



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/11/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115200 CCF #210850

Property	608 N. BROADWAY	East Side Commercial
Owner/Applicant	DONALD S ARENSON TOD N78 W14597 APPLETON AVE MENOMONEE FALLS WI 53051	Bliffert Lumber Co. 1014 E. Chambers Street Milwaukee, WI 53212
Proposal	Replace 8 windows on Broadway façade with new Weathershield windows.	
Staff comments	<p>The windows appear to meet our general requirements for non-clad all wood windows and fitting the original opening with custom radius tops. None of the windows appear to be original and per the owner and staff's exterior visual inspection, they are likely poorly made midcentury sash.</p> <p>Staff has two minor concerns. 1) It is preferable to do an entire façade at once if a significant number of windows are being replaced. As entire levels are being done, the Commission may find the proposal acceptable regardless. Half-screens are not ideal and can be visually jarring. If allowed, the screen mesh should be something less noticeable than the standard black fiberglass mesh. Full height screens would be acceptable with black fiberglass mesh.</p>	
Recommendation	Recommend HPC Approval	
Conditions	Require full height screens or a less visible screen mesh than black fiberglass.	
Previous HPC action		
Previous Council action		