



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/13/2016
Ald. Milele Coggs District: 6
Staff reviewer: Carlen Hatala
PTS #111459

Property 1923 N. 2ND ST. Brewers Hill Historic District

Owner/Applicant REGGIN LLC David Koscielniak
17145 BLUEMOUND RD # 157J
BROOKFIELD WI 53005 Phone: (414) 303-8489

Proposal This small brick veneered cottage was built c. 1874-1875 and first occupied by Joseph Berges, a Prussian immigrant who settled in America in 1839 and in Wisconsin in 1842 then Milwaukee in 1859. He served in the Civil War and became a member of the city's police force about 1868. He was a sergeant then lieutenant in the West Side police. He moved to the house next door to the south on the same lot in 1882. At one time there were also two sheds and a substantial frame barn on the premises as well. Its current appearance as a bungalow is due to the full length porch that was added by the time of the 1910 Sanborn Fire Insurance Map. The rear frame additions on the house were added after that time.

The current proposal to renovate the building comes in response to orders from the Department of Neighborhood Services. Currently the interior of the building has been taken down to the studs.

The project will include:

- removing and replacing wood siding with clear cedar siding and painting
- paint all exposed brick (it is painted now)
- re-roof house with dimensional shingles , add new gutters and downspouts
- replace all windows
- repair/replace trim at soffits, fascia, windows
- repair stucco along foundation wall
- new carriage walk
- add railings to front porch
- repair/rebuild chimney

New construction on the building will include the addition of a cross gable on the north slope of the roof and the addition of three jerkin-headed dormers on the south roof slope. One of these will be created out of the side gable already at the south roof slope. These dormers will allow for the construction of bedrooms on the second story.

Staff comments

The house has been of concern to the neighborhood for some time due to lack of maintenance and criminal tenants. It is now vacant. DNS condemned the property but the owner is committed to rehabbing the building and bringing it up to code and the standards of the neighborhood.

The succession of three dormers on the south elevation would be uncommon historically. Perhaps it would be possible to redesign the westernmost dormer since it is just providing headroom for the rear stairs.

Recommendation

Recommend HPC Approval with conditions

Conditions

All new windows must be made of wood. At the front of the house the windows feature 6-over-1 cottage style sash windows. The current front dormer windows are arched to fit within an arched opening. The replacements must be in wood and match this arch. Where windows have multiple panes of glass, the replacements must match.

Any new doors must be reviewed with staff before installation. They must be of wood.

Porch railings will follow the template from the Preservation Portfolio.

Previous HPC action

A COA was issued by Paul Jakubovich for this property on August 3, 2012 in response to a long list of violations from the Department of Neighborhood Services. It covered many of the same items as listed in the current proposal but did not include the addition of dormers to the south roof slope or the addition of a gabled dormer to the north slope. That old COA has expired.

Previous Council action