



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 12/3/2018**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114656 CCF #181173**

<b>Property</b>	2803 E. BRADFORD AV.	North Point North Historic District
<b>Owner/Applicant</b>	LISA GROSKOPF-GLEASON 2803 E BRADFORD AVE MILWAUKEE WI 53211	Mike Slawnikowski M-Design Build Remodel 4530 N Oakland Av Whitefish Bay, WI 53211
<b>Proposal</b>	<ol style="list-style-type: none"><li>1. Remove 1972 aluminum siding &amp; replace underlying clapboard siding with new cedar</li><li>2. Replace fiberglass east entry door with replica of front door.</li><li>3. Replace all non-basement windows, except one oculus that will be rehabbed.</li><li>4. Replace all storm windows with new wood storms with sash heights that match the prime windows</li></ol>	
<b>Staff comments</b>	<p><b>Background</b> The Dr. Stephan House is a Colonial Revival house dating to 1900 and designed by Buemming and Dick.</p> <p><b>Siding</b> According to our records, the aluminum siding was installed in 1972. Exploratory removals of it have been conducted by the owner and the original clapboards are extant, but in poor condition. The proposal to replace it all with new smooth cedar to match the 2.75" reveal is acceptable.</p> <p><b>East Door</b> The present east door and frame are deteriorated and made of fiberglass. It has not weathered well and details were not executed in a historically accurate manner. The proposed new door keeps the proportions of the fiberglass door, while taking details from the surviving front door. Staff has no concerns.</p> <p><b>Windows</b> It has been the longstanding practice of this Commission not to allow repairable windows to be replaced. While many of the windows need epoxy work, new glass, new putty, and the occasional new rail or stile, none appears to be beyond repair. As the new owner is simultaneously proposing replacing aluminum storms with new wood storms, the gains in energy efficiency from double pane windows would be negligible.</p> <p>Two windows qualify for replacement without any question. Applicant's photos indicated a single 6/1 on the ground floor of the south elevation. This is the only 6/1 window on the ground floor of the house and the hardware is distinctly modern compared to the other window photos submitted. Another window on the second floor of the Terrace elevation is vinyl and certainly qualifies for replacement.</p> <p>Staff has identified six windows on the front that can be considered options for replacement. These six windows make no aesthetic sense in the composition of this building, and therefore must be assumed non-original or poorly executed.</p>	

**Staff comments  
(cont.)**

The Attic dormer windows on the three secondary elevations are consistently of 6/1 pattern. If replacements are approved, they must match this muntin pattern.

There is a 1993 COA for the enclosure of the sleeping porch with these windows. It is unclear why replacements are necessary for 25-year-old windows in an uninsulated, unfinished space. Nonetheless, as they are not original, staff does not oppose the replacements in this area.

**Storm Windows**

Replace aluminum storms with Marvin wood storms that will match the sash heights of the prime windows, unlike the current aluminum ones. There are no concerns.

**Recommendation** Approve siding replacement, door replacement, and storm window replacement as proposed.

Approve selected window replacements with conditions.

**Conditions** Approve replacement per attached hand-annotated elevation drawing.

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles must match originals. Sash heights must match originals or match immediately adjacent windows, per the present proposal.

**Previous HPC  
action**

**Previous Council  
action**