

As in the case with 102 W Brown, we are asking the HPC follow the Guidelines for New Construction and Milwaukee city ordinances.

HISTORIC DESIGNATION STUDY REPORT

BREWER'S HILL HISTORIC DISTRICT

Significance

Date Built: 1840-1930

The Brewer's Hill Historic District is significant for both its architectural and historical associations. It is historically significant as one of only two residential areas remaining from the city's settlement period in the 1840's and 1850's, the other being Walker's Point. The district includes the only concentration of historic buildings remaining from Kilbourntown, one of three original independent settlements that merged with Walker's Point and Juneautown to form Milwaukee. It represents the transition of Milwaukee from a pioneer village to an urban center with defined neighborhoods. The district is architecturally significant primarily for its fine concentration of Greek Revival and Italianate dwellings.

A Guidelines for New Construction

It is important that additional new construction be designed so as to harmonize with the character of the district.

1. Siting

New construction must reflect the traditional siting of buildings in Brewer's Hill. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings. New buildings should not obstruct the vistas from the street to the house.

2. Scale

Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.

3. Form

The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.

4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in Brewer's Hill. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.