



kee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/12/2022
Ald. Russell Stamper II District: 15
Staff reviewer: Carlen Hatala
PTS #115311

Property 2857 N. GRANT BL. Grant Boulevard Historic District

Owner/Applicant Weather Tight
Jon Zimmerman
2857 N. Grant Boulevard
Milwaukee, WI 53205
Phone: (862) 579-6207

Proposal Applicant purchased this house in May this year. Applicant wants to replace windows with vinyl substitutes because he states most are painted shut, have storm windows, appear to be deteriorating and he thinks vinyl will be more energy efficient. He does not want to change the first floor front windows and is willing to keep the second story front windows.

Staff comments The HPC has consistently denied the use of vinyl, vinyl clad, fiberglass and metal clad windows among others, for residential properties because they cannot meet the profiles of the originals. The reasons stated for replacement are easily fixed. There are studies showing that original windows with weather-stripping and storm windows are comparable to new windows at a fraction of the cost.

Wood windows can be rehabilitated, made weather tight and the use of storms add the equivalent of a double planed window. If windows are too deteriorated, wood replacements are required. This house is a Sears House, named the Alhambra. A very similar house was illustrated in the Gordon Van Tine catalogue. It is important to keep the character defining windows. Houses have four sides and all sides are considered important. The owner may be eligible for Historic Tax Credits for the restoration of his windows.

Recommendation Deny

Conditions

Previous HPC action

Previous Council action