



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 9/4/2018
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114598 CCF #180680

Property 1820 N. 1ST ST. Brewers Hill HD

Owner/Applicant DONALD BARNES Ryan Shortridge
1820 N 1ST ST, #2 124 W. Vine St
MILWAUKEE WI 53212 Milwaukee, WI 53212
Phone: (651) 261-5773

Proposal Replace structurally failed masonry four-car garage with a new wood 1-car garage and three surface parking spaces.

New 22' x 14', one-story, one-car, gable-roofed garage at alley behind residence. It is a simple, rectangular, and appropriate design with a 10/12 roof to be made of composition shingle. Side walls vary in height because of the slope interior space will be over 10' from the slab to the bottom of the truss, so this is acceptable. Wood is proposed for all materials except the overhead door and the design includes all typically required trim details. Design of the garage building is acceptable as proposed.

Staff comments **Demolition:** Applicant has demolished a masonry four-car garage after being issued a raze order and obtaining a permit. A step was missed in the process and DNS should have required a COA, as only emergency raze orders are exempt from COAs. As the city made a minor procedural error, the garage was of no architectural significance, and no known cultural significance staff recommends that demolition of the garage be granted retroactively without further discussion.

Minimum Parking: Typically, five off-street parking spaces would be required for an 8-unit building; however, in the Brewers Hill neighborhood a reduction in number required can be reduced simply by virtue of location and the availability of street parking immediately in front of the building. Per discussions with a plan examiner, with the allowable exceptions, the minimum requirement is met by the proposed four spaces.

Parking Surface: The proposal to have gravel surface parking cannot be approved. Per general city code (MCO 252-74-1 " Paving of Parking Lots, Areas, and Spaces") gravel surface parking is not permitted anywhere in the city. Code only allows solid surface or permeable pavers. Commission precedent has been to allow concrete or permeable pavers. The owner has stated on the phone that he is willing to do concrete.

Landscape Features: A painted metal picket fence and a stuccoed retaining wall are proposed in the area around the garage and parking to maintain and reinforce the existing grade separation that was created by the prior garage. As the retaining wall will only be visible from the alley, of approved materials, and will not affect the streetscape, it is acceptable. The fence is also acceptable as proposed.

Recommendation Recommend approval with conditions

Conditions

1. Deny gravel parking. Require applicant to use concrete or permeable pavers per HPC precedent. If permeable pavers are selected, work with staff on specific product.
2. All finish wood shall be smooth, free of knots, and painted upon completion.

Previous HPC action
Previous Council action