



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

2804 N. GRANT BL.

**Description of work**

Replace west and south windows with all wood 6/1 cottage sash. Restore kitchen window to original openings with same windows. Replace small windows in front (west) dormer with 1/1 wood standard hung sash.

Replace east and north windows with 1/1 cottage sash.

Retain basement glass block windows on east and north elevations. Retain bathroom glass block window on west elevation. Replace south basement windows with wood frame windows, operable or inoperable.

Roof and porch repairs as completed as of 8/2/2018, see photo.

**Date issued**

3/12/2019

PTS ID 114619 COA: windows, new evidence

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



---

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Russell Stamper II , Inspector Olga David



Roof, porch, and siding approved as completed in this photo.

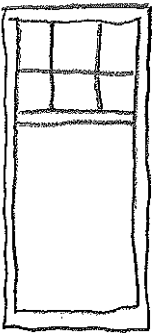




1994 photos showing original windows. Building shall be restored to these windows on these elevations. East and north elevations may use 1/1 cottage sash instead. Front dormer may use 1/1 standard hung sash.

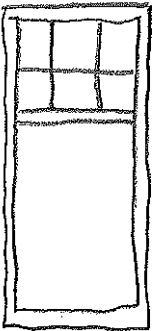


South elevation. Replace windows to match conditions in 1994 photo on page four. Windows surrounded by box shall be seven 6/1 all-wood cottage sash. Basement windows shall be wood framed.

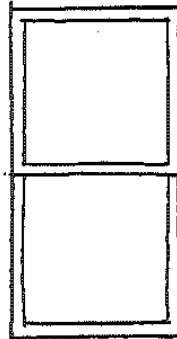


Required design of replacement windows.





Replace ground floor windows with 6/1 cottage sash.

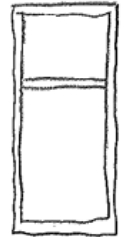


*1/1 Lights*

Upstairs dormer windows may be 1/1 type, standard, evenly divided sash.



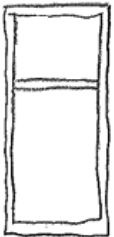
Replace rear windows with 1/1 cottage sash.







Replace north windows with 1/1 cottage sash. One glass block window on the ground floor may remain, basement glass block windows may remain.







**Full Divided Light**

*Give your window an authentic*



**Simulated Divided  
Light**

For double pane windows, construction of muntins must be in one of the above methods.

True divided lite or single pane with muntin grids on both sides are also acceptable.

Combination storms with wood frames may be used on top of any window type, such as triple-track within a wood frame or any of the types below.



Sash heights on storm windows must match those of the primary windows.