



Milwaukee Historic Preservation Commission Staff Report

Livina with Historu

HPC meeting date: 11/10/2014
Ald. Jose Perez District: 12
Staff reviewer: Paul Jakubovich
PTS #98577

Property	317 W. NATIONAL AV.	
Owner/Applicant	CONCORDE INVESTMENTS LLC 526 W NATIONAL AVE # 200 MILWAUKEE WI 53204	David Pachefsky 526 W. National Avenue Milwaukee, WI 553204
Proposal	The applicant seeks a mothball certificate in order to gain extra time to renovate the exterior while avoiding any potential fines or citations.	

Staff comments

Although this building is in a National Register Historic District only and not in a local one, the Milwaukee Historic Preservation Commission has the authority to issue a mothball certificate which would grant the owner extra time to restore the exterior without the possibility of getting city-issued fines or citations.

The house was constructed in 1875 in the Italianate style of architecture and in recent years it was used as a project house for building trades students enrolled at Bradley Technical High School across the street. The students completely re-built the west wall of the cream city brick raised foundation to match the original. Nice work! Most other work was confined to the interior such as a new concrete basement floor, framing, and some rough mechanicals.

During its use as a project house the exterior was completely stripped of its original siding, trim and windows. Nothing was replaced and as a result the building is now a vacant shell and was in that condition when it was purchased recently by David Pachefsky. He has hired architect Stuart Rothman and has been working closely with HPC staff on a plan to restore the exterior as near as possible to the original on the front with some window and door alterations on the sides and back to accommodate the needs of the re-built interior. Plans for the interior are also underway.

Because restoring the exterior will take more time than the current city-issued orders allow, the owner is seeking a mothball certificate for a period of one year (12 months). During this time the owner will install new wood windows to match the historic sizes and details, new wood siding and trim, and a new front porch among other exterior work.

The following communication was received from Erica Lewandowski of Neighborhood Services in regards to the mothball certificate:

DNS does not oppose the mothball request for 317 W National Ave. The Department requests that the following provisions be added to the record:
That all required permits be obtained for all alterations to the property.
That an occupancy permit be obtained prior to re-occupying the property.
That the property be maintained in a secure condition at all times

Staff recommends approval of the mothball certificate with the following conditions:

1. Provisions stated by DNS are met
2. The work covered by the Mothball will be limited only to the exterior
3. The owner and architect both continue to work with HPC staff to restore the exterior.

Because this building is in a National Register district and was government-owned, it was sold with a contingency that National Register standards for the exterior must be maintained. If the Mothball Certificate is granted, by ordinance the owner must appear before the Historic Preservation Commission every six months to give an update on the work.

Recommendation	Recommend HPC Approval
Conditions	As stated above
Previous HPC action	none
Previous Council action	