

February 23, 2021

Milwaukee Historic Preservation Commission

Meeting at 3:PM in Room 301-B of Milwaukee City Hall, 200 E Wells Street

RE: 2530 S Superior Temporary Designation

To whom it may concern,

The owners of 2530 S Superior LLC are Ryan and Chris Konicek. We have owned buildings and land in Milwaukee since 2007 and are both Milwaukee county residents. I, Ryan Konicek, recently developed the Bay View Point Condos at the corner of Bay and Aldrich. Traditionally, my brother and I purchase buildings that are in need of maintenance.

When my brother and I purchased 2530 S Superior in December of 2020, we purchased it with the intent to improve the existing structure. When the property came into our possession it was not well taken care of with many leaks from the roof, windows and siding. To date, we have replaced the roof and we have plans of remodeling the interior and exterior. Our business is based upon expeditiously repairing buildings that come into our possession and renting or selling the property. We understand the main structure is on the national register and have taken that into account throughout this process. Specifically, we have been working with Paul Porter (prior to this nomination) of the Wisconsin Historical Society to ensure we can maintain the buildings historical integrity. This property has already seen significant alterations over the years such as vinyl siding and a rear addition in the 60's with a flat rubber roof. A few of the puddler's cottages have underwent similar additions which are not original.

As a Bay View resident and developer, I am familiar with the concerns of neighbors and keeping contexts of neighborhoods as I have worked with the previous alderman, city planners and the Milwaukee development center before. My intention with this property is to improve the existing structure that may be considered historic.

In the event that you temporarily protect the existing structure or exterior my request is to allow my brother and I to improve the following items:

- Replace 6 existing vinyl double hung windows that are damaged and leaking and need to be fixed prior to someone taking occupancy. The other existing vinyl siding windows in the building are in good working condition and do not need replacement.
- Replace the existing vinyl siding (not original to the structure) with an LP Smartside siding with a wood grain finish.
- Replace the existing exterior doors with new wood grain doors
- Assess, within a week or two, if the garage of this site is historical as I would like rebuild it.

My concern if we are taken through the process of designation and then becoming historical is that we will not be able to improve the exterior of property and take occupancy until the process is complete. If that's the case, we will be significantly monetarily damaged.

Ryan Konicek,

Managing member of 2530 S Superior LLC

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