



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12:00:00 AM
Ald. Milele Coggs District: 6
Staff reviewer:
PTS #115081

Property	2107 N. PALMER ST.	Brewers Hill
Owner/Applicant	PHILMORE L HALL 2107 N PALMER ST MILWAUKEE WI 53212	Philmore Hall
Proposal	Construct a front entry steps in an open porch design.	
Staff comments	<p>Historical documentaiton on this building is lacking to a level unexpected for Brewers Hill. The Lloyd Street elevation has been altered countless times. The only documentation we have is fire insurance maps indicating that there was probably a full-width porch on this elevation in its early years. As the building went through a long period of commercial and religious use, there is no remaining particular indication of original entry locations. My predecessors also appear to have to encouraged enhancing the styling of the building toward the current appearance.</p> <p>Previous efforts and designs for this front were not executed and would have contributed to a false sense of history. The current proposal is a cost-effective and appropriate way to create legal entrances for the entrances along Lloyd Street.</p>	
Recommendation	Approve as proposed with the applicant's emailed amendment incorporating use of douglas fir for all visible wood.	
Conditions	All finish wood must be smooth and free of knots and must be painted 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 signifcant alterations to this façade were approved in 1988 and 1996. Neither project was executed in full.	
Previous Council action		