



Milwaukee Historic Preservation Commission Staff Report—Amended 8/1/18

LIVING WITH HISTORY

HPC meeting date: 8/6/2018
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114578 CCF #180591

Property 234 E. VINE ST. Brewers Hill HD

Owner/Applicant WHIT AND WOLF LLC
1805 N. HUBBARD STREET
MILWAUKEE WI 53212
Jay Knetter
JAKnetter Architects
N16 W23217 Stone Ridge Drive
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Proposal Build concrete pathway to connect to patio off of Holton Street to connect to new service door on west elevation of building. it will connect to an interior staircase for delivery access.

Staff comments Further elaboration of the program for the building requires a service entrance at the rear. To be best compatible with the historic property, it is being installed on a secondary elevation and using the same door and hardware previously approved for another new entrance on the same elevation at this property.

As an alternate and more likely option, the applicants would like to pursue an exterior stair along this wall. This would require a three-sided concrete retaining wall, guardrails, and handrails. Stairs would be concrete filled pan, checker plate, or solid poured concrete. The commission may wish to specify one or more of these options. A hollow metal flush slab door is currently proposed. The Commission may wish to require a more aesthetic option. The hidden location may justify this kind of door in this precise scenario.

Rails are proposed as two different kinds: a picket rail for the guardrail and a tubular rail for the stair handrail. Staff recommends the picket rail for both uses.

Recommendation Recommend HPC Approval of both new door options with conditions on the exterior stair option.

Conditions At grade door and path only: no conditions

*Exterior stair conditions:
Require a flush slab door to be painted to match the surrounding brick. Require uniform design picket rail throughout.*

Consider requiring an all-concrete stair.

Consider requiring a paneled door to be used with the exterior stair. If requiring a paneled door, it should be painted to match the building's other doors and trim.

Previous HPC action

Previous Council action