

Certificate of Appropriateness for an asphalt roof for 3112 W. Kilbourn

Package contents:

1. Introduction from the owners and why we are asking for a Certificate of Appropriateness to reroof our home with asphalt shingles.
2. Letters of support from neighbors in Concordia.
3. Photo sheet of abandoned/boarded up homes within three blocks of our property.
4. Photos of damage to the exterior and interior of the property caused by the leaking roof.
5. Copies of receipts for previous roof repairs to the slate roof. This does not include a recent repair done by Infinity for which we have not yet been billed.
6. Contributions we have made to our historic neighborhood including participation in four historic home tours, participation in the Historic Concordia Neighborhood Association, creation of the Adopt a Home program and HCNI board donations to the Milwaukee County Historical Society.
7. Journal/Sentinel article about our home and the work we put into restoring our home.

November 15, 2016

Dear Historic Preservation Commission Members,

My husband and I are seeking a certificate of appropriateness to reroof our property located at 3112 W. Kilbourn Avenue in Milwaukee with asphalt shingles. We are not able to afford a slate roof so we have chosen a material that looks similar to our current roof but the product is asphalt.

The product is CertainTeed Landmark Pro designer shingles. We brought a sample to the hearing for you to look at. We have hired Infinity Roofing to do the job and we trust they will do a very high quality job. Two other home owners in the Concordia neighborhood have contracted with Infinity. Paul Vissors, who owns the home located at 3009 W. Highland Blvd., was very satisfied with the results, the good workmanship and the asphalt product used by Infinity. We have interviewed many other contractors and we believe Infinity is the best company for this job.

We have spent quite a bit of money over the years repairing the slate but as you can see from the photos we have submitted, the roof is so worn that it requires replacement. It can no longer be repaired. The roof leaks in several areas and the structure of our house has incurred serious damage as a consequence. The soffits at the corners are rotting, interior walls have water damage rain water is now leaking through our plaster ceiling over the staircase and the ceiling is caving in.

We have spent a lot of money over the years restoring our old house and we feel we have been good stewards of our house and neighborhood. We have been on four historic home tours, Anne was Vice president of the Historic Concordia Neighborhood Association for five years and she created the Adopt a Home Project. We have also participated in many neighborhood activities to better our neighborhood and to promote solidarity.

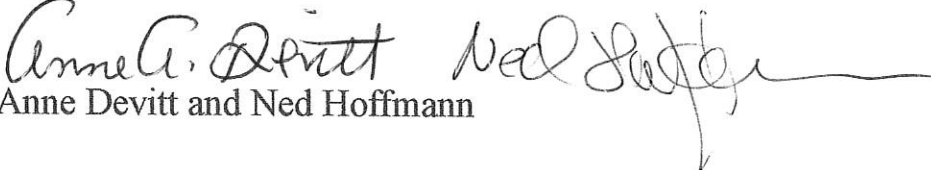
We have put our life savings into this property. Last year we took out a loan to replace our furnace. We have secured another loan to finance the roof and we are at the limit of what we can borrow. Estimates for a slate roof are in the ninety thousand dollar, (\$90,000), range. The roofing job with the high quality asphalt product will cost twenty five thousand dollars, (\$25,000).

We have no plans to sell our home in the near future but there will come a time when we are physically unable to care for this big old house. Ned, (Edward), just turned sixty four and I am fast approaching sixty. A roof is a major issue when someone is seeking to buy a house. Our house is currently valued by the City at \$182,200. We paid \$160,000 for it nearly fifteen years ago. We believe that the value of our home and ALL THE HOMES IN OUR NEIGHBORHOOD will be adversely effected if we have to sell for under the estimated value because the roof needs to be replaced. Such replacement will also have a chilling effect on the sale of our home when a potential buyer learns they will have to replace the roof with slate.

The HPC decides these matters on a case by case basis. You are charged with the duty to stabilize and improve property values. Concordia has many abandoned and boarded up properties. There are ten within three blocks our home. The crime rate is very high. Shootings, drug deals and prostitution are common place. This is a hard neighborhood to live in. We need good neighbors who own homes here to improve property values. Allowing medium income home owners like us, who have demonstrated good stewardship to make reasonable, affordable, repairs will promote the preservation of the property and the neighborhood.

Thank you for your consideration.

Sincerely,


Anne Devitt and Ned Hoffmann

From: **Martha Brown** mibrown52@gmail.com 
Subject: **Forgot the attachment -- sorry!**
Date: **November 7, 2016 at 9:01 AM**
To: **Anne A. Devitt** devitta@wi rr.com

935 N. 31 St.
Milwaukee, WI 53208

November 6, 2016

Ms. Patricia Keating-Kahn, Chair
Milwaukee Historic Preservation Commission
c/o Office of the City Clerk
200 E. Wells St., Room 205
Milwaukee, WI 53202

Dear Ms. Keating-Kahn:

We are writing to share our support for the application for a Certificate of Appropriateness allowing replacement of a slate roof with a high quality asphalt roof at 3312 W. Kilbourn Ave., in the Concordia Historic District.

As home owner-occupants in the district since 1985, we understand the responsibility assumed by the owner of a property within a historic district. To be effective stewards of historic properties, owners must repair or replace aging components.

A failing roof is the most serious threat to the preservation of any home. The much-repaired slate roof at 3312 W. Kilbourn Ave. is failing now. Water infiltration has already damaged interior walls and the ceiling plaster.


As responsible home owners, Anne Devitt and Ned Hoffmann have put forward a reasonable plan to replace the roof at 3312 W. Kilbourn in order to prevent additional damage and preserve the property for many years to come. Though financial constraints prevent the installation of a new slate roof at a cost of \$90,000, they have found a contractor and roofing product that will protect the structural integrity of their property with minimal impact to its architectural quality.

The preservation guidelines for the District regarding roof replacement recognize that new roof materials may be used as long as they do not significantly alter the appearance of the building. The asphalt roof shingle selected by the applicants meets that standard, and the cost is sufficiently affordable to allow the owners to undertake the project.

Issuing a COA to allow the installation of a high quality asphalt roof at the property will not damage the integrity of the Concordia Historic District. In fact, by making it financially possible for the owners to preserve a contributing property in the district, this COA will have the opposite effect. At a time when multiple Concordia properties are foreclosed and vacant, the HPC has an opportunity to express its support for two property owners who have made significant investments in their home and their neighborhood.

We urge the Commission to approve the COA application.

Sincerely,


Martha L. Brown


W. Tony Lam

From: **John Hennessy** jhennessy@hennessygroup.net
Subject: re Certificate of Appropriateness for Slate Roof Replacement at 3112 W. Kilbourn
Date: November 14, 2016 at 2:29 PM
To: jowcza@milwaukee.gov
Cc: **Anne Devitt** devitta@wi.rr.com

Dear Committee:

My name is John Hennessy. I developed and own the building next door to Ann Devitt and Ned Hoffman's house; my building, the Kilbourn Knoll Historic Apartments, is on the National Register of Historic Places.

I do support Anna and Ned's Request to use an asphalt dimensional shingle as long as the color is a slate-like color and the shingle is approved by the Historic Commission of the City of Milwaukee.

Ann and Ned are like a lot of other owners in *Historic Concordia* who make great personal sacrifices to restore the wonderful; historic homes. Further, We need to attract a new generation of Ann and Ned's who will be attracted to the District and can finance homes there.

Thus, we want Ann and Ned to be successful with their home and for their home and their experience to be a positive reflection on home ownership in *Historic Concordia*. This success is important, because at this stage in the life cycle of *Historic Concordia* current owners and prospective owners are typically upwardly mobile but not wealthy, and we need to recognize and deal with that reality.

Sincerely,
John Hennessy
Hennessy Group, Inc.
(414)350-6601
www.hennessygroup.net

--the SoHi Building (27th and Wells) has undergone an incredible renovation and has space available for QUALITY RETAIL operations; excellent market numbers.

--the SoHi Building has awesome LOFT/CLASSIC OFFICE space on its upper floors; perfect central location for enterprising firms; space can be built to suit.

--Saint James Court and Kilbourn Knoll Historic Apartments (both on the National Register of Historic Places) have large 2 & 3 bedroom units brimming with character, windows, extras, etc. and including prompt, friendly, and caring customer service.

Patricia Boeck
939 N. 31st. Street
Milwaukee, Wisconsin 53208
414-403-3629

Dear Jim,

It takes a special kind of person to buy a very old house in a historic neighborhood. They have to have resourcefulness, creativity, love and appreciation for the old workmanship, and tenacity. Keeping up an old house takes a lot of time, effort, and money. Being right off of Wells Street with all of the

drug trafficking does not help either because it can hurt property values and scare off potential investors thus hurting the return on our investment.

I understand that there have to be rules and regulation to keep our historic neighborhoods authentic. If I wanted to put siding on my house the answer would be no because there was no vinyl siding when my house was built. In the case of Anne Devitt and Ned Hoffmann wanting to put asphalt shingles on their roof, I do not feel there should be a problem because asphalt shingles existed back when their house was built.

If you make home owners spend half of what their house is worth just to put a roof on it, the priorities of our alderman, the city council, and the historic society are not focused on building our historic neighborhoods but destroying them. Who, except for the rich will be able to buy a historic house? Ordinary people, with ordinary incomes are what are keeping this historic neighborhood alive and flourishing. A \$90,000 roof is out of the question for most of us. I personally would have to walk away. As I understand it, the choice is to approve the \$25,000, or have another house in the neighborhood that is now beautiful on the inside, be destroyed by the elements. Please prevent this from happening.

My vote is to approve Anne and Ned's request.

Sincerely,

Patricia Boeck

From: kristiwestcott@northwesternmutual.com
Subject: Certificate of Appropriation for 3312 W. Kilbourn
Date: November 10, 2016 at 2:23 PM
To: jowcza@milwaukee.gov, lelmer@milwaukee.gov
Cc: devitta@wi.rr.com, kmwestcott@aol.com

To Whom it May Concern:

I am writing in support of my neighbors, Anne Devitt and Ned Hoffman, replacing their slate roof with an asphalt roof.

My daughter and I recently cared for Anne and Ned's cats when they were out of town visiting a family member. Their beautiful grand staircase was covered with plastic to protect it from water damage and they had a cooler out collecting rain water leaking into the house. They had asked us to keep checking on this area in their absence so that the beautiful wood would be protected and reserved. Over the years, they have made several costly repairs to their slate roof, but at this juncture, a repair is no longer appropriate. The roof needs to be completely redone.

As loving stewards of their historic home, they looked at replacing the roof with slate and realized very quickly that this was not feasible for them due to the cost of approximately \$90,000.00 (half of the current value of their home). They are approaching retirement age and taking on a new debt of this size isn't possible. As a next step, they looked into a material that looked very similar to the slate and was less than a third of the cost. The material is asphalt and is the same tone and color as the slate. They have interviewed several contractors and have found a reputable contractor to do the roof replacement.

Anne and Ned are extremely responsible homeowners and have done numerous repairs and restorations to their home. Their home is lovingly taken care of and the yard and house are always immaculate. Over the years, they have been extremely active participants in our neighborhood adding so much value. Anne has served on the HCNI board and their home has been on our annual home tour numerous times.

I am strongly in favor of granting them a Certificate of Appropriateness to be able to move forward and replace their roof with the asphalt roofing material that appears very similar to the slate. I have viewed the material and I find it aesthetically pleasing and acceptable.

Thank you for your consideration. Please feel free to contact me with any questions.

Kristi M. Westcott

Northwestern Mutual Wealth Management Company

611 E. Wisconsin Ave., Ste. 200

Milwaukee, WI 53202

(414) 665-1752

(414) 625-7518 fax

The Northwestern Mutual Wealth Management Company, Milwaukee, WI, a wholly-owned company of The Northwestern Mutual Life Insurance Company, is a limited purpose federal savings bank.

November 8, 2016
3033 W. Kilbourn Avenue
Milwaukee, Wisconsin 53208

Linda Elmer
Office of the City Clerk, Room 205
200 W. Wells Street
Milwaukee, Wisconsin 53202

Dear Ms. Elmer:

I am writing to communicate my position on the resolution related to a Certificate of Appropriateness for the replacement of the slate roof with asphalt at 3112 W. Kilbourn Avenue.

The Historic Preservation Commission must be aware that there are a significant number of homes in the Historic Concordia District which have needed roofing repairs or replacements before the district was formally recognized as historic. Nevertheless, these earlier repairs or replacements have not impaired the recognition of the architectural importance of many homes in the neighborhood. In addition, I do not believe that necessary roofing work has resulted in the loss of the historic value of the homes in our district.

The current owners of the Kilbourn Avenue home are committed to supporting the Historic District and have made significant improvements to their property. The change of roofing materials appears to be minor.

Therefore, I support the replacement of the current slate roof with asphalt.

Respectfully,

Janet H. Matthews

From: **Barb Scotty** barbie.scotty63@gmail.com 
Subject: **Historic board**
Date: **November 11, 2016 at 2:43 PM**
To: **lelmer@milwaukee.gov**

Dear Ms. Elmer,

Please accept the attached letter for the HPC meeting on Tuesday, November 15 at 3 pm.

November 11, 2016

Dear Historical Preservation Board

I received a notice regarding the HPC hearing for the house at 3112 W Kilbourn, owned by Ann Devitt & Ned Hoffman.

I am in support of the owners in this house placing an asphalt roof on their home rather than replace the current slate roof. The homes surrounding the property all have asphalt roofs and would have no impact on the aesthetics the homes within 200 yards of it. The home is not on a thoroughfare and will not look out of place.

Living in an urban historic district is a blessing and a curse. We are proud owners of beautiful old homes, many of which have been neglected and need substantial repair. Ann Devitt and Ned Hoffman have always maintained their home exterior. They have undertaken extensive landscaping and upkeep the of the current roof. The beautiful interior they have worked so hard to restore is being ruined due to a sudden leak.

Whose to know when the economy will change and our dream homes, that we have put so much time, effort and money to rehab and maintain cannot be kept up? All the homes in our neighborhood are underwater. The foreclosure crisis hit this Historic District very hard. In order to replace our roof 5 years ago, we took out a loan from a family member since we weren't able to do so from a bank.

To maintain the standards of the historic commission is a wonderful. Having inflexible standards will put home owners and buyers at a great disadvantage. Owners may not be able to maintain properties according to HPC requirement. Buyers won't consider moving into the historic district if they cannot be financially prepared to make future repairs and updates required by the historic preservation commission.

The modification to an asphalt roof be will financially viable for the Devitt-Hoffman family. Please allow the property owners at 3112 W. Kilbourn Ave replace the roof with material that is the current standard of the homes it is near and vast majority of the neighborhood.

Regards,

Barb Scotty
3107 W Kilbourn Ave.
Milwaukee, WI 53208

From: **Diane C Boeck** dianeboeck@prodigy.net
Subject: **Certificate of Appropriateness for Anne Devitt and Edward Hoffmann, Jr.**
Date: **November 13, 2016 at 11:49 PM**
To: **Jim Owczarski** jowcza@milwaukee.gov, **Linda Elmer** lelmer@milwaukee.gov
Cc: devitta@wi.rr.com

To Historic Preservation Commission

Anne & Ned have lived in this neighborhood for the past 14 years.

They are very active in the neighborhood & have been in 4 historic home tours & Anne acted as VP of the Neighborhood Association for 5 years.

They bought their house & have had to do a lot of work to restore their house. They have repaired their slate roof a number of times, but their roof needs replacing and is leaking (ruining their house)

The value of their home is about \$180,000. To replace the roof with slate will cost about \$90,000 (1/2 the value of their house)

They can not afford the \$90,000 to put on a new slate roof.

Financially it's not possible & shingled roofs were also put on homes when these homes were built. They found a shingled roof that mimics slate for about 1/4 the cost of the slate roofs.

They are still keeping the history of this neighborhood with this roof. Please vote in their favor of this project.

I do not want to lose them as neighbors, they are awesome!

If you don't vote in their favor, their house could be ruined, & they won't be able to live there. Then we have another ruined, empty house in the neighborhood. They will have a hard time selling it because who will want to buy a ruined house that needs a \$90,000 roof? What would this do to the property values in the neighborhood?

Please allow them to keep their house alive with the \$25,000 roof that still maintains the historic aspect of the Historic Neighborhood.

Thank you!

Diane Boeck

939 N 31st Street

414-736-0981

From: **John Pitta** pittajv@gmail.com
Subject: **Anne Devitt and Edward Hoffman Roof Replacement**
Date: **November 4, 2016 at 10:55 AM**
To: jowcza@milwaukee.gov, devitta@wi.rr.com, telmer@milwaukee.gov

To whom it may concern:

We are writing to support the efforts of Anee Devitt and Edward Hoffman in replacement of the slate roof with asphalt at 3312 W. Kilbourn Avenue. Our family owns the home at 3025 West Kilbourn Avenue and we have lived here since 1993. Due to the cost issues we fully support this roof replacement. If you have any questions we can be reached with the contact information below.

Sincerely,

The Pitta family

--

John Pitta
pittajv@gmail.com
414-303-3090

From: Anne Devitt devitta58@icloud.com
Subject: Abandoned/boarded up houses with in 3 blocks of 3112 W Kilbourn
Date: November 14, 2016 at 6:27 PM
To: devitta@wi.rr.com



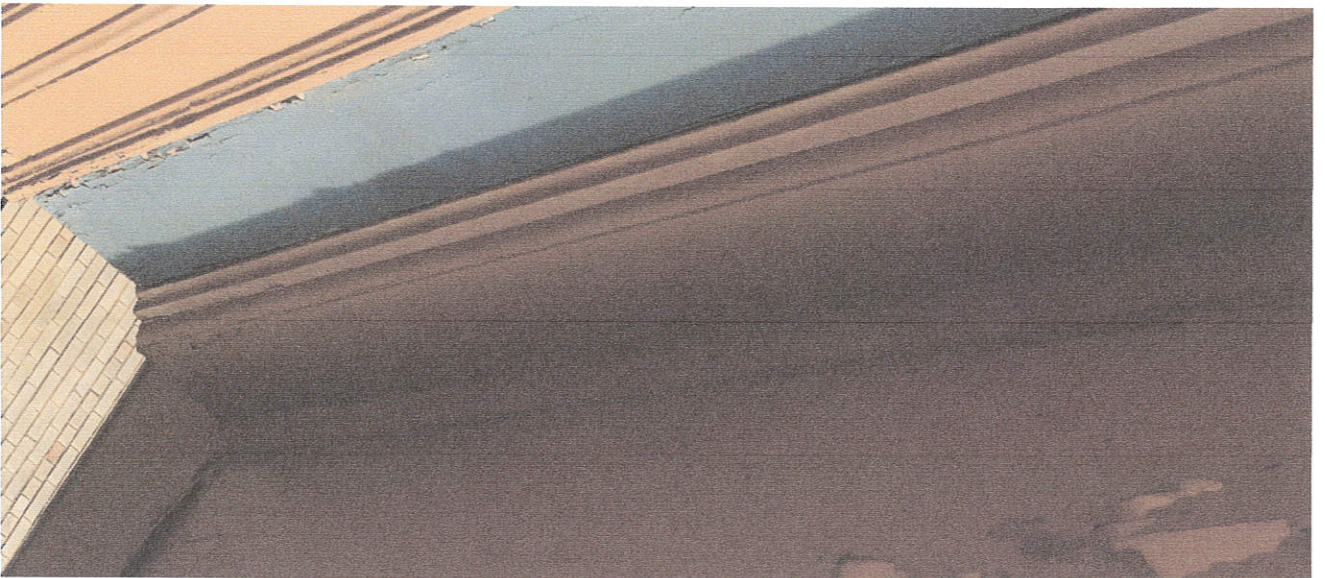
Sent from my iPhone

From: **Anne Devitt** devitta58@icloud.com
Subject: Damaged areas at roof line of 3112 W Kilbourn
Date: November 14, 2016 at 5:23 PM
To: devitta@wi.rr.com

DA

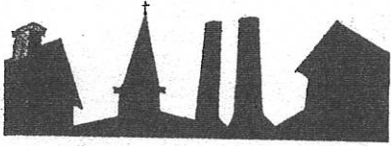






From: **Anne Devitt** devitta58@icloud.com 
Subject: **Damage over staircase 3112 W Kilbourn**
Date: **November 14, 2016 at 5:30 PM**
To: devitta@wi.rr.com





Skyline Restoration
 3848 E. Carpenter Ave.
 Cudahy WI. 53110

John Littmann 414.744.0983

Date of Order
 9-5-09

Customer's Order No.	Phone	Mechanic	Helper	Date
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Bill To Ed Hoffmann	Order Taken By
------------------------	----------------

Address 3112 W Kilbourn	<input type="checkbox"/> Day Work
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City Milwaukee	<input type="checkbox"/> Contract
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Job Name and Location	<input type="checkbox"/> Extra
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Work Ordered By Ed Hoffmann	Job Phone
--------------------------------	-----------

DESCRIPTION OF WORK

Ed Hoffmann and I
 agreed to ~~the~~ the following
 repairs on slate roof.

Replaced missing slates

Refasten loose slates

Reprimed missing and
 loosen slate tips.

Inspect gutter seams
 for leaks, and repair.

Not to exceed
 3,500.00 including
 materials

TOTAL MATERIALS	700	00
TOTAL LABOR	2800	00
TAX		
TOTAL AMOUNT \$	3500	00

No One Home Date Completed

Signature: John J. Littmann
 Paid # 2621 9-13-09

I hereby acknowledge the satisfactory completion of the above described work.

Total amount due for above work: or

Total billing to be mailed after completion of work



Skyline Restoration
3848 E. Carpenter Ave.
Cudahy WI. 53110

John Littmann 414.744.0983

Customer's Order No.		Phone	Mechanic	Helper	Date
Bill To Edward Hoffmann					Order Taken By
Address 3112 Kilbourn Ave					<input type="checkbox"/> Day Work
City Milwaukee, Wis.					<input type="checkbox"/> Contract
Job Name and Location					<input type="checkbox"/> Extra

Work Ordered By Edward Hoffmann	Job Phone
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DESCRIPTION OF WORK

Removed leaking Bathroom vent.

Replaced slate correctly and Reattached vent.

paid
6-12-09

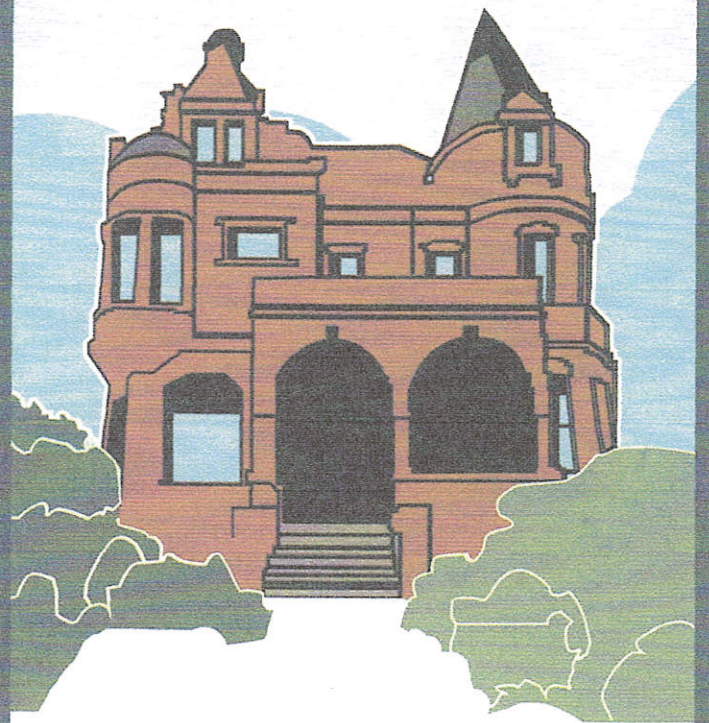
work completed
5-09

Handwritten note: \$70.00

TOTAL MATERIALS		
TOTAL LABOR	70.00	
TAX		
<input type="checkbox"/> No One Home	Date Completed	
TOTAL AMOUNT \$		70.00

Signature _____
I hereby acknowledge the satisfactory completion of the above described work.

Total amount due for above work: or Total billing to be mailed after completion of work



*Every house
tells a story*

**Historic Concordia
Tour of Homes**

**Saturday, June 18, 2016
10am-4pm**

HCNI.org



11

Anne Devitt & Ned Hoffmann

3112 West Kilbourn Avenue

This 1891 American Foursquare was built by Charles Krause and designed by the famous architectural team of Schnetsky and Liebert. They built numerous churches and residences in Milwaukee, many reflecting Jugendstil and New Renaissance styles, both German movements. Their designs for the Fred Krause Mansion (1531 N. Prospect Ave.) and Henry Harnischfeger Mansion (3424 W. Wisconsin Ave.) are examples of that influence.

This home is a prime example of the Foursquare which is an American house style popular from the mid-1890s to the late 1930s. The Foursquare design was a reaction to the ornate Victorian and Revival styles popular throughout the last half of the 19th century. The Foursquare typically incorporates elements of Prairie School and Craftsman styles.

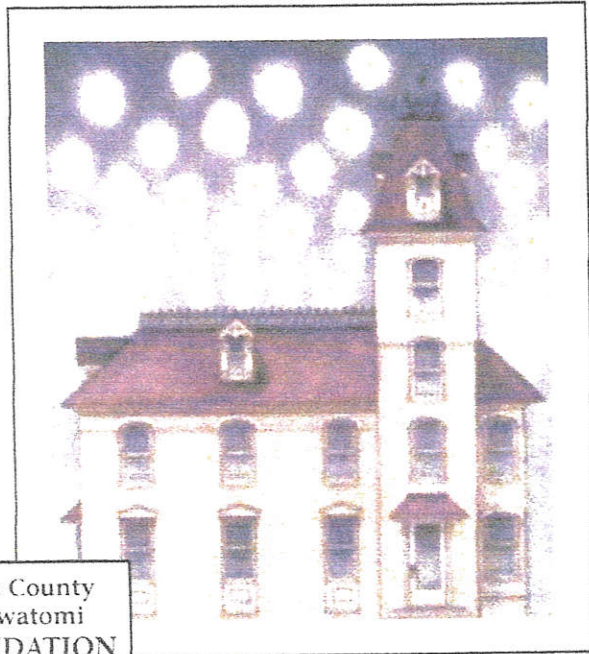
This home is historically known as the Missouri Synod House. It served as the home for the President of Concordia College, which was located next door, until their move to Mequon in 1983. This continuous use for over 100 years saved the home from much of the indignities and remuddlings suffered by other homes in the neighborhood.

The current owners, Anne and Ned, purchased the home in 2002 and through their care, have assured this gracious home is enduring well into its second century.

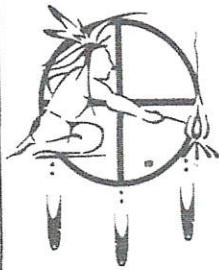
HISTORIC MILWAUKEE, INC.

SPACES & TRACES OPEN HOUSE TOUR

HISTORIC CONCORDIA NEIGHBORHOOD

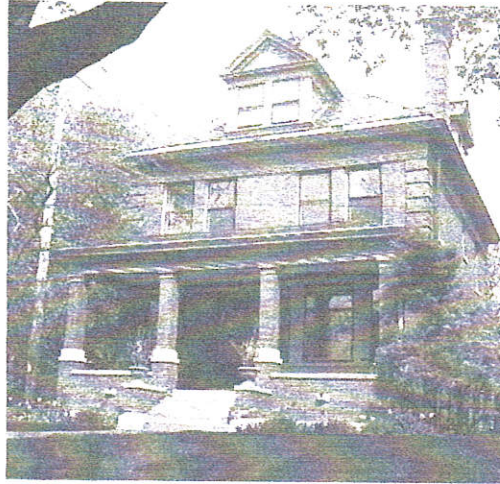


Forest County
Potawatomi
FOUNDATION



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SPONSOR





8 Missouri Synod House

3112 W. Kilbourn Avenue • (1905)

This house has a long and historic association with Concordia College. It served as home to three of the College's presidents between 1925 and 1967 when the campus was next door. Three different college employees lived in the house from 1969 to 1983. Built in 1905, its first owners were Charles A. Krause, president of the Charles A. Krause Milling Company and his wife.

The style of the house is a combination of American Foursquare and Arts & Crafts. The basic box-shaped design, which fits the Craftsman ideals of simplicity and function, is its most noticeable feature. American Foursquare houses do not have elaborate porches, turrets, or decorative cladding seen in Victorian style homes. Prominent interior features on the ground floor include the staircase, colonnades, beautiful woodwork, and wainscoting in the dining room. The second floor features maple woodwork. A bedroom on this floor that served as the President's Office contains the original fireplace. The egg-shaped doorknobs are made of cast brass.

Piletus Yale, a tailor and clothier, who arrived in Milwaukee in 1845 from New York, first owned the land. Charles Krause and his family lived in the house until 1915. The next owner, Harry Hadfield, was the proprietor of the Maryland Hotel on 4th Street. He and his family lived in the house for 11 years until it was sold to Concordia College in 1925. Concordia president G. Christian Barth occupied the house for 16 years beginning in 1925. The Yale family lived in the Faries-Rood-Yale House (3011 W. State Street) until 1947, possibly from as early as 1863.

guess who's
coming to dinner

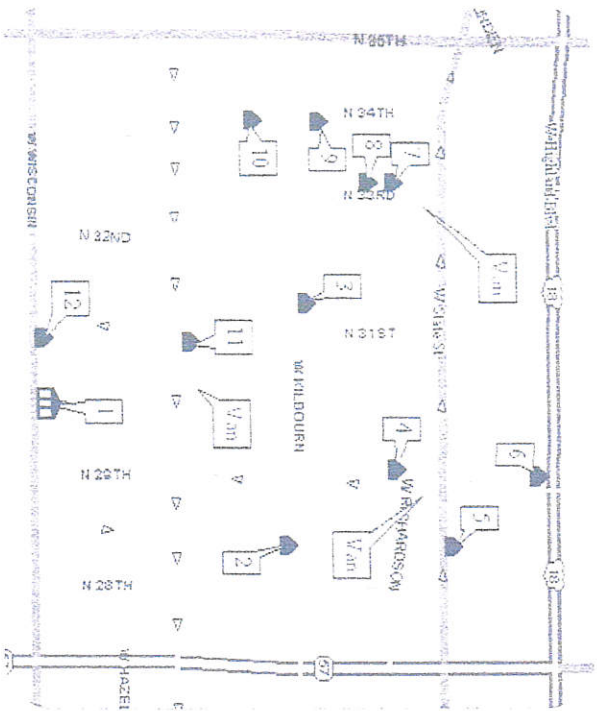
Historic Concordia
18th annual tour of homes



saturday, June 7th, 2008 11:00 a.m. to 5:00 p.m.

elegant urban living

Tour of Homes 2004



Shuttle pick-up located at Van Leon

- | | |
|-----------------------------|------------------------------|
| 1) 4000 West Wisconsin Ave. | 7) 959 North 33rd St. |
| 2) 4825 West Kilbourne Ave. | 8) 943 North 39rd St. |
| 3) 3412 West Kilbourne Ave. | 9) 920 North 34th St. |
| 4) 945 North 29th Street | 10) 836 North 34th St. |
| 5) 2810 West State Street | 11) 3026 West Wells St. |
| 6) 2905 West Highland Ave. | 12) 3046 West Wisconsin Ave. |

A SPECIAL THANKS TO LAURA KRUSCHKA
from Shorewest Realty for donating the transportation!
E-mail: lauschka@shorewest.com

Tour of Homes 2004

Something Old
is New Again



11 UNIQUE HOMES
SILENT AUCTION
CAKE & PIE SOCIAL

HISTORIC CONCORDIA NEIGHBORS
11 A.M. TO 5 P.M.

SATURDAY, JUNE 19, 2004

3

3112 WEST KILBOURN AVENUE

Anne Devitt and Ned Hoffmann

This 1891 American Foursquare was designed by Schnetsky & Liebert. The famous design pair built numerous residences in Milwaukee, many reflecting the "Jugendstil" and "New Renaissance" movements in Germany. Their mansions for Fred Kraus (1531 N. Prospect Avenue) and Henry Harnischfeger (3424 W. Wisconsin Avenue) are examples of that influence.

This home, historically known as the Missouri Synod House, served as the home for the President of Concordia College, when it was located next door.



From: "Anne A. Devitt" <devitta@wi.rr.com>
Subject: [HCNI] Adopt a Home 2012 Spring Update
Date: April 23, 2012 6:28:02 PM CDT
To: HCNI@yahoogroups.com
Cc: "Anne A. Devitt" <devitta@wi.rr.com>
Reply-To: HCNI@yahoogroups.com

Hello Friends and Neighbors,

Spring is here and the neighborhood is looking good after the HCNI Earth Day cleanup!

The Adopt a Home project has been up and running for a little over a year. The HCNI board recently agreed that the program has had a positive impact on the neighborhood and that it should be continued. The board will consider possible changes to assist in the viability of the program and to improve the implementation of the program. Stay tuned for developments.

There are some houses and buildings that could be added to our list and others that can now be taken off the list of abandoned or foreclosed properties. After two accepted but failed offers, 3113/3115 W. Kilbourn finally sold. It is being renovated and it will be owner occupied! 3002 W. Kilbourn is also owner occupied and it is being renovated. The board will continue to discuss the issue of adding properties and seeking additional volunteers to watch over them.

We would like to get reports from the folks who have volunteered to adopt a home. I am currently working on a form that will be easy to complete and I will get those forms out soon.

Thanks to everyone who has participated in the program so far.

Anne Devitt
HCNI Adopt a Home Program

Anne A. Devitt
devitta@wi.rr.com

[Reply to sender](#) | [Reply to group](#) | [Reply via web post](#) | [Start a New Topic](#)
[Messages in this topic \(1\)](#)

RECENT ACTIVITY: New Members 3
Visit Your Group

YAHOO! GROUPS

Switch to: Text-Only, Daily Digest • Unsubscribe • Terms of Use

HCNI ADOPT A HOME IN NEED PROGRAM

The Historic Concordia Neighborhood Board is launching a program to encourage residents to adopt a boarded up or abandoned home in the neighborhood. This project is consistent with HCNI's mission of preserving and promoting the historic character of our neighborhood. With the downturn of the economy our neighborhood has seen an increase of the number of boarded up and abandoned houses. The Adopt a Home program is designed to limit problems like vandalism, arson and illegal occupancy that often effect homes that are unoccupied.

What does it mean to adopt a home? Adopting a home is a responsibility. If you adopt a home you are responsible for watching over it. This includes visiting the property to check for problems. Problems can include the removal of boards, a break in, broken windows, litter, walks that are not shoveled and lawns that need to be mowed. You will also need to report how your property is doing to the board. This can be done at the quarterly meeting. If you are unable to attend a quarterly meeting you can send an e mail to Anne Devitt at devitta@wi.rr.com. If you have additional questions please contact Anne Devitt at 414-933-9965.

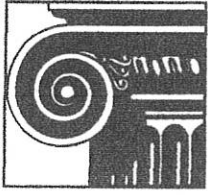
Some of these problems, picking up litter or shoveling for example, can be addressed by just pitching in and doing it yourself. Other problems, like boards that have been torn off, can be addressed by calling the Department of Neighborhood Services at 286-3441. Problems like people using or entering the property illegally can be reported to the police. There is also a web site that tells you who to call for what sorts of problems. The web site is <http://www.milwaukeehousinghelp.org/>

The HCNI Board hopes this program will help guard against problems that stem from boarded up and abandoned properties and keep our neighborhood as safe as possible.

Up to two neighbors can adopt a home. Consider signing up to adopt a home today. Please see the sign up sheet for a list of homes that need to be adopted. Your neighborhood needs you!

The address of the home I am adopting is: _____

MILWAUKEE
COUNTY
HISTORICAL
SOCIETY



June 4, 2004

910 N. Old World 3rd St.
Milwaukee, Wisconsin
53203-1591
(414) 273-8288
FAX (414) 273-3268
Email mchs@prodigy.net

Ms. Anne Devitt
3112 West Kilbourn Ave
Milwaukee, Wisconsin 53233

Dear Anne:

Thank you for the recent check of \$500.00 as a donation to the Historical Society from the Historic Concordia Neighborhood Association.

We appreciate Concordia's interest in and support of the Society's activities. You and your neighbors hosted a wonderful party. I only wish more of our members could have attended.

Because of IRS requirements, we wish to state that no goods or services were provided in consideration of your gift.

Again, thank you for this very kind donation.

Sincerely,

Robert T. Teske
Executive Director

ANNE —

HEATHER AND I
REALLY ENJOYED THE
EVENING, AND THE
SOCIETY TRULY APPRE-
CIATES YOUR SUPPORT!

Officers

President

THOMAS E. DYER

Vice-President

MARY E. DAVIS-SMITH

Secretary

ROBERT T. TESKE, PH.D.

Treasurer

LEO FREEMAN

Executive Director

ROBERT T. TESKE, PH.D.

Board of Directors

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LEO FREEMAN

VICTOR R. GREENE

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TERRENCE KNUDSEN

JAMES MARTEN

ARNOLDO W. SEVILLA

DEBRA USINGER

ERIC VOGEL

MACKIE WESTBROOK

BARBARA WILEY

County Board Representative

JAMES "LUIGI" SCHMITT

Ex-Officio

JULIE B. CARLSON
PRESIDENT, THE FRIENDS

Decorating

Open for summer
Advance of TV design

SUNDAY, JUNE 13, 2004

7

MILWAUKEE JOURNAL SENTINEL



Home

Home becomes
more than we share. It
writes Allison
New book, "Nest"

Not a guide to
decorating in home de-
sign, "Nest" guides a home-
owner through ways to achieve
a sense of com-
munity with people who share a
passion for decorating, cele-
brating, laying and storing
of day-to-day
rituals to a sense
of coziness that shows
the person's personality
and a more harmo-

moniousness, a
relationship that
always evolves
and changes. Perhaps
the most important
tip from her
book is to make
home and the



RICK WOOD / RWOOD@JOURNALSENTINEL.COM

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RECK WOOD / RWOOD@JOURNALSENTINEL.COM

Sweat equity

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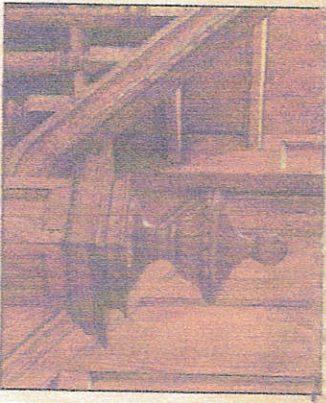
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Photos by AT WOLFE, 108

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AT HOME, From 7N

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RICK WOOD / RWOOD@JOURNALSENTINEL.COM

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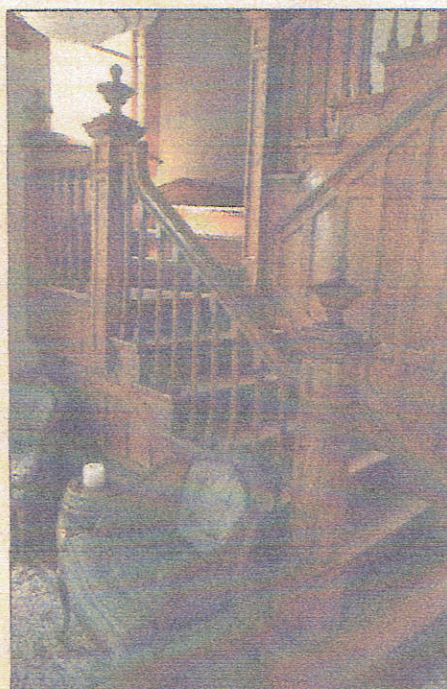
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Tour celebrates restorations

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Hometown pulls out Diva Chaise for Fantasia

By JURA KONCIUS
Washington Post

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Should any divas out there want their own Diva Chaise, they can call (866) 450-3434 or visit www.drexelheritage.com.

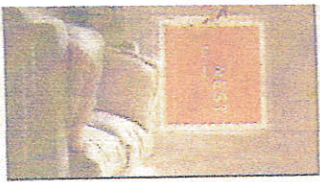
Decorating

SUNDAY, JUNE 13, 2004

7

MILWAUKEE JOURNAL SENTINEL

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AT HOME

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But after two years of almost non-stop work, the house is ready to be one of 11 homes on the Historic Concordia Neighborhood Tour of Homes on Saturdays.

Your guests will be able to get a glimpse of another world, because



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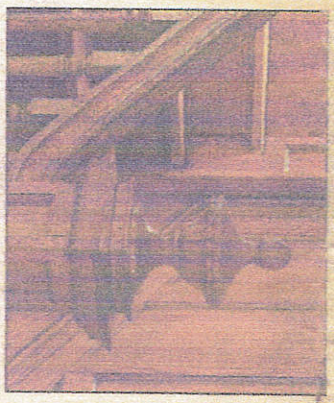
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Please see AT HOME, 104

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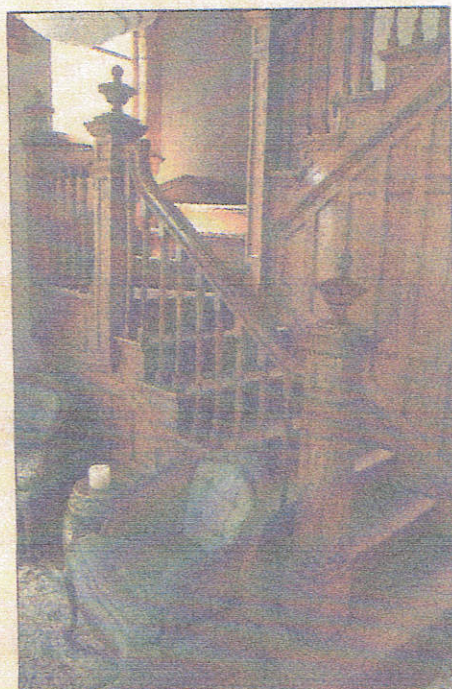
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