



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 12/11/2017**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #114418 CCF #171087**

**Property** 2012 N. PALMER ST. Brewers Hill Historic District

**Owner/Applicant** L&C MANAGEMENT GROUP LLC Mr. Larry Roffers  
2023 N PALMER ST 2023 N. Palmer St.  
MILWAUKEE WI 53212 Milwaukee, WI 53212  
Phone: (414) 588-9352

**Proposal** Replace all windows with new all-wood windows by Marvin or Jeld-Wen.  
  
Replace majority of siding as needed. Install new trim on windows to match a neighboring house.

**Staff comments** This vernacular duplex dates to the 1890s.  
  
There do not appear to be any original windows on the building, as there are scars at most openings that indicate size changes. As there are no original windows, it is not believed that there is any useful amount of trim to replicate. There is one set of possibly original trim on an arched window in a gable end. The deterioration and shape of the arched piece make it a poor model for the rest of the rectangular windows. Therefore duplicating the trim on a neighboring property is a reasonable approach.

**Recommendation** Recommend HPC Approval

- Conditions**
1. Use all wood siding with a maximum 5" reveal.
  2. Submit final selected windows for staff approval, must be all wood. No clad windows may be used.
  3. Use wood-frame storm windows
  4. Retain shingling in gable peaks. Clapboard siding is acceptable in all other locations.
  5. Retain and repair window trim in front gable peak
  6. Archtop windows in 1982 photo to be replaced with archtop windows
    - A. Two at front inside corner
    - B. One front gable
    - C. One side gable

**Previous HPC action**

**Previous Council action**