



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 6/14/2021**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Jacqueline Drayer**  
**PTS #114622**

<b>Property</b>	2018 N. 1ST ST.
<b>Owner/Applicant</b>	BRIAN HOLOUBEK NATALIE STREPPONE-HOLOUBEK 2018 N 1ST ST MILWAUKEE WI 53212 Brian Holoubek 2019 N Palmer Street Milwaukee, WI 53212 Phone: (414) 721-6682
<b>Proposal</b>	Construct a 22'x40' garage at rear of lot. Wood construction, hardy plank siding and shingles. The roof shingles are Dimensional Oak Ridge Pro. Window will be from Marvin Windows and be composed of wood. Garage door will be simulated carriage house door with a faux wood finish.
<b>Staff comments</b>	<p>The design is carefully executed and generally compatible with the district. The Commission previously reviewed a garage proposal at this site, and recommended modifications to materials, all of which have since been incorporated into the revised proposal.</p> <p>Sidewall height and setbacks are not noted. Staff is willing to leave the issue to the plan examiners.</p> <p>The proposed slider windows on the side of the garage are incompatible with the period and are not permitted.</p>
<b>Recommendation</b>	Recommend HPC Approval
<b>Conditions</b>	<p>The proposed slider windows on the side of the garage are incompatible with the period and are not permitted.</p> <p>Roof pitch should match that of the house.</p> <p>All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.</p> <p>No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short.</p>
<b>Previous HPC action</b>	SmartSide Denials in Brewers Hill 2018 March 171821 & 171822 October 181807.

**Previous Council action**