



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 1/8/2024**  
**Staff reviewer: Andrew Stern**

**Ald. Stamper**  
**CCF # 231336**

**Property** 2804 N. Grant Blvd. Grant Boulevard Historic District

**Owner/Applicant** Jordan Morales  
2804 N. Grant Blvd.  
Milwaukee, WI 53210

## Proposal

The applicant is proposing to remove the existing aluminum siding, any wood clapboard found underneath the aluminum siding, and cedar shingles from the house and installing LP SmartSide textured lap siding with 6 ¾" exposure, LP SmartSide Perfection 5" shingles in the gables, and LP SmartSide trim. The siding will be "Snowscape White."

## Staff comments

The Albert Reichardt house was designed by Milwaukee developer, builder, and self-proclaimed "Bungalow Man," Walter G. Truettner, in 1920. The house was originally sided with wood clapboard siding, some of which is still present underneath the aluminum siding, and wood shingles in the gables. Sometime prior to 1979, the house had been wrapped with aluminum siding, with the exception of the front and side-facing gables, which retain the cedar shingles.

The existing aluminum siding is in rough shape, with many dents, bends, and pieces falling from the siding. The applicant has received a quote for over \$46,000 for siding removal and replacement with cedar clapboard. No quote was provided for replacement in LP SmartSide. Staff recognizes that the HPC has historically rejected LP SmartSide products, with limited approvals of smooth SmartSide products for outbuildings and for new construction outside of historic districts. Primary concerns have been about the durability of the siding and the mostly synthetic nature of the product. Replacement with an inappropriate siding material would not be eligible for historic tax credits and may jeopardize current or future tax credit projects the owner may pursue. Based on the photos provided, the existing historic cedar shingles are in good condition and should remain, with only spot replacement in-kind for any deteriorated sections.

Staff recommends denial of replacement with LP SmartSide material. If HPC approves SmartSide, staff recommends the conditions below for approval.

**Recommendation** Recommend HPC Denial

**Conditions** Should the HPC approve the LP SmartSide, the following conditions will apply:

1. Use LP SmartSide with smooth finish on siding and trim be used, with exposure not to exceed 5 7/8" on the main body of the house. However, staff believes this product may have been discontinued.
2. Corner boards and other trim shall be natural wood
3. Existing historic shingles in the gables will be repaired and/or spot replaced in-kind with cedar shingles on an as-needed basis.

**Previous HPC action**

**Previous Council action**