



## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Brady Street area

**ADDRESS OF PROPERTY:**

1688 N Franklin Place, Milwaukee, WI 53202

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Shepards LLC Iliya Torbica

Address: 1848 New Hampshire Ave NE

City: St Petersburg

State: FL

ZIP: 33703

Email: iliya.torbica@gmail.com

Telephone number (area code & number) Daytime: 414-788-9638

Evening: 414-788-9638

3. **APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

☐ Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

This property was reported to DNS and I am responding to the complaint.

I recently acquired the above property upon the death of my father. My late father owned it for many years, and never updated anything. He did a land contract with my brother, who took it over for a number of years after that. Two years ago, when I took over ownership of this building, I realized this was going to be a huge project. I worked with an architect and renovated 2 of the units. We pulled all necessary permits, installed sprinklers and a new water line from the street.

We also installed brand new windows on some of the units, especially the west side of the building, as the existing windows were made of wood, were rotten, leaking air and not functioning. These west side windows were in the worst shape. They were hammered by wind, snow, rain and the sun. Many storms come from the west.

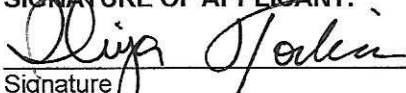
It has now come to my attention, after the fact, that this building was in a Historic District. I was never alerted by anyone, that there were restrictions on windows. I suppose I should have known. Nonetheless, I am now.....

I talked to one of your representatives and they told me the windows need to be made out of wood. My concern is the long term viability of wooden windows. The constant repainting and maintenance of wooden windows is costly over time. I used to paint houses for a living on the east side and saw this first hand. The paint builds up in the sash cracks and eventually the window gets stuck shut especially with BOTH sides of a wooden window being painted. You end up with a window thats sticky and repeated calls to maintenance to open it up.

Are there any other remedies to this? Can we install wooden storm windows over the top of these windows? There is plenty of space and it will solve BOTH problems. The optics will be appropriate and the windows will not need the constant painting. Or could I have one of my highly skilled finish carpenters install a veneer around the outside of the windows to give it a wooden look? He could use ornate finish moldings to make it look appropriate.

I have spent a lot of money on this building and have tapped out all my lending capacity. I am willing to comply I just hope there is a way to do this fairly with out replacing them.

6. SIGNATURE OF APPLICANT:



Signature

Iliya Torbica

Please print or type name

03/02/2018

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Hand Deliver or Mail Form to:**  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

**PHONE: (414) 286-5722**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

**Or click the SUBMIT button to automatically email this form for submission.**

**SUBMIT**