



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 9/1/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #115007 CCF #200523**

<b>Property</b>	530 N. WATER ST.	East Side Commercial HD
<b>Owner/Applicant</b>	530 NORTH WATER LLC 1123 S 25TH ST Milwaukee, WI 53204	
<b>Proposal</b>	Install four vinyl windows on second floor rear of building. The proposal appears to be retroactive.	
<b>Staff comments</b>	<p>Only one window is properly sized to the original opening. All are vinyl. Vinyl windows are never approved by this body and the material did not exist when the building was constructed in 1947. When re-using window openings, they must fit original openings or offer some explanation as to why a change in size is necessary. There may also have been unpermitted structural alterations involved in the south window as shown by the replacement of the vent. The effort towards enhancing the building's interior spaces is appreciated, but the work needs to be done correctly.</p> <p>Guidelines:</p> <p>3a. Retain the present configuration of panes, sash, lintels, keystones, sills, architrave's, pediments, hoods, doors and hardware, except as necessary to restore to the original condition.</p> <p>3b. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door.</p> <p>There is also an unpermitted sign violation from October. Application was emailed to tenant in November. Staff tried again with USPS in April. There has been no response.</p>	
<b>Recommendation</b>	Recommend HPC Denial	
<b>Conditions</b>		
<b>Previous HPC action</b>		
<b>Previous Council action</b>		