



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 9/1/2020
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #115001 CCF #200529

Property	1911 N. 2ND ST.	Brewers Hill HD
Owner/Applicant	CAROL STORM SURVIVOR'S TR 9423 W HAWTHORN RD MEQUON WI 53097	Amy Carman Design 9810 Echelon Ln Wauwatosa, WI 53226
Proposal	<ol style="list-style-type: none">1. Replace side entrance new French doors and with larger side porch2. Remove rear exterior staircase and restore jump porch3. Add rear egress window from basement4. Fencing and landscaping5. Add windows on north and west elevations6. Add skylights to rear of north roof slope	
Staff comments	<p>This vernacular Queen Anne House dates to 1890. The present side entrance was built in 1990 in the location of a former window. The design approved at the time was more elaborate than what was built under the prior owner, but that becomes irrelevant if the new porch is approved and built.</p> <p>After much negotiation with the architect and applicant, the final version of the project is thoughtfully and carefully designed. Alterations are generally acceptable, and the skylights are in a sufficiently hidden location. Staff would prefer not having French doors on a visible side elevation but leaves that decision to the Commission.</p>	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. New windows to be all wood inside and out. No aluminum, vinyl, or other cladding is permitted.2. New door to be wood or wood veneer3. Supply window and specifications from manufacturer including cut sheets and section drawings. New windows shall match present window profiles and details to the maximum extent possible4. Window well structure for egress window shall be non-corrugated metal or masonry (plain concrete is acceptable). Corrugated metal, wood, or fiberglass will not be permitted.5. 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 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.6. Landscape plan and fencing require additional details, particularly the plan for hardscape in the front portion of the side yard. Planting plans and fence design can be handled by staff.	
Previous HPC action	Present side entry approved in 1990.	
Previous Council action		