



## Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 10/19/2015**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Dean Doerrfeld**  
**PTS**

<b>Property</b>	3216-18 West McKinley Blvd. Cold Spring Park Historic District
<b>Owner/Applicant</b>	STRONG BLOCKS MILWAUKEE, LLC 710 N. PLANKINTON AVE., STE. 710 MILWAUKEE, WI 53203 PHONE: (414)236-4113
<b>Proposal</b>	This project involves the construction of a 25' by 35' parking slab to the rear of the building. The building is a duplex and the applicant desires additional off street parking for the tenants.
<b>Staff Comments</b>	<p>The building was constructed ca. 1905 in a vernacular Colonial Revival style. The building is attributed to architect Frank Hunholz. Constructed as, and still used as, a duplex, the building is a common form in the city and along W. McKinley Blvd. Dwellings in this area have a common setback from the street, average front yards, narrow side yards, and a rear yard that often contains a parking pad or small garage.</p> <p>The Cold Spring Park Historic District was listed in the National Register of Historic Places in 1985, and locally designated in 1987.</p> <p>The lot for this residence measures slightly over 5200 square feet with the dwelling occupying about 2000 square feet. A sidewalk, approved under an earlier COA fills the side yard to the east of the dwelling. Aerial imagery indicates that a smaller concrete slab, roughly 200 square feet, was located in the rear yard. The applicant proposes to install an 875 square foot parking pad in the rear yard. This amount is slightly less than what would require additional stormwater management. The proposed parking area accounts for approximately 30% of the remaining open space of the property, and virtually all of the rear yard.</p> <p>This large expanse of paving is inappropriate for the residential character of the neighborhood. Other paving/parking options should be explored to minimize the physical impact of this proposal.</p>
<b>Recommendation</b>	Construction of 35' by 25' paving area in rear yard: Disapprove
<b>Conditions</b>	
<b>Previous HPC action</b>	
<b>Previous Council action</b>	