



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/11/2017
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114407 CCF #171026

Property	3037 W. KILBOURN AV.	Concordia HD
Owner/Applicant	BRIAN MIRACLE 3037 W KILBOURN AVE MILWAUKEE WI 53208	Brian Miracle 3322 E Whittaker Ave Cudahy, WI 53110 Phone: (414) 243-0794
Proposal	Demolish garage that has sustained severe fire damage.	
Staff comments	<p>This house dates to 1891 and was built for Charles A. Miller of the Milwaukee Lumber Company by the architectural firm of Van Ryn, Andrae & Lesser. There is no known relation to the brewing company.</p> <p>The garage appears to be original, but modified and enlarged in 1903 to its present appearance with a substantial addition to the front (north). It is notable that the garage was previously condemned in 1983 when still owned by Concordia College. Repairs were completed to the satisfaction of building inspectors in 1984.</p> <p>The fire was caused by an exploding WE Energies electrical transformer. It caused substantial structural damage and the complete collapse of the upper level.</p> <p>Staff recommends demolition be permitted because 1) repair and reconstruction are not economically feasible and 2) public visibility of the garage from the street is modest. (Demolition criterion 320-21-11-h-6 and Concordia Guideline D4).</p> <p>The owner intends to replace the garage with a variation on one of HPC's model designs when his financial situation permits (Concordia Guideline D6).</p>	
Recommendation	Recommend HPC Approval	
Conditions	The two surviving pairs of doors should be salvaged and reused in the replacement garage, if they can be removed safely and are of a reasonably modern size. Otherwise, they should be photographed and measured to create baseline proportions for replica doors on the new garage in a modern size.	
Previous HPC action		
Previous Council action		