



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 07/10/2023

District: 6, Ald. Coggs

Staff reviewer: Andrew Stern

CC File # 230304

Property 1843 N. Palmer Street Brewers Hill Historic District

Owner/Applicant AJ Cihla
2004 N. Dr. MLK Jr. Dr.
Milwaukee, WI 53212

Proposal Construct a new three-car garage to on the alley side of the property behind the house. The design is based on the garage shown in the file "3-Car Garage Model 1." The proposed garage is 22'x36'. The garage will be set back from the property line 20' and will have a 20'x40' concrete parking slab in front of the garage. The garage will be 10' tall with Owens Corning Duration architectural shingles. Exterior material is proposed to be Hardie fiber cement siding with the option of cedar shingles in the gable ends. The garage will have one 9' x 8' steel insulated door and one 16' x 8' steel insulated door. Both doors have clear, non-insulated glass. A 36"W x 80"H steel 9-light service door is proposed for the rear elevation of the garage.

Staff comments Aerial photographs suggest this property had a garage that was removed sometime in the early-1980s. The scale of the proposed garage is larger than the previous garage but the design and scale are appropriate to this property. The garage will be set back from the alley and will not be highly visible from N. Palmer Street. Staff recommends the siding material be wood clapboard siding or smooth Hardie fiber cement siding with a 6" maximum reveal. Staff also recommends the addition cedar shingles in the gable ends and one fixed window per gable end, as shown crossed out on the supplied garage drawings.

We note that the zoning code prohibits the outdoor parking of more than 4 vehicles in most R zones. There is no limit on the number of garage spaces except an overall square footage limit which this design meets.

Recommendation Approve with conditions

Conditions Exterior siding will be untreated wood clapboard or smooth fiber cement lap siding with a 6" exposure. Cedar shingle siding added to the two gable ends. One fixed 8-light window per gable end.

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 the of the paint

job subsequently applied to it will be decreased. The use of a decay-resistant wood for 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.

Previous HPC action

Previous Council action