



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 9/9/2013
Ald. Milele Coggs District: 6
Staff reviewer: Paul Jakubovich
PTS #82019

Property **124 W. LLOYD ST. Brewers Hill Historic District**

Owner/Applicant

ROTH WHITMAN GROUP INC
300 N LASALLE STE 4925
CHICAGO IL 60654

John Dorsey
Roth Whitman Group
300 N. Lasalle Suite 4925
Chicago, IL 60654
Phone: (414) 397-1694

Proposal

Retain existing metal winos with metal muntins which were denied by HPC at its November 2012 meeting.

Staff comments

The exterior rehabilitation of this house was begun without a permit or COA, both of which are required. Work that had been completed by that time included the removal of all the wooden windows and their replacement with metal windows with metal muntins. The owner subsequently submitted a COA application and after review and consultation with HPC and staff he agreed to replace the windows with wooden, double hung windows and a few fixed windows, none of which were to have muntins in order to reflect the original design.

The owner is now requesting to retain the windows. HPC staff recommends that the commission should uphold its earlier decision to deny the metal windows and muntins. The house did not have muntins originally and some design concessions have already been made. The commission has not approved metal, vinyl or FRP replacement windows in the Brewers Hill district and the neighborhood association remains committed to that standard. Because the design of the new windows and the material are not compatible with the original architecture of this Stick Style/Queen Anne style house, they should be replaced with the appropriate wood, double hungs windows according to the earlier agreement.

Recommendation

Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action