



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 6/3/2024
Staff reviewer: Andrew Stern

Ald. Coggs
CCF # 240076

Property 113 W. Lloyd Street Brewers Hill

Owner/Applicant Vera Property Management LLC
12012 West Fairview Avenue
Wauwatosa, WI 53226

Proposal

The applicants proposed to construct a new home at 113 W. Vine Street.

The proposed home is two-story, cross-gabled residence oriented north towards W. Lloyd Street. The house has an attached two-car garage that will be accessible via the public alley along the west property line. The footprint of the main block of the house is 64' wide by 27' 8" deep, excluding a covered front porch and a portion of the house on the northwest of the building that extends another 6' north towards W. Vine Street. The approximate square footage of the house is 2,700 sq. ft.

Exterior materials proposed consist of 6" exposure lap siding and wood trim, concrete foundation wall with brick liner texture, dimensional asphalt roof, and a mix of double-hung and casement windows of unspecified construction.

Staff comments

As new construction in Brewers Hill, there are substantial criteria for evaluation beyond our standard four criteria of siting, scale, form, and materials. The Brewers Hill and Harambee Conservation Overlay District has significant explicit restrictions on building height, roof pitch, porch design, windows, and garage siting. The property is 30'-5 1/2" tall from grade, which meets the 30' minimum height. The porch dimensions and raised basement requirements are satisfied. Window orientation, distances, and heights satisfy the requirements of the overlay district except the windows on the upper level. The proposed windows in the upper floor are 5' in height, while the overlay requires a minimum height of 5' 6". The overlay requires the roof pitch of between 8:12 and 12:12. The pitch on the side gable is 8:12, while the pitch on the cross gables is 14:12. The pitch on the attached garage is lower, a shallow 3.5:12 on the street facing side and 6.75:12 on the rear façade.

Criteria

1. Siting

The siting appears to be addressed adequately. Between the base zoning and the overlay, traditional siting is effectively required at the baseline. The attached garage will be addressed separately.

2. Scale

The guidelines specifically refer to the "bulk" of the building. The footprint of the structure is large, nearly 2,150 sq. ft., including the attached garage. The height of the house is just over 30' from grade. While large, the house is within the scale of nearby houses on the block and throughout Brewers Hill in general. The two gables facing Lloyd were a suggestion from the staff to bring the building down to a visually compatible scale. Two openings in the front-facing cross gables are not labeled but the overlay requires them to be windows.

3. Form

"The massing of new construction must be compatible with surrounding buildings." Most of the properties in the adjacent area are front gabled or gable ell houses. The proposed property is a cross-gabled house with the alignment of the house parallel to the street rather than perpendicular. Given the lot size and shape, this is the only orientation that works if the applicant proposes a footprint this large.

4. Materials

Siding, Windows, and Doors

The house is proposed to be clad with 6" wood lap siding. The species is not specified in these plans. The trim and porch are all proposed to be constructed out of wood. The window and doors are unspecified. The form and shape are acceptable, though the upper level windows need to be lengthened to meet the overlay criteria. Staff is willing to approve specific models later in the process if the Commission applies certain conditions to what can be approved. Any all-wood, non-clad windows that are one-over-one or have simulated divided lights with a spacer bar can be submitted for staff approval. Doors should be solid wood or wood veneer. Garage overhead door is proposed to be an insulated steel door. Staff recommends windows be added to the garage door. The overlay requires that the porch posts be increased from 6x6 to 8x8.

Garage

The zoning overlay states that garages "must be located in the rear yard and must use the alley for access if available." This is technically achieved, but the Commission has generally interpreted this to require a detached garage where it is feasible. Given the size constraints of the parcel and siting of the house, a detached garage, while technically feasible, may be impractical at this location. The garage overhead door will not be visible from the primary façade, as a den is located on the street-facing side in front of the garage. The overlay will require an addition of windows to the garage's south facade, but they need not be operable.

Recommendation Recommend HPC Approval with conditions

Conditions Detailed information on the windows, posts, railings, doors, and garage door

Previous HPC action

Previous Council action