



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 1/11/2002
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115075 CCF #201164

Property	2237 N. LAKE DR.	North Point South
Owner/Applicant	BEN SADEK 2237 N LAKE DR MILWAUKEE WI 53202	Gabor Design Build, LLC 6333 N. Green Bay Ave. Glendale, WI 53209
Proposal	Construct one-car garage. Size is roughly 19' x 22'. Materials are plywood with prefinished trim. An overhead door faces the street while side-folding doors face NE into the yard. The SW elevation features glazing to allow natural light into the garage and yard. The light passes because of the hilly site and the garage's grade is roughly at the roof line of the neighboring garage.	
Staff comments	The design is acceptable, if somewhat unusual with the glass creating a view onto Ivan High quality exterior grade plywood has been available since at least the 1930s and there are examples of some of this 1930s plywood surviving in original exterior locations to the present. Staff is unaware of the use of this much plywood being used for an approved design, but it is a realistic approach to achieving large flat surfaces as in this design.	
Recommendation	Recommend HPC Approval with conditions.	
Conditions	<ol style="list-style-type: none">1. Metal or terra cotta coping. No membrane roof shall be visible from grade except on the NE elevation with the folding doors2. Prefinished trim shall be wood and not plywood or composite products. No plywood edges shall be visible and shall be covered with molding, trim, or veneer before painting.3. All finish wood (including plywood) 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 the of the paint job subsequently applied to it will be decreased. 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.	
Previous HPC action		
Previous Council action		