



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 4/4/2022

Ald. Milele Coggs

Staff reviewer: Tim Askin

PTS #115252 CCF #211809

Property	111 W. BROWN ST.	Brewers Hill
Owner/Applicant	Mr. Yves LaPierre City of Milwaukee - Real Estate 809 N. Broadway, 2nd Floor Milwaukee, WI 53202	Jason McBrady & Kellyn Munson Grantees
Proposal	New single-family home	
Staff comments	<p>Zoning Overlay Requirements</p> <ol style="list-style-type: none">1. Height. Total height at roof may be a little shy of the required 30' minimum. Per MCO 295-205, this is established by an average that cannot be calculated from the dimensions provided. Number of floors is within the acceptable range.2. Roof pitch. Met3. Raised basement. Achieved or within the intent of the guidelines. The site topography is complex, but the porch itself is at the required height.4. Porch. Skirting design is met. Depth is met. It may need to be slightly widened to the 6' minimum. The design is appropriate, but HPC does not authority to waive the width issue.5. Windows. An attic window is technically required but might confuse the design.6. Garages. Use alley and place in rear yard. The orientation of the lot does not allow a rear yard, but the alley is used, and the garage is set to the rear of the building. <p>HPC Guidelines</p> <ol style="list-style-type: none">1. Siting. Setback is appropriate. Most other potential site plans would forfeit for the opportunity for any meaningful yard space. This guideline is met.2. Scale. This is related to the zoning overlay requirements for height and porch size. The scale appears appropriate for the neighborhood, but further data is needed.3. Form. This guideline speaks to the details of the design. The details are appropriate to the character of the historic district except the lack of windows on the east second floor and the design of the eave returns. Extending the house by one stud bay on the east-west axis could address the porch with issue and create a more functional porch. It is not staff's intent to suggest this widening as a design requirement.4. Materials. Materials are standard and traditional, wood, concrete block foundation and retaining wall, some treated wood, non-clad windows that are primarily double hung 1/1 with appropriate trim, and stamped concrete foundation to emulate brick. Further detail is needed on the retaining walls creating the sunken driveway. They need to be disguised in such a way to resemble period materials. Finally, treated lumber is proposed for small sections of the porch. When used in limited capacity, treated lumber can be acceptable for handrail top and bottom rails, if painted and with no visible injection marks.	
Recommendation	Recommend HPC Approval	

Conditions

- 1) Drawing revisions and additional drawings to include
 - a) Height of roof peak and total height determined per MCO 295-205.
 - b) Full porch dimensions
 - c) Site plan indicating property lines, setback, and distance from neighboring buildings
- 2) Eliminate eave returns or propose a different design for them. "Porkchop" returns do not meet the Form guideline.
- 3) Add second floor windows to east elevation. They need not be full height, but a blank wall is not compatible with the form of the neighborhood.
- 4) Provide details for cladding or design of finish on retaining walls.

Previous HPC action**Previous Council action**