



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/11/2024
Staff reviewer: Andrew Stern

Ald. Brostoff
CCF #231655

Property 2709 E. Bradford Ave. North Point North

Owner/Applicant Jonathan Ngoy
2709 E. Bradford Ave.
Milwaukee, WI 53211

Proposal

The applicant has a window in a bathroom that is showing signs of deterioration. The applicant is proposing to remove the window and replace with glass block.

Staff comments

The window proposed for removal is an original, wood sash window with a leaded glass top sash and privacy glass in the lower sash. The window matches the design of the other windows on the house and removal and replacement with glass block would not be appropriate.

The preservation guidelines for the North Point North Historic District recommend to “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” and to “avoid the filling in or covering of openings with materials like glass-block or the installation of plastic or 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.” *Living with History* also discourages glass block windows.

Staff recommends repair and painting the original wood sashes. There is decorative leading and the window appears repairable in the photos provided and there is no visible damage to the upper sash. An additional layer of heavy varnish over the paint is advisable along with proper caulking along the trim such that water cannot get into the wall. Staff also recommends the use of a shower curtain liner along the exterior wall in the shower to keep the window free of water. Frank Lloyd Wright famously built many entire shower enclosures out of wood with marine varnish.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action