



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/3/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115127 CCF #201685

Property	322 W. STATE ST.	Old World Third HD
Owner/Applicant	DEHNE BROTHERS PROP LLC 6923 W WISCONSIN AVE WAUWATOSA WI 532133817	Jacob Dehne 6923 W. Wisconsin Ave Wauwatosa, WI 53213
Proposal	Mothball status for inappropriate window replacement	
Staff comments	<p>Multiple issues have occurred at this property. Most of the longstanding sign issues are primarily being addressed by the fact that the tenant responsible for most of the signs has abandoned its lease. Off-premises signs are the result of contracts signed by a prior building owner.</p> <p>With the demolition of the building next door, someone noticed that all the building's double hung windows on the west side of the building were replaced with aluminum fixed or casement windows. With google streetview's assistance the window replacement occurred between 2018 and 2019. The building was acquired in 2015.</p> <p>Three months is adequate time for financial planning and a Part 1 tax credit application approval. This can be extended with a show of progress satisfactory to the Commission.</p>	
Recommendation	Recommend HPC Approval for three months.	
Conditions	No new DNS violations during the mothball period.	
Previous HPC action		
Previous Council action		