



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/12/2021
Ald. District: Ashanti Hamilton District: 1
Staff reviewer: Jacqueline Drayer
PTS #115129 CCF #210284

Property	4434 N 25 th Street	
Owner/Applicant	Matthew Weiss 2909 Moccasin Drive Lawrence, KS 66049	Jesse Kleinelder, Region Restoration and Construction Group 11032 W Becher Street West Allis, WI 53227
Proposal	Property was fire-damaged. Proposal is to reinstall aluminum siding to match previous siding, and replace wood windows with vinyl windows everywhere except for in the bathroom, where glass block is proposed on a non-street facing elevation. No structural or layout changes.	
Staff comments	The existing siding is visibly damaged, and replacement in-kind is acceptable. The city does not permit wooden windows to be replaced with vinyl windows. All wood windows should be replaced in-kind. The glass block window in the bathroom is acceptable, because it is not visible from the street.	
Recommendation	Recommend HPC Approval with conditions	
Conditions	Exterior door frames, frame wraps and trim should match existing materials. New windows must be wood. Retain existing grid design. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.	
Previous HPC action		
Previous Council action		