



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/11/2021
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #115203 CCF #210860

Property	2571 N. GRANT BL.
Owner/Applicant	WILLESTINE RILEY 2571 N GRANT BLVD MILWAUKEE WI 53210 Willestine Riley
Proposal	Replace long-standing sunroom on rear balcony with modern system. The existing sunroom cannot be repaired in a manner that would solve the leaks it is causing in the main structure.
Staff comments	<p>Many Grant Boulevard homes have one story wings at the rear that have been traditionally used as a large outdoor living area. A similar structure designed by the same contractor was approved at a corner house on Grant Boulevard by this Commission some years ago, but under a very specific set of circumstances that the Commission must replicate here, if it is to approve such a structure again. The primary issues there were creating an appropriate base, near all-glass construction of the remainder, and reversibility of the construction.</p> <p>It is staff's understanding that the knee wall at the base of the current sunroom is a major part of the leak. The design to replace this wall with the panel system shown in the submitted drawings is not acceptable. The glass portion of the sunroom would need to be constructed atop an appropriate knee wall.</p> <p>An all-glass ceiling matching the design of the previously approved Grant Boulevard sunroom would be preferable, as it would more closely align with the historic conditions at this property. The house roof is tile, so an asphalt shingle roof on the sunroom is not an appropriate match.</p>
Recommendation	Recommend HPC Approval with conditions
Conditions	<ol style="list-style-type: none">1. Reconstruct knee wall to match existing or use brick.2. Build glass portion of new sunroom atop the reconstructed wall.3. Require glass roofing on sunroom or match main roof with metal or real tile.4. Provide detail drawings for how the sunroom system will attach to brick wall. Penetrations are only permitted within mortar joints and not in the face of any brick.
Previous HPC action	
Previous Council action	