



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 10/19/2015
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #106479

Property	2804 W. STATE ST. Concordia Historic District
Owner/Applicant	PATRICIA L MINER 3272 S ILLINOIS AV MILWAUKEE WI 53207 Patricia Miner Phone: (414) 481-7732
Proposal	Replace wood windows with vinyl ones
Staff comments	<p>This house was built in 1893 for Mark L. Simpson and was designed by the prominent firm of Crane and Barkhausen.</p> <p>The applicant applied to the city's Lead Prevention Program to have her wood windows replaced with vinyl ones. As with virtually all buildings built before the 1970s, her windows have tested positive for lead paint. The child of one of her tenants has elevated levels of lead. A new tenant moving into the duplex is pregnant. The investor owner is concerned about the health of her tenants and liability issues. Photos of the window wells and sills show peeling paint, cobwebs, and remnants of various types of weather stripping. The owner is claiming that her wood storms/screens obscure the prime windows so the vinyl windows would not be visible.</p> <p>Neil Rice from the city's lead program, who inspected the property, has indicated that the owner did have some prime windows replaced/rebuilt by a friend. They were done in wood and were very well made. There is no documentation of this in the HPC files. The owner purchased the duplex from the city in 1996.</p>
Recommendation	Denial
Conditions	<p>The Historic Preservation Commission has not approved vinyl windows for historic properties. This is based on not just on aesthetic reasons but on studies of the performance and longevity of vinyl windows.</p> <p>There are alternative ways to treat and remediate or encapsulate the lead without discarding her existing windows.</p> <p>Should the owner use her own funds to treat the lead and preserve her wood windows, she would potentially qualify for Historic Tax Credits.</p>
Previous HPC action	
Previous Council action	