



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Grant Blvd

ADDRESS OF PROPERTY:

2652 N. Grant Blvd Milwaukee WI 53210

2. NAME AND ADDRESS OF OWNER:

Name(s): Veronica and Antonio Nolden

Address: 2652 N. Grant Blvd.

City: Milwaukee

State: WI

ZIP: 53210

Email: veronicanolden74@yahoo.com

Telephone number (area code & number) Daytime: 4149157562 Evening: 414915-7562

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Keep the windows; We would like to keep the windows that were added to the home many years prior to our purchase. These windows were added by Ann K Todd who is now pass away and this was done 8-10 years ago. To add a new expense to first time home buyers is simply unfair. The joy of buying a home for the first time has been destroyed by this entire event. Also, we were not told by anyone that this was a historic district and that there are rules and the windows were a problem prior to purchase. Our home is beautiful, but it doesn't feel like home until I believe this has been resolved in my opinion.

6. SIGNATURE OF APPLICANT:

Veronica R Nolder
Signature

Please print or type name Veronica R Nolder Date 12-14-22

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

Subject Fwd: Window situation for Grant
From Jenean Shorter
<jenean@actshousing.org>
To: veronica nolden
<veronicanolden74@yahoo.com>
Date Nov 3 at 7:33 PM

The seller wanted me to share this with you.

----- Forwarded message -----

From: Rob Wood <rwood@shorewest.com>
Date: Thu, Nov 3, 2022 at 7:18 PM
Subject: Fwd: Window situation for Grant
To: Jenean Shorter <jenean@actshousing.org>

Message/thoughts from seller below

To search for all available homes for sale, check
out my site:
<http://www.robwood.shorewest.com/>

Rob Wood
Associate Vice President, Broker, CSRS, SFR
Shorewest Realtors
414.803.5789 cell
414.844.1323 office
262 782 6481 fax
rwood@shorewest.com

14 year recipient - "Best in client satisfaction" -
Milwaukee Magazine
2 time recipient - "America's Best Agents" - Real
Trends Magazine
Over \$200 Million & 800 homes SOLD!!!
A HOME SOLD EVERY 6.5 DAYS!!

----- Original Message -----

Hi Rob,

I feel very bad about this window situation with the city for the
new buyer. Please note, we were not aware of this property
being a historic property till the 21st October, that's when we
got the inspection letter.

There is or was no city lien or orders on the property even till
today's date except this notice, so when we had the title
checked when we bought it (I believe the new buver did too)

this historic state of the property never came up. So, there was no way for us to find out if this property was a historic property. And the original seller never disclosed it to us. As you can see, we didn't know to disclose the historic status of the property, as we ourselves were not aware of it and there was no lien, no order, nothing on it, for to even guess this property was a historic building and my sincere apologies for that. We would have rather stated that it was a historic property if we would have known.

Also, all we did to the exterior of the property is paint the stucco and put up that one new railing (which according to the city was permitted).

Also, "**Nicole Lipinski**" (Contact: **715-216-0702**) who sold us 2652 N Grant Blvd, and inherited this house from her late Aunt "Klein Ann E Todd" for few weeks confirmed those windows were in fact installed by her late Aunt (approx. 8 to 10) years back and is willing to verify the same. According to her, these are very good windows. She never disclosed to us any historic state of the house, but she knew about the windows.

Also, after I asked our team to do a little research, we could clearly see these same windows have been there since 2015 – 2019. Please see attached google pictures and timestamps. Maybe our new buyer can share this with the city and ask for an exception or extension? Not sure how this whole city appeal works. The pictures in "2019_Vs_1992.jpg" shows these windows were already different from the original windows from 2015-2019 and the word document shows all kinds of pictures from google map, from 2015 till 2019 that matches the windows that are there now.

We also talked to my GCs that have worked in the neighborhood at Grant, they mentioned that the house next door (A house that was rehabbed by the same GC's team as this one), on the north also has vinyl windows and several other houses around in the neighborhood have the same. Maybe that window situation can be requested to be reconsidered, since there are so many houses around the neighborhood with the same type of windows, just a suggestion.

Please note the notice date I saw was showing the time allocated till 12/19. An appeal might have to be placed before that for extension or reconsideration, keep or change (I would recommend keeping them). I have a feeling that the city will reconsider, if shown that these windows were not installed by us or the new owner and they are indeed in good condition and have the same grids as historic windows and also match several windows in the neighborhood.

Please keep us in the loop for what your/their plans are, I do care for the new buyers, I want them to enjoy their new home and not be tense about something such as this.

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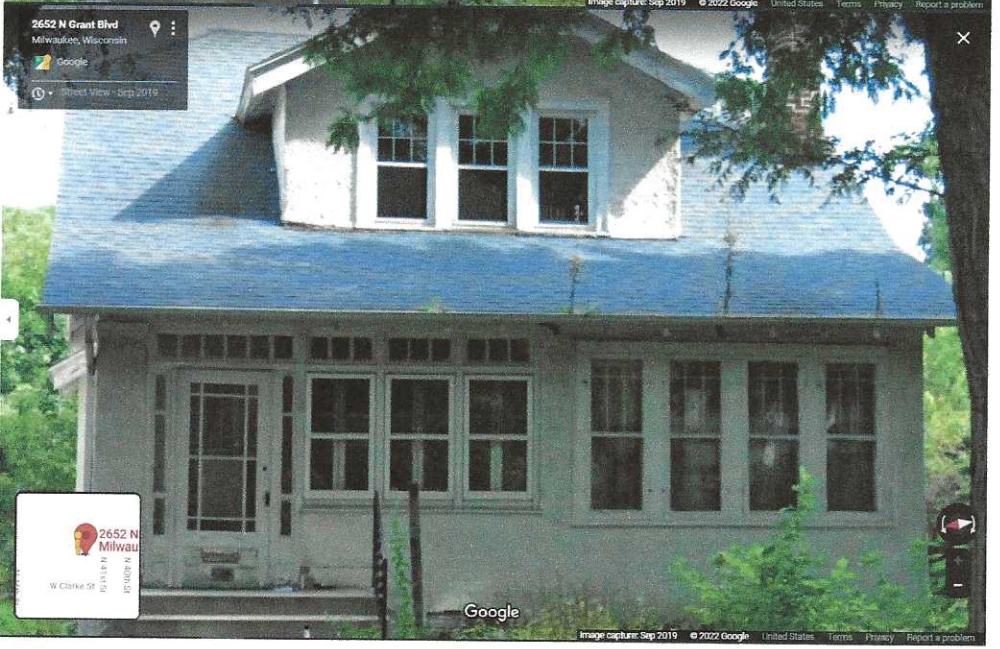
Jenean Shorter • Housing Specialist

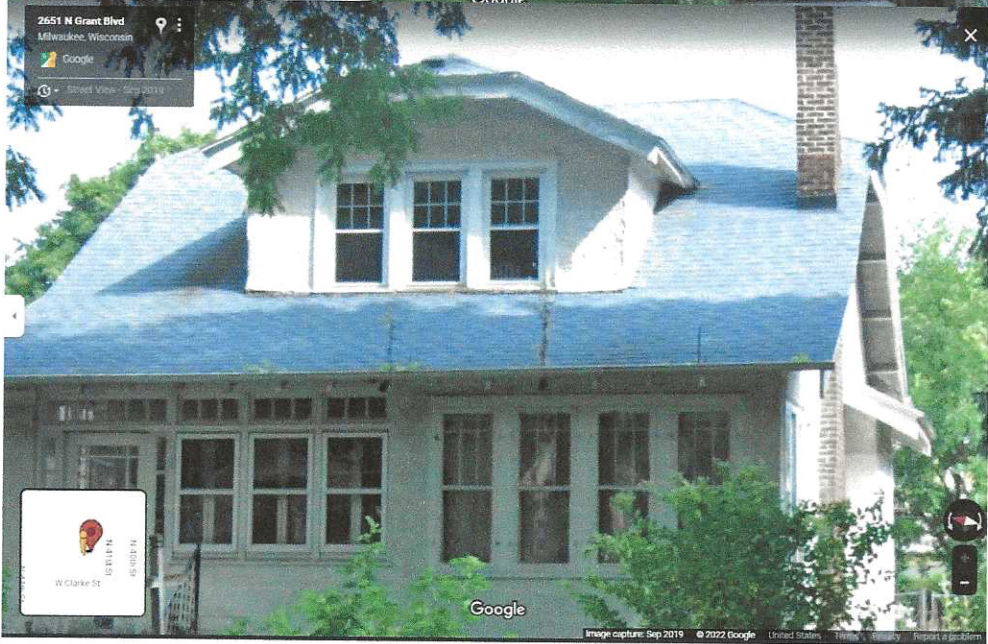
P: 414.737.5160 | F: 414.933.1956

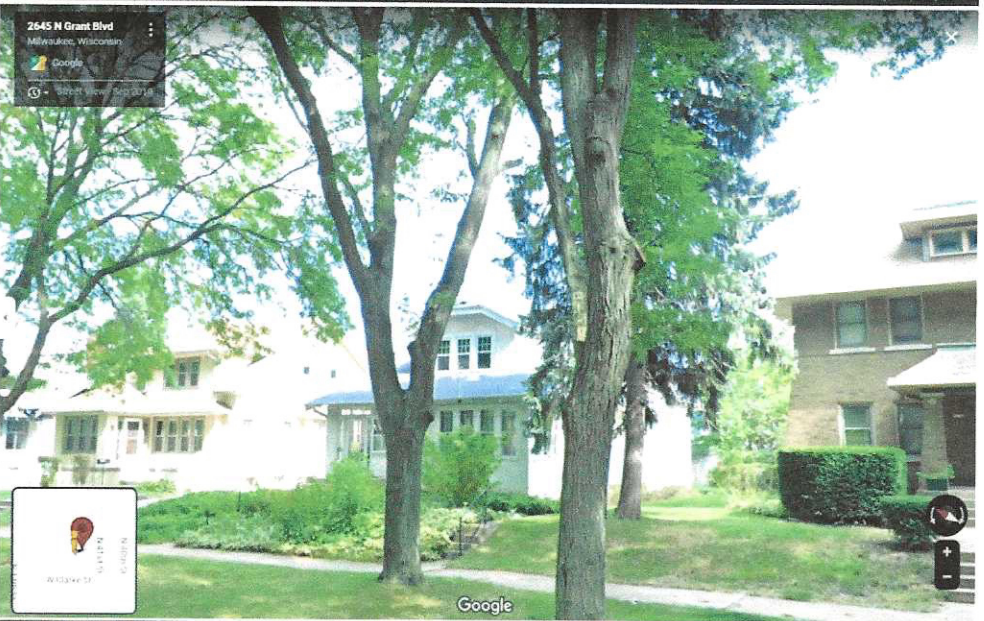
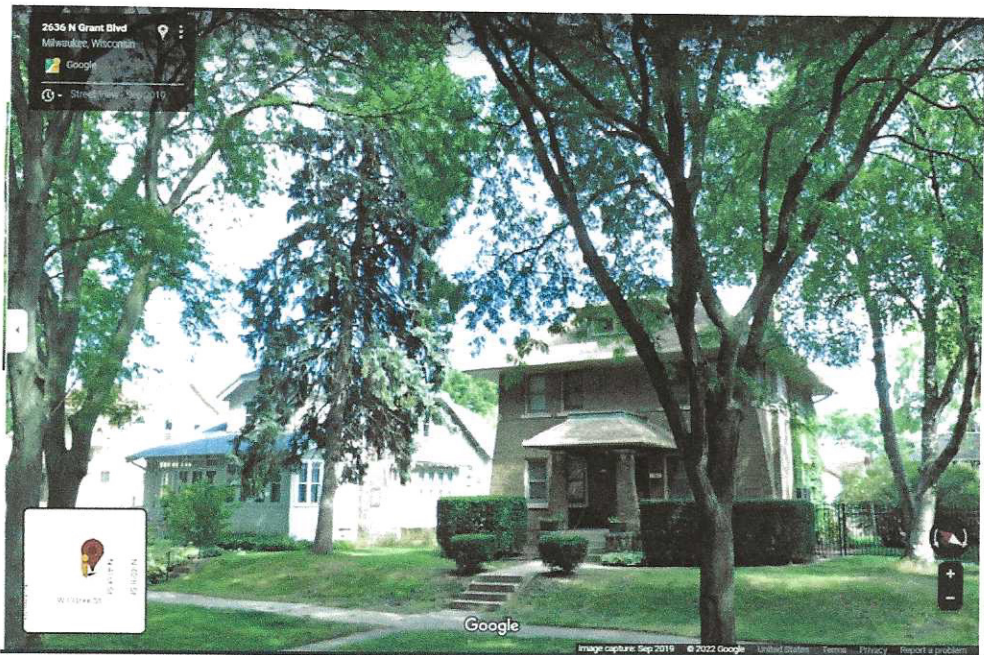
ACTS Housing • actshousing.org
2414 W. Vliet Street | Milwaukee, WI 53205



Google_View_2652_N_Grant_2015_2019.docx









WELCOME
2636 N
GRANT BL

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