



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Concordia Historic District

ADDRESS OF PROPERTY:

961-967 North 33rd St.

2. NAME AND ADDRESS OF OWNER:

Name(s): Robert B. Pyles

Address: 6737 North Teutonia Avenue

City: Milwaukee

State: WI

ZIP: 53209

Email: pastorpyles@yourabundantfaith.org

Telephone number (area code & number) Daytime: 414-760-8951

Evening: _____

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Kitrell Dabney

Address: 6737 North Teutonia Avenue

City: Milwaukee

State: WI

ZIP Code: 53209

Email: MagnoliaRealty_MLK@gmail.com

Telephone number (area code & number) Daytime: 414-326-5962

Evening: _____

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

____ Photographs of affected areas & all sides of the building (annotated photos recommended)

____ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

____ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

____ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

____ Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Bring building up to city ordinance code per the violations received.

6. SIGNATURE OF APPLICANT:



Signature

Please print or type name

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722 hpc@milwaukee.gov www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Certificate

Inspection Date
06/18/2019
ORD-19-10984

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

MAGNOLIA REALTY I LLC
6737 N TEUTONIA AVE
MILWAUKEE WI 53209

Re: 961 N 33RD ST

Taxkey #: 388-0601-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date: 09/18/2019

1) 320-21-11-a Certificate Required. No person or entity shall alter, reconstruct or rehabilitate any part of the exterior of a historic structure or structure or improvement on a historic site or within a historic district, construct any improvement on a historic site, on a parcel that contains a historic structure or on a parcel within a historic district, including a parcel which is to be rendered vacant or partially vacant by reason of partial or complete demolition of a structure within a historic site of district, or partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district, or permit any of these activities to occur unless a certificate of appropriateness has been granted by the commission.
(OBTAIN A CERTIFICATE OF APPROPRIATENESS)

Violation Location: East Side

Correct By Date: 09/18/2019

2) 275-32.3 Replace mortar missing from exterior wall (tuckpoint). (PORCH RETAINING WALL)

Violation Location: East Side

Correct By Date: 09/18/2019

3) 275-32.4.a Repair or replace defective window frame. (1ST FLOOR)

Violation Location: East Side

Correct By Date: 09/18/2019

4) 275-32.4.a Replace missing window panes. (ATTIC)

Violation Location: East Side

Correct By Date: 09/18/2019

5) 275-32.4.a Repair or replace defective porch door. (2ND FLOOR)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violation Location: East Side

Correct By Date: 09/18/2019

6) 275-32.3 Replace defective buttress.

Violation Location: East Side

Correct By Date: 09/18/2019

7) 275-32.3.g Replace defective boards in porch ceiling.

Violation Location: East Side

Correct By Date: 09/18/2019

8) 275-32.3.g Repair or replace defective trim boards on porch. (SOFFIT BETWEEN 1ST FLOOR AND 2ND FLOOR PORCH)

Violation Location: East Side

Correct By Date: 09/18/2019

9) 275-32.3.g Repair or replace defective concrete or masonry porch steps.

Violation Location: West Side

Correct By Date: 09/18/2019

10) 275-32.6 Replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/18/2019

11) 275-33.6 Repair or replace defective door frame. (NORTHWEST SIDE)

Violation Location: West Side

Correct By Date: 09/18/2019

12) 275-32.4.a Replace missing window panes. (ATTIC)

Violation Location: West Side

Correct By Date: 09/18/2019

13) 275-32.8 Repair, replace, or remove the defective fence.

Violation Location: West Side

Correct By Date: 09/18/2019

14) 275-32.3.g Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.)

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out" (SOUTHWEST SIDE)

Violation Location: West Side

Correct By Date: 09/18/2019

15) 275-33.6 Repair or replace defective door. (1ST FLOOR)

Violation Location: North Side

Correct By Date: 09/18/2019

16) 275-32.6 Replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/18/2019

17) 275-32.4.a Repair or replace defective porch door. (SOUTHWEST SIDE 2ND FLOOR)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violation Location: South Side

Correct By Date: 09/18/2019

18) 275-32.6 Replace defective rain gutters.

Violation Location: South Side

Correct By Date: 09/18/2019

19) 275-32.3 Replace defective trim boards on exterior walls. (ABOVE FOUNDATION)

Violation Location: NA

Correct By Date: 09/18/2019

20) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

Violation Location: Garage

Correct By Date: 09/18/2019

21) 275-32.3 Replace defective siding on exterior walls.

Violation Location: East Side

Correct By Date: 09/18/2019

22) 275-62.2 Repair or remove defective electrical fixture on porch.

For any additional information, please phone Inspector **Charles Randolph** at 414-286-8617 or **CRANDO@milwaukee.gov** between the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Charles Randolph
Inspector

Recipients:

MAGNOLIA REALTY I LLC, ROBERT B PYLES (RA) 6737 N TEUTONIA AVENUE, MILWAUKEE, WI 53209
MAGNOLIA REALTY I LLC, 6737 N TEUTONIA AVE, MILWAUKEE, WI 53209
ROBERT PYLES, 6737 N TEUTONIA AVE, MILWAUKEE, WI 53209
MAGNOLIA REALTY I LLC, 6737 N TEUTONIA AVE, MILWAUKEE, WI 53209

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary,

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL

Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 384-3700 o Community Advocates, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Erica Lewandowski
Commissioner
Thomas Mishefske
Operations Manager

Department of Neighborhood Services
Inspectional Services for health, safety and neighborhood improvement

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

MAGNOLIA REALTY I LLC
6737 N TEUTONIA AVE
MILWAUKEE, WI 53209

Inspection Date:06/11/2020

Record ID: ORD-20-06383

Re: 961 N 33RD ST

Taxkey #: 3880601000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances.

You are hereby ordered to correct each violation listed below by at 6/11/2020 at 10:00 AM.

Emergency order. The Commissioner of the Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

1 200-11-3. STOPPING OF CONSTRUCTION WORK. Whenever the construction of any building, structure, equipment, or additions thereto, or alterations, or repairs thereto, or removal, or demolition thereof is being done contrary to s. 320-20-11 or the conditions of a certificate of appropriateness issued thereto, or not in accordance with the approved plans, specifications, and data, or with the terms of the permit granted therefor, the commissioner may, by means of a placard posted on the premises, order such work to be stopped at once. Thereafter, the commissioner may shall confirm such order by a written order served on the owner of the premises and on the person engaged in doing or causing such work to be done, and such persons shall immediately stop all such work until satisfactory evidence is presented to the commissioner that all of the provisions of the permit, s. 320-21-11 and the conditions of a certificate of appropriateness will be complied with, at which time work can be resumed providing authority is procured from the commissioner to recommence with the work. YOU ARE ORDERED TO STOP ALL CONSTRUCTION OR ALTERATION WORK AT ONCE, AND ALL WORK SHALL CEASE UNTIL AUTHORITY TO RECOMMENCE IS PROCURED FROM THE COMMISSIONER.

ORD-17-16577 ISSUED ON 10/10/17 BY CONDEMNATION FOR FIRE DAMAGE TO INTERIOR.
WORK BEING DONE WITH NO REPAIR PERMIT.

ORD-19-10984 ISSUED ON 6/18/19 BY RESIDENTIAL TO OBTAIN A CERTIFICATE OF APPROPRIATENESS. WORK BEING DONE WITH OUT CERTIFICATE OF APPROPRIATENESS

ELECTRIC WORK BEING DONE WITHOUT PERMIT.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

For any additional information, please phone Inspector LORIE GALLUP at 414-286-8815 between the hours of 8:00 a.m. to 4:30 p.m. or check online at <http://milwaukee.gov/lms>.

Per Commissioner of Neighborhood Services By -
LORIE GALLUP

Recipients:

MAGNOLIA REALTY I LLC, ROBERT B. PYLES (RA) 6737 N TEUTONIA AVE,
MILWAUKEE, WI 53209
ROBERT PYLES, 6737 N TEUTONIA AVE, MILWAUKEE, WI 53209
MAGNOLIA REALTY I LLC, 6737 N TEUTONIA AVE, MILWAUKEE, WI 53209

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II
RIGHT TO APPEAL

You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414 286-2543 in order to file an appeal.

RETALIATION

In accordance with Section 200-20.2 no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. The fee is \$177.80 for the first reinspection, \$355.60 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

OFFICIAL NOTICE OF VIOLATION

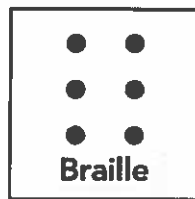
The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtoo yog (414).344-6575.

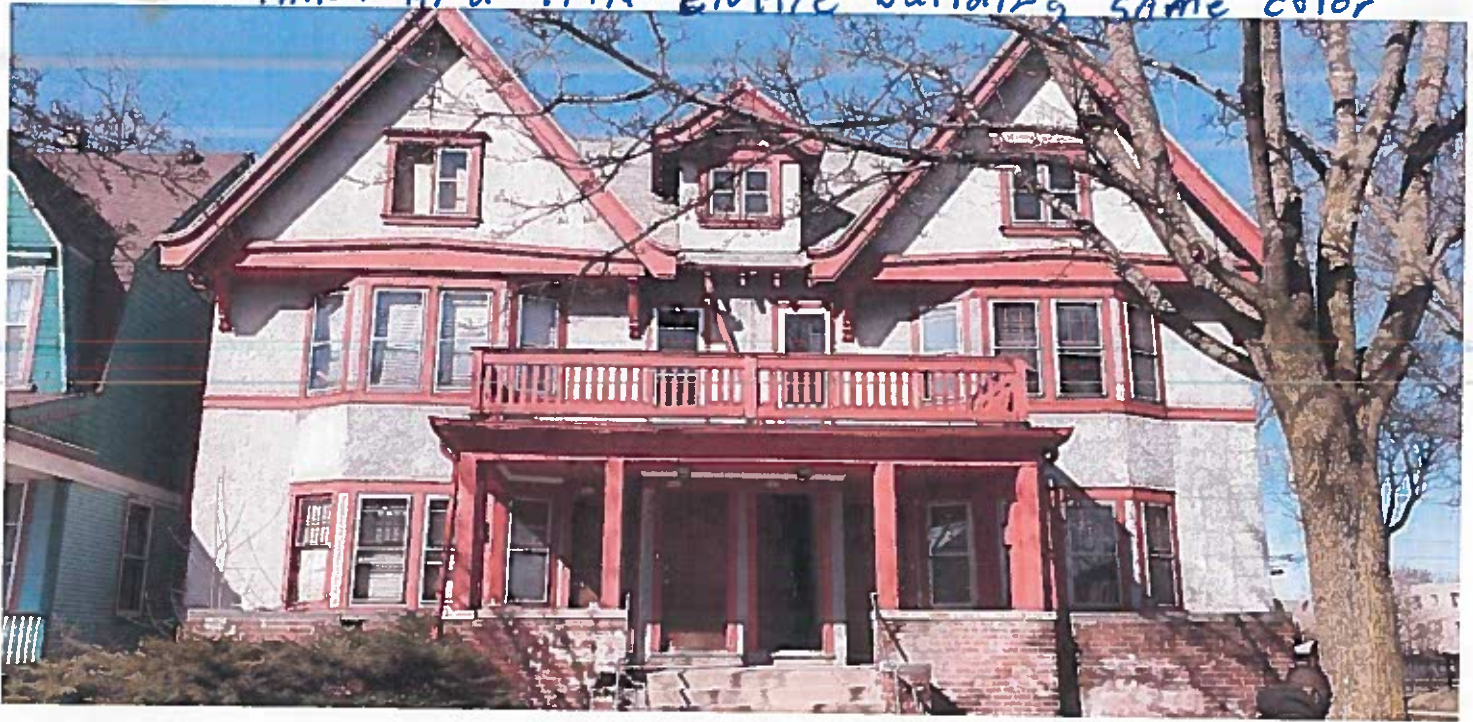
This material is available in alternative formats for individuals with disabilities upon request. Please contact ADA Coordinator, ADACoordinator@milwaukee.gov, 414-286-3475, TTY: 711. Provide a 72 hour advance notice, 7 days for Braille, to ensure accommodation of request.



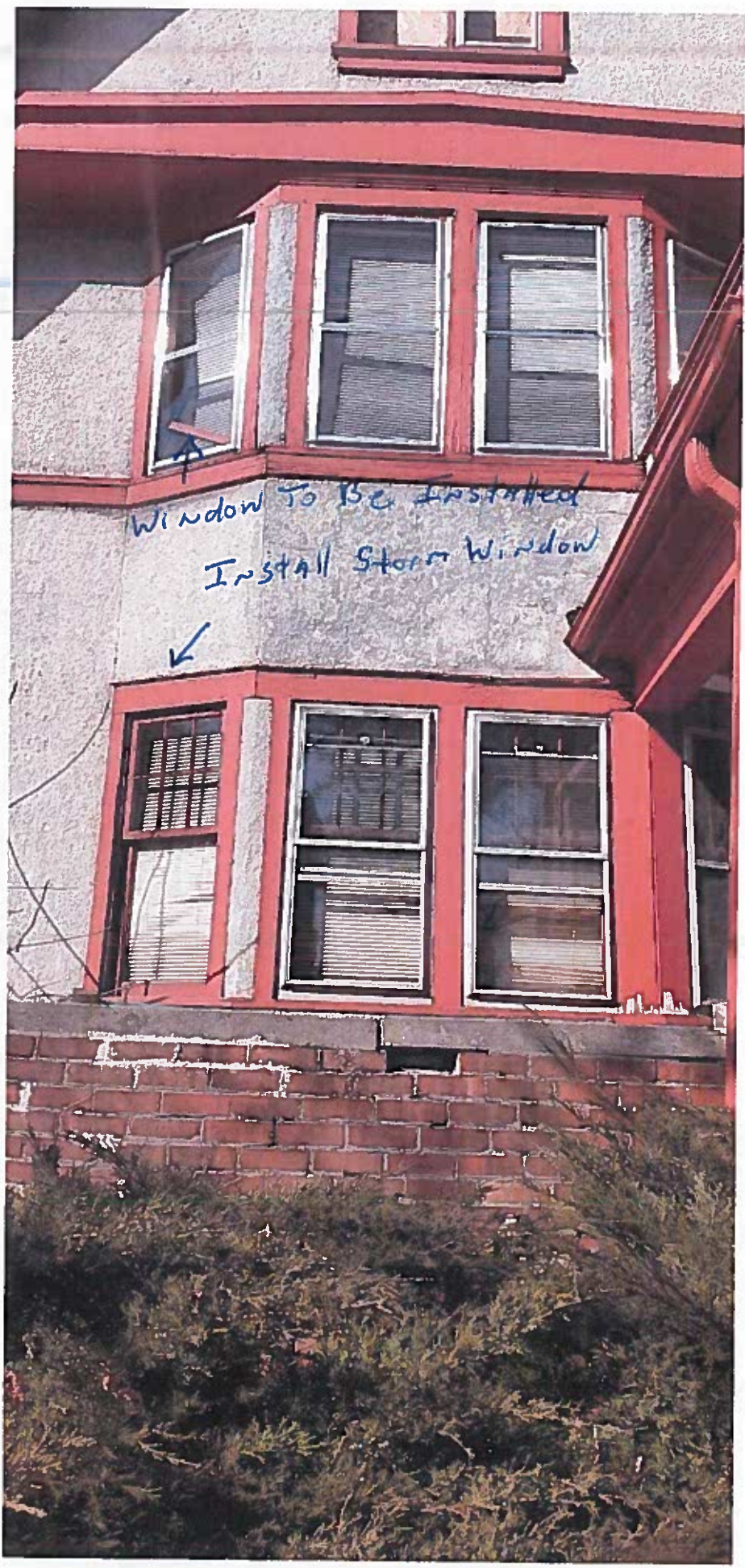
OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Paint and Trim Entire building same color



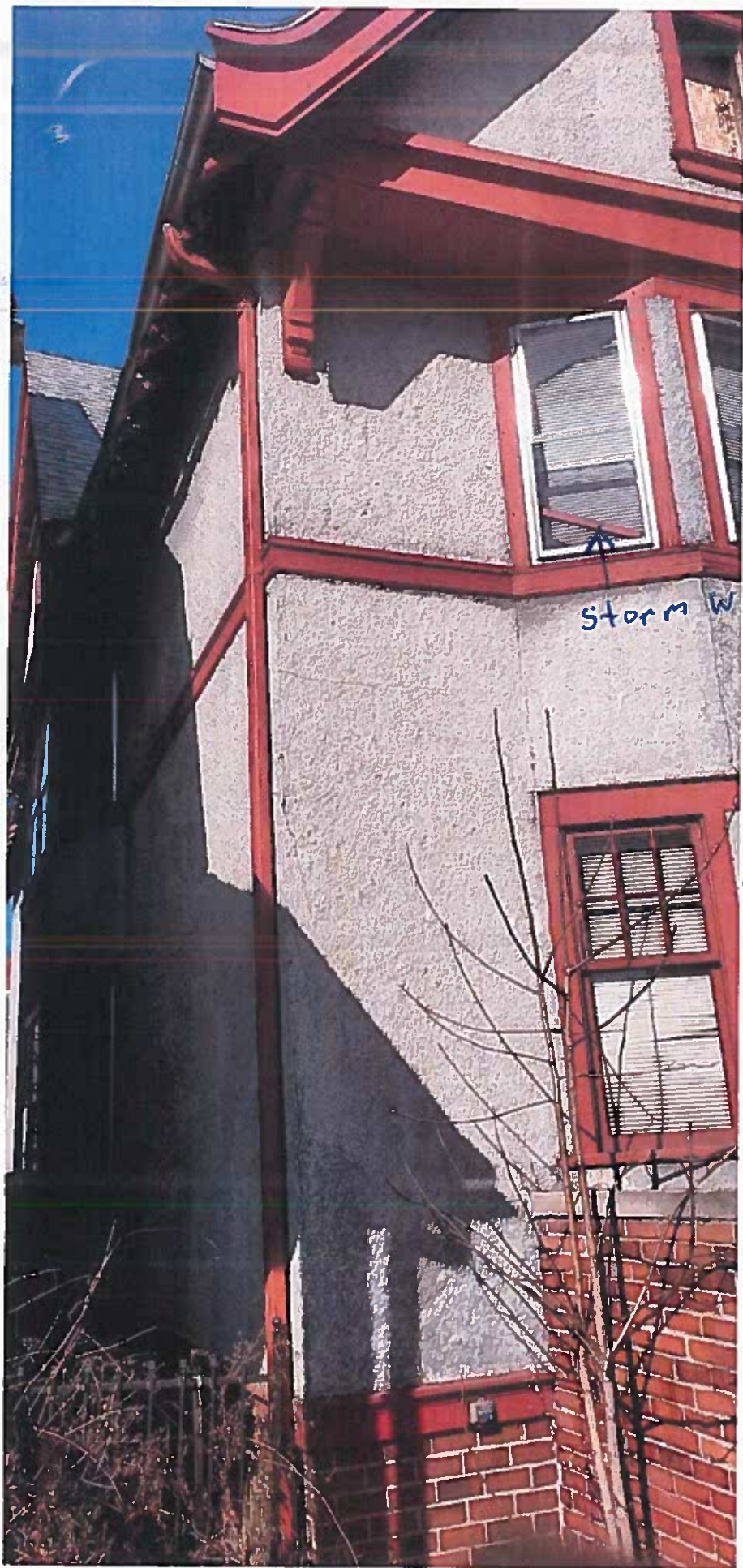
Repair and tuck point
bricks. Will be using
the same material



Window To Be Installed
Install Storm Window



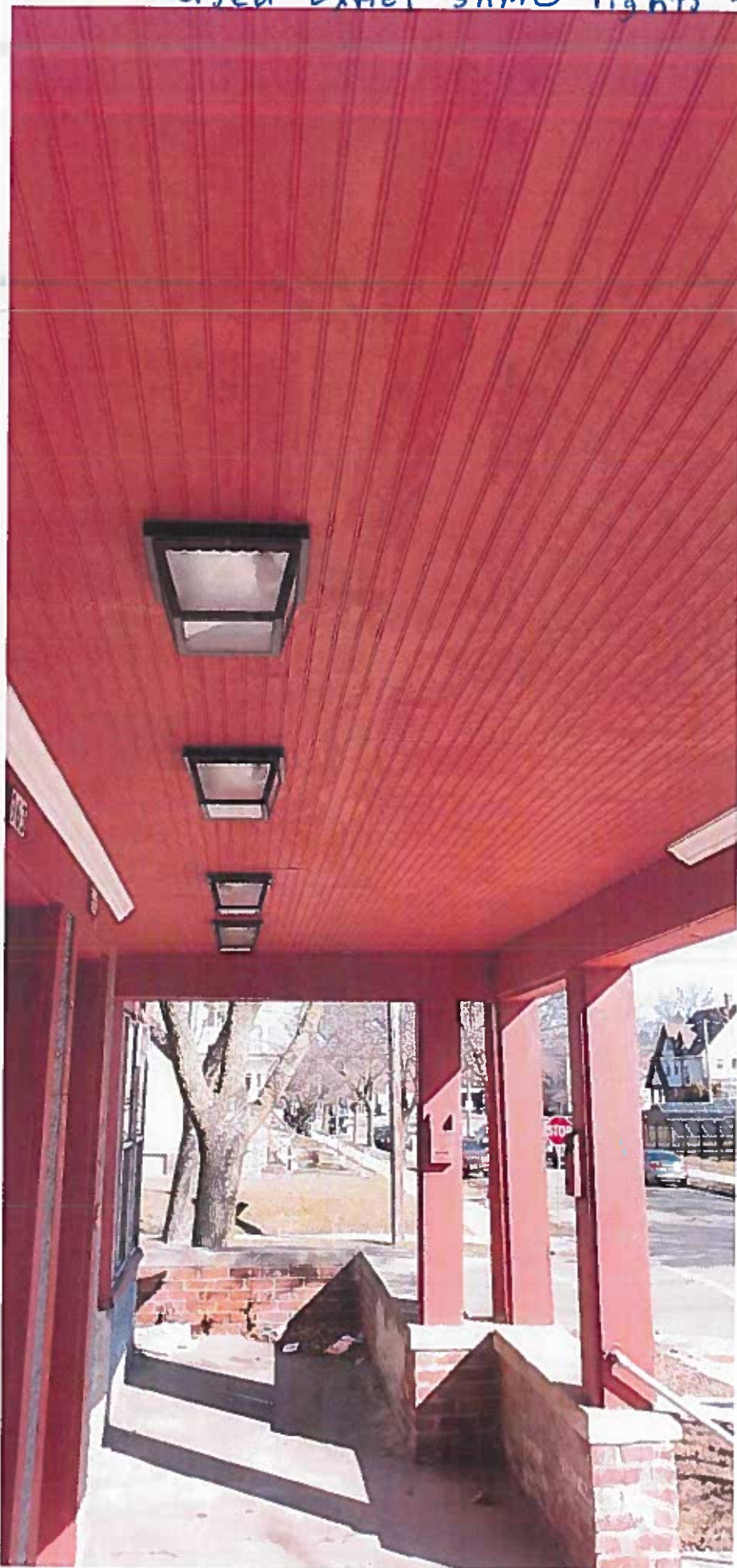
Repair and tuck point
bricks. Will be using
the same material.



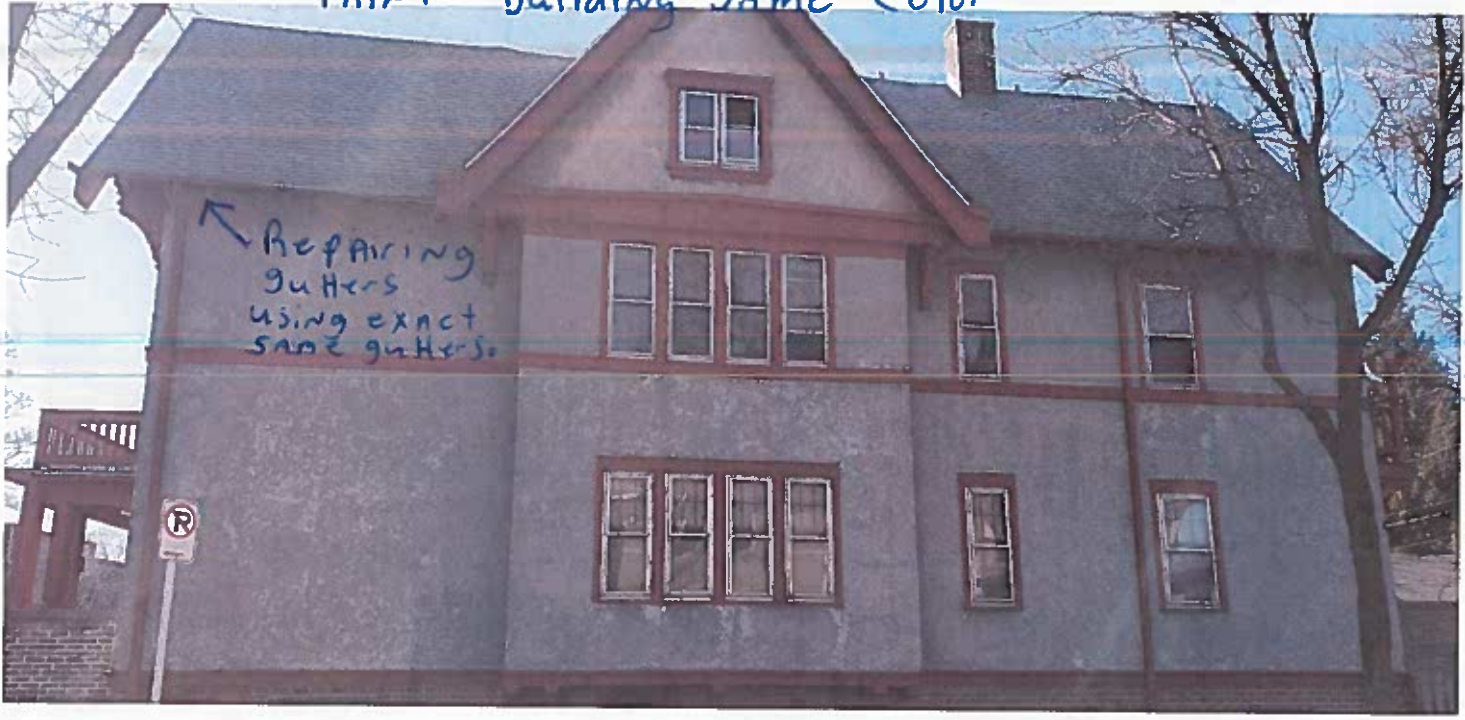
Storm window to be used,

← Install Storm Windo

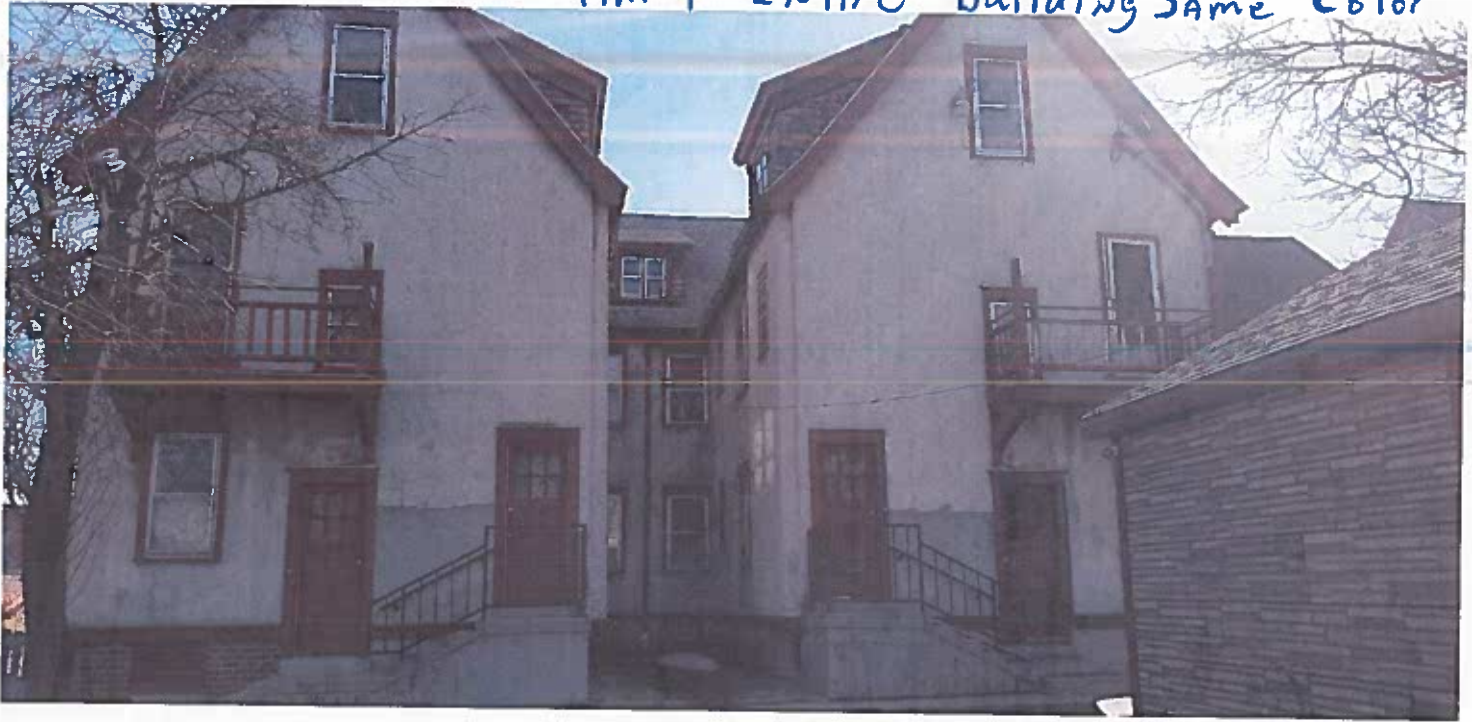
Used exact same lights for porch.



Paint Building Same Color



Paint Entire Building Same Color



Repair fence using same boards paint same color





Trim and
Door To
Be used

Repair
Door Trim

Repair or replace garage siding



Will Be using Same Materials

Repair Using Same Materials



Will be using exact same windows to replace



missing windows,

Replacing Windows



Scape, plaster and paint walls,

Will be using exact same windows.

