



Milwaukee Historic Preservation Commission Staff Report Revised 05-09-2016

LIVING WITH HISTORY

HPC meeting date: 5/9/2016
Ald. Milele Coggs District: 6
Staff reviewer: Carlen Hatala
PTS #107776 CC File # 151892

Property 101 W. VINE ST. Brewers Hill Historic District

Owner/Applicant JERRY M TEAGARDNER Koz-i-tec-ture
AMANDA M TEAGARDNER 12310 W. Waterford Ave.
101 W VINE ST Greenfield, WI 53228
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Proposal This proposal finalizes the location of the new, two-car garage to be built at the above property and provides dimensions for the building. It also provides details about the garage.

Staff comments

The house on this property was constructed c. 1876 in the Italianate style. The house sits at the southwest corner of West Vine Street and North First Street. The property has a spacious side yard to the west and a rear yard that slopes south toward West Pleasant Street. The rear yard was once the location of a house.

The applicant originally proposed an attached garage that was located at the west side of the house. That was denied by the commission as being too suburban in appearance. The applicant's second proposal was to build a free-standing garage and at the December 14, 2015 HPC meeting the garage was proposed to be located at the southwest corner of the lot.

The applicants are now proposing to return the garage to the west side of the house, but not attached.

Their reasons include:

1) Setting the garage at the southwest corner would result in a very long driveway if entering off West Vine Street. The owners would like a shorter drive constructed of permeable pavement.

2) Likewise, entering the garage off of North First Street would likewise entail a long driveway. Or locating it right at the street would make it hard to monitor activity around the garage and affect the view from their deck.

3) A house once stood immediately south of the owners' house and there would likely be foundation remains to contend with.

4) South of the owners' property today is a concrete retaining wall built to shore up the slope. It was constructed by the adjacent property owner, a manufacturing business. A parking lot is located there today. The retaining wall is in rough shape and leaning. There is concern that work on the garage and driveway could impact that wall or lead to that wall's collapse.

The preferred location is the level ground adjacent to the house. The dead tree will be removed and the portion of the garage that extends over the slope will be given a proper foundation.

The garage itself will measure 24 feet by 24 feet and be set back from the sidewalk 22 feet. Side walls will be 12 feet tall and the front of the garage will be clad in Cream City Brick, a supply of which is located right in their back yard. Downspouts will run down the front corners. The roof pitch will be 6/12, slightly lower than the house. This was done to avoid a steep roof that would compete with the house. Side and rear walls will be clad in 4" wood clapboards. There will be 4 inch corner boards. Rake trim and the frieze boards will each be 8 inches. Brackets will adorn the front façade. At the rear, 4-foot wide trellises will be installed for climbing flowers and vines. The deteriorated retaining stones between the garage and the house/deck will be rebuilt and there will be stone steps added.

Recommendation

Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action