



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 3/7/2018**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114464 CCF #171653**

<b>Property</b>	723 E. BRADY ST.	Brady Street HD
<b>Owner/Applicant</b>	AIM INVESTMENTS LLC 728 E BRADY ST MILWAUKEE WI 53202	Melissa Gravelle Gravelle Designs 1121 S 114th St West Allis, WI 53214 Phone: (414) 312-8304
<b>Proposal</b>	Retroactive approval of replacing vinyl windows with new vinyl windows after a 2015 fire.	
<b>Staff comments</b>	<p>Original windows were still present in 1986, as documented in an historic survey photo. It is not clear what happened to the windows between 1986 and local designation in 1990. Vinyl windows were present by 2009 per Google. It is therefore an open question whether the pre-existing vinyl windows were installed legally.</p> <p>It is also unknown when the porch was un-enclosed. The only COA on record for this property is for installation of air conditioning in 2011, and vinyl windows appear to have been present by then. Only a Google street view photo was submitted with that application, so it is hard to tell the exact state. The current owner acquired the property in 2013 and has no apparent connection to previous owners. The registered agent for the owner is currently President of the Brady Street BID. The owner has been making repairs, to the building—including the new vinyl windows—since the 2015 fire without COAs or any contact with HPC staff</p> <p>It has been the Commission's longstanding policy not to allow vinyl windows in any situation, even to replace existing vinyl windows. This is in accordance with the published guidelines for the district:</p> <p><u>"b. 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. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass-block or the installation of plastic or metal strip awnings or fake shutters that are not in proportion to the openings or that are historically out of the character with the building. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building."</u></p> <p>Staff recommends that the Commission deny the application.</p> <p>Alternatively, the Commission can propose that 2/2 wood windows be installed in the Brady Street elevation within the next 90 days. The HPC may also consider that the two side facades are readily visible from Brady Street.</p>	
<b>Recommendation</b>	Recommend HPC Denial	
<b>Conditions</b>		