



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/10/2017
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114247 CCF #161664

Property	2728 E. BRADFORD AV.	North Point North Historic District
Owner/Applicant	JODENA SEARL WNOROWSKI 2728 E BRADFORD AV MILWAUKEE WI 53211	JODI SEARL 2728 E BRADFORD MILWAUKEE, WI 53211 Phone: (414) 840-1234
Proposal	Applicant proposes to demolish a non-original garage dating from 1924.	
Staff comments	<p>This is the F.W. Miller House which was completed to the designs of Alexander Eschweiler in 1905 in the North Point North Historic District. Per fire insurance maps, there was no garage on site in 1910 and a construction permit dated 1924 indicates a garage of approximately the present size was constructed at that time.</p> <p>The garage meets several of the demolition criteria: B2 Importance: It is not architecturally distinguished and not original to the house B3 Location: It is not street visible B5 Additions: For the purposes of the guidelines, it is a later addition that does not contribute to the overall character of the property B6 Replacement: The intent is to replace it with something that will fulfill current design guidelines. The new design is expected for next month, however, the applicant would like to get the site cleared as soon as possible and has requested that the demolition be approved at this meeting.</p>	
Recommendation	Recommend HPC Approval	
Conditions	Staff recommends allowing the demolition to proceed. The applicant has promised to return next month with a proposal for a replacement garage.	
Previous HPC action		
Previous Council action		