



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/12/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114282 CCF #170226

Property 2105 E. LAFAYETTE PL. North Point South Historic District

Owner/Applicant DAVID QUADRACCI
2105 E LAFAYETTE PL
MILWAUKEE WI 53202
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Proposal Applicant proposes a tuck-under garage on the primary elevation of the house.

Staff comments A below-grade garage was previously approved by the Commission for this property, but only because of meeting two very specific criteria: that it was behind the house and not street and also not tucked under the house but in a below-grade addition below a rear deck.

Street visible tuck-under garages are expressly prohibited in the guidelines published in Living with History (p. 70). The comparative properties submitted by the Applicant are essentially irrelevant, as research has revealed that for all these cases, the garages were in place at the time of the establishment of the district or approved prior to 2006. Records for these properties prior to 2006 were not investigated.

Staff recognizes that a shared driveway situation is rarely anyone's preference, but believes that the previous proposal for a shared driveway with a rear garage is the only viable, preservation-minded solution for this property.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action The rear garage was approved at the October 2015 meeting (CCF #150476).

Previous Council action