



Department of City Development

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

Julie A. Penman  
Commissioner

Michal A. Dawson  
Deputy Commissioner

**REPORT TO THE MILWAUKEE  
HISTORIC PRESERVATION COMMISSION:**

December 22, 2002

**AGENDA ITEM:**

5.A.

**FILE NUMBER:**

2720 W. Kilbourn Avenue  
(Concordia H.D.)

**OWNER & APPLICANT:**

Gary Taxman  
Taxman Investment Co.  
819 N. Marshall Street  
Milwaukee, WI 53202

**STAFF REPORT:**

The applicant is requesting a Certificate of Appropriateness (COA) to raze the residence located at 2720 W. Kilbourn Avenue. This house was built as a duplex in 1895 and converted into a 6-unit rooming house sometime around 1954. This block was fully intact with three houses until the center building at 2728 W. Kilbourn Avenue was razed in 1989. The new proposed use of the site would be as a surface parking lot. The following analysis is based on the Preservation Guidelines for the Concordia Historic District. The 5 criteria evaluated are: Condition, Importance, Location, Potential for Restoration, and Replacement.

**Condition:** Demolition requests may be granted when it can be clearly demonstrated that the condition of the building is such that it constitutes an immediate threat to health and safety.

*Analysis: The house shows signs of minor internal deterioration to the floor coverings and has one area where plaster has fallen from the ceiling. There are no outstanding violations to the exterior of the building. Minor repairs to the gutters, downspouts, siding, trim, porch railing and service walk have all been corrected. The maintenance concerns listed above do not constitute an immediate threat to health and safety.*

**Importance:** Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material or craftsmanship that does not exist in other structures in the area.

*Analysis: The building does not exhibit architectural significance or unique craftsmanship that cannot be found in other structures in the area.*

**Location:** Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive affect on other buildings in the area.

*Analysis: The building was built 107 years ago when most of the district was constructed. This house is constructed with the same setbacks, bermed yard, stone foundation material, roof pitch and massing of other buildings in the district. The house contributes to the neighborhood and has a positive affect on the other single family or duplex houses found in this area. The house has high visibility as the first house seen when entering the district along W. Kilbourn Avenue.*

**Potential for Restoration:** Consideration will be given to whether or not the proposed demolition is a later addition, which does not contribute to the original buildings character.

*Analysis: The house is original to the site. This house is located in a National Register District and is eligible for Rehabilitation Tax Credits for repairs. The district has seen a steady increase in values higher than that of the surrounding area since the district was formed. This district has seen an increase in homeowner occupancy and resale appreciation of the older housing stock. This building is two blocks from major residential reinvestment occurring on State Street in the 2700 block.*

**Replacement:** Consideration will be given to whether or not the building is to be replaced by a compatible building of similar age, architectural style and scale or by a new building which would fulfill the same aesthetic function in the area as did the old structure.

*Analysis: The house will be razed for a parking lot. The parking lot will not serve the same aesthetic function.*

The building is in an historic district, and apparently has no structural code violations against it. This house helps to anchor this grouping of single-family or duplex residence. It is eligible for Rehabilitation Tax Credits for repairs, and is in an area of increasing home ownership, and increased housing value. Current land use and economic concerns do not appear to prevent this building from being successfully rehabilitated.

#### **STAFF RECOMMENDATION:**

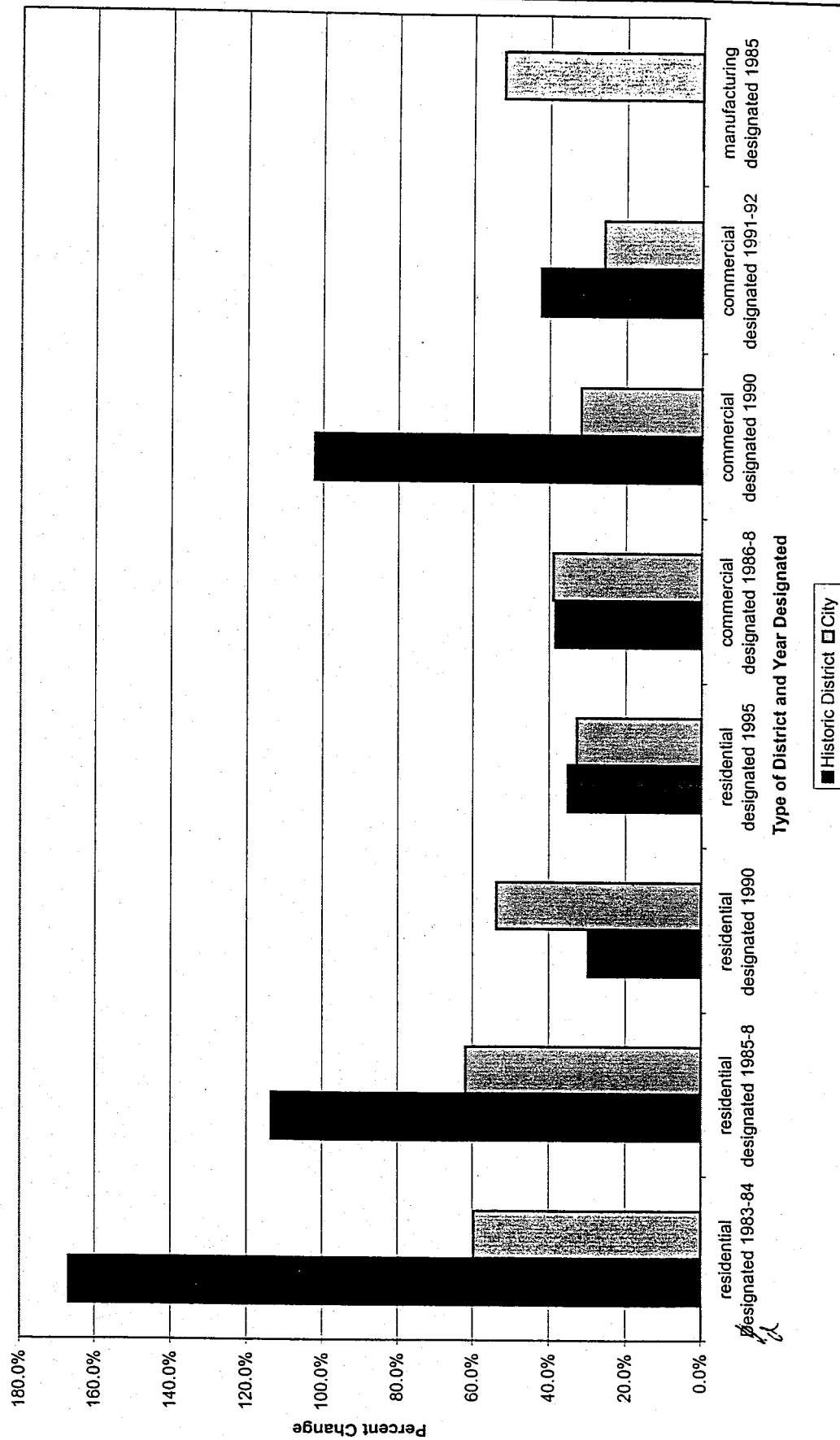
Staff recommends denial of a Certificate of Appropriateness to raze the residence on the property at 2720 W. Kilbourn Avenue based on the following reasons:

1. The raze request does not meet the criteria outlined in Section X. D. of the District Preservation Guidelines with regard to Condition, Location, Potential for Restoration, and Replacement.

60 Verbal Boundary Description



# Percent Change in Assessed Value Designated Historic Districts vs. City Change by Year Designated



Historic Assessed Values  
Designated Historic Districts with Single Family, Duplex, and Condominium Development  
City of Milwaukee  
1984 to 2000

