



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 07/10/2023

District: 6, Ald. Coggs

Staff reviewer: Andrew Stern

CC File # 230305

Property 1843 N. Palmer Street Brewers Hill Historic District

Owner/Applicant AJ Cihla
2004 N. Dr. MLK Jr. Dr.
Milwaukee, WI 53212

Proposal The applicant is proposing to construct/reconstruct two long-missing porches on this house. The front entry porch will be 6'x9' and the side entry porch will be 6'x15'. The design for the porches is shown on the document "1843 palmer porch – SNSHN Vs (1).pdf" Both porches will be constructed with pressure treated Southern Pine 6"x6" posts on concrete footings. The posts are proposed to be wrapped in primed and painted pine. The framing will use 2"x12" pressure treated Southern Pine. The 2x2 balusters and newel posts are proposed to be square in design with a beveled bottom rail and stock treated top rail. A dentil cornice is shown on the deck. The side deck will be approximately 2' 9" tall on the first floor and 15' 4" tall on the second level. The front porch will be 2' 7" tall on the first level and 15' 4" on the second level. Both porches have 36" tall railings. The porch deck is proposed to be pressure treated lumber with the injection marking side facing down. Bead board skirting over 1" framing is proposed beneath the decking.

Staff comments There is photographic evidence of this house having two historic front porch styles on both porches. The earlier porches appear to have Queen Anne detailing such as turned wood balusters and fretwork. Later historic porches show more Classical Revival style detailing, such as rounded posts with Ionic capitals and more simplistic balusters. The proposed porch presents a simplified approximation of the second historic porch, with simple square posts and balusters. The design replicates the size and scale of the historic porches.

Staff recommends 2-1/4" wide center match or tongue-and-groove decking.

Staff was also made aware of landscaping changes to the front of the property, with the lawn replaced with stone mulch. The Brewers Hill guidelines require the following for streetscapes:

B.2. Use traditional landscaping, fencing, retaining walls, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.

Stone mulch landscaping is not a traditional landscaping material and staff recommends the stone be removed from the front of the property and the area re-seeded with grass or landscaping replaced with a mix of ground plantings and lawn.

Recommendation

Approve with conditions

Conditions

2-1/4" wide center match or tongue-and-groove decking to be stained within 12 months.

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain 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 decay-resistant wood for 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.

Stone mulch removed from the front lawn, to be replaced with grass lawn and/or a mix of lawn and ground landscaping plantings, with staff approval.

Previous HPC action

Previous Council action