



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 01/19/2009
Ald. Milele Coggs District: 6
Staff reviewer: Paul Jakubovich
PTS #55417

Property 135 W. RESERVOIR AV. (Brewers Hill Historic District)

Owner/Applicant TANYA M ALVAREZ Tanya Alvarez
135 W RESERVOIR AV 135 W. Reservoir Ave.
MILWAUKEE WI 53212 Milwaukee, WI 53212
Phone: (414) 412-9928

Proposal Front door was replaced with new door made of composite material and original sidelites were removed to accommodate a new stock sized door. A metal storm door was also installed. The work was done without a Certificate of Appropriateness.

Staff comments While the exact construction date of the house is unknown, it probably dates from the 1850s or 1860s, because the original Greek Revival style door and sidelites were at their peak of popularity in Milwaukee during that time period. The old front door and surrounding framing were recently removed and replaced without a certificate of appropriateness. Following a complaint from the public, an order was issued by the Dept. of Neighborhood Services requiring the owner to obtain a COA for the work.

The newly installed composite material, Colonial/contemporary style door with a fanlight is a not a proper fit for the house or the Brewers Hill historic district. This type of door is expressly rejected on page 27 of Living With History, the guideline book that was mailed to all residents of historic districts several years ago. The sidelites were also removed, apparently to accommodate the installation of a new stock sized door. The removal of the old door and side lites is also contrary to the district guidelines which state: "Retain existing window and door openings that are visible from the public right-of-way. Retain the original configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes... Avoid discarding original doors and door hardware when they can be repaired or reused."

There is no record in recent years of any door change out approved by HPC staff or the commission that would have permitted the installation of a composite material front door or the removal of historic transoms and side lites. In summary, because the work does not meet the guidelines, the front door surrounded by sidelites and a transom should be restored to the original size, design and configuration. In the event a storm door is required, it should be a full view wood storm door such as the one featured on page 28 of Living With History.

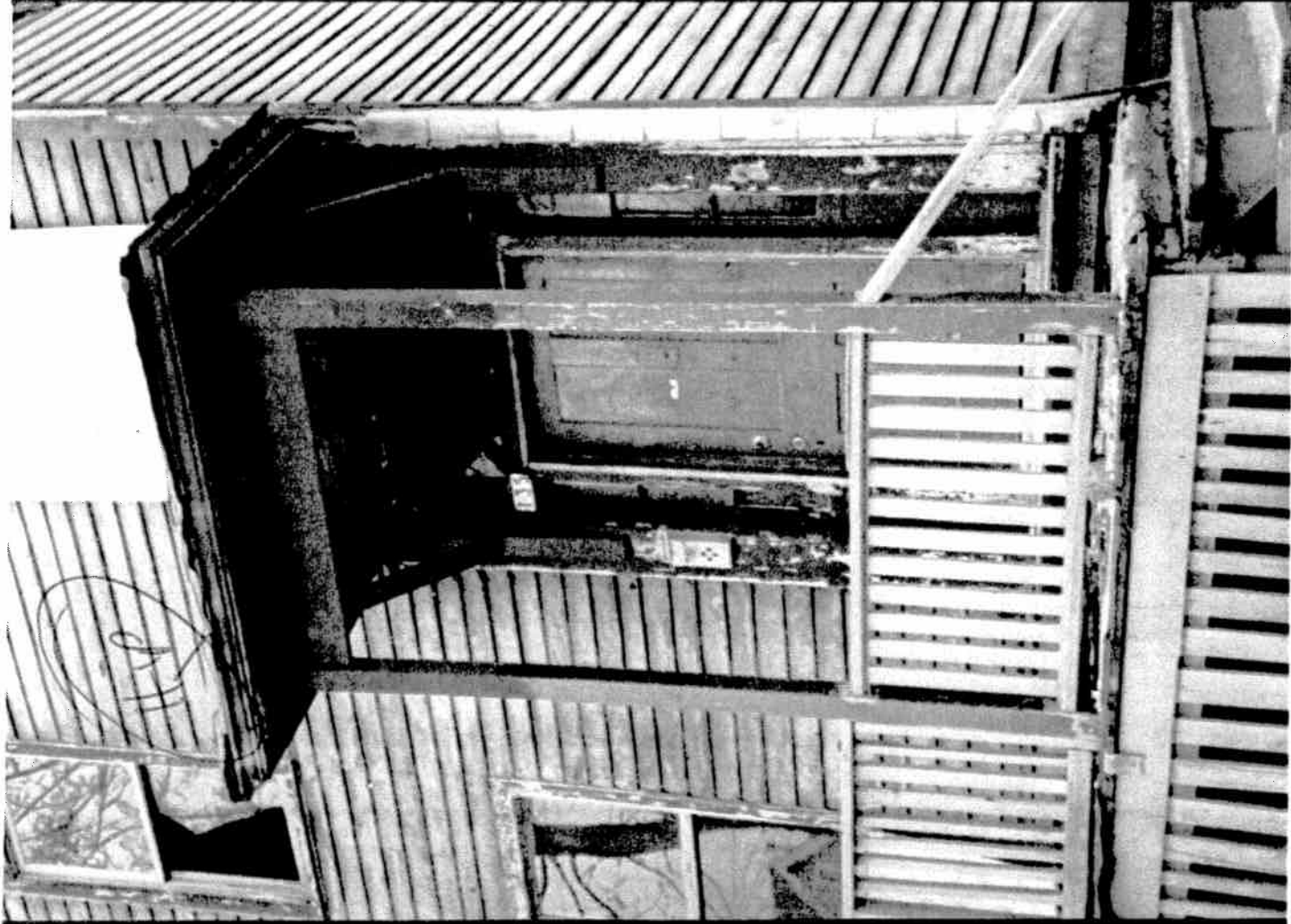
Recommendation Recommend HPC Denial

Conditions

Previous HPC action Garage reviewed by HPC in 2003—never built

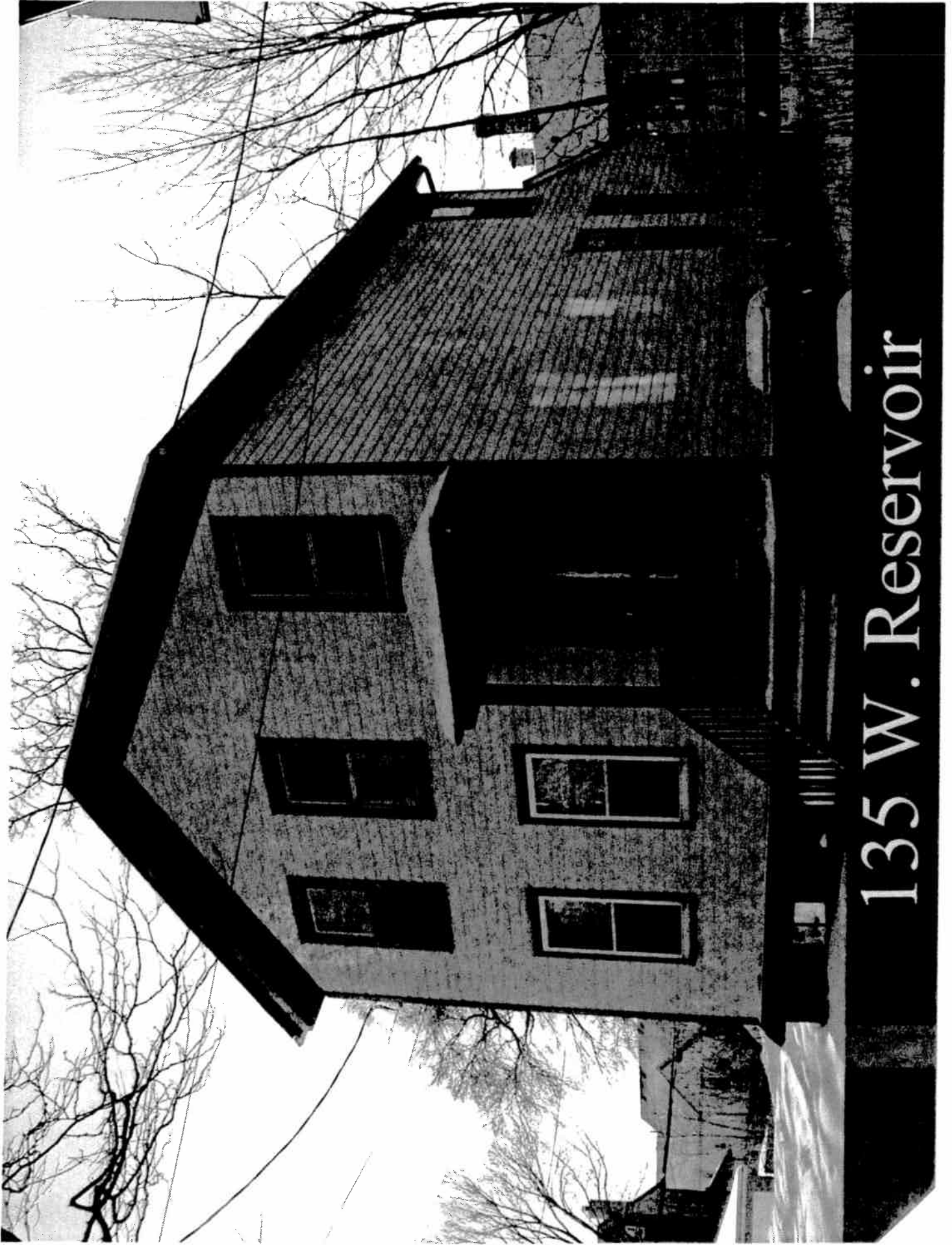
Previous Council action

- The door, transom and sidelites in 1998 when a COA expressly required preservation of these features.



■ New prime door,
storm door; side
lites and transom
removed.





135 W. Reservoir



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Michael L. Morgan
Commissioner
Patrick G. Walsh
Deputy Commissioner

June 19, 1998

File Reference
DCD:MLM:BJP
HPC Corres.
135reser.coa

Mr. & Mrs. Timothy Hoeft
1849 N. 1st Street
Milwaukee, WI 53212

Re: Certificate of Appropriateness for
135 W. Reservoir Street (Brewer's Hill H.D.)

Dear Mr. Hoeft:

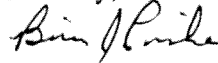
The Milwaukee Historic Preservation Commission reviewed your request for a Certificate of Appropriateness for the above described property on June 15, 1998, and determined that the rehabilitation and repairs proposed are consistent with the design standards established for the district and will not adversely impact the house's historic and architectural significance. Therefore, in accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, a Certificate of Appropriateness is issued under the following conditions:

1. All routine repairs to the roof and siding are approved using like-with-like materials of comparable materials and dimensions. The roof shingles must not be black in color.
2. All new windows must be of double-hung, one-over-one wood design that fit into the existing openings. New windows may be added to the rear shed area and above the existing first floor window on the rear east elevation.
3. A new 4-panel, 6-panel, or recessed panel security door may be installed on the rear area of the east elevation to replace the rear doorway. The rear porch platform must be designed using T&G lumber similar in design to page 58 of LWH.
4. The front porch must not extend the whole length of the house, but the stairway may be relocated to the opposite side of the porch. All porch railings must be made of wood and resemble the design found on page 53 and 54 of LWH.
5. The middle chimney may be removed, but the rear chimney must be re-created using cream city brick and an appropriate chimney design.
6. The front entry door and sidelights, which are original, must not be altered in any way.
7. All work must be done in a craftsman-like manner using the materials specified, and designed as provided in the plans approved. Any changes or additions to this certificate must be reviewed by staff prior to beginning.

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You are responsible for obtaining any applicable permits from the Department of Building Inspection before beginning construction on the project. Your project should follow the material specification approved above. If you have questions, please contact me at 286-5705.

Sincerely,



Brian L. Pionke
Preservation Officer

cc: Chris Rute, B.I. (copy 1-desk)
Chris Rute, B.I. (copy 2-microfilm)
Lee Jensen, B.I.