

MILWAUKEE HISTORIC PRESERVATION COMMISSION STAFF REPORT



Date	7/7/2025	Ald.	Brower
CCF	250358	Reviewer	Tim Askin
Address	2415 E Wyoming	Owner	Doug Rose
District	North Point South	Applicant	KCB Architects

PROPOSAL

An architecturally underwhelming attached garage presently exists on the site. Applicants propose a new attached garage in a similar footprint, but with additional living space in the half story above. Changes to the existing paving and terracing behind the present garage will be required.

The garage footprint is roughly 21x23 with a footprint of 480sf. Roof height is just under 20 feet with a steep side-gabled roof. It will sit approximately 10' behind the neighbor's proposed new garage.

STAFF COMMENTS

This is simultaneous and joint project with the adjoining neighbor. The property line has been adjusted to accommodate this project and to correct for prior encroachments. Setback variances are required for both garages and are expected to be approved.

The house is a 1903 design by Howland Russell in an Arts and Crafts inflected Tudor Revival style. It sits on a prominent lot with a view of the North Point Water Tower.

Analysis of guidelines

Additions and Streetscapes. Most of these criteria are met. The design is visually harmonious and does not overwhelm or obstruct the primary building. A hidden, detached garage is possible, but would require a lengthy driveway and a gate that would be a greater detriment to the streetscape. The attached garage helps maintain the tight spacing of the housing stock.

Siting. Siting is appropriate and is similar to exiting conditions. The new garage has a greater setback than the existing which maintains its appearance as an accessory structure. No other driveway location is possible.

Scale. The new garage takes strong cues from the house in proportion and scaling. It sits well recessed from the front wall and is just over half the height of the primary structure. Dormers modeled after the house's third floor connect and similar roof overhangs the buildings visually.

Form. Dormers, overhangs, and material profiles borrow directly from the house.

Materials. The architect has stated an intent to find matching brick and match the roof's current asphalt shingles. Rafter tails and windows will match detailing on the house. Overhead and service doors will be modern materials with a wood appearance and of character appropriate to a carriage house.

RECOMMENDATION

Approve with conditions: submit a detailed window schedule for the addition for approval. Windows shall be non-clad wood with simulated divided lights with internal spacer bar.

PRIOR ACTION

N/A

GUIDELINES

ADDITIONS

Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

STREETSCAPES

The streetscapes in North Point South are visually cohesive because of the intact building stock and the retention of period street and landscaping features. There are few non-contributing buildings or visually prominent inappropriate additions to historic structures. The traditional landscape treatment of the building lots and the period streetlights contribute to the maintenance of the district's traditional residential character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.

NEW CONSTRUCTION

[Few] buildings have been constructed since 1940... It is important that additional new construction be designed so as to harmonize with the character of the district.

1. Siting. New construction must reflect the traditional siting of buildings in North Point South. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings.
2. Scale. Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.
3. Form. The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.
4. Materials. The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in North Point South. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.