



## Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 9/1/2020  
Ald. Milele Coggs District: 6  
Staff reviewer: Tim Askin  
PTS #115006 CCF #200522

<b>Property</b>	1810 N. PALMER ST.	Brewers Hill
<b>Owner/Applicant</b>	MARCIA A MIKICH 1810 N PALMER ST MILWAUKEE WI 532123719	Brian L Miller Miller Architectural Group, Inc. 1101 N. Old World 3rd St. Milwaukee, WI 53203

**Proposal** Eliminate porch at rear corner and construct a new enclosed stairwell for easier and sheltered rear and basement entry and re-orienting the entry to face the driveway. The present porch structure dates to 1993, replacing a previous enclosed porch. The dormer shown pre-dates the district and the skylight on it is unknown date, but pre-existing. The enclosure will be L-shaped with the largest portion being 4'3" by 17'9".

**Staff comments** *Porch/Stair Enclosure*  
This proposal somewhat brings us back in time. The open rear porch has been a feature of this home for less than 30 years. The new design is more modern than previous efforts, however, the desire to enclose is understandable. Nonetheless, it is proposed with wooden lap siding to match the existing house and appropriate doors and windows. Staff's one general comment is that the water table from the house should carry around the enclosure. This would tie in the enclosure and add additional architectural detailing it needs.

### *Windows*

The Kolbe Heritage line has been approved for replacements in the past and should be an adequate match for the windows to be installed into the porch enclosure. Staff does not think the proposed fan light is suitable on the rear elevation. The homage is appreciated as this is the extraordinarily rare house in Milwaukee with an historic fan light anywhere. However, it does not combine well with the proportions of the wall in which it is inserted. A different rectangular window type is needed.

**Recommendation** Recommend HPC Approval

**Conditions**

1. Proposed Kolbe windows are acceptable for new openings. Replacement of any existing windows requires further review and careful analysis of their present condition.
2. New windows to be all wood inside and out. No aluminum, vinyl, or other cladding is permitted.
3. New door to be wood or wood veneer
4. 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 of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas.

**Previous HPC action**

**Previous Council action**