



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/10/2017
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114259 CCF #170348

Property	210 W. BROWN ST. Brewer's Hill Historic District
Owner/Applicant	ARTHUR W MARBURG REVOCABLE Art Marburg LIVING TRUST 210 W BROWN ST Phone: (414) 334-3391 MILWAUKEE WI 53212
Proposal	Demolish frame garage dating to 1920 and replace with a sunken patio. Install skylight on newer garage from 2001.
Staff comments	<p>The subject property is a Queen Anne cottage dating to the late 1880s. It is now on a large alley-side lot. The garage subject garage was constructed in 1920. A previous owner proposed demolition in 1998, but never acted on it.</p> <p>GARAGE The garage meets five of the six demolition criteria. Criterion one is no longer relevant to the current ordinance, as it relates to emergency razing.</p> <ol style="list-style-type: none">2. Importance: it is a typical frame garage from its era that is not original to the property3. Location: it is deeply set back on the lot and behind a privacy fence. Public visibility is minimal.4. Potential for restoration is modest at best: a) the east wall is no longer framed and is enclosed by fencing material, b) new paint is required c) new roof is required, d) new gutters are likely required. These conditions are inherited from the previous owner.5. Additions: this is an addition to the lot that is in a different architectural style from the house and does not contribute to the character of the property6. Replacement: the building has already been replaced. While it is unlikely the design for the 2001 garage would be approved nowadays, it was fully permitted and approved by the Commission at the time of its construction. Therefore, it should be treated as a suitable replacement for the purposes of this demolition criterion. <p>PATIO Applicant would like to replace the garage with sunken patio at a depth of 16". The original application requested sidewalls of pressure-treated lumber, however, the applicant verbally agreed (5/9/17 by telephone) to use poured concrete instead as a condition of approval. The patio will be paved with historic cobblestones. If site conditions require that the patio be sunken, staff is willing to recommend approval.</p> <p>SKYLIGHT The skylight will be readily visible from the alley, but not from a public street. Staff would prefer that the applicant install windows in the subject elevation instead, as the garage was built with no windows. The Commission may consider the fact that the current owner is not responsible for the design of this garage.</p>

Recommendation	Recommend partial HPC Approval with conditions
Conditions	<ol style="list-style-type: none">1. Walls of patio to be completed in poured concrete, cobblestone matching that proposed for paving, natural stone, or clay brick. Materials other than poured concrete or cobblestone are to be submitted to staff for approval.2. If skylight is approved it must be flat and low profile and a brochure or similar submitted to staff for approval.3. If Commission selects to require windows instead of a skylight, the windows must be all wood and submitted for staff approval of both design and placement.
Previous HPC action	Addition approved in 1998; replacement garage approved in 2001.
Previous Council action	