

We purchased our home in 2009 knowing full well it was a historic home in a historic district with a great deal of deferred maintenance. Over the past eight years we have worked closely with the city and state historic offices to bring the home back to a livable state in accordance with all guidelines. Whenever we worked on the outside of the home we spoke with Paul Jakubovic and Mark Buechel to ensure we were choosing the right mortar to tuck point, choosing the right brick to rebuild both of our chimneys, choosing the right storm windows for our first floor wood double hung windows after we restored all of them etc. The one time we changed the outside appearance of the home by re-pouring our driveway and moving over our fence we obtained a COA from the city. On the inside of the home, when we remodeled our kitchen we took that opportunity to replace essentially all galvanized piping and all knob and tube wiring in the home. Our point is that in the ten years we have been blessed to own this home we have been excellent stewards, doing everything the right way, even when it wasn't the cheapest, knowing we would never recoup these costs, so this home will stand tall for 100's of years more. For this reason we felt it was a much more likely prospect that someone from the city would notify us that we had received a cream city brick award than to notify us that we would be penalized \$30,000 for 30 year old windows.

We am not lawyers, nor can we afford to hire one for this discussion as many of our neighbors suggested, but it seems that compelling an owner to replace windows that have been present for at least 30 years is neither the spirit nor the letter of the historic ordinance.

1) The state historical website says our home joined the state historic register in 1989 (<http://www.wisconsinhistory.org/Content.aspx?dsNav=N:4294963828-4294963814&dsRecordDetails=R:HI100125>) and the HPC staff report says the windows were changed sometime after 1988. 2) As a person, we have not altered, reconstructed or rehabilitated any part of the exterior of my historic structure without the permission and guidance of the HPC office. 3) When we purchased the home it seems unreasonable that we should have believed we would be liable to replace \$30,000 worth of windows that had already been present for more than 20 years through multiple owners and city inspections. 4) At the same time our lives have been upset by this process, our neighbor ; a) requested a COA to place non-conforming windows b) had that request denied c) still placed the windows against the ordinance d) still owns the home e) has been allowed to keep his non-conforming windows (SE corner of Lake and Kenilworth). If he who did the work himself specifically against the guidance of the HPC is not being penalized it seems odd that then that we would be penalized for having done everything correctly and for windows which may or may not have been present prior to it being listed on the state historic register.

We moved to the city of Milwaukee purposely. We feel strongly that if middle and upper middle class families don't support the city with their tax dollars the city will be doomed. We send all four of our children to MPS schools because we again believe the system deserves to be supported. We used to come home from work excited to consider the next steps in rehabilitating our property and helping our city thrive but this interaction with the HPC office has completely taken the wind out of our sails. It just doesn't seem this is the intended spirit of this ordinance or this office. If this inconsistent, delayed, uninterpretable and unpredictable enforcement is to be the practice of the HPC we are unsure who will want to move into our neighborhood.

Our final observation is that there are a great deal of non-conforming windows throughout our historic district. Aluminum and vinyl windows, aluminum and vinyl triple tracks, glass block etc. We agree the HPC should proactively historic windows from being replaced with these contemporary and inferior windows. It is our understanding that this is what the ordinance is for, to prevent ongoing work without the guidance of the HPC and without permits. If the HPC is to set out compelling all owners to retroactively replace non-conforming windows when they aren't even sure when they were placed, it seems like a very slippery slope and leaves the future of our historic district and its owners very unclear.

We understand that all of the members of this committee essentially volunteer their time and we thank you for that. We have to assume you have a similar perspective on supporting our city that we do. We're sorry we could not be present for this hearing but since we did not request it and we both work outside the home we could not take the day off.

John and Sarah Hambrook