



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/1/2022
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115285 CCF #220377

Property	839 N. 33RD ST.	Concordia
Owner/Applicant	MICHAEL G VATER 839 N 33RD ST MILWAUKEE WI 53208	Mr. Michael G Vater 839 N 33 Street Milwaukee, WI 53208

Proposal Demolish 3-car garage on alley.

Staff comments There are 6 criteria for demolition in Concordia

1. Condition. While condition is poor, an imminent safety hazard is required for this criterion to apply.
2. Importance. The garage is an average Concordia garage for its time period. It is not a grand carriage house or a product of high quality design.
3. Location. The garage is on the alley. It has limited street presence and limited value even in the alleyscape.
4. Restoration Potential. Deterioration is severe. A new garage may be more economically efficient.
5. Additions. The garage was erected in 1921. The house dates to the 1880s. The garage is therefore an addition to the site. Staff believes it does not add architectural character to the site.
6. Replacement. No replacement is proposed at this time.

Four of the criteria for demolition are met. Staff recommends approving demolition.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action