



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 4/8/2012
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #86494

Property 832 N. 29TH ST. **Concordia Historic District**

Owner/Applicant BARBARA HOLZMANN T.O.D.
2303 N 39TH ST
MILWAUKEE WI 53210
Ms. Barbara Holzmnn
Holzmnn & Associates
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Cream City Wrecking
262-251-5100

Proposal Demolish 2-1/2 story frame dwelling.

Staff comments The Dutch Colonial Revival style house that sits on a raised stone foundation is located in the Concordia Local Historic District and was built in 1892. It is believed that the architects were the noted Milwaukee firm of Ferry and Clas. Recently a fire damaged the building and although there is no raze order on it the owner has applied for a permit to demolish it rather than fix it. A Certificate of Appropriateness is needed before a demolition permit can be issued.

This building does not meet the criteria for demolition under the historic preservation ordinance. It is not deteriorated beyond repair and has not been identified as a threat to life safety by the city's Department of Neighborhood Services. Although vinyl siding has hidden much of the original character underneath, the building is restorable and there are numerous examples of houses in the city that were damaged by fire much more extensively but are now beautifully restored. This house certainly has the potential to be restored and again be a vital part of its west side neighborhood.

Property taxes now totaling \$12,867.55 have not been paid for the last 3 years. As a result, the property has been placed in the In Rem process and will be acquired by the city unless the taxes are paid.

Recommendation Disapprove

Conditions

Previous HPC action

Previous Council action