



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/12/2016
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114172

Property	2034 N. 1ST ST.	Brewers Hill Historic District
Owner/Applicant	JOSH NICKOLS SARA SMITH 2034 N 1ST ST MILWAUKEE WI 53212	Josh Nickols 2034 North 1st Street Milwaukee, WI 53212 Phone: (414) 915-3604
Proposal	<p>The applicants propose to demolish the remainder of a detached garage (foundation and slab) and replace it with a larger detached garage at the alley lot line. The garage will consist of painted hardiboard smooth lap siding with three overhead garage doors and one standard door. The overhead doors will be painted to imitate side opening carriage doors. The garage will require small retaining walls to be built of dry-stacked white stone to the sides at the alley frontage.</p> <p>They will also extend an existing stamped, stained concrete walkway to the new garage. The concrete will be stained a dark reddish purple, similar to clinker brick and is stamped with a herringbone pattern. They will extend a previously approved fence with French gothic pickets around more of the property to replace an existing chain link fence.</p>	
Staff comments	<p>The Nicholas Biegel house at 2034 N. 1st Street was constructed c. 1890 before beginning an extensive history of alterations beginning as early as 1909. Additional significant alterations occurred in the 1920s with the eventual conversion to a duplex and the construction of a garage 1942. In 2014, the building was rehabilitated by the applicants to give the present period-appropriate Queen Anne appearance.</p> <p>Photos provided by the applicant indicate that the remnants of the 1942 garage meet the demolition criteria.</p>	
Recommendation	Recommend HPC Approval with conditions.	
Conditions	<p>The approval of stained, stamped concrete walkway does not establish precedent or approval in future cases; it is a minor extension of an existing walkway. The extension will also be minimally visible from any public right of way. The CMU foundation of the new garage should be parged with concrete or stucco to improve its appearance and full size digital drawings of the garage should be provided.</p>	
Previous HPC action	HPC approved a new front porch and façade rehabilitation at the December 2014 meeting.	
Previous Council action	N/A	