



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/4/2019
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114623 CCF #181635

Property	204 W. BROWN ST.	Brewers Hill HD
Owner/Applicant	ROBERT E HOWARD 204 W BROWN ST MILWAUKEE WI 53212	Laura Van Heijningen 3127 N Newhall St Milwaukee, WI 53211 Phone: (262) 914-4718
Proposal	Revise previously approved rehabilitation and addition project to change a rear set of French doors to a non-wood material.	
Staff comments	<p>Brewers Hill guidelines do not encourage this work</p> <p>A.2.c. Wood ii. Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.</p> <p>The guidelines for new construction are as follows. C. Guidelines for New Construction It is important that additional new construction be designed so as to harmonize with the character of the district.</p> <p>4. Materials The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in Brewer's Hill. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.</p> <p>The door is visible from the public right of way. No specific door product has been proposed so there is no capacity to evaluate whether the "the same appearance [would] be maintained."</p>	
Recommendation	Recommend HPC Denial	
Conditions		
Previous HPC action		
Previous Council action		