



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 06/14/2021
Ald. Robert Bauman District: 4
Staff reviewer: Jacqueline Drayer
PTS #115152

Property	3002 W. STATE ST.	
Owner/Applicant	PATRICK KENNELLY WILLIAM MALLOY 3002 W STATE ST MILWAUKEE WI 53208	Quorum Architects Inc. Allyson Nemec 3112 W. Highland Blvd Milwaukee, WI 53208
Proposal	<p>Replace the existing single-car garage with a new four-car garage off of the public alley.</p> <p>The new garage will have exterior dimensions of 42x26 feet and will be set back from the public alley by 4 feet. The structure will be centered on the back of the lot, which will meet the minimum requirements of 18" from side property lines. The new structure will have a foundation of 12" CMU block. A brick masonry base starting at the alley will rise to 3'-4" above alley grade. The brick color, style, size, and Flemish bond pattern will match the existing house as closely as possible. Supporting the brick on the interior will be 8" CMU block. The grade of the yard is 2'-8" above the grade of the alley. Where the yard covers the new structure walls, 12" CMU block will be used instead of bricks and 8" CMU blocks. Above the brick line, the exterior wall will be stucco over sheathing. The stucco will match the existing house. The height of the garage walls will be 10 feet above the alley grade. For the new roof, an asphalt shingle roof matching the existing house with a 6:12 slope will be used.</p> <p>On the south elevation, a service door matching the detailing of the house doors will be installed along with 2 wood double-hung windows that also match the house as closely as possible. Next to the service door will be a Marquette Craft Style Wall Mount Carriage Light that matches the same lights used by the front entry of the existing house. Since the service door will be at yard grade, inside the door will be a set of wood stairs that will descend 2'-8" down to alley grade. On the north elevation, the new overhead doors proposed are on the approved list of manufacturers selected by the Historic Preservation Commission. The overhead doors will be Ideal Door Designer 16'x8' Oak Medium Insulated Garage Door with Windows.</p>	
Staff comments	<p>The design is competent and suitable to the property. Cladding and windows match that of the house. The continuous ridge vent must extend across the entire ridge – in the proposed design it stops short.</p>	
Recommendation	Recommend HPC Approval with conditions	

Conditions

Roof pitch to match that of house.

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 naturally decay-resistant wood species for exterior finish applications 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.

No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short.

Previous HPC action**Previous Council action**