

Milwaukee Zoning, Neighborhoods, and Development Committee October 10, 2017



170679

Resolution relating to a Certificate of
Appropriateness for the installation of
vinyl replacement windows at 4476-
4482 N. 25th Street in the Garden
Homes Historic District for William C.
Smith.



10/7/2017



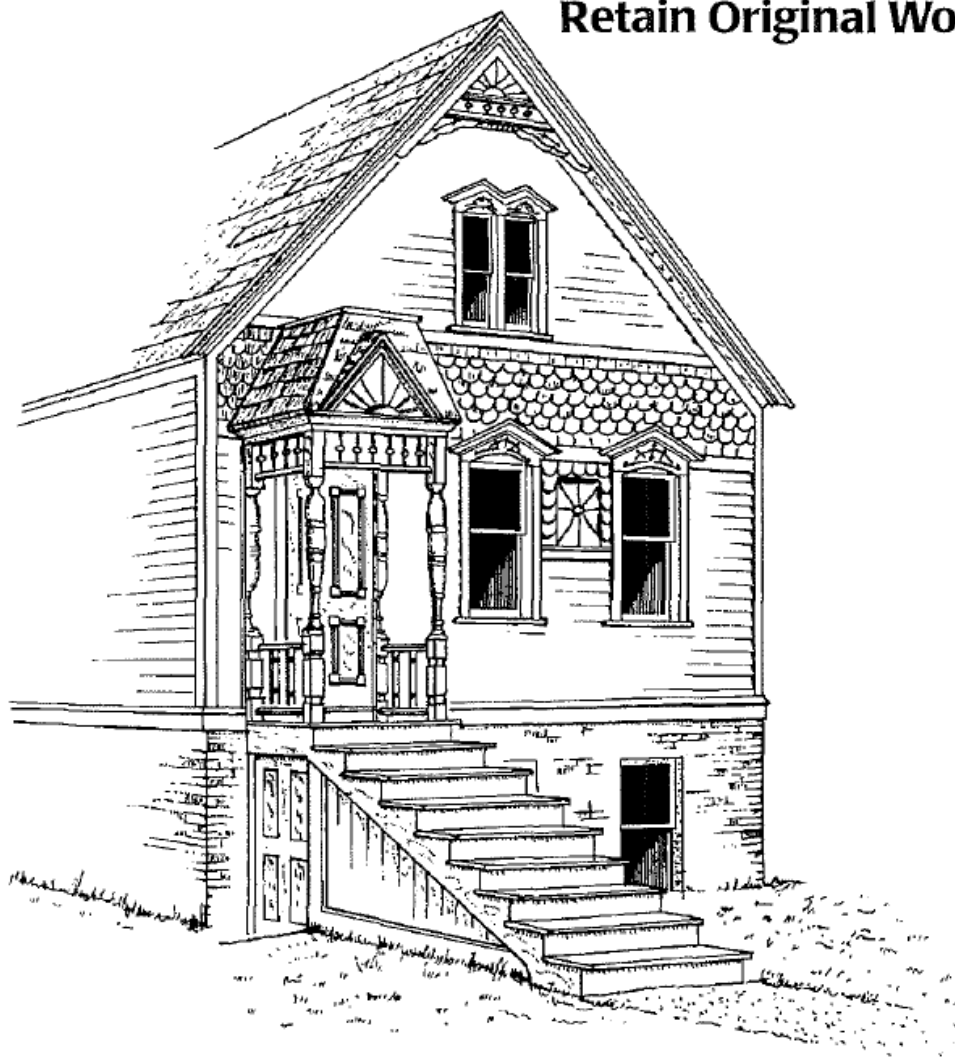
Photo by Carlen Hatala during work in progress.
Main windows appear readily repairable.



No attempt to match original windows other than in size.
Six-over-six is replaced with one-over-one.



Retain Original Wooden Windows



Windows are pivotal to establishing the architectural character of a house. The original window units should always be retained and repaired whenever possible. In the rare event that the windows are missing or damaged beyond repair, they should be replaced with new units that match the old ones in size, material, shape and trim. Wooden windows may not be replaced with aluminum or vinyl window units.

Retaining original windows makes sense because:

- Repair of older wooden windows is generally far less costly than replacement
- Replacement windows especially solid vinyl, aluminum or clad ones will not look the same as wooden windows.
- Wooden windows can be repaired and painted interesting colors. Vinyl or aluminum windows come in a limited range of colors and cannot be easily repaired. Often the whole vinyl or metal window unit must be replaced if the frames break. A matching replacement may not be available if the units are more than a few years old. Non-matching window units will be very obvious on your house.
- A good storm window can make older wooden windows energy efficient at far less cost than installing new window units.

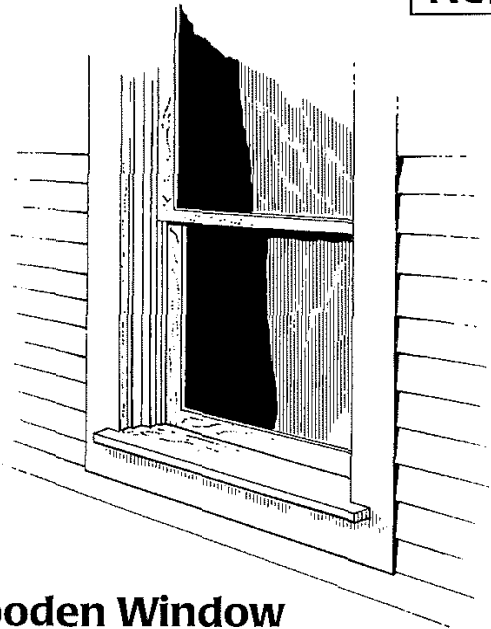
Note: Handrails on steps omitted for clarity

Windows

Yes!



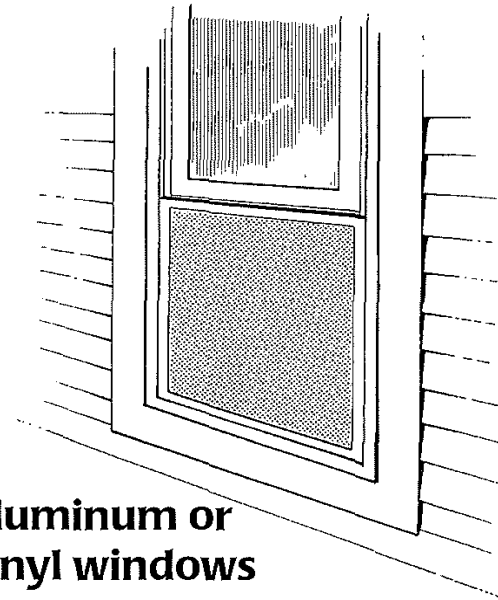
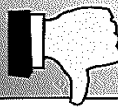
New Windows Look Different



Wooden Window

It is important to retain traditional wooden windows because they have distinct architectural character that can not be matched by most modern vinyl or metal replacement window units.

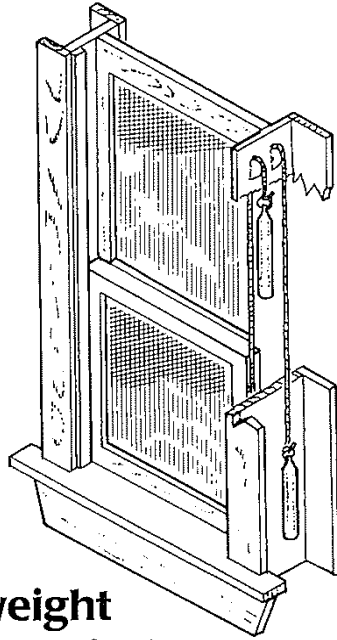
No!



Aluminum or vinyl windows

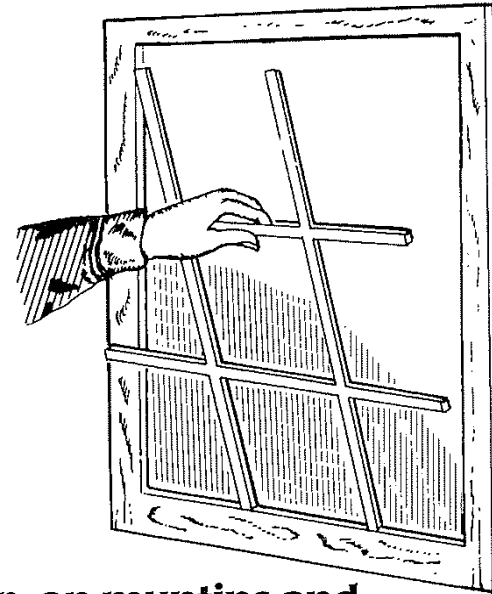
Solid vinyl or metal replacement windows may not be installed on historically designated houses. Because of the way they are made and operate, vinyl and metal replacement window units have a significantly different appearance than traditional double hung wooden windows and will greatly alter the way a house looks. In addition, vinyl and metal window units are not home-owner repairable, and will eventually need painting to keep them looking good.

Windows



**Retain weight
and pulley windows**

Old windows are raised and lowered by a weight and pulley system that is remarkably durable and easy to repair. Although not forbidden by the Historic Preservation Commission, it is not recommended to replace a weight and pulley system with modern compression sash guides because the new systems do not last as long and must be periodically replaced since it is nearly impossible to repair them.



**Snap-on muntins and
interior tape muntins**

The Historic Preservation Commission does not permit the installation of removable grillwork to simulate the muntins in a traditional, true divided-light window. Only true divided-light windows or windows with permanently fixed-in-place exterior muntins are permitted for use in replacement windows in historic districts.