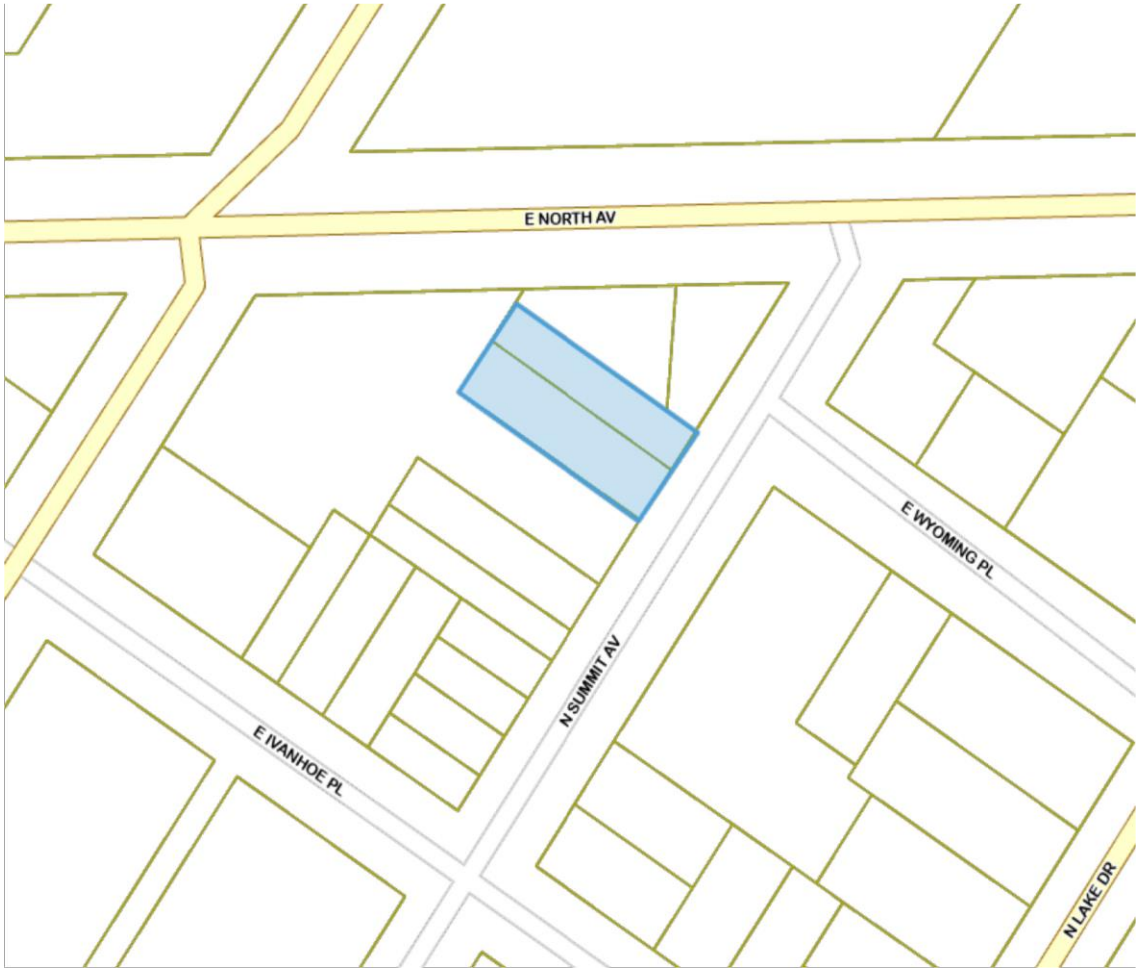
2275 N. Summit Avenue and 2279 N. Summit Avenue

Milwaukee Historic Preservation Commission

9.13.2021

2275 N. Summit Avenue

2279 N. Summit Avenue



Aerial of Neighborhood


E NORTH AV
E WYOMING PL
N SUMMIT AV
E IVANHOE PL
N LAKE DR

Petition Claims

Petition claims historic designation is appropriate for two (2) reasons:

- Location; and
- Style.

Neither of these reasons are validated by the actual location and condition of the structures and surrounding areas.

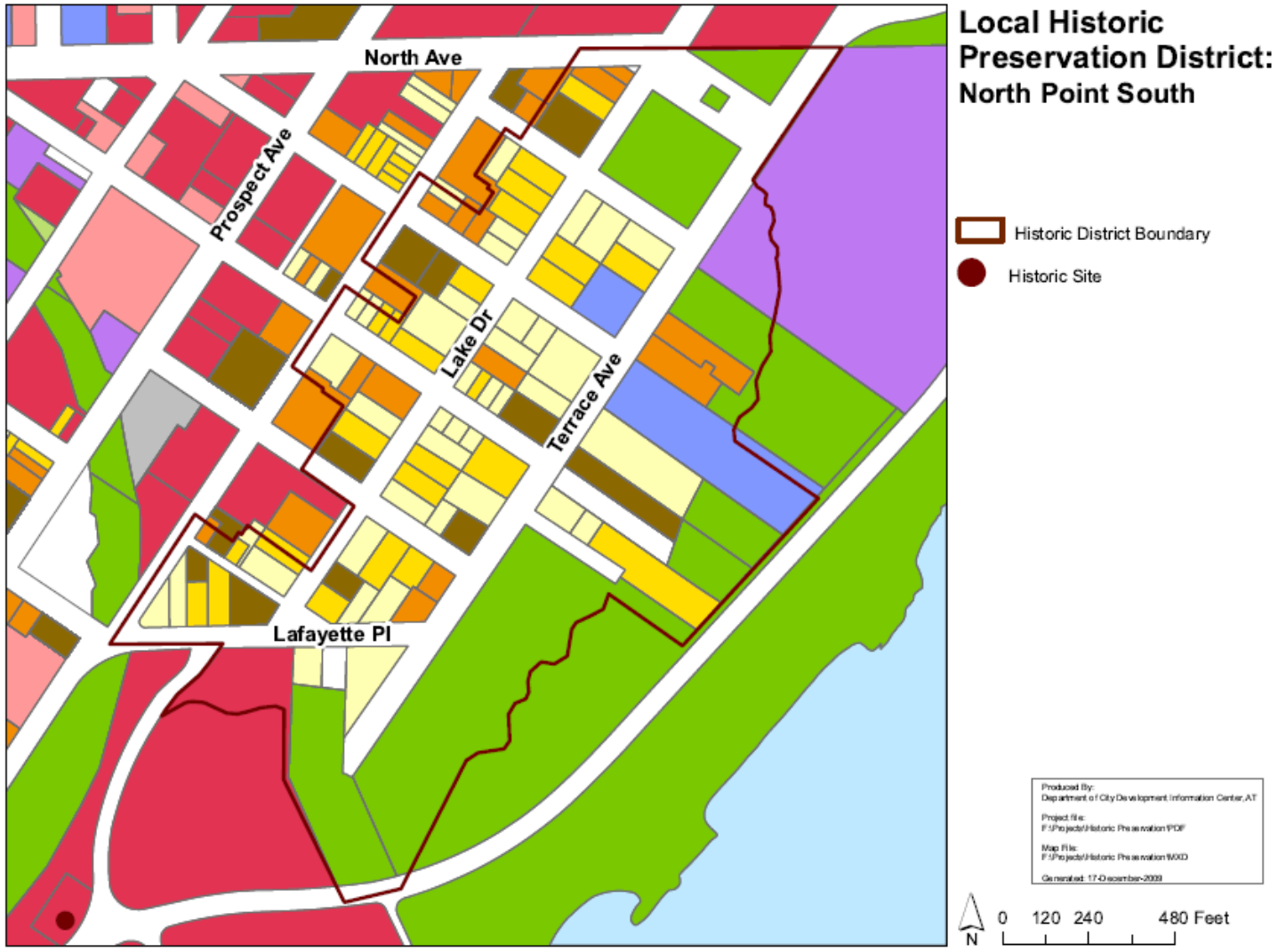
These structures do not contribute to the North Point South District and should not be designated as historic.

Location of the Structures

- At-issue structures ***should not be*** included in the North Point South Historic District due solely to their location near the District boundary.
  - (1) At-issue structures are **buffered** from the North Point South Historic District by non-contributing structures.
  - (2) The Petition itself highlights these "**intrusion**" structures.
  - (3) If the houses were historically significant, the **original** 2002 Historic Designation Study Report for the North Point South Historic District **would have included them**.

Location of the Structures

- (1) At-issue structures are **buffered** from the North Point South Historic District by non-contributing structures.


North Ave
Prospect Ave
Lake Dr
Terrace Ave
Lafayette Pl
Local Historic Preservation District:
North Point South
Historic District Boundary
Historic Site
Produced By:
Department of City Development Information Center, AT
Project file:
F:\Projects\Historic Preservation\PDF
Map File:
F:\Projects\Historic Preservation\MXD
Generated: 17-December-2009
N
0 120 240 480 Feet

Location of the Structures

- (1) At-issue structures are **buffered** from the North Point South Historic District by non-contributing structures.
  - Across street on east side of Summit is a larger multi-family apartment complex which is ***not*** within the North Point South Historic District.
  - Parcels to north and northeast of the at-issue structures are two 4-unit and other larger multi-family structures.
  - Parcel to south contains an alley-way and off-street parking with other similar homes to the south on N. Summit Avenue and Ivanhoe Place.

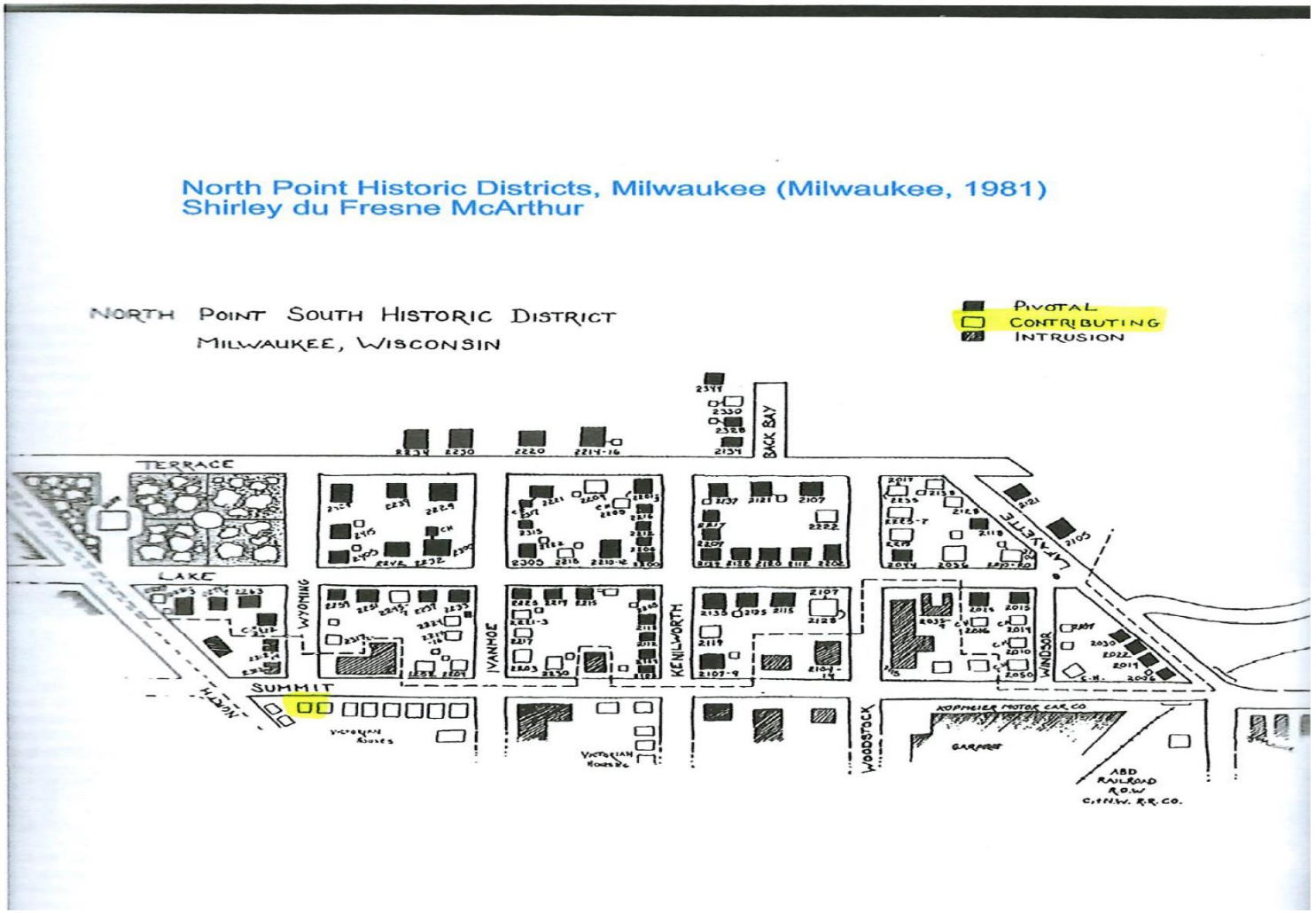
View to East of At-Issue Structures

View to North and Northeast of At-Issue Structures

View of Parcel to South of At-Issue Structures

Location of the Structures

- (2) The Petition itself highlights these "**intrusion**" structures.
  - The site plan included with the Petition, which was taken from Shirley de Fresne McArthur's 1981 publication, *North Point Historic Districts*, shows the clear demarcation line and development pattern.
  - The at-issue structures are **separated from** the North Point South Historic District by multiple multi-family complexes and commercial uses that do not contribute to the District.
  - Given the existence and proximity of these "intrusion" structures, the at-issue structures are **islands** that do not contribute to the District or the area's character and are indeed different in character from the **predominant development pattern within the District**.



Site Plan Included in Petition Shows the Intrusion

Location of the Structures

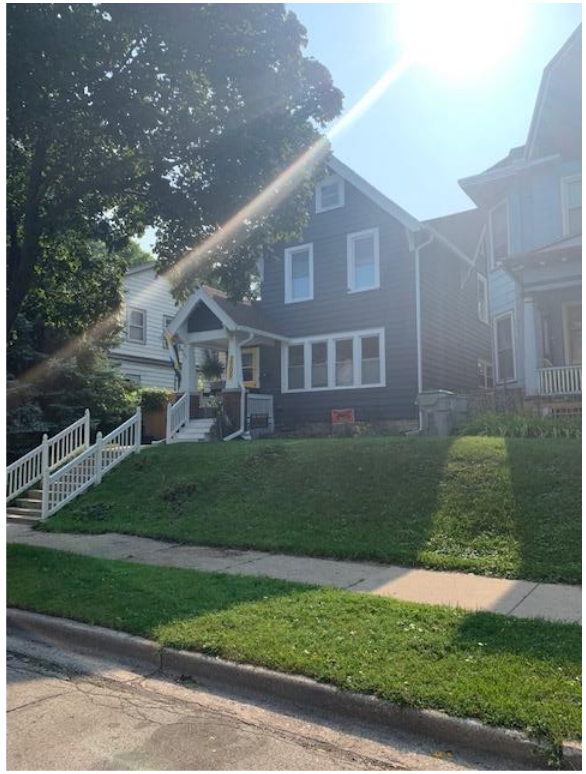
- (3) If historically significant, the **original** 2002 Historic Designation Study Report **would have included them**.
  - The current report relies, in part, on McArthur's *North Point Historic Districts* publication and McArthur's 1978 publication, *North Point Historic Districts – Milwaukee Inventory.*
  - Such publications addressed the western half of N. Summit Avenue - and decided categorically that such structures ***did not*** meet the elements and requirements to be included in the District.
  - The original 2002 report for also heavily relied on these publications and chose then ***not to*** include these structures.
  - The character of the 2200 block of N. Summit Avenue has not changed since that original 2002 report and, thus, there is ***no reason*** to reverse the experts' prior decision to not include these structures, or the entirety of western half of N. Summit Avenue.

Style of the Structures

- At-issue structures ***should not be*** included in the North Point South Historic District due to their style and character, in particular the modest size and materials used.
  - (1) These structures **are not unique** for the area.
  - (2) These two structures are **neither well preserved nor exemplary examples** of Milwaukee's working class housing stock.

Style of the Structures

- (1) These structures are **not unique** for the area.
  - There are numerous similar structures to the immediate vicinity north and west which are significantly in better condition and are contiguous with other single-family or two-family homes that reflect this type of architectural style.
  - These include structures on the following blocks:
    - 2500 block of N. Murry Avenue
    - 2012 and 2123 E. Bradford
    - 2500 block of E. Webster Place
    - 2500 block of E. Webster Place
    - 2400 block of E. Belleview Place
    - 2500 block of N. Stowell Avenue
    - 2600 block of N. Stowell Avenue
    - Western half of N. Summit Avenue

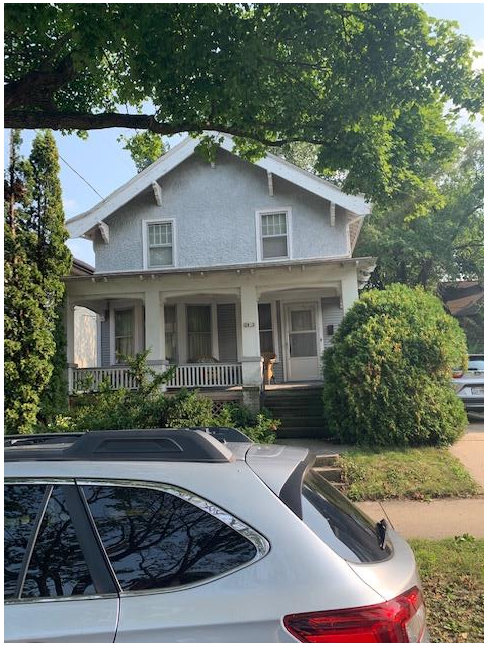


2500 block N. Murray Avenue

2012 and 2113 E. Bradford Avenue

2500 block E. Bradford Avenue

2500 block E. Webster Place


2400 block E. Belleview Place

2500 block N. Stowell Place

2600 block N. Stowell Place

Style of the Structures

- (2) These structures are **not neither well preserved nor exemplary examples** of Milwaukee's working class housing stock.
  - The condition of the structures are less than desirable and any protracted process will only contribute to blight in the neighborhood.
  - The cost to restore the at-issue structures, even at this location, would exceed the value of the properties.
  - Returning these structures to an appropriate level of restoration is a burden this Commission should not impose on anybody, no matter the property owner.
  - Mothballing or demolition are the only economically feasible outcomes if designation is granted.

Interior Condition of 2279 N. Summit May 2021

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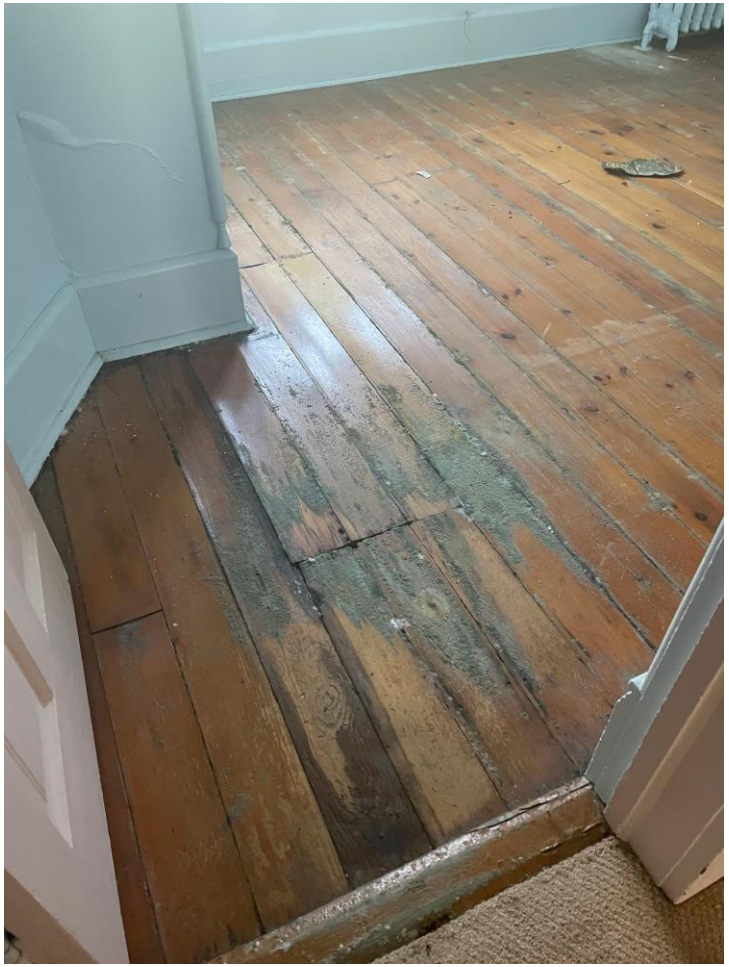
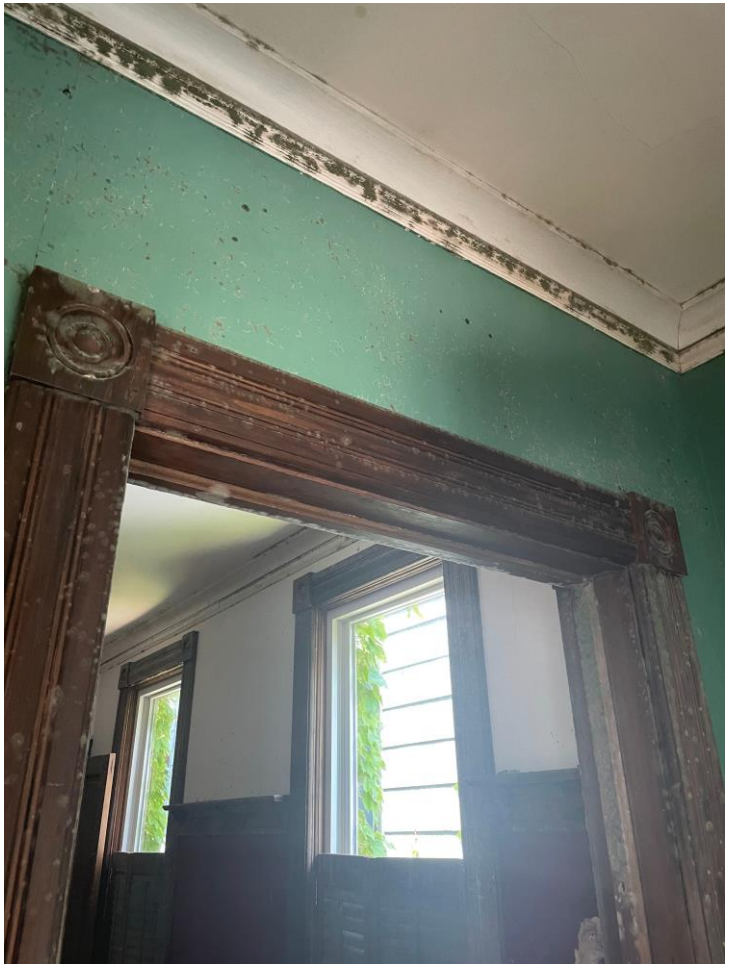


Interior Condition of 2279 N. Summit May 2021

Interior Condition of 2275 N. Summit May 2021



Interior Condition of 2275 N. Summit May 2021

Interior Condition of 2275 N. Summit May 2021

Interior Condition of 2275 N. Summit May 2021

Interior Condition of 2275 N. Summit May 2021

Interior Condition of 2275 N. Summit May 2021

Interior Condition of 2275 N. Summit May 2021

- Structures are islands clearly separated and delineated from more appropriate designated areas.
- Structures are not unique examples of working class housing stock within the area.
- Structures do not contribute to the District's character.

Respectively request denial of the Petition for historic designation.

Additional Concerns

- Larger Development
- Current Condition
- Demolition-by-Neglect

Larger Development

- E North LLC acquired 2275 and 2279 N. Summit Ave. in April and July 2020, respectively.
- Plan was to potentially include them with 2231 E. North Ave. and 2239 E. North Ave. to create a larger development site and footprint due to shape and size of the North Ave. parcels.

Larger Development

- Application for Re-Zoning
  - Filed January 28, 2020
  - Initial proposed development was for 90 apartment units, 7 stories (height not to exceed 85’ from grade) with below grade parking
- Initial Noted Concerns
  - Height of building on N Summit Ave.
  - Directed architect for project to address and re-submitted
- Next Steps
  - Application is stalled
  - Understand have not heard or been able to address all comments from the neighborhood
  - Invite another round table or listening session to ensure we understand the needs and concerns of the neighborhood

Larger Development

- Role of the Commission
  - Today's meeting is not to address the re-zoning, or even the potential development.
  - It is – and only is – to address the Petition for historic designation.
  - The potential development is relevant only in that this Commission can and should consider and balance the interests of the community's need for development with the desire to preserve historically significant and contributing structures.
- It is our position that the at-issue structures are not contributing. It is also our position that the condition of the structures is now such that it is no longer economically feasible to restore same.
- We deeply understand that there remains questions on any future development on these sites – but such questions will be addressed through other public hearings and meetings and such processes should be allowed to continue.

Current Condition

- Exterior Condition
  - Prompt action and response taken after 8.12.2021 hearing;
  - Continued maintenance of the exterior of the structures to ensure the structures are neat and secured, most recently being on site 9.10.2021.

Current Condition

- Interior Condition
  - Less than desirable
  - Requested the City turn off the water to the at-issue structures and the neighboring parcels - 2231 E. North Ave. and 2239 E. North Ave- on **November 5, 2020**
  - City did turn water off to 2231 and 2239 E. North Ave., but failed to turn water off to 2275 and 2279 N. Summit Ave.
  - Became aware of the issue in early May 2021 and immediately requested more information from the City
  - Received letter dated **May 25, 2021**, whereby the City confirmed in writing that it negligently failed to turn off the water as requested "due to an internal error."
  - Insurance claim made and both structures deemed "total loss"

Milwaukee
Water Works

May 25, 2021

E NORTH LLC
C/O BRIAN WAGNER
1731 ALYSON LN
WAUNAKEE, WI 53597

Re: Acct# 242-1096.300 + 242-1097.300 2275 + 2279 N SUMMIT AVE

Adjusted Bill Explanation

Hello Brian:

Attached is an explanation of the adjusted bill that is attached.

Milwaukee Water Works (MWW) has recently determined that your account is eligible for a credit adjustment from water that went through the meter after a turn-off was requested to be done on 11/5/20 but was not done due to internal error. We apologize for any inconvenience.

242-1096.300
Water **-$192.60 + -$11.03**
Service charges **-$28.05**
MMSD Sewer **-$184.73+ -$6.08**
Service charges **-$17.82**
Local Sewer **-$144.69+ -$4.34**
-$567.89+ $-21.45= $- 589.34
Updated balance is now $535.74

242-1097.300
Water **-$156.22 + -$9.21 late fee**
Service charges **-$28.05**
MMSD Sewer **-$148.18 + -$4.98**
Service charges **-$17.82**
Local Sewer **-$116.07 + -$3.48**
-$466.34 + -$17.67= -$484.01
Updated balance is now $598.52

Total credit = - $1073.35
Total adjustment to account: -$1073.35

If you have any additional questions, please contact Customer Service M-F 7:30-5 at 414-286-2830.

Regards,

Water Customer Service/Billing
Milwaukee Water Works

Demolition-by-Neglect

- Concerns were brought up during the 8.12.2021 hearing regarding whether the current condition of the at-issue structures could be characterized as “demolition-by-neglect.”
- Demolition-by-neglect is indeed something this Commission would consider in regards to any demolition requested for these structures ***if*** they were deemed historic BUT ONLY NEGLECT THAT OCCURS ***AFTER*** HISTORIC DESIGNATION.

Demolition-by-Neglect

- Section 320-21-11-a of the Milwaukee Ordinances states in relevant part that:
  - "No person or entity shall … partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district … unless a **certificate of appropriateness** has been granted by the commission."

Demolition-by-Neglect

- Section 320-21-11-h-6 of the Milwaukee Ordinances goes on to state that the Commission:
  - "[in] determining whether to grant, grant with conditions, deny or defer action on a **certificate of appropriateness** to allow partial or complete demolition, the commission shall consider …Whether the structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve, restore or use it, provided that any hardship or difficulty claimed by the owner which **is self-created** or a result of **demolition by neglect** cannot qualify as a basis for the issuance of a certificate of appropriateness." (emphasis added).

Demolition-by-Neglect

- Demolition-by-Neglect is then defined to mean:
  - "…the failure of a building owner to maintain **a historic structure** or a structure or improvements **on a historic site** or **within a historic district** in accordance with the standards of s. 275.32."

Demolition-by-Neglect

- The current poor interior condition of the structures ***is not*** self-created, but rather the result of the City's "internal error."
- At-issues structures ***are not*** currently designated historic nor within a historic district, by definition there cannot be any demolition-by-neglect.