



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/4/2019
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114619 CCF #181629

Property 2804 N. GRANT BL.

Owner/Applicant ROBERTHENRY DAVIS SR
4654 N 108TH ST
WAUWATOSA WI 53225
Even Life Inc
4654 N 108th St
Wauwatosa, WI 53225
Phone: (414) 897-1797

Proposal Replace west and south windows with all wood 6/1 cottage sash. Restore kitchen window to original openings with same windows.

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

Staff comments This case is from several months ago and was appealed to ZND. The appeal was denied on the condition that the Commission consider new evidence about some of the windows that Mr. Davis mentioned, but did not present at the appeal.

As a result, Mr. Davis has filed a new application and submitted a photo from the interior of the house from when it was first in his possession. The photo indicates that several of the north windows were 1/1 cottage style without divided lights. It is likely that all windows on this side were the same, given that it was a secondary elevation on a tight property line.

Mr. Davis also requests that he be allowed to use 1/1 cottage sash on the east side of the house. There is no clear evidence for the ground floor windows on this elevation. Two upper windows were 6/1 type. In consideration of Mr. Davis other investments in systems and general repairs that brought the property back into a habitable and presentable state, staff will recommend allowing 1/1 cottage sash on this elevation as well.

Mr. Davis has also requested that you strike the previous requirement for trim on the porch skirting. The porch is too low to the ground for this to be a good idea. Staff has no objection.

Recommendation Recommend HPC Approval

Conditions

1. South basement glass block windows still must be replaced.
2. Coordinate specific window products to be used with staff.
3. One year to complete. If sold in less than one year, new owners to be responsible for the change within one year of closing.

Previous HPC action

Previous Council action