



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/6/2019
Ald. Khalif Rainey District: 7
Staff reviewer: Tim Askin
PTS #114723 CCF #181893

Property 2703 N. SHERMAN BL.

Owner/Applicant SHERMAN PARK LUTHERAN
CHURCH
2703 N SHERMAN BLVD
MILWAUKEE WI 532102426

Thomas Proffitt
2703 N. Sherman Bl.
Milwaukee, WI 53210
Phone: (414) 445-5185

Proposal Applicant replaced a basement window with glass block on the Center Street elevation at this address following a traffic accident in March 2014 that resulted in the loss of the original window.

Staff comments The building is a Neo-gothic church built in 1928 and has been part of the Sherman Boulevard district since it was established in 1995. This comes from a citizen complaint.

In an unfortunate incident of presumably reckless driving, the window was damaged beyond repair. As a result, the window was replaced, though without approval or a building permit. Permits are generally required for windows on "commercial" buildings.

A glass block window that is above grade on a street-facing elevation has never been deemed acceptable by this body.

It directly violates Sherman Boulevard design guidelines:

Windows and Doors

a. Retain existing window and door openings that are visible from the public right-of-way. Retain the present configuration of panes, sash, sills, architraves, hoods, doors and hardware, except as necessary to restore to the original condition. Avoid making additional openings or changes in the principle elevations by enlarging or reducing window or door sizes. Avoid changing the size or configuration of windowpanes or sash. Avoid discarding original windows, doors, and door hardware when they can be repaired or reused.

b. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass block or the installation of fake shutters that are not in proportion to the openings or that are historically out of character the building. Avoid using modern style window units, such as with horizontal sliding sash, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building. The installation of glass block in basement windows visible from the street is generally not permitted.

Recommendation Recommend HPC Denial

Conditions

**Previous HPC
action**

**Previous Council
action**

