



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/3/2020
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114997 CCF #200439

Property 2159 N. SHERMAN BL.

Owner/Applicant

Dr. Neville Duncan	Unison GC LLC
8883E N Swan Rd	3723 N 4 th St
Milwaukee, WI 53224	Milwaukee, WI 53212

Proposal

1. Repair stucco where necessary
2. Re-install original windows except a few on the rear (photos 14, 15, and 18)
3. General repairs to house and garage replacing like for like materials.
4. Repair/replace fences

Staff comments

Dr. Duncan purchased this home in late April with the intention of living in it. With the many repairs it needed, he also unfortunately began replacing most of the windows. The prior owner is an anonymous Delaware corporation that purchased the property in November 2019. This corporation has provided various addresses in different states to the Dept of Financial Institutions, the state, and the city.

Most windows were replaced with new vinyl windows. Work was stopped before all sides of the home were completed. The house is well-documented from survey photos, prior COAs, and real estate listing photos. All removed windows remain on site and can be reinstalled after some repairs. Dr. Duncan does request to keep several vinyl windows on the rear of the building. Given the standards of this body and precedents throughout the city's historic properties, all vinyl windows will have to be removed and replaced.

Front Door Sidelite

The present window here appears appropriate and appears in a 2001 photo. This window presents no concerns. It needs new glazing putty and fresh paint.

Security doors

The security doors date to at least 1990 and pre-date the district and may stay. Replacement security doors are subject to staff approval.

Glass Block

There is a solid record of bathroom windows having been replaced with glass block on Sherman Boulevard before the creation of the historic district. We have grandfathered these in on prior occasions when they were not street visible. Unfortunately, this window was not built correctly, is not weathertight, and was noted in the inspector's photographs. There are significant gaps in the blocking to resize used to fit the glass blocks into the window opening. Allowing it to stay will result in significant water damage to the interior of the wall and growth of mold in an inaccessible location. Another solution will have to be found for this window opening. From other experiences we have had on Sherman Boulevard, a new double hung window is likely to cost no more than rebuilding the glass block correctly. Textured or etched privacy glass is allowed and encouraged in bathroom windows.

Garage

Garage requires some structural and aesthetic repairs and temporary boarding of windows. One of the doors has been replaced by Dr. Duncan. In consideration other expenses being required, staff recommends leniency on approving whatever door was installed, once a photo is provided for our records.

Recommendation

Recommend HPC Approval with conditions. Allow six months to complete repairs. Extensions can be granted if progress is shown.

Conditions

1. All vinyl windows must be removed and replaced with 100% wood, unclad windows. Work with staff on specific products for approval.
2. Glass block window must be replaced with a properly constructed and installed wood double hung window.
3. Provide image of replaced garage door.
4. New fencing will have to be painted or stained with an opaque stain.

Previous HPC action**Previous Council action**