



Milwaukee Historic Preservation Commission Staff Report—Amended for Lot coverage Calculation

LIVING WITH HISTORY

HPC meeting date: 7/11/2022
Staff reviewer: Tim Askin
CCF #220283

Property	2237 N. LAKE DR.	North Point South
Owner/Applicant	BEN SADEK 2237 N LAKE DR MILWAUKEE WI 53202	Excel Custom Contractors
Proposal	Construct addition to garage approved in 2021. The existing garage is 19'6" wide. And 22' deep. The proposal creates an attached raised deck on an enclosed, presumably empty structure. The new deck is 6' above the ground, connecting to the garage roof at 9' above the ground. With new railings and removable privacy screens. The new structure is 24'2" wide and 16' deep.	
Staff comments	<p>The garage as existing was approved with its slightly unusual design with extensive glass and open air functions with high level views onto Ivanhoe from within the garage.</p> <p>As the garage is new, our standard is that it continue be reviewed under the new construction standards.</p> <ol style="list-style-type: none">1. Siting. The spacing between the existing garage and the new deck is tight. It is tighter than most buildings in the district. This will now be a 46' wide structure on within a 50' lot, which is more lot coverage than is typical on this block.2. Scale. The addition deck turns the garage into a larger structure that is would exceed the width of the house and semi-opaque railings up to 15'. There is also no clear "foundation, body and roof."3. Form. "The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures." The massing is a simple block with no detailing.4. Materials. Cedar for the majority of the materials is helpful, but this is not the totality of the issue. Materiality for retractable screens is not addressed. LED lighting systems proposed, but they may be excessive. <p><i>The maximum lot coverage for accessory structures in a residential zone is 15% or 22% depending on whether a portion of it qualifies as "open pavilion." The lot is 5500sf. Fifteen percent of 5500 is 825. For 22% the allowed space is 1210sf. With the proposed deck and staircases, the accessory structures will amount to 1329sf. The proposal does not meet zoning requirements with or without the "open pavilion" bonus.</i></p> <p>Three criteria are not met. The materials criterion is partially met. Accordingly, staff recommends denial. The applicant is encouraged to resubmit with a separate plan for a simple staircase up to the top of the garage.</p>	
Recommendation	Recommend HPC Denial	
Conditions		
Previous HPC action	Approved garage in January 2021.	
Previous Council action		

Guidelines for New Construction

There has been very little new construction in North Point South. Only twelve buildings have been constructed since 1940, two single family residences and a duplex. One original residence and part of another had to be demolished to accommodate these structures. It is important that additional new construction be designed so as to harmonize with the character of the district.

1. **Siting** New construction must reflect the traditional siting of buildings in North Point South. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings.
2. **Scale** Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.
3. **Form** The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.
4. **Materials** The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in North Point South. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.