milwaukee Historic Preservation Commission Staff Report

HPC Meeting Date: 12/11/2017

Ald. Bauman District: 4

Staff Reviewer: Tim Askin

PTS# 114423 CCF# 171151

<b>Property</b>	817 N. Marshall Street	Koeffler House
<b>Owner/Applicant</b>	C J Taxman Interests, Inc. 729 Walnut St #C Boulder, CO 80302 <a href="mailto:cjtaxman@gmail.com">cjtaxman@gmail.com</a> 303-443-9773	Dale Stenbroten 544 E Odgen Ave #292 Milwaukee, WI 53202 <a href="mailto:info@artistgroup.net">info@artistgroup.net</a> 262-387-1001

## Proposal

Conversion of the Charles A Koeffler Jr. House to a commercial boutique hotel. The proposed "Art House Hotel" will primarily consist of suites while maintaining the ability to revert to traditional single hotel room through flexible plan configuration.

The proposed exterior changes to the building include adding a sign to the south façade, converting two north side windows to accessible entries, and overall general maintenance to repair average wear and tear. As this is a double house, one front porch entry will be made permanently inoperable, but will kept in place and visible to the public from the outside.

The lot will be landscaped, a new wood fence and wood deck constructed, an accessible platform lift installed, along with new HVAC equipment and refuse enclosures. The HVAC enclosure consists of hardieplank lap siding with water table, gutters, and corner boards. It is designed and scaled appropriately for the site.

Exterior maintenance includes painting existing wood trim and windows, and minimal tuck-pointing of brick and stone detailing with mortar to match color and type.

Interior work will focus primarily on adapting the existing spaces to minimize the use of demolition and new construction. Historic features are intended to be retained.

Changes to any finishes will be done to comply with Code requirements under IBC and IEBC

## Staff Comments

Though HPC has no technical jurisdiction over interior renovations, staff is pleased with the proposal to maintain and adapt the existing interior with minimal change to the historic character.

It is noted in the construction set (A1.3) that the quarry tile on the porch is to be removed and replaced with limestone. It appears to be original, but has suffered from numerous poor repairs with inappropriate mortar and joints and inadequate matches to the original tiles. Repair may be possible, but could be possibly infeasible due to the present variety of materials in both grout and tile. Much of the grout and many of the tiles are pulling away from the surface of the porch. Staff recommends allowing the applicant to reproduce the existing pattern (squares and octagons) in limestone at a larger scale (12x12 rather than 6x6).

New wall sign on the South elevation will require approval by staff before installation. The general concept is satisfactory to staff, but slight modifications to give depth to the sign have been requested.

Proposed landscaping and the new deck and fence are acceptable.

**Recommendation**

Recommend HPC Approval with Conditions

**Conditions**

1. Further staff review of the rear elevation sign
2. Match square/octagon pattern of front porch floor with new materials
3. Paint or opaque stain on fence
4. Paint wheelchair lift a color complementary to the colors of the building and its trim
5. Standard masonry conditions  
New mortar must match the original mortar in terms of color, texture, joint width, and joint finish/profile. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before tuck-pointing.

**Previous HPC Action**

**Previous Council Action**