



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/12/2023

Staff reviewer: Tim Askin

Ald. Bauman

CCF #230130

Property

2813-2815 W. State St.

Concordia

Owner/Applicant Lawrence D. & Pamela Thomas, 2813 W. State Street

Proposal

Retain chain link fence in rear yard that was installed by prior owners.

Staff comments

This portion of Concordia was designated in 1988. A survey from 1989 does not show this fence, but does show fences on adjoining properties. The subject fence can be seen in the earliest google streetview that occurred in 2007 and in a 2005 aerial photo. Staff is unaware of any explicit written policy about chain link fences by HPC until 1997. The policy was loosened in 2000.

The fence does not meet our standards for a certificate of appropriateness. While the standards were loosened in 2000 for chain link fences, a rubber coating was required. This fence does not have the rubber coating. The fence is bare metal which remains expressly prohibited.

The certificate of repose can be considered. The criteria are as following.

- a. Formal title transfer in at least one arm's length transaction prior to notice of violation. **Unclear.** Owners have been requested to provide their title and date of purchase. City records are unclear and official county records are not free to the city.
- b. More than three years have elapsed since the work was performed. **Yes.**
- c. Presents no safety hazards. **Yes.** DNS only cited for lack of permit and lack of COA.
- d. Costs more than \$1,000 to remediate. **Likely, but unclear.** Removing the fence is probably less than \$1,000, but replacing it with an acceptable fence would be.
- e. No citation issued to prior owners. **Yes.**
- f. N/A

There are two issues here:

1. The HPC must determine whether replacing the fence is to be considered part of the \$1,000 to remediate the issue. Staff declines to offer an opinion on such a policy decision. The commission must directly on the matter.
2. The owners must provide evidence of their purchase date and terms of purchase. This detail can be left with staff to determine, but the deed must be provided.

The information required to grant a Certificate of Repose is incomplete and requires a policy a determination. If the HPC determines that replacement cost is an allowable portion of the \$1,000 cost, staff recommends a HOLD, pending staff review of the deed. If the deed is satisfactory, HPC can grant the certificate of repose in July without requiring the owners to return.

Recommendation

Recommend HPC delayed approval of COR conditioned on cost determination and review of deed.

Conditions

Previous HPC action

Previous Council action