



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/3/2019
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114741 CCF #190116

Property 2879 N. GRANT BL.

Owner/Applicant Valerie Duncan Valerie Duncan
2879 N Grant Blvd 2879 N Grant Blvd

Proposal Prior to knowing the home is historic the owner replaced all the window in the home with vinyl and similar products. Applicant requests that these windows be granted a COA. In the alternative, they wish to use a "wood look" product.

Staff comments The large front picture window was not a proper window at the time of purchase and was in substantial disrepair since the 1990s. It appears to have been Plexiglas with dimensional lumber substituting for mullions.

Original windows were generally leaded glass 6/1 cottage sash windows. Attic windows were 4/1 with wood muntins. The front attic dormer window was 6/1 with wood muntins. Rear windows, except the attic, were 1/1. The dining room along the south wall had single lite casement windows. The triplet of staircase windows on the north was the same.

Recommendation Recommend Denial per Grant Boulevard guidelines and recent Grant Boulevard cases.

Conditions All windows must be wood, including those recently replaced.

Historically accurate compatible designs are required for the large picture windows. The front window probably matched the series of three windows directly above it. To minimize masonry work, 4 - 5 matching double-hung windows should be considered here.

Previous HPC action

Previous Council action

Guidelines

3. Windows and Doors

- a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of windowpanes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused.

- 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 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 or the substitution of units with glazing configurations not appropriate to the style of the building.