



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/14/2021
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115139 CCF #210152

Property	2527 N. WAHL AV.	North Point North
Owner/Applicant	SCOTT W HANSEN CHRISTINE L THIERFELDER 2527 N WAHL AV MILWAUKEE WI 53211	Carmel Builders N85 W16100 Appleton Ave Suite 212 Menomonee Falls, WI 53051
Proposal	Construct new two-car garage that is larger than the existing. Overall, it is roughly 24'x24' which is slightly larger than what is considered the modern minimum for a two-car garage. Materials are fiber cement siding, copper coping, copper downspouts, copper overhangs, and a membrane roof. Overhead door is steel with a faux wood finish. Service door is fiberglass.	
Staff comments	<p>Staff does not believe any prior applicant has proposed this exact product siding product line. The Hardie Aspyre Artisan Square Channel appears to be the same fiber-cement base as the Hardie lap siding that the Commission has approved for other new garages that lack street visibility. This product is only offered in smooth finish.</p> <p>If staff reads the building code correctly, the proposed size increase requires fire-rated construction on the east wall of the new garage. Fiber cement siding typically can meet this standard. There are ways to achieve this wood, but it requires significant layering.</p> <p>Overall, the design is better suited to the property than the existing garage.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		