



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 12/14/2020
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115057 CCF #201075

Property	2001 W. VLIET ST.	15 th District School/McKinley School
Owner/Applicant	CITY OF MILW 809 N BROADWAY MILWAUKEE WI 53202	Quorum Architects and Gorman & Co. 3112 W Highland Blvd Milwaukee, WI 53208
Proposal	<p>Construct four new single-family homes along Vliet Street and matching detached one-car garages along a newly created alley. The lots are 121 feet deep with 65-70 feet of street frontage.</p> <p>The houses vary in size but are proportionate to their respective lots and of quality new traditional design based on existing houses in the neighborhood. Garages are 13'x'23' and adjoin a small parking slab. Materials include, vinyl windows, composition shingle roofs, composite porch materials, and aluminum gutters. The project narrative disagrees with the drawings on siding materials. The narrative indicates cement board while the drawings indicate vinyl siding.</p> <p>Surface parking will be incorporated along the new alley and along the south side of the school building in compliance with zoning standards for surface parking adjacent to a residential zone.</p>	
Staff comments	<p>The designs are well-executed and appropriate to the neighborhood. With the new use for the school, the extensive blacktop area along McKinley Avenue is excessive and unnecessary for playground, parking, or athletic facilities. Creating a taxable use on part of this land is in the city's best interest.</p> <p>Based on over 20 years of precedent, staff cannot recommend approval of the proposed materials. Vinyl siding and vinyl windows have never been approved for any purpose. Cement board has only been approved for alley garages or garages otherwise not visible from streets. The public purpose of the project is recognized, but financial considerations are not in the purview of this body. Further, preservation guideline H.4 regarding materials for new construction is not met as all materials were "not available when the building was constructed" and windows would need to be at least of the same quality of material as those proposed for the school itself.</p> <p>Surface parking and its associated landscaping for the residences inside the school are appropriately landscaped and reasonably screened from surrounding residences.</p>	
Recommendation	Recommend HPC Approval with conditions.	
Conditions	<ol style="list-style-type: none">1. All wood windows2. All wood siding and trim3. All wood porches4. Garages can be smooth cement board	
Previous HPC action		
Previous Council action		