



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/14/2021
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114830 CCF #210075

Property	116 W. VINE ST.	Brewers Hill
Owner/Applicant	Michael Warecki 418 N 3 rd Street, #180 MILWAUKEE WI 53203	
Proposal	Demolish standalone garage.	
Staff comments	<p>The existing garage is of masonry construction and sited at the rear of the property along the northern property line. HPC previously approved demolition in 2021, but the prior owner of the property did not apply for any permits within the required one year.</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 would better contribute to the streetscape along Vine than the dilapidated garage on an overgrown lot.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		