



Office of the City Clerk

Jim Owczarski
City Clerk
jowoza@milwaukee.gov

Dana J. Zelazny
Deputy City Clerk
d.zelazny@milwaukee.gov

CERTIFIED MAIL

September 11, 2025

Berrada Properties 24, LLC
PO Box 241191
Milwaukee, WI 53224

RE: Resolution granting Permanent Historic Designation to the Charles Danielson Apartment Building at 3131 W. Wells Street, in the Fourth Aldermanic District.

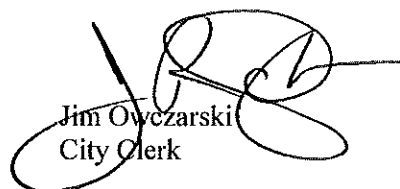
Dear Property Owner:

This letter is to inform you that the above matter will be considered at the October 6th Historic Preservation Commission meeting, which begins at 3:00 p.m. in Room 301-A of Milwaukee City Hall, 200 E Wells St.

At this meeting, you or a representative may speak on this application for historic designation of your property. I enclosed a copy of a document detailing how to obtain a Certificate of Appropriateness if this designation is approved by the Common Council, as well as the application and documents submitted by the nominator. The Commission makes a recommendation, but it must be approved at the Council level.

Information regarding the Historic Preservation Commission is available online at <http://city.milwaukee.gov/hpc>. If you have any questions regarding the proposed designation, please call Andrew Stern of the Historic Preservation staff at (414) 286-5722.

Respectfully,


Jim Owczarski
City Clerk





MILWAUKEE HISTORIC PRESERVATION COMMISSION HISTORIC DISTRICT DESIGNATION APPLICATION

An application fee of \$25 (cash or check) is required with this application.

1. Property Name

Historic: 3131 W. Wells St Milwaukee, WI 53208

and/or Common: Schuster / Bloodgood Apartments

2. Location

Address: _____

Aldersperson(s): _____

District Number(s): _____

3. Classification

Category	Ownership	Present Use			
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input type="checkbox"/> agricultural	<input type="checkbox"/> park	<input type="checkbox"/> government	<input type="checkbox"/> transportation
<input type="checkbox"/> structure(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input type="checkbox"/> vacant
<input type="checkbox"/> object(s)	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private residence	<input type="checkbox"/> museum	

4. Owner of Property

Name: ~~Francis Harris~~ Berrada Port 24 LLC

Address: _____

City: _____ State _____ Zip _____

5. Representation in Existing Surveys

Inventory: _____

Date: _____ ☐ federal ☐ state ☐ county ☐ local

Depository for survey records:

Organization: _____

Street & number: _____

City: _____ State _____ Zip _____

Previous historic designation:

☐ National Register Date _____ Historic Name _____
☐ City of Milwaukee Landmark Date _____ Historic Name _____
☐ Other Name of Program _____ Date designated _____

6. DESCRIPTION

Condition:

- ☐ excellent
☐ good
☒ fair
☐ deteriorated
☐ ruins

- ☐ altered
☐ unaltered

Location:

- ☐ original site

- ☐ moved, date: _____

Walls:

- ☐ clapboard; ☐ brick; ☐ stucco; ☐ stone; ☐ wood shingle; ☐ slate; ☐ terra cotta; ☐ asphalt siding;
☐ asbestos tile; ☐ aluminum siding; ☐ artificial stone; ☐ other _____

Building form:

Number of stories _____

Foundation

- ☐ stone ☒ brick ☐ concrete block ☐ concrete
☐ other _____

Roof

- ☐ gable (☐ flank; ☐ end; ☐ cross)
☐ gambrel (☐ flank; ☐ end; ☐ cross)
☐ hip ☐ mansard ☐ flat
☐ other _____

Written description: (Continue on a separate sheet, if necessary)

Apartment had a fire
They (fire department) had to take down
part of the porch. Which needs to be
repair to the original form

7. SIGNIFICANCE

Areas of significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> literature | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> military | <input type="checkbox"/> theater |
| <input type="checkbox"/> commerce | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> transportation |
| <input type="checkbox"/> communications | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> other (specify): _____ |
| <input type="checkbox"/> community planning | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | |
| <input type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Date built or altered: _____

Builder/architect: _____

Written statement of significance: (continue on a separate sheet, if necessary)

8. Major Bibliographical References

9. Property Description

Acreage: _____

Obtain from <http://assessments.milwaukee.gov/>

Legal property description:

10. Form Prepared By

Name/Title: Laura Sue Mosier

Organization: Schuster Mansion Bed & Breakfast

Street: 3209 W. Wells St.

City: Milwaukee

State: WI

Zip: 53208

Telephone (days) 414-342-3210 (evenings) _____

Date: _____

Email: laurasue559@gmail.com

Signature: Laura Sue Mosier

Return to: Historic Preservation Commission
841 N Broadway, Room B-1
Milwaukee, WI 53202
(414-286-5722)
HPC@milwaukee.gov



MILWAUKEE HISTORIC PRESERVATION COMMISSION HISTORIC DISTRICT DESIGNATION APPLICATION

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1. Property Name

Historic: 3131 W. Wells St Milwaukee, WI 53208

and/or Common: _____

2. Location

Address: 3131 W. Wells St Milwaukee, WI 53208

Aldersperson(s): _____

District Number(s): 4

3. Classification

Category	Ownership	Present Use			
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input type="checkbox"/> agricultural	<input type="checkbox"/> park	<input type="checkbox"/> government	<input type="checkbox"/> transportation
<input type="checkbox"/> structure(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input type="checkbox"/> vacant
<input type="checkbox"/> object(s)	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	<input type="checkbox"/> other
<input type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private residence	<input type="checkbox"/> museum	

4. Owner of Property

Current Property Mailing Address:

Owner BERRADA PROPERTIES 24 LLC

Address PO BOX 241191

City MILWAUKEE

State WI

Zip 53224

Zoning RM6

5. Representation in Existing Surveys

Inventory: _____

Date: _____ ☐ federal ☐ state ☐ county ☐ local

Depository for survey records:

Organization: _____

Street & number: _____

City: _____ State: _____ Zip: _____

Previous historic designation:

☐ National Register Date _____ Historic Name _____
☐ City of Milwaukee Landmark Date _____ Historic Name _____
☐ Other Name of Program _____ Date designated _____

6. DESCRIPTION

Condition:

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☐ good
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Location:

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Walls:

☐ clapboard; ☐ brick; ☐ stucco; ☐ stone; ☐ wood shingle; ☐ slate; ☐ terra cotta; ☐ asphalt siding;
☐ asbestos tile; ☐ aluminum siding; ☐ artificial stone; ☐ other _____

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Number of stories _____

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Roof

☐ gable (☐ flank; ☐ end; ☐ cross)
☐ gambrel (☐ flank; ☐ end; ☐ cross)
☐ hip ☐ mansard ☐ flat
☐ other _____

Written description: (Continue on a separate sheet, if necessary)

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| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> literature | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> military | <input type="checkbox"/> theater |
| <input type="checkbox"/> commerce | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> transportation |
| <input type="checkbox"/> communications | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> other (specify): _____ |
| <input type="checkbox"/> community planning | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | |
| <input type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Date built or altered: _____

Builder/architect: _____

Written statement of significance: (continue on a separate sheet, if necessary)

3131 West Wells Street was built in 1924. The Architectural style is Colonial Revival / Georgian Revival. The construction is Balloon Frame with Reddish Brown Brick. Double hung windows, with limestone ledges.

The Architect is Rossman & Wierdama. They are known for designing the Franklin Arms Apartments and the Underwriters Exchange building which is now known as Streetcar Flats.

Notable Works:

Franklin Arms Apartments (1923) A four-story, Tudor revival-style luxury courtyard apartment building.
Underwriters Exchange Building (1924) A Gothic Revival building that served as a hub for insurance businesses.

Wells Street was named in 1836 for Daniel Wells an investor in Kilbourn town. He dealt in lumber, wool, grain, railroads, real estate, banking, hotel and roads.

West Wells Street is rich with several buildings listed with the Wisconsin Architecture and History Inventory from 35th Street to 23rd Street.

8. Major Bibliographical References

9. Property Description

Acraago: _____

Obtain from <http://assessments.milwaukee.gov/>

Legal property description:

Legal Description:

ASSESSMENT SUBD NO 50 ETC IN NE 1/4 SEC 25-7-21 BLOCK 1 LOT 5 & W 43' OF N 75' OF LOT 4 & PERMANENT 10' DRIVEWAY EASEMENT PAR & AGL N 75' OF E LI OF W 43' LOT 4 BID #10

10. Form Prepared By

Name/Title: Laura Sue Mosier

Organization: Schuster Mansion Bed & Breakfast

Street: 3209 W. Wells St.

City: Milwaukee

State: WI

Zip: 53208

Telephone (days) 414-342-3210 (evenings) _____

Date: _____

Email laurasue559@gmail.com

Signature

Laura Sue Mosier

Return to: Historic Preservation Commission
841 N Broadway, Room B-1
Milwaukee, WI 53202
(414-286-5722)
HPC@milwaukee.gov

PRESERVATION TOPICS 2

Historic Preservation Commission

City of Milwaukee

HOW TO OBTAIN A CERTIFICATE OF APPROPRIATENESS FOR A HISTORIC SITE OR STRUCTURE IN MILWAUKEE

The Milwaukee Historic Preservation Ordinance

The historic preservation ordinance, adopted as Section 308-81 (now 320-21) of the Milwaukee Code in June of 1981, provided certain kinds of legal protection for buildings or sites the Common Council of the City of Milwaukee has declared "Historic Structures" or "Historic Sites." The purpose of this ordinance is to preserve Milwaukee's heritage, history, and its superb collection of period architecture. A seven-member Historic Preservation Commission appointed by the Mayor administers the ordinance. The commissioners are dedicated citizens, architects, historians, and other experts selected for their interest and skills in historic preservation. The Commission and its staff are ready to assist the public in any appropriate way to meet these goals.

A complete explanation of the provisions of the ordinance can be obtained by contacting the Historic Preservation Commission staff. In brief, the ordinance provides that any individual or group may nominate a building or place for designation as a Historic Structure, Historic Site, or Historic District. The Historic Preservation Commission reviews the applications and makes a recommendation to the Common Council that a structure or site should be declared "Historic." The Council then acts upon the Commission's recommendation.

Once the structure, site, or district has been designated as locally historic by the Common Council, the structure, site or district is under the protection of the ordinance, and no changes may be made to the exterior unless the owner first obtains a "Certificate of Appropriateness" from the Historic Preservation Commission. This certificate is the Commission's written affirmation that a proposed change is sympathetic to the historic character of the property and is consistent with the intent of the ordinance. When a permit is applied for, the Development Center plan examiner will check to see if the property in question is a designated historic structure, historic site or within a historic district. If it is, the applicant is required to obtain a Certificate of Appropriateness.

Obtaining Certificates of Appropriateness

To obtain a Certificate of Appropriateness, the owner of the building files an application with the Historic Preservation Commission as outlined below.

Some certificates for simple projects are issued by staff within a few days of application. Certificate requests for larger or higher impact projects are reviewed by the Commission at a public meeting. The Commission hears opinions and evidence on the proposed changes, and then exercises its best collective judgment as to whether or not the proposed alteration or demolition is compatible with the intent of the ordinance and public interest. If the judgment is favorable, the Commission will direct staff to issue a Certificate of Appropriateness directly to the owner and submit a copy to the Development Center. The owner may then obtain the necessary building permit in the normal way. The Commission may also issue a Certificate conditioned upon the applicant's written agreement to make specified changes in the project necessary to bring it into conformance with the intent of the designation.

In the event that the Historic Preservation Commission finds that the proposed alteration is not consistent with the historic character of the site, structure, or district, and no compromise can be reached immediately, they will refuse to issue a Certificate. Should this happen, a building or demolition permit would not be issued by the Development Center.

Obtaining a Certificate of Appropriateness (COA) is not difficult, but does require some time. Owners are advised to begin the process well in advance, since procedural regulations and the requirements of the ordinance do not permit hasty action on the part of the Commission. The following steps are required:

1. Historic Guidelines

Read the guidelines for the structure or district to determine if your project complies. Most guidelines are found on the Historic Preservation website, www.city.milwaukee.gov/hpc or call the office at 414-286-5712 or 286-5722 to obtain a copy.

2. Apply for a Building Permit

Apply at Development Center, on the 1st floor of 809 North Broadway, in the usual way. When the property is identified as a designated historic structure or a within a historic district, you will then be given an application for a Certificate of Appropriateness or directed to see the Historic Preservation Commission staff. Please note: If you wish to seek the advice of the Historic Preservation staff or apply for a Certificate of Appropriateness before you apply for a building permit, you may do so.

3. Complete the Application

Questions should be addressed to the Historic Preservation Commission staff located in City Hall Room B-4. Call 414-286-5712 or email HistoricPreservation@milwaukee.gov.

4. Prepare Presentation Materials

Certain drawings may be required for review by the Development Center before a building permit can be issued. A set of these same drawings should accompany your application for a Certificate of Appropriateness. You should, in addition, include sketches, drawings, photographs, or any other material that you feel will help the Historic Preservation Commission understand the proposed changes to the structure. The quality of the presentation materials will be an important factor in enabling the Commission to fully understand what you intend to do. The presentation materials will be filed and retained by the Commission, so be sure to make copies for your own records.

5. File the Application and Presentation Materials

Mail or hand-deliver the application with accompanying photographs, drawings and materials samples to the Historic Preservation Commission staff. In most cases HPC staff will be able to approve the work outlined in the application and issue a COA in approximately seven days. If the proposed work cannot be approved by staff, the application will be heard at the next scheduled Commission meeting provided that the application is received at least 12 working days prior to that meeting. Staff is available to meet with you to review your project at any time during the COA application process. Applicants are encouraged to attend the hearing / meeting in order to answer questions. If you have an architect or professional consultant, it may help if he or she is also available to answer questions. At the meeting, the Commission may approve the application, give approval conditioned on the owner's willingness to make specified changes, or refuse the request.

6. Public Hearings on Refused Applications

If your application is refused or you do not agree with the Commission recommendations, a public hearing will be scheduled on all refused applications within thirty days of the original review. At that time, the owner may present further cause as to why compliance with the ordinance may not be feasible or may present other relevant evidence. The Commission will issue a final decision on whether or not to grant a Certificate of Appropriateness not more than fifteen days after the public hearing. If the Commission refuses the application, construction or demolition cannot legally proceed. The applicant has the right to waive the public hearing if he or she wishes to file an appeal with the Common Council.

7. Appeal of Refused Applications

Owners denied a Certificate of Appropriateness by the Historic Preservation Commission may appeal the decision to the Common Council provided that such appeal is made within twenty days of the public hearing cited in step #5.

8. Begin Construction

Construction can proceed legally only after issuance of a Certificate of Appropriateness and obtaining a permit for the project. Work done without a Certificate of Appropriateness is a violation of Section 320-21, Milwaukee Code of Ordinances and is subject to correction orders or citations outlined in s. 12-14 of the Milwaukee Code. The progress of the construction will be monitored to assure compliance with approved plans.

9. Changes During Construction Require Approval

Changes made during the construction that affect the exterior of a building or site are not permitted unless they have been approved by the Historic Preservation Commission or Commission staff in accordance with the procedures outlined previously. The Development Center may suspend an issued permit to prevent unapproved changes from being carried forward.

If you have questions or need further information on any preservation-related topic, please contact the Commission staff:

Historic Preservation Commission
Office of the City Clerk
200 E. Wells Street, Room B-4
Milwaukee, WI 53202
Phone 414/286-5712 / 286-5722
FAX 414/286-3004
HistoricPreservation@milwaukee.gov





Office of the City Clerk

Jim Owczarski
City Clerk
jowcza@milwaukee.gov

Dana J. Zelazny
Deputy City Clerk
d.zelazny@milwaukee.gov

September 11, 2025

RE: Resolution granting Permanent Historic Designation to the Charles Danielson Apartment Building at 3131 W. Wells Street, in the Fourth Aldermanic District.

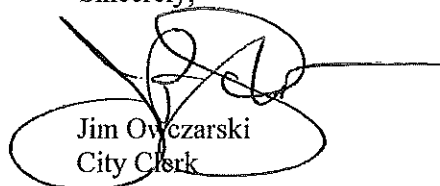
Dear Property Owner:

The above application was submitted to the Historic Preservation Commission to designate the above property as permanent historic.

A public hearing has been scheduled for Monday, October 6th, 2025 at 3:00 p.m. in City Hall, 200 East Wells Street, Room 301-A to determine whether or not the proposed designation satisfies the criteria for historic designation in accordance with Section 320-21 of the Milwaukee Code of Ordinances.

Information about the application is available online at <https://milwaukee.legistar.com/Legislation.aspx> under file number 250830. Information regarding the Historic Preservation Commission is available online at <http://city.milwaukee.gov/hpc>. If you have any questions regarding the proposed designations, please call Andrew Stern of the Historic Preservation staff at (414) 286-5722.

Sincerely,



Jim Owczarski
City Clerk

