



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/5/2018
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114643 CCF #180964

Property 2107 E. KENILWORTH PL. North Point South HD

Owner/Applicant THE REDENTOR L GALANG MD & Gloria Galang
GLORIA E GALANG REV TRUST 2107 E Kenilworth Pl
D02-17-2016 Milwaukee, WI 53202
2107 E. KENILWORTH PLACE Phone: (217) 836-0870
MILWAUKEE WI 53202

Proposal Install bay window on east elevation, replacing an existing multi-pane window. This is for the purposes of a kitchen renovation.

Staff comments The existing window is 38.5" x 57.5" The new window would be wider and slightly shorter. It would be a wood bay with a copper roof.

Living With History states, "modern prefabricated bay windows are not appropriate substitutes for double hung windows." Such features "look out of place on an older house and drastically alter the proportions and the scale of the original design. They would not be approved by the Historic Preservation Commission."

Whether the unit is "prefabricated" in this scenario is immaterial. A custom bay window of the design presented would still not be compatible with 1920s colonial revival home of cream city brick would not be compatible with the architecture of this house, the neighboring houses, or the district as whole.

The addition of a wooden double hung window on this elevation could be considered to enhance lighting in the kitchen. This is only because it is on a secondary elevation that is not street-facing. Such a proposal is not currently before the Commission.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action