



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/6/2017
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114400 CCF # 170954

Property 910 N. OLD WORLD THIRD ST.

Owner/Applicant MILWAUKEE COUNTY REGISTER OF DEEDS
901 N 9TH ST
MILWAUKEE WI 53233

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Proposal Infill two window wells on the Kilbourn Avenue frontage with concrete, remove window glass and potentially window frames.

Wells will remain mostly hollow with reinforcing structure along the sides of the well to hold up the caps. The caps will be water-sealed against further weather intrusion with caulk around the edges.

Staff comments These window wells no longer serve a purpose and leak severely. They light only mechanical and storage areas and leaks have resulted in damage to collections.

The Historic American Building Survey documentation on the building from 1969 describe the following conditions: "The basement windows have cast-iron frames with wired glass lights and are set in window wells that have an iron grill at grade level."

B. Openings

The location and style of window and door openings and the number and configuration of panes shall be retained on all street elevations, except that restoration to the documented original condition shall be permitted.

Replacement and repair materials shall resemble the original in color, texture, and composition so the appearance of the building is not altered. Additional openings or changes in the size or configuration of existing openings shall not be permitted, unless approved by the Historic Preservation Commission, except that restoration to the documented original condition shall be permitted. Approval for changes shall be based on the compatibility of the proposed changes with the style and period of the building.

Several other wells have been infilled over time, but some remain in original condition. Some window well windows have been replaced with vents, with the wells remaining.

Despite the exact language of the guidelines, staff feels that this project is in keeping with the spirit of the guidelines. The windows have been invisible to the public for what is likely decades and below grade window replacements have been allowed at other designated properties.

Staff recommends approval with one condition.

Recommendation Recommend HPC Approval

Conditions

Approve with condition that window frames remain in place or are photographed and measured. Such documentation shall be presented to HPC staff to add to the property's record.

Recommend, but not require, that any removed window frames be added to the Society's collections for future reference.

Previous HPC action

Previous Council action