



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/8/2019

Ald. Robert Bauman District: 4

Staff reviewer: Tim Askin

PTS #114772 CCF #190386

Property 817 – 819 N. MARSHALL ST.

Koeffler Mansion

Owner/Applicant MARSHALL STREET LLC
1665 N WATER ST
MILWAUKEE WI 53202

CJ Taxman Interests, Inc.
729 Walnut St. Suite C
Boulder, CO 80302
Phone: (303) 443-9773

Proposal

The house will be converted to a commercial boutique hotel and supporting cocktail lounge. The proposed hotel will be primarily comprised of suites, while maintaining the ability to revert to traditional single hotel rooms through flexible plan configuration.

Proposed exterior modifications to the building include the addition of signage, the conversion of a bay window at the NW corner to an accessible entrance, the addition of an exhaust hood at the west facade to accommodate a commercial stove, and general maintenance and repairs. Such maintenance entails painting the existing wood windows and trim and minimal tuck pointing of brick and stone detailing with mortar to match type and color. Proposed exterior modifications to the lot include landscaping, the construction of a wood deck and cedar privacy fence, an accessible platform lift, HVAC equipment and refuse enclosures.

The proposed project is being submitted for listing on the National Register of Historic Places and work will comply with the Secretary's guidelines for rehabilitation in order to pursue preservation tax credits.

Staff comments

The proposed renovations and alterations are appropriate and minimal.

The conversion of the existing bay window on the west elevation into an accessible entrance, although an alteration to the facade, is sympathetically designed and does not disrupt the appearance as a bay window from other elevations. It is not visible from the main (east) elevation along Marshall St. The proposed paneled door with wood framed side lights and transom is appropriate for the home.

The location of the proposed kitchen vent (west facade) is also not visible from the Marshall St. elevation and therefore appropriate.

The location of the proposed cedar deck is also at the west (rear) facade and not visible from the Marshall St. elevation. The proposed 8' tall cedar privacy fence is of appropriate design, material, and location along the west and north elevations (not visible from main elevation to the east). This height is allowed in this location with commercial zoning. The fence should be modified so that it is not a shadowbox design from the exterior (cf. *Living with History* p. 90).

All rehabilitation and re-painting proposed for windows, trim, and box columns is appropriate. The proposed canopy signage is appropriate in design but subject to compliance with signage code and will require a sign permit from the city. Details regarding the installation of the sign are required. Proposed ground-placed spot lights are acceptable, conditioned on a 400 lumen maximum in a soft white color spectrum.

Recommendation Recommend HPC Approval with conditions

Conditions

1. Details regarding the installation of the sign are required. Submit for separate review.
2. Paint or opaque stain on fence
3. Exterior of fence cannot be shadowbox/board-on-board. The side facing the hotel may be left partially open if the owner/applicant so desire. The fence can be altered and reviewed separately by staff.
4. Paint wheelchair lift a color complementary to the colors of the building and its trim.
5. Match square/octagon pattern of front porch floor with new materials, masonry conditions below apply to the porch tile.
6. Any new mortar applied as a result of tuckpointing must match the chemical composition and color of the existing mortar and is subject to future HPC approval. New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. 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 repointing. New brick must match as closely as possible the color texture, size, and finish of the original brick.
A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.
UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS.

**Previous HPC
action****Previous Council
action**