



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/9/2018
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114556 CCF #180401

Property	3316 N. LAKE DR.	North Lake Drive Estates HD
Owner/Applicant	CHRISTOPHER WALTER EMILEE WALTER 3316 N LAKE DR MILWAUKEE WI 53211	Christopher Sandy Walter 3316 N Lake Dr Milwaukee, WI 53211
Proposal	Replace one third floor lakeside window with an aluminum-clad window.	
Staff comments	<p>This project returns from May where the applicant requested to replace an existing vinyl window with a new vinyl window. The applicant now proposes an aluminum-clad window.</p> <p>The applicant's contractor makes a believable case that Marvin's current wood replacement window would not work well in the location proposed and would require significant alterations to framing and trim that would be unacceptable to the owner and the Commission. Contractor also notes that the subject vinyl window was installed very poorly and that the jamb was unusually narrow.</p> <p>With this additional information not available in the previous application, staff began to question why double hung windows were not fitting properly in this location. This inspired research that shows that the dormer in question was an addition 10 years after the house was built. Original drawings from the Wisconsin Architectural Archive and remodel drawings from 1985 on file with City Records indicate that from 1917 to 1985 this dormer had four casement windows. This information was communicated to the applicant.</p> <p>The Commission has consistently held that windows in this condominium complex be wood and was explicit about wood in May. In previous cases at this complex, other unit owners have been required to replace to original conditions, in wood, when replacements were proposed.</p> <p>In conclusion, based on precedent within this complex, new information about the historic window type, and the material of the proposed window, staff must recommend denial. Staff recommends requiring wood casement windows, which should solve the narrow jamb issue.</p>	
Recommendation	Recommend HPC Denial	
Conditions		
Previous HPC action	Replacing vinyl with vinyl was denied at the May 2018 meeting. The applicant was directed to go with a wood window.	
Previous Council action		