



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/12/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115111 CCF #201536

Property	961 N. 33RD ST.	Concordia
Owner/Applicant	MAGNOLIA REALTY I LLC 6737 N TEUTONIA AVE MILWAUKEE WI 53209	Magnolia Realty 1, LLC 6737 N Teutonia ave Milwaukee, Wi 53209 Phone: (414) 326-5926
Proposal	The scope of work proposed is to remedy all pending violations. There are no methods proposed, no contractor scope of work, just areas circled for repair.	
Staff comments	<p>Applicant acquired the property in 2018. The property presently has over 60 code violations dating to June 2019. Some work was begun in June 2020 but was by DNS order due to lack of permits or COA (ORD-20-06383). Unpermitted electrical work was noted by DNS upon their arrival. This included installation of inappropriate light fixtures on the front porch. Since then, a neighbor has told staff that work was done on the porch roof with permits or COA as well.</p> <p>Prior to application, the applicant had a court date scheduled for last week (4/6/2021) regarding these violations (Case Number: 20033112; ORD-19-10984). The court issued a fine of \$2,480 that day.</p> <p>The application is inadequate as far as methods of work and materials. It needs to be held over on most items.</p> <p>Fence is acceptable pending final color selections. Per MCO 239-2-3-h, "fences shall be uniform in color." Two colors are permitted, but only one color per board.</p>	
Recommendation	Hold as incomplete. Can approve fence, pending a paint job acceptable under city building codes.	
Conditions		
Previous HPC action		
Previous Council action		