



# Milwaukee Historic Preservation Commission Staff Report

## LIVING WITH HISTORY

**HPC meeting date: 8/7/2023**

**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>Please see the January report in this file for background. A recent ordinance change allows an alternative method of allowing the windows to stay in place until they fail. Future replacements would need to return to the original design and materials of the windows.</p> <p>The certificate of repose can be considered. The criteria are as follows:</p> <ol style="list-style-type: none"><li>Formal title transfer in at least one arm's length transaction prior to notice of violation. <b>Yes.</b> Property was purchased from a flipper who purchased the property from the estate of the person who installed the windows.</li><li>More than three years have elapsed since the work was performed. <b>Yes.</b> Google and written testimony suggest installation around 2010.</li><li>Presents no safety hazards. <b>Yes.</b> DNS only cited for lack of permit and lack of COA.</li><li>Costs more than \$1,000 to remediate. <b>Yes.</b></li><li>No citation issued to prior owners. <b>Yes.</b> Citation was issued almost immediately upon closing of the most recent sale.</li></ol>
<b>Recommendation</b>	Recommend HPC grant certificate of repose. All requirements have been met.
<b>Conditions</b>	
<b>Previous HPC action</b>	Held over from January 2023.
<b>Previous Council action</b>	