



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 2/4/2019**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #114659 CCF #181458**

**Property** 125 E. LLOYD ST. Brewers Hill HD

**Owner/Applicant** JOSE J MAZ Jose Maz  
PO BOX 64047 PO Box 64047  
MILWAUKEE WI 53204 Milwaukee, WI 53204  
Phone: (414) 736-0674

**Proposal** There are approximately 12 vinyl windows in the house with installation beginning in approximately 2015. Window sizes and locations have been altered on all but the front facade.

New fiberglass or similar doors have been installed on the back porch.

Siding repairs have been done in a satisfactory manner.

**Staff comments** Owner acquired from the city in 2012 and included an owner occupancy requirement. It is unclear if the owner occupancy requirement has ever been met.

Work began slowly; it continues at a pace that has been unsatisfactory to DCD. Excavations were performed on site without necessary permits, triggering the DNS inspection that found the vinyl windows. No COAs have ever been applied for by this owner. The repairs to the siding, the painting, and the window trim are to be commended. In those locations where restoration was the owner's goal, that has been achieved.

Google photos indicate that several of the vinyl windows were by 2015. Comparison of these photos with DNS photos indicates that some walls were left open from that time until at least last year (2018).

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The Commission must decide itself on the windows where sizes have been changed. As they are all on secondary elevations and more than halfway back from the front, the Commission may consider allowing the size changes, if they are replaced with appropriate wood windows.

**Recommendation** Recommend HPC Denial of all vinyl windows and all new doors.

**Conditions** Remove all vinyl windows and replace with new wood. Replace rear doors with a wood or wood veneer door in a historically appropriate style. All windows require the installation of wood storm windows.

**Previous HPC action**

**Previous Council action**