



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 7/8/2019**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #114776 CCF #190395**

**Property** 2045 N. 2ND ST. Brewers Hill

**Owner/Applicant** DALE R BUNGER Renata Bunger  
RENATA BITOY BUNGER 2043 N 2nd St  
2045 N 2ND ST Milwaukee, WI 53212  
MILWAUKEE WI 53212

**Proposal** Applicant intends to reverse the defective work done by the previous owner. The building is structurally compromised and the roof has failed from inappropriate shingle attachment. This includes replacing and repairing the roof structure and system, correcting the bowing walls, replacing defective siding and trim, and repairing and replacing sections of the porch damaged by water.

At the rear of the house the applicant will demo the existing rear addition and erect a new, two-story addition in its place. The foundation will be repaired, and expanded 9' south to create a 20' x 29' footprint. The first floor of this addition will be lowered in order to maintain the historic roof profile of the main structure.

**Staff comments**

The only issue of concern is the demolition of the rear addition that is less than 20 years old. It was poorly constructed and has a substandard foundation. It also provides inadequate living space.

1. Siting. The proposal has several precedents in the district. The Temple and Wing format was widely used across the country during the era of this house's construction. It may be best to offset it from the north wall of the original house to clarify that it is modern and allow for more cost-effective windows on the north elevation (proposed siting would require fire-rated windows).
2. Scale. The overall bulk and height work with the original house and the neighboring houses to the north. It is not traditional for the Commission to approve additions larger than the original house, but this is in keeping with the particular vernacular tradition in which the original house belongs.
3. Massing is compatible as a pitch-roofed rectangle.
4. Materials. Applicants have committed to compatible materials as used on the main house.

**Brewers Hill/Harambee  
Conservation Overlay**

In addition to our own guidelines, additions in this part of the city are subject to the Brewers Hill and Harambee Conservation Overlay, which has a short list of objective standards.

1. *Height between 30' and 40', 1.5 to 2.5 stories.* Proposal is not specific, but indicates addition will be less than 6' taller than the original house. This is reasonable and is likely to meet the explicit standard.
2. *Roof pitch is "to be consistent with existing roof pitches.* Met.
3. *Raised basements: 2.5'-3.0' exposed at front.* The retained original house has this feature. It is not necessary on a rear addition with deep setback.
4. *Front porches are required.* Met with original building.
5. *Windows: front facing windows must be vertically oriented and at least 5.5' tall. Windows may not be more than 8' apart horizontally.* The height restriction is not met in the original house, so it should not apply to the deeply setback addition. Other requirements are met or can be readily met.
6. *Garage siting standards.* N/A.

**Recommendation**

1. Refer roof and structural work to staff for further details (shingle choice, engineering drawings, etc.) before approval.
2. Approve partial demolition
3. Conceptual approval of new addition

**Conditions**

Submit full details of roof, structural work, and demo plan to staff before issuance of COA.

**Previous HPC action**

**Previous Council action**