



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/9/2019
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114830 CCF #190682

Property	116 W. VINE STREET.	Brewers Hill
Owner/Applicant	KEVIN BAUMGART 2013 N BOOTH STREET MILWAUKEE WI 53212	Mr. Kevin Baumgart 2013 N. Booth St. Milwaukee, WI 53212
Proposal	Applicant intends to demolish an existing garage at 116 W. Vine St.	
Staff comments	<p>The existing garage is of masonry construction and sited at the rear of the property along the northern property line.</p> <p>The guidelines for demolition in the Brewer's Hill Historic District advise against the demolition of existing structures. However, the guidelines consider the condition, importance, location, potential for restoration, and replacement of an existing structure when reviewing demolition requests.</p> <p>The existing garage is in poor structural condition. It is presently the only structure on this lot and is sited along an alley. It is often obscured from view by overgrown vegetation. It is also highly recessed from Vine St. The garage does not display distinct architectural or historical significance and is therefore non-contributing to the Historic District.</p> <p>The applicant intends to construct a new home on this lot following the demolition of the existing garage. A new compatibly designed home could better contribute to the streetscape along Vine than the recessed, dilapidated garage and overgrown lot.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		