



# Milwaukee Historic Preservation Commission Staff Report March 2022

LIVING WITH HISTORY

**HPC meeting date: 03-07-2022**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Carlen Hatala**  
**PTS #115226**  
**CCF # 211661**

<b>Property</b>	116 W. VINE ST. Brewers Hill Historic District	
<b>Owner/Applicant</b>	Michael Warecki 418 North 3 <sup>rd</sup> Street Unit 180 MILWAUKEE WI 53203	Espire Homes Inc. 530 Hartbrook Dr. Hartland, WI 53029

**Proposal**                             The applicant proposes to construct a new house at 116 West Vine Street in the Brewers Hill Historic District. This is the fourth submission, showing changes made to the house design since December 2021.

It has been determined at prior HPC Meetings (06-14-2021 and 11-4-2019 and 12-15-2021) that the basic HPC guidelines of the Brewers Hill Historic District and the Brewers Hill/Harambee overlay guidelines have been met.

**Staff comments**

The HPC will be reviewing design details that have been changed since the last HPC review on December 15, 2021.

At the December 15, 2021 HPC meeting the applicant agreed to the recommendations made by the HPC that included:

1. Change vertical siding to horizontal clapboards or possibly shingles
2. Use of clapboard or shingles on front and side bays instead of the cultured stone
3. Work with staff on garage door design.

FRONT ELEVATION

- The front elevation entry porch now has a flat roof instead of a hip roof and porch columns are beefier.

The rest of the facade remains the same.

This is the only change to the entire design

**Recommendation**                     Deny based on products selected

**Conditions**

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**Staff Conclusion**

Since that time applicant has decided to go back to original features on his design and he wants the following:

- **Manufactured/cultured stone (artificial) in the bays and foundation**
- **Smart side siding**
- **Vinyl windows**

• **HPC has been consistent in not approving Smart Side, vinyl windows and artificial products on new construction or rehabilitations. Goal is to keep the historic districts authentic.**

**Previous HPC action**

Meetings June 14, 2021 and November 4, 2019 and December 15, 2021

**Previous Council action**