



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 12/14/2020**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #115064 CCF #201036**

<b>Property</b>	1696 N. MARSHALL ST.	Brady Street HD
<b>Owner/Applicant</b>	FOX BEACH LLC PO BOX 11055 MILWAUKEE WI 53211	Wendy Wasserman 3487 N. Lake Dr. Milwaukee, WI 53211
<b>Proposal</b>	Retain all existing windows. Mrs. Wasserman admits to installing one vinyl window during her ownership which began in 2012. In a site visit with Mrs. Wasserman, most of the windows were discovered to be vinyl and most windows also had vinyl-framed screens/storms.	
<b>Staff comments</b>	<p>The Department of Neighborhood Services received a complaint about vinyl windows in March. Due to health concerns of various parties, and summer staffing shortages at the city, review of this case has been held over without any penalties for the owner.</p> <p>As has been our policy and practice, when vinyl windows are verified after a complaint, they must be removed and replaced with historically appropriate windows. This includes two long-term open cases in the Brady Street Historic District (1688 N Arlington and 723 E Brady). Photos from 1988 indicate that wood windows were present at the time of designation and therefore the vinyl windows are subject to removal.</p>	
<b>Recommendation</b>	Recommend HPC Denial	
<b>Conditions</b>		
<b>Previous HPC action</b>		
<b>Previous Council action</b>		