



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/9/2017
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114344 CCF #170718

Property 3320 N. LAKE DR. North Lake Drive Estates Historic District

Owner/Applicant RICHARD H CHRISTEN Karen Christenson
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Proposal South/front
1. Replace two bands of four casement windows, all single pane, original section of building to match existing
2. Replace all three dormer windows in original section with awning type single pane windows or 2-lite casement.
3. East addition: replace one hung window with casement.

North:

3. Replace rotten sash on north wall 2-lite window, no other alterations to window
4. Replace two vinyl windows on ground level with 2-lite casement to fit existing opening. Original opening size is unknown.
5. Replace one vinyl double-hung dormer window with 2-piece single pane casement.

Staff comments A complaint was filed about several windows that have been replaced with vinyl by the previous owner before sale. Relatedly, the new owners would like to replace some double-glazed windows that have failed and others that are not original and do not meet their needs.

It is not entirely clear what happened between the design drawings submitted to the city and finalization of construction of the condominium conversion. Windows may have been changed from the drawings. Nonetheless, annotations on the drawings suggest that there was a plan to retain the majority of the windows.

Staff recommends that the original section of the south front have replacements to match the original windows installed rather than the applicant's proposal. This constitutes:

1. South: two bands of casements on ground level to be replaced with three units of 8-light true divided light or SDL with dark spacer bar and dark perimeter bar
2. South dormers replace with 8/1 style, operational to owners choice, but resembling double hung operation with standard SDL requirements (above). Allow center window to be single pane awning or casement, as what was installed is clearly much smaller than what was indicated in the drawings.
3. Allow rear replacements for ground level as proposed.
4. Rear dormer window should match whatever the Commission decides for the front dormer windows.
4. Allow replacements in east addition as proposed or to match drawings.

Recommendation Recommend HPC Approval

Conditions

1. Require all wood windows. The applicant states that this is his intent, but he did submit catalog information for clad windows.
2. Require replacement of all three vinyl windows discovered by the inspector and noted in citizen complaint.
3. Require 8-pane three-part casement windows across the front elevation of the original portion of the building and 8/1 windows on the upper story. Applicant is welcome to use a different method of operation for the upper windows if they appear as 8/1 hung windows.
4. Center window in the former dovecote may be single-pane awning as proposed.
5. Allow replacement windows as proposed in the 1985 addition, to match drawings, or as 6/1. Staff is open to all three options. Commission may limit the options.
6. Submit final manufacturer drawings for staff approval before COA issuance.

Previous HPC action**Previous Council action**