



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 8/16/2010
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #67562

Property 2685 N. LAKE DR., North Point North Historic District

Owner/Applicant DENNIS J BOOM Mr. Dennis Boom
2685 N LAKE DR 2685 N. Lake Drive
MILWAUKEE WI 53211 Milwaukee, WI 53211
Phone: (414) 617-4230

Proposal Demolish existing two-car garage, build new, frame, 2-car garage

Staff comments The owner recently purchased the house and is undertaking significant repairs and investment in the property. The house was constructed in 1900 for Francis M. Snavely who worked for the Chicago, North Western Railroad. The present owner is proposing to demolish the existing two-car frame garage in order to make way for a new garage. The existing garage, built in the early 20th century after the house was constructed, has deteriorated over the years and has significant foundation defects as well as rotting at the bottoms of the stud walls. One wall is leaning and bowed significantly.

It is important that in granting permission for demolition the commission specifically cites proper criteria that are outlined in both the North Point North district guidelines and also the preservation ordinance. It appears that the request for demolition meets Criterion 11-h7 of the preservation ordinance which states that the new structure is compatible with the character of the district in which the subject property is located. In terms of the local district guidelines, the request for demolition appears to meet criterion d-6 because the old garage will be replaced by a new building that will fulfill the same aesthetic function in the area as did the old structure. The existing garage is not of any known architectural or historic significance to the district. It is not, for example, a large coach house or other very prominent secondary building featured on some properties in the district.

The new proposed 2-car garage is a hip-roofed structure, much like the old ones, and is located at the back corner of the lot behind a long drive. It features 10 foot sidewalls, an upward-acting door made to look like a swinging or sliding door, which was common with garages that were built to accompany houses in the neighborhood when it originally developed. It also features corner boards, and frieze boards at the tops of the walls.

At the last HPC meeting the commission asked for a few changes to the design including a deep, consistent-width overhang, a water table at the bottom of the walls, and changes to the fascia detail in order accept a half-round rain gutter. All of those changes have been made. The garage meets the preservation guidelines for the district.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action

