



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/1/2018
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114619 CCF #180804

Property	2804 N. GRANT BL.	Grant Boulevard HD
Owner/Applicant	ROBERTHENRY DAVIS SR 4654 N 108TH ST WAUWATOSA WI 53225	Even Life Inc 4654 N 108th St Wauwatosa, WI 53225
Proposal	Comprehensive repairs, landscaping, and window replacement.	
Staff comments	Grant Boulevard was designated a city historic district in 1985. It was added to the National Register in 1995.	

This house has been ill-treated by several consecutive owners and it is unclear who replaced certain windows when. The owner bought this home from the county sheriff's auction in April this year. Regardless, the current owner bears the responsibility for unapproved prior work.

The porch work and siding repairs are to be commended and should be approved as completed. New screen doors are also appropriate and acceptable.

Itemized Work List with Staff Comments

Numbers 1-16 are as listed on the application

1. New roof on house garage. Acceptable as completed on house. Garage requires gutters.
2. Aluminum siding patched and repaired. Acceptable as completed.
3. Repaired and replaced vinyl windows. *It is unclear how many were present at the time of purchase. Windows are addressed elevation by elevation below.*
4. Wood kitchen windows replaced with vinyl slider. *Windows are addressed below.*
5. Several upper level windows have been repaired. *Acceptable as completed*
6. Rear door replaced. No image was provided and it could not be photographed through the screen door. *Provide image to staff for approval.*
7. Basement windows were replaced with glass block throughout. *Windows are addressed below.*
8. Repair and stain porch decking. Repairs are acceptable as completed. Stain and sealant is proposed. Commission precedent requires an opaque stain or paint.
9. Scrape and paint siding and trim as needed. Acceptable as completed.
10. Paint lattice skirting on porch. Acceptable as completed, but thicker trim boards need to be added per *Living With History's* standard porch skirting trim.
11. Garage overhead door painted. Acceptable as completed.
12. Repair or replace garage windows. Replace service door. *Applicant must submit a specific proposal for replacements to staff for approval.*
13. Side yard deck repaired and painted. *It was previously hidden by a fence and its existence was unknown to preservation staff. It could potentially be retained if some trim is added at the edges.*
14. Gutters and downspouts replaced as needed. *Acceptable as completed.*
15. Water service replaced. This is not subject to review directly, however, *the fill of the trench has now settled and additional fill is needed to address depressions in the front yard.*
16. General landscaping work, plantings, remove one tree, remove fence, etc. *Acceptable as completed.*

**Itemized Work
List with Staff
Comments
(cont.)**

Additional work noted on application addendum

17. New vinyl window in existing, but boarded, windowless opening on north elevation. Vinyl windows have not been permitted by the Commission.
18. Existing glass block window that is not visible from a public right of way has been repaired.
19. Replace rear elevation garden window with hung vinyl window. Removal of the garden window should be approved, but the Commission has never approved vinyl windows.

Windows

Overall

Basement windows were replaced with glass block throughout. This is acceptable on all but the highly visible south elevation. There are no basement windows on the front of the building.

West/Front

Ground floor.

The history of the two in the porch is unknown because of the screened porch present until the current ownership. They are presently 1-over-1 vinyl. They are assumed to have matched the originals to their south.

The pair of windows at the south of porch has been 1-over-1 since at least 2010. Originals were 6-over-1 cottage sash present through at least 1994.

Upper floor

Pediment window is the original fan light. Dormer had 2-over-2 wood hung in 2015, now 1-over-1 vinyl. New window stickers are presently visible in the dormer windows. *These dormer windows must be restored.*

North

Limited information is available because this side has historically been heavily vegetated and rarely photographed.

Lower

Projecting bay has a pair of two new 1-over-1 vinyl with new window stickers. They were previously cottage sash. Muntins cannot be determined, but they likely matched the original front windows (6-over-1). The rear pair of windows cannot be determined. This is likely where the glass block window is. It can be considered for retention as it may predate the historic district.

Upper

Two quarter round multi-pane windows on upper level are intact originals. A gable peak window above a projecting bay is acknowledged by the applicant as a new vinyl window. *This should be required to be wood.*

East/Rear

Upper

All first floor windows appear to have been replaced with vinyl 1-over-1. A projecting garden window has been removed. *The removal of the garden window should be approved, but the vinyl replacement should not.*

Lower

Second floor east windows were 6-over-6 hung sash and were present through 2015. They are now 1-over-1 vinyl installed by the current owner. *These must be restored.*

Windows Cont.**South***Lower*

From west to east, at the chimney two square 9-pane windows have been restored. Next is a bank of four windows in a bay that were 6-over-1 wood cottage sash windows. These four have been vinyl since at least 2010. A single window is to the east of the bay and would have been 6-over-1 originally. A wood window was present in 1994 and was gone by 2010. At the east end was previously a pair of 6-over-1 wood cottage sash windows. They have been replaced by a single vinyl slider by the current owner. *At minimum, these easternmost windows should be restored to their original configuration.*

Upper

The upper level retains its three original windows: a fan light above the bay and two quarter-round multi-panes in the gable end next to the chimney.

Recommendation Recommend partial approval with conditions

Conditions

1. Remove all vinyl windows and replace with wood to match historic conditions.
2. Fill in sunken lawn areas
3. Submit additional documentation about all replacement doors and garage replacement windows to staff for approval as above.
4. Require paint or opaque stain of front deck.
5. Provide appropriate trim for porch deck and rear deck.

**Previous HPC
action**

**Previous Council
action**