



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/11/2017
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114358 CCF #170683

Property	2015 N. PALMER ST.	
Owner/Applicant	PHILIP WARREN EMILY SCHLEMOWITZ 2015 N PALMER ST MILWAUKEE WI 53212	Phillip Warren 2015 N. Palmer Street Milwaukee, WI 53212 Phone: (262) 470-8324
Proposal	Replace all three front second story windows and one second-floor rear window.	
Staff comments	<p>This is a 1870s Greek Revival store with housing above and is known as the Mathias Hettenbock Grocery and House. The entire building is now a single-family home with a restored storefront.</p> <p>The present front windows appear to be at least third generation in these openings. They are believed to have been poorly handcrafted during rehabilitation in the 1980s after a fire. Survey photos before the fire show what must be earlier replacement windows as they are square 1/1s that block down the arch.</p> <p>Applicant proposes a 6/6 archtop window with a match to the brick radius manufactured by NY Finestra. It will be all wood with true divided lights and triple glazed, but the interior muntins will be within glass. The exterior muntins are proposed as trapezoidal, staff would like to see a coved muntin. We believe the applicant would like to eliminate the expense of the muntins and potentially do a pattern that at least reduces the number of muntins. Staff would be open to a 2/2, as an alternative to the proposal. A 1/1 window would not likely be appropriate in this location on the front of the building.</p> <p>The rear window is proposed as a wood Marvin Ultimate double hung 1/1 window. As this is 1) a rear window, 2) the original windows on this property are unknown and 3) it will match the other extant windows on the secondary elevations of the building, it should be approved for this one instance.</p> <p>The windows can be approved as proposed with a few conditions. The Commission can choose to modify the muntin requirements as it sees fit, with the note that staff does not recommend allowing 1/1 on the front of the building.</p>	
Recommendation	Recommend HPC Approval	
Conditions	<ol style="list-style-type: none">1. Muntins should have a coved molding on the exterior and not be trapezoidal.2. New storms/screens to be all wood.3. Any Low-E coating must be clear and untinted.	
Previous HPC action		
Previous Council action		