



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 8/16/2010**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Paul Jakubovich**  
**PTS #67562**

**Property** 2685 N. LAKE DR., North Point North Historic District

**Owner/Applicant** MR. DENNIS J BOOM  
2685 N LAKE DR  
MILWAUKEE WI 53211

**Proposal** Demolish existing two-car garage and build new one.

**Staff comments** The owner recently purchased the house and is undertaking significant repairs and investment in the property. The house was constructed in 1900 for Francis M. Snavely who was an executive with the Chicago and North Western Railroad. The present owner is proposing to demolish the existing two-car frame garage in order to make way for a new garage. The existing garage, probably built in the early 1920s and then enlarged in 1926, is hip-with-deck roof structure. It is likely that the flat deck at the top once featured a small railing at the perimeter as was common with Colonial Revival structures such as these built in the early 20<sup>th</sup> century to accompany fine homes. The old garage unfortunately has deteriorated over the years and has significant foundation defects as well as some rotting at the bottoms of the stud walls. The back wall is leaning and bowed significantly.

It is important that in granting permission for demolition the commission specifically cites proper criteria that are outlined in both the North Point North district guidelines and the preservation ordinance. It appears that the request for demolition meets Criterion 11-h7 of the preservation ordinance which states that the new structure must be compatible with the buildings and character of the district in which the subject property is located. The new structure appears to meet this criterion. In terms of the local district guidelines, the request for demolition appears to meet criterion d-6 because the old garage will be replaced by a new building that will fulfill the same aesthetic function in the area as did the old structure. The old building is not of any known architectural or historic significance to the district. It is not, for example, a large coach house or other very prominent secondary building featured on some properties in the district.

The new proposed 2-car garage is a hip-roofed structure, much like the old one, and is located at the back corner of the lot behind a long drive. It features 10 foot tall sidewalls and an upward-acting door made to look like a swinging or sliding door, which was common with garages that were built to accompany houses in the neighborhood when it originally developed. It also features corner boards, and frieze boards at the tops of the walls. The building lacks a water table and although the old garage also lacked one it is recommended that the new garage be fitted with a water table as is common in the district for new garages and reflects the designs of most if not nearly all of the original garages and coach houses in the district. The fascia boards could be smaller. At present they are specified to be 1" x 8." A 1" x 6" fascia would better reflect the narrow, level fascias that are common in Milwaukee. The building lacks windows and it is recommended that a window be installed on the south elevation facing the neighboring back yard. The siding material is smooth cement board with an exposure of no more than 4 inches. The cement board has typically been approved when the garage is in a non-corner location at the back of a lot. The new garage meets the preservation guidelines for the district.

**Recommendation** Recommend HPC Approval with minor changes as noted above.

