



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 1/14/2019
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114656 CCF #181173

Property 2803 E. BRADFORD AV. North Point North Historic District

Owner/Applicant LISA GROSKOPF-GLEASON Mike Slawnikowski
2803 E BRADFORD AVE M-Design Build Remodel
MILWAUKEE WI 53211 4530 N Oakland Av
Whitefish Bay, WI 53211

Proposal

1. Remove 1972 aluminum siding & replace underlying clapboard siding with new cedar
2. Replace fiberglass east entry door with replica of front door.
3. Replace all non-basement windows, except one oculus that will be rehabbed.
4. Replace all storm windows with new wood storms with sash heights that match the prime windows

Staff comments The Dr. Stephan House is a Colonial Revival house dating to 1900 and designed by Buemming and Dick.

Siding

Remove aluminum siding and replace damaged original cedar to match original reveal. This portion of the proposal was Approved in December.

East Door

This portion of the proposal was Approved in December.

Windows

Mr. Askin and Ms. Hatala conducted an interior site visit last week. Upon personal inspection, the window situation became less clear than they previously had thought. Many of the windows are old and some are clearly pre-1920, there is no question that over 80% of the windows are non-original. Installation dates range from c. 1910 to c. 1990. There are also post-2000 windows that were approved for a porch enclosure. A high number of these windows have been previously repaired. These repairs were done either with inappropriate methods or with appropriate methods performed very poorly. The windows may yet be repairable, but due to mistreatment by prior owners, they are not truly restorable. Repairs could not be aesthetically adequate.

Two windows qualify for replacement without any question. There is a single 6/1 on the ground floor of the south elevation. This is the only 6/1 window on the ground floor of the house and the hardware and detailing is distinctly modern compared to the other windows. Another window on the second floor of the Terrace elevation is vinyl and qualifies for replacement.

Enclosed Porch

Windows in the enclosed porch were not installed with proper structure or flashing. Torsion and rot have rendered them inoperable. Replacement is recommended.

Third Floor

The front dormer is currently in a Chicago-style window configuration. Interior details suggest that the original side sashes were not operable or were casement. These can be replaced as 1/1, fixed single pane, fixed 1/1, or casement at the owner's preference.

The Attic dormer windows on the three secondary elevations are consistently of 6/1 pattern. Interior details indicate that most of these were windows salvaged from another property at an unknown date. It is impossible to know if the 6/1 windows were an original design component. They are fitting and appropriate to the third floor. Staff would prefer that the 6/1 pattern be retained, but does not recommend requiring it. They can be replaced as either 6/1 or 1/1.

Recommendation Given the unusual condition of the house appearing to have few, if any, original windows, staff recommends that the Commission approve the replacements as proposed.

Conditions Approve replacement windows as proposed, with options expressed above for third floor windows and the clarifying statement below:

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

Previous HPC action Siding replacement, door replacement, and storm window replacement as proposed were approved in December 2018.