



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 1/9/2023**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**CCF #221274 PTS #115353**

<b>Property</b>	102 E. VINE ST.	Brewers Hill
<b>Owner/Applicant</b>	ASHLEY F BOOTH MOLLY L BOOTH 102 E VINE ST MILWAUKEE WI 53212	Molly Booth

**Proposal**

The focus of the project is the construction of a new front porch on the west side of the home (facing 1st Street). The existing porch will be deconstructed and new footings will be installed. The framing will be done to meet modern building codes and permits will be required. The new porch will have the same footprint as the existing. Care will be taken to salvage the existing handrails and columns. Repairs will be done to the columns and handrails as needed. The handrails for the stairs will be new and care will be taken to match the existing design. New ¾"x4" t&g lpe decking will be installed using SS fasteners. New newel boxes will be constructed to match the design of the porch. All skirting will be new to match the existing design. All skirting will be made from Cedar lumber. Once complete, painting will be done to the similar color palette as used on other facades. Upon completion of the porch, the existing porch roof material will be torn off and replaced with a similar material. Any visible wood / trim elements above the columns will remain.

**Staff comments**

The current porch is not original or historic. The design is substantially unchanged from the current, sensitive and appropriate design. The present porch was built legally prior to the overlay. Where materials are changed and not exactly replicated, they must comply with the Brewers Hill/Harambee zoning overlay. The drawings lack sufficient detail at the provided 3/16" scale to determine whether the hand rails, bottom rails, and balusters are compliant. Staff believes all other overlay requirements are met. The full set of overlay requirements is listed as conditions of approval below for clarity.

**Recommendation** Recommend HPC Approval with conditions

**Conditions**

Front Porches – required on all building fronts  
Minimum Width – 6 feet Minimum Depth – 6 feet  
Columns - Minimum Dimensions:  
Square – 6 X 6 inches minimum  
Round – 8-inch diameter minimum  
Hand Rails – minimum 3 inches in height  
Bottom Rails – minimum 1.5 inches in height  
Baluster spacing – 3.5 inches center to center  
Skirting – must be composed of 1- by boards aligned vertically and with a minimum gap of 3/8 inches

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.

**Previous HPC action**

**Previous Council action**