



Milwaukee House Catalog Traditional Design Standards



HOUSE SIZE

1. One design must have at least three bedrooms. A smaller two-bedroom house may be submitted for the second design.
2. House width and height must conform to the zoning code for the RT4 district – the typical zoning for City-owned lots – for the lot size or range of size that you select.
3. Houses shall be two stories plus attic with an option for a one-and one-half story bungalow or Cape Cod for the second design.
4. Floor to ceiling heights shall be 8 to 10 feet on the first floor and 8 to 9 feet on the second floor and basement.
5. Raised foundations are required – generally 24 to 36 inches above grade is standard for most neighborhoods. Exceptions will be made for houses with handicapped accessibility.

WINDOWS & DOORS

1. Window and door openings shall be proportional to the overall mass of the house façade – avoiding blank walls with minimal windows. The minimum amount of openings should be about 25% to 30% of each façade depending on the style and shall be distributed appropriately between both floors.
2. Broad expanses of wall are prohibited on street facades. The horizontal separation between windows/doors should typically be no more than eight to nine feet.
3. Windows must have a vertical orientation – tall and narrow with at least twice the height in relation to width – except in cases where specialty windows are used.
4. Double hung windows should be the primary window type. Specialty windows such as piano windows, transoms or bay windows may be used if appropriate for the house style.

EXTERIOR MATERIALS & DETAILS

1. Exterior siding/cladding shall be brick, natural stone, wood clapboards, wood shingles or cementitious clapboards that do not show lap marks or the wood grain. A heavy shadow line should be evident on all clapboards.
2. Vinyl siding is discouraged and may be prohibited in certain neighborhoods such as those that have mostly brick homes.
3. EIFS (exterior insulation and finish system) and concrete block are highly discouraged.
4. Foundations must be brick, cut limestone, stone veneer, rusticated block, patterned concrete or approved decorative block.
5. Traditional architectural details such as cornices, frieze boards, corner boards, window enframements, water tables and raking boards at gables shall be included on elevations visible from the street. Thick (1-3/4 inch) window sills with extended sill ears are encouraged. Horizontal string courses or frieze boards are also encouraged on the break points between floors.
6. Garage materials should be similar to the house.

PORCHES

1. A covered porch or stoop is generally required to shelter the front door.
2. The porch deck and roof should extend at least 6 feet from the front of the house.
3. Porches and stoops must be in proportion to the overall house size.

4. A traditional design should include top and bottom rails with balusters that are 2-1/2 to 3 inches wide and mounted in the center of the top and bottom rails. Railings must be no higher than 36 inches.
5. The front porch deck shall be elevated at least two feet and shall be six to seven inches below the front door threshold.
6. The porch deck may be concrete or tightly space lumber (such as tongue and groove lumber) and appropriate for exterior use.
7. The area below the deck shall be appropriately skirted with a frame board, have covered foundation posts and be filled with lattice, closely spaced vertical boards or decorative boards.
8. A side porch facing a street is permitted if the design is similar to the front porch.

ROOFS

1. Roofs shall be steeply pitched with a minimum of 12/12 pitch. Other pitches may be considered on a case-by-case basis depending on the house design and neighborhood.
2. Roofing material shall be dimensional asphalt, flat tile, slate or metal.
3. Skylights shall not be visible from the street.
4. Chimneys shall be of appropriate scale to the house. Pre-manufactured flues shall be covered in brick or a material similar to the rest of the house.
5. Satellite dishes shall not be mounted within 20 feet of the front façade of the house (and side façade if a corner unit).

GARAGES

Submittals may include a detached garage option. If so, the scale, roof pitch and materials should be similar to the house.