



HISTORIC BREWERS HILL

NEIGHBORHOOD ASSOCIATION

To: City of Milwaukee Historic Preservation Commission

Fr: Historic Brewers Hills Association Board of Directors

Date: February 28, 2022

Re: 116 E Vine Street – New Home Construction in Historic Brewers Hill

The Historic Brewers Hill Association has reviewed the requested appeal by Mike Warecki and Mandi Zagrodnik regarding their new home construction at 116 W. Vine Street. They met with the Board of Directors on February 15, 2022. Based on a review of the plans provided, explanation of exterior material types proposed, and understanding the rationale of their request, the Board of Directors supports the requested appeal for use of the following materials:

1. LP Smartside, smooth.
2. Alliance Windgate Single Hung windows; these will be black and made from Fibrex. They will be framed with wood and look like wood from the exterior in accordance with the materials guidelines for new construction; very similar to Rob & Greg's home at 102 W Brown; and cost effective and durable.
3. Skylights above the master bedroom.

The use of the non-wood materials for exterior siding and windows on new construction is consistent with the position taken by the Board of Directors for the single-family home constructed at 102 W. Brown Street in 2017. It was also noted that skylights on roofs are prevalent on many existing structures throughout the neighborhood.

We appreciate the attention given to the exterior details, design, and commitment by Mike and Mandi to construct a single family residence on a vacant lot and that this structure will add to the overall character of the Historic Brewers Hill neighborhood.

Sincere Regards,

Historic Brewers Hill Board of Directors

cc: Mike Warecki and Mandi Zagrodnik (via email)
Alderwoman Coggs (via email)