



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/14/2021
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #115150 CCF #210221

Property	120 W. RESERVOIR AV.	Brewers Hill
Owner/Applicant	JUSTIN TRAD 120 W RESERVOIR AV #120 MILWAUKEE WI 53212	JUSTIN TRAD 120 W RESERVOIR MILWAUKEE, WI 53212
Proposal	Replace damaged front door with new Simpson wood door. Applicant has several proposals and has expressed willingness to accept two staff-proposed alternates from the same company	
Staff comments	<p>The applicant has adequately demonstrated that the door is badly damaged. Repair is possible, but that is only meant in the most literal sense of the word. The damage is such that repair is unlikely to be feasible or practical.</p> <p>For new construction, any of the doors would be acceptable or if we had no idea what the original doors were in this building. However, three of the units in this condominium building retain what appears to be their original doors, including this one. Units 116 and 118 both had their doors repaired in 1999. It is unclear how and when replacement door was installed in 114. No record could be found of that project nor any old photos that showed the door of that unit.</p> <p>Accordingly, with prior door repairs in the building and a history of HPC requiring multi-unit buildings to have identical doors, staff cannot support the proposal. A replica door should be permitted, as the condition of the of the door is very poor.</p>	
Recommendation	Recommend HPC Denial	
Conditions		
Previous HPC action		
Previous Council action		