



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/4/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114522 CCF #180208

Property	2118 E. KENILWORTH PL.	North Point South HD
Owner/Applicant	AMINE M BENBAZZA KRISTEN M BENBAZZA 2118 E KENILWORTH PL MILWAUKEE WI 53202	Ludwig W Ridder Ludwig W. Ridder Design, Inc. P.O. Box 1060 Oconomowoc, WI 53066 Phone: (262) 966-1840
Proposal	Construct one-car garage to replace storm-damaged garage. Site is essentially the same as the previous garage. Applicant requests an option for a 4" increase in width.	
Staff comments	<p>The subject property consists of an 1899 Fred Graf designed house and a 1939 metal garage. The garage suffered storm damage and was approved for demolition in October.</p> <p>The garage is competently designed and the site is acceptable as proposed. Siding is as yet undecided, but will be of a clapboard type with a 3" reveal. Roof is pitched at 10/12. A decorative leaded glass window is in the front gable over the overhead door.</p> <p>Staff and the applicant would like some direction on siding materials. Staff has indicated metal siding might be acceptable given the previous garage, but the Commission's explicit permission is needed.</p> <p>The following were presented to the applicant as siding options that would be approved.</p> <ol style="list-style-type: none">1. Cedar (clear grain)2. Hardieplank (or similar) with smooth finish and wood for all trim3. Red spruce or Eastern white pine clapboard (clear grain) <p>Staff recommends approval with conditions.</p>	
Recommendation	Recommend HPC Approval	
Conditions	<ol style="list-style-type: none">1. Require wood trim throughout2. Use siding indicated by Commission3. Consider requiring a hood over the window.	
Previous HPC action		
Previous Council action	Demolition of previous garage approved in October 2018.	