



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

3034 W. STATE ST. MILWAUKEE WI 53208

2. NAME AND ADDRESS OF OWNER:

Name(s): NEW WILL PROPERTIES LLC

Address: P.O. BOX 240951

City: Milwaukee

State: WI

ZIP: 53224

Email:

Telephone number (area code & number) Daytime: 414-745-7496 Evening: SAME

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime: Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

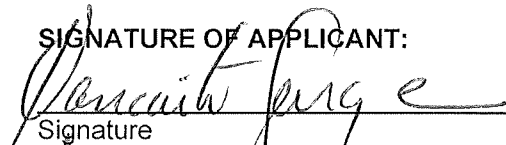
PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

see attached

6. SIGNATURE OF APPLICANT:


Signature

VANCAITO GEORGE
Please print or type name

10-16-19
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT



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

Inspection Date
08/21/2019
ORD-19-15598

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3034 W STATE ST

Taxkey #: 388-1412-000

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: 09/30/2019

1) 320-21-11-a. Certificate Required. No person or entity shall alter, reconstruct or rehabilitate any part of the exterior of a historic structure or structure or improvement on a historic site or within a historic district, construct any improvement on a historic site, on a parcel that contains a historic structure or on a parcel within a historic district, including a parcel which is to be rendered vacant or partially vacant by reason of partial or complete demolition of a structure within a historic site or district, or partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district, or permit any of these activities to occur unless a certificate of appropriateness has been granted by the commission. The commissioner of city development or neighborhood services shall not issue a permit for any such work or demolition unless a certificate of appropriateness has been issued by the commission as provided in this subsection...YOU ARE HEREBY ORDERED TO OBTAIN AND FULLY COMPLY WITH ALL PROVISIONS OF THE CERTIFICATE OF APPROPRIATENESS.

THIS PROPERTY IS DESIGNATED AS AN HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY EXTERIOR REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT (414) 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

*** ALL PREVIOUS WORK THAT WAS COMPLETED ON FRONT LOWER SOUTH PORCH IS NOT COMPLIANCE ****PORCH CEILING, PORCH DECKING, PORCH GUARDRAILS ***

Correct By Date: 09/30/2019

Handwritten note: max replace with natural wood materials per instructions in guidebooks.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

2) 200-24 PERMITS REQUIRED. Obtain proper permits for all FRONT PORCH alterations. Permit must be *obtain permit* issued, inspections conducted, alteration approved and then closed out.

Violation Location: South Side

Correct By Date: 11/29/2019

3) 275-32.3.g Replace defective boards in porch ceiling. *beadboard*

Violation Location: South Side

Correct By Date: 11/29/2019

4) 275-32.3.g Provide an approved guardrail for porch. *use cedar balusters to match circled style on p. 182 of As Good As New*

Violation Location: South Side

Correct By Date: 11/29/2019

5) 275-32.3.g Replace defective porch floor boards and secure to supporting structure. *new natural wood Douglas fir or other natural wood*

Violation Location: South Side

Correct By Date: 11/29/2019

6) 275-32.4.a Repair or replace defective storm windows. *to match existing aluminium storms elsewhere*

Violation Location: NA

Correct By Date: 11/29/2019

7) 275-32.3 Replace mortar missing from exterior wall (tuck point). (South and Southwest)

Type O mortar only, color matched to original red

Violation Location: South Side

Correct By Date: 11/29/2019

8) 275-32.3.g Repair or remove defective skirting around porches. (Southeast portion)

Violation Location: NA

Correct By Date: 11/29/2019

9) 275-32.3 Replace defective boards in roof eave. (West and South)

beadboard + paint

Violation Location: South Side

Correct By Date: 11/29/2019

10) 275-32.3 Replace defective roofing material. Note: As required by 275-32-12, rolled roofing material shall

not be installed over any existing roofing material except existing rolled roofing. (Front porch)

Correct By Date:

11) 275-32.3 Replace defective fascia boards. *new cedar to match existing moldings*

For any additional information, please phone Inspector David Belasco at 414-286-3558 or + *profiles* dbelas@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 -

David Belasco

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Recipients:

NEW WILL PROPERTIES LLC, VANCAITO D GEORGE (RA) 4701 N. PORT WASHINGTON RD SUITE 100, MILWAUKEE, WI 53212-1050
NEW WILL PROPERTIES, PO BOX 240951 LLC, MILWAUKEE, WI 53224

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.

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 \$101.60 for the first reinspection, \$203.20 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.

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