



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 1/6/2020**  
**Ald. Russell Stamper II District: 15**  
**Staff reviewer: Tim Askin**  
**PTS #114902 CCF #191375**

**Property** 2774 N. GRANT BL.

**Owner/Applicant** JASON VIDGOFF  
2774 N GRANT BLVD  
MILWAUKEE WI 53210  
Tim Knuth  
8615 N 52nd St  
Milwaukee, WI 53223

**Proposal** Replace improperly replaced garage doors with new steel roll-up doors.

**Staff comments** The original doors were present until the current owner took possession in 2018 and discarded them. They were an all wood door in seemingly good condition. Per a recent MLS listing and returned mail regarding this item, this appears to be a house flip project and not a resident owner.

The proposed doors are a standard steel roll-up door with artificial wood grain and artificial texturing. They bear no resemblance to the original doors. It is not strictly necessary to have exact replicas of the original doors made, if something similar can be found from a catalog, but, at minimum, the replacement doors should be real wood and have a more vertical paneling style. A sample door style that is closer to the original is included in the file. Traditionally we have required wood doors to be replaced with wood doors, particularly when they directly face the street.

Staff has no objection to changing the method of operation from side hinge to something that can be operated with a modern overhead garage door opener. A tilt-up door would be preferred to a roll-up door, but staff reserves judgment until specific proposals are made. A list of garage door manufacturers capable of creating an acceptable door has been provided to the owner or his contractors several times.

**Recommendation** Recommend HPC Denial

**Conditions**

**Previous HPC action**

**Previous Council action**