



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/4/2018
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114520 CCF # 180190

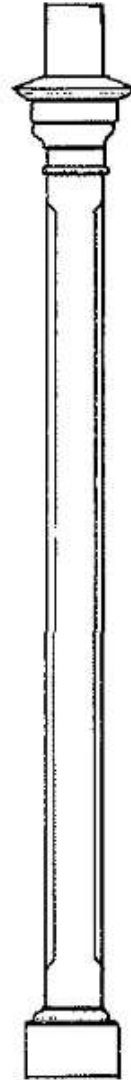
Property	117 W. RESERVOIR AV.	Brewers Hill HD
Owner/Applicant	GARY R LUNDBERG KAREN A PEUGH 117 W RESERVOIR AV MILWAUKEE WI 53212	Ms. Karen Peugh 117 W. Reservoir Milwaukee, WI 53212 Phone: (414) 628-2531
Proposal	Rebuild porch in a historically sensitive manner.	
Staff comments	<p>Project will replace a poorly executed porch enclosure that happened sometime prior to 1980. It likely happened at the same time the entire house was clad in asphalt siding (1955). The current owners did substantial rehabilitation in 2003 and this project is the next logical step.</p> <p>The project builds a new approach with new stairs, substantially un-encloses the porch, inserts one new window, and re-orientes the entry to the street.</p> <p>The design is overall acceptable with one significant caveat. The porch posts need further detailing; this is particularly if the cross beam on the east elevation is to remain plain. Examples are provided on the following page. If this is addressed, staff can recommend approval subject to conditions on materials.</p>	
Recommendation	Recommend HPC Approval	
Conditions	<ol style="list-style-type: none">1. All siding, stairs, posts, and railings to be rot-resistant clear grain wood (Western red cedar, Domestic Spanish cedar, White Oak, White cedar, Redwood, Cypress, lpe, etc.)2. If a railing is required along the side of the porch, it should match the railing drawn elsewhere.3. Reproduction window shall be all wood inside and out and to replicate existing windows in molding details. Simulated divided light is permissible with dark spacer bar.4. Wood, wood veneer, or re-used entry door.5. More detailed porch posts.6. All wood is to be painted upon project completion.	
Previous HPC action	General exterior rehabilitation was approved in 2003.	
Previous Council action		



Country Gentleman and Southern Belle Combo Handyman Kit — 6x6



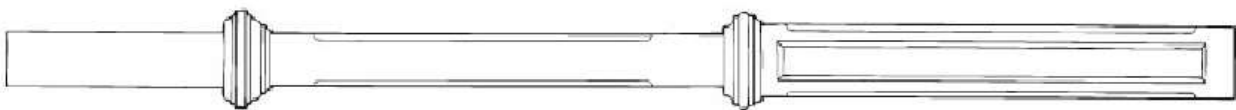
Southern Belle Handyman Kit — 6x6



Italianate
1855-1875



Victorian Gothic
1875-1885



PST 104
7 1/4" x 7 1/4"