



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/7/2024

Staff reviewer: Andrew Stern

Ald. Coggs

CCF # 240751

Property 204 W. Brown St.

Brewers Hill Historic District

Owner/Applicant Robert Howard
204 W. Brown St.
Milwaukee, WI 53212

Proposal

204 W. Brown is a three story 3,800 sf single-family home. It was previously a duplex and was converted to a single family when renovated by the current owner. Currently the house is a 4 bed 2.5 bath and the desire is to expand the interior into the third floor of the house adding open studio space.

The applicants are proposing to add a 12'x22' single-story mud room/laundry off the rear façade of the house and add two dormers to the roof of the front-gabled property. The rear addition would be clad with cedar siding with a 6" reveal. The addition would have one-over-one wood windows and a wood door with clear glazing. A second story deck would be created above the addition, with a wood rail and 2x2 balusters. A new wood sliding door would access the deck from the master bedroom.

The rear façade is presently covered with Tyvek building wrap. This façade will also be clad with cedar siding with a reveal to match the other facades. The gable on the rear façade will be clad with scalloped wood shingles with a decorative wood gable to match the front façade.

The two new dormers would also added to the east and west facades. These dormers are proposed to be the full height of the roof and 27'-3 1/2" wide. They are proposed to be clad with wood scalloped shingles, with decorative scrollwork to match the gable on the front façade. Each dormer will have three wood one-over-one windows.

A new emergency egress window is proposed below the triple window at the far northeast corner of the building. The window will be obscured from the street with shrubs and landscaping.

Staff comments

HPC largely reviewed similar proposals from the applicants in 2018 and 2022. At both meetings, the mudroom/laundry addition was approved largely without issue. The 2018 proposal included an east façade gable that was full roof height and approximately 24' wide. Staff recommended denial, with HPC concurring, as the proposed gable was too large and out of scale for the building. The 2022 submittal included a scaled-down gable considerably shorter than the roof and only 17'-3 1/2" in width. HPC recommended approval of this smaller gable. The applicant is currently proposing two gables that are larger than the 2018 proposal that was denied. The size and scale of the proposed gables is too large for the house. The proposed gables would be over half the width of the side facades. Staff recommends scaled down gables similar to the 2022 proposal. Staff also recommends the cladding be changed to clapboard and removing the gable decoration to differentiate the dormers from the gable ends. Staff also recommends the sliding door on the second level be changed to a French door design, as was originally proposed in 2018.

At the 2018 HPC meeting, the paired south (front) gable windows were discussed as an after-the-fact approval. At that meeting, the paired windows were found to be out of scale with the gable and HPC found a single double-hung window should be restored to this façade. This work has not taken place. Staff recommends a single wood double-hung sash window be restored to the south third floor gable.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action