



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/8/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114256 CCF #170014

Property	2015 N. LAKE DR. North Point South Historic District	
Owner/Applicant	JOHN T HAMBROOK SARAH K HAMBROOK 2015 N LAKE DR MILWAUKEE WI 53202	John and Sarah Hambrook 2015 N. Lake Drive Milwaukee 53202 Phone: (414) 732-6720
Proposal	Vinyl windows were installed on the south and west elevations of the second and attic level floors by a previous owner. As a complaint was filed, the applicant now needs to seek the Commission's approval to keep the windows in place.	
Staff comments	<p>This magnificent house at 2015 N. Lake Drive was built to the designs of Elmer Grey in 1902. It is a key focal point at the southern end of the North Point South District.</p> <p>Documentation of the property has revealed that the original windows were in place through at least 1988, five years after the district was created. It is unclear precisely when the windows were installed, but it is believed to have occurred two owners ago, under the ownership of William Walsh. In any case, the windows were present at the time of the current owner's purchase and present approximately 25 years before the complaint was filed.</p> <p>It should also be noted that the party believed responsible for installing the windows is deceased, and there is likely no remaining estate from which to recoup the costs of the restoration.</p>	
Recommendation	Recommend HPC Denial	
Conditions	<p>Staff must recommend denial, but requests that the Commission seriously consider the numerous mitigating factors outlined in this report.</p> <p>If retention of the vinyl windows granted, the Commission should state that when it comes time to replace these vinyl windows in the future, wood windows will be required.</p>	
Previous HPC action		
Previous Council action		