



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 11/5/2018**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #114605 CCF #181019**

<b>Property</b>	2045 N. 2ND ST.	Brewers Hill HD
<b>Owner/Applicant</b>	DALE R BUNGER RENATA BITOY BUNGER 2045 N 2ND ST MILWAUKEE WI 53212	Renata Bunger 2043 N 2nd St Milwaukee, WI 53212 Phone: (262) 325-0946
<b>Proposal</b>	Add dormers to garage and add a fence to the alley with a powered vehicle gate.	
<b>Staff comments</b>	<p>Staff approved a relocation of the garage due to complications with power lines. As a condition of staff approval, changes to the floorplan and design had to return for commission review.</p> <p>After considering the new site, the applicants would like to add dormers to the garage because of better access to sunlight in the new location. The new location is 20' interior to the lot, so new fencing with a powered gate is needed for security and practicality.</p> <p>The 14' metal gate will be clad in dog-eared cedar boards to match the existing rear fence.</p> <p>The dormers are 8' wide and nearly the full height of the roof. The dormers feature paired 30x48 windows. The windows are drawn with a very narrow mullion. The mullion should be widened. The dormers can be widened slightly 6" - 16" to compensate for this additional width.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	<p>Windows must be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size.</p> <p>Mullions between paired windows must be widened to 5-6" for an accurate historic appearance.</p> <ol style="list-style-type: none"><li>2. Allow slight widening (6" - 16") of dormers to compensate for increased width of window pairs, if necessary.</li><li>3. Trim must be natural wood.</li><li>4. Cladding to be natural wood or cement board.</li></ol>	

**Previous HPC action**

**Previous Council action**