



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/10/2017

Ald. Milele Coggs District: 6

Staff reviewer: Tim Askin

PTS #114219 CCF #161559

Property	1927-A N. 2ND ST.	Brewers Hill Historic District
Owner/Applicant	SUSIE MIMS 1927 N 2ND ST MILWAUKEE WI 53212	Richard Smith Inner City Services 1927 N. 2nd Street Milwaukee, WI 53212 Phone: (414) 265-2577
Proposal	Applicant proposes to reside the rear cottage with knotty cedar and finish with a stain and varnish. Applicant also has an unresolved violation from 2009 for replacing windows without permission on the rear cottage that is impacted by this project.	
Staff comments	<p>This is a very early rear cottage that appears to date between 1876 and 1885 in the Brewers Hill Historic District. It is a simple dwelling that has been enlarged several times, but still shows its early character through doors, windows, and general form.</p> <p>The work does not meet the guidelines for the Brewers Hill District, specifically: A.2.c.i. "Retain original material whenever possible." While there is little doubt that the building required re-siding and insulation, no attempt was made to save any of the existing boards.</p> <p>A.2.c.ii. "Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible." The knotty boards and a stained finish do not replicate the smooth, clear grain of the original wood. The proposed stained finish is inappropriate to this historic district. All wood would have been painted.</p>	
Recommendation	Recommend HPC Denial	
Conditions	Recommend denial and require that the siding be changed to clear grain, smooth wood, and be painted. Recommend that applicant be directed to restore windows to original state be required again for the record.	
Previous HPC action		
Previous Council action		