



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	7/6/2026	CCF # 260273
Ald. Coggs	Staff reviewer: Andrew Stern	
Property	210 W. Brown Street	Brewers Hill Historic District
Owner/Applicant	Kyle Stephens 210 W. Brown Street Milwaukee, WI 53212	

Proposal

Construct a new 20'-4" by 19' detached accessory building in the rear yard for use as a golf simulator.

Staff comments

The subject property is a Queen Anne cottage dating to the 1880s. The house currently has a garage facing the alley. The back yard consists of a wood pergola adjacent to the garage and a concrete slab from a 1920s garage that was approved for demolition by HPC in 2017. The applicants are proposing to remove the existing concrete slab to install the accessory building and a new 13'x19' (247 sq. ft.) concrete patio in front of the accessory building.

An 8'x9' overhead door on the west façade. The north façade is proposed to have three fixed rectangular windows, the south façade will have one personnel door and three windows to match the north facade. The east façade will not have any penetrations. Carriage-style sconces are proposed on either side of the overhead door and adjacent to the personnel door. The building will be heated with radiant floor heating.

The accessory building will not be visible from the Brown Street right of way and will be minimally visible from the alley. A privacy fence surrounds the rear yard of the house and a gravel parking lot abuts the rear yard on the neighboring lot. Materials for the doors and windows were not provided by the applicant but staff can work with the applicant to select doors and windows appropriate to the historic district.

Recommendation

Approve with conditions.

Conditions

1. Exterior siding to be untreated wood clapboard with a 6" or less exposure.
2. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of decay-resistant wood is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.
3. Roof shingle to be plain, non-staggered with minimal shadow line. Certain architectural shingles meet this standard. Color should match that of house roof shingles.
4. Overhead door to be carriage style. Door to have a smooth finish and no faux graining or texture
5. Window(s) to be wood, fiberglass or aluminum-clad non-slider style.
6. Add frieze board and water table