



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 6/3/2019**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114744 CCF #190137**

**Property** 2803 E. BRADFORD AV. North Point North

**Owner/Applicant** LISA GROSKOPF-GLEASON Terry Perschbacher  
2803 E BRADFORD AVE M-Design Build Remodel  
MILWAUKEE WI 53211 4530 N Oakland Av  
Whitefish Bay, WI 53211  
Phone: (414) 313-1813  
Fax: (414) 332-2268

**Proposal** Applicant intends to demolish the existing garage.

**Staff comments** The house dates to 1899. Staff has not done permit research on the garage, but visually it dates somewhere between 1930 and 1960. The garage is an average garage for its period of construction and not particularly notable for its design. It neither detracts from nor adds to the historic character of the property or district.

#### Guidelines for demolition

1. Condition. Contractor reports that there are structural issues and the building has a noticeable lean to one side.
2. Importance. Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.
3. Location. Building neither detracts from nor adds to the character of the district.
4. Potential for Restoration. Restoration is probably feasible.
5. Additions. Although detached, the garage can be considered a later addition that does not add to the house's character.
6. Replacement. The garage will be replaced with an appropriately designed new garage in substantially the same location.

The majority of the criteria for demolition appear to be met.

**Recommendation** Recommend HPC Approval

**Conditions**

**Previous HPC action**

**Previous Council action**