



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 6/14/2021
Ald. Jose Perez District: 12
Staff reviewer: Jacqueline Drayer
PTS #115129 CCF #201523

Property	1635 S. 8TH ST.	Kunzelmann House
Owner/Applicant	Cameryne Roberts	SchultzWerk Architecture, Inc. 2515 N. 66th St. Wauwatosa, WI 53213
Proposal	New garage located to the west of the house, off of the alley way. Garage design calls for wood siding and wood details and trim.	
Staff comments	<p>The Albert P. and Elizabeth Kunzelmann House was built in 1914 by Herbst & Hufschmidt. It is a Mediterranean Revival-style house with a balloon frame and terra-cotta-colored stucco cladding. Prominent design features include the projecting curved entry, massive chimney, multi-light windows, and quoins.</p> <p>The proposed new garage will be located on the alleyway, to the west of the house. Due to its positioning behind the house, it will not be visible from the street. Its design is compatible with the existing house. Although the cladding will be wood rather than stucco, the garage's curved roofline, plywood coins, water table, and simple cornice echo design features of the historic house. Due to its overall compatibility and lack of visibility from the street, staff recommends the design be approved.</p>	
Recommendation	Recommend HPC Approval	
Conditions	<p>All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.</p> <p>No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short.</p>	
Previous HPC action		
Previous Council action		