



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 5/13/2024
Staff reviewer: Andrew Stern

Ald. Coggs
CCF # 231845

Property 2018 N 2nd St.

Brewers Hill

Owner/Applicant Josh Birch
2018 N. 2nd Street.
Milwaukee, WI 53212

Proposal

Replace the existing wood picket fence with a 6' tall solid vinyl fence in the rear yard and 4' tall aluminum picket fence in the front yard.

Staff comments

The subject property was constructed in 2007. The current 4' tall, wood picket fence was installed in 2010 and encloses the south property line (side yard) and front and rear yards. The neighbor on the north also has a fence that encloses the side yard of the subject property.

The applicant is proposing to install a 6' tall solid vinyl fence to enclose the rear yard, from the back of the house to the alley. A 4' tall aluminum picket fence is proposed for the side yard adjacent to the house and extending to the front property line. The existing fence terminates at the front of the house and does not enclose the front yard.

The preservation guidelines for the Brewers Hill Historic District recommend traditional landscape treatments of the building lots. The guidelines for streetscapes recommend to "maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces" and to "avoid introducing elements that are incompatible in terms of siting, materials, height or scale." Likewise, they recommend the "use [of] traditional landscaping, fencing, retaining walls, signage and street lighting that is compatible with the character and period of the district" and the avoidance of introducing "landscape features, fencing, street lighting or signage that are inappropriate to the character of the district." Vinyl is not an appropriate fencing material in the Brewers Hill Historic District. Staff has no concerns with the aluminum fence for the front yard but recommends a wood fence be installed if a solid privacy fence is desired. The Commission may recommend returning with a different synthetic material in the rear yard.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action