Living with History

Milwaukee Historic Preservation Commission
Staff Report

HPC meeting date: 2/8/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #108607

Property	3008 W. KILBOURN AV. Concordia Historic District
Owner/Applicant	AMY LAMB Amy Lamb 3008 W KILBOURN AV MILWAUKEE WI 53208 Phone: (262) 352-7527
Proposal	The applicant is proposing to have J. D. Griffiths build a new 3-car garage on the property. The garage will be located at the rear of the property and accessed from the alley.
Staff comments	The new garage will have the following features: measure 32 feet by 22 feet have a 10/12 roof pitch will have cornice returns at the gable ends will have Owens Corning Oak Ridge Pro 30 Dimensional Shingles will be clad in Hardi Plank siding will have carriage style doors, one large, one small The following information is still needed in order to complete the review of the project: the height of the side walls the color of the roof shingles the material from which the garage doors are made as well as an alternative style from what is shown clarification about the exposure of the lap siding. Likewise, there are traditional elements missing from the design including a water table, hood moldings above the garage doors and gable end window.
Recommendation	Recommend HPC Approval with conditions below
Conditions	Staff recommends approval based on the following conditions: The above details to be supplied as listed. Due to the high visibility of the project, no Hardie Plank should be used. Hardie Plank siding has been approved when new construction is in the middle of the block and not visible from the public right of way. Cedar siding or other decay resistant wood should be used instead. A water table should be added to the design as well as appropriate traditional moldings around windows and doors. A different style of garage doors can be selected. HP staff has details for the water table, the moldings above the openings and suggestions for the garage door style.

Previous HPC action

Previous Council action