



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 5/13/2024
Staff reviewer: Andrew Stern

Ald. Brostoff
CCF # 231994

Property	2569 N. Wahl Ave.	North Point North
Owner/Applicant	Alexander & Lauren Lasry 2569 N. Wahl Ave. Milwaukee, WI 53211	Tyler Blake Wade Weissmann Architects 8655 N. Deerwood Dr. Brown Deer, WI 53209

Proposal

Renovate to the existing two-car garage and expand the footprint of the driveway.

Staff comments

The Jessie and John F. Kern House was designed by noted Milwaukee architectural firm Crane and Barkhausen and constructed in 1900. The garage was constructed in 1961 and is not original to the property. The garage is a 24'7" wide and 24'6" deep. It has a low-sloped, side gabled roof and is constructed of CMU. The garage has two overhead doors that face east/N. Wahl Avenue. The north elevation has a two-light window opening.

The proposed renovation includes adding a thin red brick veneer over the CMU on the exterior of the garage to more closely reflect the appearance of the primary residence. A low-slope EPDM roof is to remain but the roof will be concealed behind a decorative parapet wall. The parapet will be constructed of a composite trimmed frieze and cornice and painted to match the existing house. A decorative metal railing that matches the railing on the residence will be added to the top of the parapet wall.

The two existing overhead garage doors will be replaced with wood Cambek carriage doors. The north elevation opening will be altered, with the existing window being replaced with a triple wood double-hung sash bay and a new wood Marvin door added to the east of the windows. The south façade will also get a triple-window double-hung sash window bay. No openings are proposed for the rear/west façade.

The footprint of the garage will remain the same. The driveway is proposed to be expanded slightly to allow easier access to the northern garage door. Though this project is a renovation rather than new construction, the new construction guidelines for North Point North can apply for this project. The preservation guidelines recommend materials be consistent with the colors, textures, and cladding materials traditionally used in the historic district. The exterior finishes proposed for this renovation will closely align with the primary residence and will enhance the appearance of the garage and subject property.

Recommendation Recommend HPC Approval with conditions

Conditions Detailed information on the windows, railings, doors, and samples of the brick to be supplied to staff for final approval.

Previous HPC action

Previous Council action