



# Milwaukee Historic Preservation Commission Staff Report

## LIVING WITH HISTORY

**HPC meeting date: 1/9/2023**

**Ald. Stamper**

**Staff reviewer: Tim Askin**

**CCF #221372**

<b>Property</b>	2652 N. Grant Boulevard
<b>Owner/Applicant</b>	Veronica & Antonio Nolden 2652 N. Grant Boulevard
<b>Proposal</b>	Vinyl windows were installed throughout the property by a previous owner. As a complaint was filed, the applicant now needs the Commission's approval to keep the windows in place.
<b>Staff comments</b>	<p>The Noldens purchased the property from a property flipper in October 2022. A citizen filed a complaint with DNS regarding the painting of the stucco and window replacement shortly before their purchase. The property had sold to them by the time the inspector arrived. The flipper and the Noldens have not done any work to the property that violates HPC requirements.</p> <p>In an effort to assist the Noldens, the flipper provided documentation to HPC staff and the Noldens of the details of his purchase and interviewed the person from whom he purchased the property. The seller, Nicole Lipinki, told him she had inherited from her aunt and was aware that her aunt had taken out a reverse mortgage specifically for the purpose of installing the vinyl windows quite some time ago, but could not give an exact date.</p> <p>Google photos seem to indicate that the windows were installed by 2009. In a prior instance when it could be demonstrated that the windows were installed more than 10 years before a complaint and the party at fault was deceased, the Commission allowed vinyl windows to remain. In that case only secondary facades or small attic windows were affected.</p> <p>Staff reluctantly recommends denial as the work does not meet the guidelines.</p> <p>Nonetheless, the Commission has the power to look at the totality of the circumstances and consider the numerous mitigating factors that have been outlined. Amongst many options, the Commission may consider a partial approval that softens the visible damage to the character of the district. On the front, only the three dormer windows are vinyl. Replacing these three alone would reduce the cost burden while making the alteration to the other facades less noticeable.</p>
<b>Recommendation</b>	Recommend HPC Denial
<b>Conditions</b>	<p>If any retention of the vinyl windows is granted, the Commission should state that when it comes time to replace these vinyl windows in the future, non-clad wood windows will be required.</p> <p>Consider requiring replacement of the three front dormer windows.</p>
<b>Previous HPC action</b>	<b>170014</b>
<b>Previous Council action</b>	