

## Elmer, Linda

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**From:** Askin, Tim  
**Sent:** Monday, March 05, 2018 1:39 PM  
**To:** wcs@nwpcapital.com  
**Cc:** Elmer, Linda; Bauman, Robert  
**Subject:** RE: Objection to Certificate of Appropriateness for 2727-2729 Bradford Ave building plans for today's meeting  
**Attachments:** 20180305133145601.pdf

Mr. Slaughter:

Thank you for your comments. To the best of the city's records, the 4-unit capacity seems to have been established as legal as of 1977. The two clearest documents on this matter are attached. Should you wish to pursue this matter further, please contact the Special Enforcement Section of the Department of Neighborhood Services at 286-2268. The preservation commission has no oversight on use or number of units at a property.

Be assured that the entirety of your comments will be presented to the Commission with emphasis on the driveway and parking comments. Neighbor testimony is usually given strong consideration.

Sincerely,

Tim Askin, Senior Planner  
Historic Preservation Commission  
City of Milwaukee  
414-286-5712  
Tim.Askin@Milwaukee.gov

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**From:** Elmer, Linda  
**Sent:** Monday, March 05, 2018 12:44 PM  
**To:** Ann Pieper Eisenbrown; Askin, Tim; Bauman, Robert; Hatala, Carlen; Marion Clendenen-Acosta; Matthew Jarosz; Patricia Keating Kahn  
**Subject:** FW: Objection to Certificate of Appropriateness for 2727-2729 Bradford Ave building plans for today's meeting

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**From:** William C. Slaughter [<mailto:wcs@nwpcapital.com>]  
**Sent:** Monday, March 05, 2018 12:36 PM  
**To:** Owczarski, Jim; Elmer, Linda  
**Cc:** Sarah Slaughter  
**Subject:** Objection to Certificate of Appropriateness for 2727-2729 Bradford Ave building plans.

Via Electronic Mail  
March 5, 2018

Joe Owczarski, City Clerk  
Linda Elmer, Staff Assistant City of Milwaukee

This letter is to oppose the issuance of a Certificate of Appropriateness for the building plans currently before the Historical Preservation Commission (HPC) relating to the property located at 2727-2729 E. Bradford Avenue in the city of Milwaukee. Originally a large single family home, the indicated property is now in use as a multifamily rental property. It occupies a highly visible corner lot at the intersection of Bradford and Terrace Avenue in the heart of the

May 18, 1977

Mr. Alan Marcovitz  
633 W. Wisconsin Avenue  
Suite 1600  
Milwaukee, Wisconsin 53203

Re: 2729 E. Bradford a/k/a 2457 N. Terrace  
December 21, 1976 Notice

Dear Mr. Marcovitz:

On December 21, 1976, we sent an order to Peggy Stock informing her that she created an illegal apartment at the above subject premises converting these premises from a three to a four family building.

Subsequently on April 21, 1977, we received a comprehensive letter from you representing the owner and challenging our order. At the time the order was sent to the owner, a search of our records revealed a permit issued in 1969 as an alteration to a 3 family building. The vault file address jacket, 2729 E. Bradford, revealed nothing more than a 3 family. We also made a phone call to records and research and there was no indication that this was more than a two family. The order was issued on that basis.

Your letter indicates a considerable amount of research, which prompted us to spend a considerable amount of time trying to locate the file jacket 2457 N. Terrace. We found this file to be misplaced in our vault file system. The Terrace Ave. file clearly indicates this premises as a 4 family. Had the file been available to us at the time of our research, of course we would not have sent the order. The matter has been discussed with the Deputy Inspector of Buildings.

This is to inform you that we are rescinding and disposing the order and making sure the files will be filed together.

Very truly yours,

Alex P. Le Grand  
Inspector of Buildings

By \_\_\_\_\_  
Harry J. Samsa, Assistant Building  
Construction Inspection Supervisor

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CITY OF MILWAUKEE. Building Inspection and Safety Engineering. Permits Record  
(#73-0101). Photographed 6-10-77. Operator *Edmond A. Helling*



**OFFICE OF THE TAX COMMISSIONER**

FIFTH FLOOR • CITY HALL • 278-3651 • MILWAUKEE, WISCONSIN 53202

VINCENT A. SCHMIT  
Tax Commissioner

April 28, 1977

VERNON R. WEITZ  
Deputy Tax Commissioner

Mr. Harry J. Samsa, Assistant Supervisor  
Building Construction Inspection  
Municipal Building, Room 1003  
Milwaukee, Wisconsin

Dear Sir:

Re: 2457 N. Terrace Avenue  
Key No. 318-0074

In reply to your April 26, 1977, correspondence, our records indicate this property was built in the year 1901, and in the year 1906 an addition was built. Our old records are very sketchy. It appears that the property was used for 2 families and that additional plumbing was subsequently added to accommodate 4-family usage, but whether that was an actuality could not be accurately determined from our records.

On April 15, 1968, at the time of our last reassessment, we attempted to gain access to the property but were politely refused. On April 9, 1970, we again attempted to gain access and at that time viewed only the lower kitchen and upper bedrooms were remodeled and enlarged. We still retained the 4-family characteristic of the building. As recently as December 16, December 17, December 20, 1976, January 5, January 10 and January 18, 1977 we made overtures and used every means possible to gain access but were advised by the attorney of Mr. Philip Stock that they need not permit us entrance to the home.

As of May 1, 1977, we have revised the assessment to a substantial increase to reflect what we feel is the market value as of May 1, 1977 -- it also reflects a 4-family usage of the property.

I can appreciate the problems that you are going through, because we are going through the same.

Very truly yours,

*Ervin J. Rzepinski*  
Ervin J. Rzepinski  
District Assessor

EJR/mm

Member International Association of Assessing Officers  
Member National Tax Association

