



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date:** 6/6/2022  
**Ald. Milele Coggs District:** 6  
**Staff reviewer:** Jacqueline Drayer  
**CCF #220118**

<b>Property</b>	102 E Vine Street.	Brewers Hill Historic District
<b>Owner/Applicant</b>	Molly and Ashley Booth 102 E Vine Street Milwaukee, WI 53212	
<b>Proposal</b>	<p>Several improvements to side yard, located on the east side of house/lot:</p> <p>Item 1(a). Replacement of Existing AC unit Complete installation of the following equipment: Bryant #123ANA024, "Preferred series" 14 SEER air conditioner Includes a new factory matched up flow evaporator coil, line set and a new outdoor pad. Proposed AC unit will be in same location as existing AC unit (over 20 years old).</p> <p>Item 1(b). Replacement of Existing rooftop AC unit Bryant #123ANA024, "Preferred Series" 14 SEER air conditioner The air conditioner pricing includes a factory matched horizontal cased coil, new line set, pad and an outdoor disconnect switch. The condenser will be relocated to the ground level just north of the first floor air conditioner. The line set will be run down the abandoned chimney, through the basement, and to the condenser on the east side of home. Current AC unit (over 20 years old) is located on the roof but cannot be properly serviced at this location anymore.</p> <p>Item 2. Installation of a decorative termination cap on east wall. On the interior of house, we will be installing a Badgerland Fireplace Slimline 5x gas direct vent fireplace and the termination cap is part of the required exterior venting of the fireplace. The cap will be located approximately 42" (3.5') to 48" (4') from floor on east elevation wall. Preferred cap is the Firebrick Termination Cap which can be painted red to match brick.</p> <p>Item 3. To provide additional screening, installation of approximately 24-feet of ornamental steel fence, 4-feet tall, 1" square picket, 3.75" spacing with a single swing gate. Fence to be located along property line but on our side of property and will tie into our existing stone retaining wall.</p>	
<b>Staff comments</b>	<p>Items 1a and 1b (replacement of existing AC units): The ground floor unit is being replaced at its existing location; the existing rooftop unit is being replaced and located behind the ground floor unit. This will not result in substantial changes to the building's existing appearance. The units will be visible from the public right of way, which is why this project was scheduled to be heard by the Historic Preservation Commission.</p> <p>Item 2 (decorative termination cap): The fireplace vent and cap will be located on the east side yard wall, very minimally visible from the public right of way. The proposed cap is acceptable and should be painted to match the red brick wall.</p> <p>Item 3 (fence): The ornamental steel fence will be located on the south elevation (E Vine Street) and wrap around to the east side yard of the house. Its design and 4-foot height is appropriate for this house. However, the metal pickets should be spaced no more than 3.5 inches apart from one another; not 3.75 inches as proposed. The fence will partially screen the ground level air conditioning units.</p>	

<b>Recommendation</b>	Recommend HPC Approval with conditions.
<b>Conditions</b>	Paint termination cap to match red brick wall.  Fence's metal pickets shall be spaced no more than 3.5 inches apart from one another.
<b>Previous HPC action</b>	
<b>Previous Council action</b>	