



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 2/10/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114903 CCF # 191520**

<b>Property</b>	2804 W. KILBOURN AV.	Concordia HD
<b>Owner/Applicant</b>	S2 Real Estate Group 2925 W Lincoln Ave Milwaukee, WI 53215 Phone: (414) 732-3682 Fax: (414) 255-8003	S2 Real Estate Group 2925 W Lincoln Ave Milwaukee, WI 53215 Phone: (414) 732-3682 Fax: (414) 255-8003
<b>Proposal</b>	New mothball certificate to allow time for a review of tax credit application. Mothball status was granted in April of 2019 and revoked in July after the lack of any exterior work or creation of a work plan.	
<b>Staff comments</b>	<p>Applicant had hired a reputable consultant to prepare a the mothball certificate application and rehabilitation tax credit application. As of 2/4/2020, work on the tax credit application had not begun. The owner did not retain the consultant's services for the full project. If this changes by the time of the meeting, mothball status can be considered. Given this information, staff recommends denial of the mothball certificate.</p> <p>Background: The property fell into severe neglect sometime after 2010. The majority of the problems are not the result of the actions of the current owner, but nonetheless are valid building code violations that must be enforced. Mr. Stair acknowledges that he replaced several windows with vinyl replacements without a Certificate of Appropriateness.</p>	
<b>Recommendation</b>	Recommend HPC Denial	
<b>Conditions</b>		
<b>Previous HPC action</b>		
<b>Previous Council action</b>		