



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/7/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114499 CCF #180024

Property	3316 N. LAKE DR.	
Owner/Applicant	CHRISTOPHER WALTER EMILEE WALTER 3316 N LAKE DR MILWAUKEE WI 53211	Christopher Sandy Walter 3316 N Lake Dr Milwaukee, WI 53211
Proposal	Replace existing vinyl third floor window with matching new vinyl window from S Climate Solutions or Marvin.	
Staff comments	<p>This condominium unit is in the main house building of the Joseph Uihlein estate, now known as the Uihlein Townhomes and part of the North Lake Drive Estates Historic District.</p> <p>The subject window is on the lake-facing east elevation on the third floor. The vinyl window was present at the time of the current owner's purchase in May 2017. It is one of a pair of matching windows in dormer and the second window is under different ownership because of the condominium arrangement. Applicant and other property owners in the condominium complex have indicated that the owner of the adjacent unit is unlikely to cooperate in replacing his window simultaneously. Applicant therefore requests that the he be able to match the two existing windows to keep the existing appearance and not have an unmatched pair of windows.</p> <p>Based on long standing Commission practice, staff cannot support this proposal. While the difference in ownership between the two windows is unfortunate, the precedent of requiring historically appropriate replacements whenever replacement occurs is strong.</p>	
Recommendation	Recommend HPC Denial	
Conditions		
Previous HPC action		
Previous Council action		