

MILWAUKEE HISTORIC PRESERVATION COMMISSION
TEMPORARY HISTORIC DESIGNATION PETITION

1. Name of Property: Schuster Rooming House
Address of Property: 3217 W. Wells St, Milwaukee 53208
Zip Code

2. Name and Address of Owner

Name: Shaan Real Estate Inc
Street Address: 1049 W. Sunrise Pass
City Oak Creek State: WI Zip Code: 53154
Daytime Telephone Number: _____
(Area Code)
Applicant (if different from owner) Laura Sue Mosier
Street Address: 3209 W. Wells St
City: Milwaukee State: WI Zip Code: 53208
Daytime Phone: _____ Evening Phone _____
414-342-3210

3. Attachments

The following information is enclosed:

- Exterior photographs or digital images (required)
- Copy of newspaper notice of demolition permit application
- Copy of Orders from the Department of Neighborhood Services
- Other (explain) _____

4. Legal Property Description

see attached legal desp.
Parcel ID 3880405000

5. Description of Structure

Number of stories: _____

Wall cladding (check each that apply)

Clapboard Brick Stucco Stone Wood Shingle
Terra Cotta Asphalt Siding Asbestos Tile Aluminum/Vinyl Siding Artificial Stone

Other: _____

Describe Outstanding Features:

Amazing porch needs restoration
Decorative shingling about the red brick

7. SIGNIFICANCE

Areas of significance:

agriculture

architecture

art

commerce

communications

community planning

conservation

economics

education

engineering

engineering

exploration/settlement

industry

landscape architecture

law

literature

military

music

philosophy

politics/government

religion

science

social/humanitarian

theater

transportation

other (specify):

[Click here to enter text.](#)

Date built or altered: _____

Builder/architect: _____

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

3 story Boarding House
excellent exsample of Queen Anne
Built by Crane & Barkhausen - 1906

Built by George J. Schuster who built
Schuster Mansion Bed & Breakfast

8. Major Bibliographical References

9. Property Description

Acreage: less than 1 Obtain from <http://assessments.milwaukee.gov/>

Legal property description:

see attached legal desp.
Parcel ID 3880405000

10. Form Prepared By

Name/Title: Laura Sue Mosier

Organization: _____

Street: 3209 W. Wells St

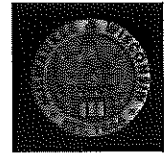
City: Milwaukee State: WI Zip: 53208

Telephone (days) 414-342-3210 (evenings) _____ Date: 7/9/24

Email welcome@schustermansion.com

Signature Laura Sue Mosier

Return to: Historic Preservation
Common Council/City Clerk
200 East Wells Street Room B-4
Milwaukee, WI 53202
(414-286-5722)
HPC@milwaukee.gov



| Printable Record Card | Previous Assessments | Sale Owner History | Permits

Card 1 of 1

Location 3217 W WELLS ST	Property Account Number 3880405000	Parcel ID 3880405000 Old Parcel ID
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Current Property Mailing Address

Owner SHAAN REAL ESTATE INC Address 1049 W SUNRISE PASS	City OAK CREEK State WI Zip 53154 Zoning RT3
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Current Property Sales Information

Sale Date 11/17/2023 Sale Price 100,100	Legal Reference 11382800 Grantor(Seller) PENNY B BIGALKE
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Current Property Assessment

Year 2024 Land Area 0.15496 - AC	<u>Total Parcel Value</u> Building Value 119,400 Yard Items Value 0 Land Value 10,200 Total Value 129,600
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Narrative Description

This property contains 0.15496 - AC of land mainly classified as Mercantile Apartments with a(n) R/M (Res. Multiple) or Rooming House - commercial style building, built about 1906 , having Brick exterior and N/A roof cover, with 0 commercial unit(s) and 17 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

DOUSMAN'S SUBD IN NE 1/4 SEC 25-7-21 PART LOT 7 COM S LI W WELLS ST & 104.02' W OF W LI N 32ND ST TH S 150'-TH W 45'-TH N 150'-TH E 45' TO BEG BID #10

Property Images

<p>No Sketch Available</p>	<p>No Picture Available</p>
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PROPERTY RECORD

3217 W WELLS ST

Architecture and History Inventory



NAMES

Historic Name:

Other Name:

Contributing:

Reference Number: **111484**

PROPERTY LOCATION

Location (Address): **3217 W WELLS ST**

County: **Milwaukee**

City: **Milwaukee**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1891**

Additions: **1906**

Survey Date: **1979**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System: **Balloon Frame**

Wall Material: **Brick**

Architect: **Crane and Barkhausen; G.H. Grand-1906**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Not listed**

National Register Listing Date:

State Register Listing Date:

NOTES

Additional Information: As of 1906, George S. Schuster was the owner. He was in the dry goods business. Builders in 1906 were Fred Werner and Richard Riesen. Ernst Winter was the builder.

Bibliographic References:

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
01/23/2024
ORD-24-00800

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3217 W WELLS ST

Taxkey #: 388-0405-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date: 02/23/2024

- 1) 275-81 Unsanitary conditions. Restore building or dwelling unit to a clean and sanitary condition.

APPLIES TO ENTIRE BUILDING AND ALL UNITS.

Violation Location: North Side

Correct By Date: 02/23/2024

- 2) 275-32.4.a Replace broken window panes.

Violation Location: Interior Bath

Correct By Date: 02/23/2024

- 3) 275-53.2 Repair, replace or remove defective toilet (if replacing or removing , a permit is required; call 286-3361 if you need permit information).

“If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out”

APPLIES TO SECOND FLOOR BATHROOM.

Violation Location: Interior Bath

Correct By Date: 02/23/2024

- 4) 275-33.3.a Replace defective floor covering to provide a surface easily cleanable and impervious to water.

APPLIES TO FIRST, SECOND AND THIRD FLOOR BATHROOM.

Violation Location: Interior Bath

Correct By Date: 02/23/2024

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

5) 275-53 Properly mount toilet to the floor (permit is required for installation; call 286-3361 if you need permit information).

“Permits must be issued, inspections conducted, alteration approved and then closed out”

APPLIES TO SECOND FLOOR BATHROOM. REMOVE WOOD BOARD AND PROPERLY MOUNT TO THE FLOOR AND PROVIDE IMPERVIOUS FLOORING.

Violation Location: Interior Bath

Correct By Date: 02/23/2024

6) 275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

APPLIES TO FIRST FLOOR BATHROOM.

For any additional information, please phone Inspector **Matthew Jenrich at 414-286-5459 or MJENRI@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.**

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -
Matthew Jenrich
Inspector

Recipients:

SHAAN REAL ESTATE INC., JASWANT SINGH (R/A) 1049 W. SUNRISE PASS, OAK CREEK, WI 53154

SHAAN REAL ESTATE INC, 1049 W SUNRISE PASS, OAK CREEK, WI 53154

SHAAN REAL ESTATE INC, 1049 W SUNRISE PASS, OAK CREEK, WI 53154

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

OFFICIAL NOTICE OF VIOLATION
The City of Milwaukee - Department of Neighborhood Services

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 63208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services
