Living with History

Milwaukee Historic Preservation Commission
Staff Report

HPC meeting date: 10/14/2013
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #90571

Property	**2315 E. IVANHOE PL. North Point South Historic District**
Owner/Applicant	WILLIAM BERLAND & SUZANNE HW 2315 E IVANHOE PLACE MILWAUKEE WI 53202 MYLES SAIGH BUILDING BLOCKS 2517 N PIERCE ST MILWAUKEE, WI 53212 Phone: (414) 943-0355
Proposal	Demolish existing free-standing 1-1/2 car stucco garage and build a new two-car, flat-roofed stucco-clad garage in northeast corner of back yard
Staff comments	Two separate actions are required here by HPC: One to approve demolition of the existing garage and another to permit construction of the new garage. The owners wish to remove the old garage and rebuild it in the same style and materials but larger and in a more convenient location in the backyard. The existing garage is an older structure built not long after the original house was constructed during the early twentieth century. Demolition of the existing garage is permissible under 320-21-11-h-2 of the preservation ordinance which states that there must be a determination "Whether the structure, although not itself an individually-designated historic structure, contributes to the distinctive architectural or historic character of the district as a whole and should be preserved for the benefit of the people of the city." In this case the garage, which is a secondary structure that will be replaced by a stucco-clad garage of equal or better quality, does not meet that criterion and can be removed. The new garage is a one story, flat-roofed, stucco-clad, two-car structure that will be placed at the northeast corner of the backyard--which is a much better location than the current garage which is unusually close to the house. The proposed garage features genuine Portland cement stucco cladding, a projecting cornice and an upward-acting garage door made to look like a swinging or sliding door that traditionally would have been installed as "original equipment" on historic garages in the district.
Recommendation	Recommend HPC Approval
Conditions	
Previous HPC action	
Previous Council action	