



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/7/2018
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114462 CCF #171622

Property 2105 E. LAFAYETTE PL. North Point South HD

Owner/Applicant DAVID QUADRACCI Wayne Pilak
2105 E LAFAYETTE PL 338 N Milwaukee St, #505
MILWAUKEE WI 53202 Milwaukee, WI 53202
Phone: (414) 276-8550

Proposal Create a new curb cut leading to a sloped, sunken, concrete, driveway beneath projecting bay of house that will afford access to a new garage built into the rear wall of the basement. This will all be surrounded by a limestone retaining wall. The lowest point will be three feet below sidewalk grade. With varying grades across the site, some points will be 5 feet below their nearest natural grade. The majority of the rear yard will be paved as a result and five trees removed. Appendages to the bay including an early bulkhead basement door and stairs and others that have been added over time will be removed and the bay will be restored to a substantially original appearance.

Staff comments This property is in the North Point South district and dates to 1887. It has had several significant changes over the years, beginning in 1911.

This project represents a third version of a proposal for underground parking at this property. The first proposal included access from an existing curbcut on the opposite side of the property and was approved, but not built. The second proposal placed a garage door into the primary elevation of the house and was denied.

Existing guidelines barely contemplate this scenario and therefore they are not violated. Streetscape guidelines address this loosely in matters of "traditional landscaping" and "maintain[ing] materials." This approach to providing covered parking at the property is unusual, but staff believes it to be within the spirit of the guidelines. It will not significantly compromise the streetscape or the primary façade and use period-appropriate materials and details for all alterations. It will also result in restoration of a side bay that was previously converted to a secondary second-floor entry.

Recommendation Recommend HPC Approval

Conditions

1. Limestone cladding cannot be removed from the project, due to street and park visibility.
2. Bay shall be restored with natural materials (wood, brick, stone, etc.).
3. Submit photos of demolition in progress so that a record is created before the restoration.
3. Any replacement windows in the bay shall be wood and subject to staff approval.

Previous HPC action August 2015: first proposal
April 2017: denial of front tuck-under garage

Previous Council action July 2017: denial of front tuckunder garage upheld on appeal