



Milwaukee Historic Preservation Commission Staff Report August 2022

LIVING WITH HISTORY

HPC meeting date: 08/01/2022
Staff reviewer: Carlen Hatala
3rd Ald. District
CCF #220283

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| Property | 2237 N. LAKE DR. | North Point South Historic District |
| Owner/Applicant | BEN SADEK 2237 N LAKE DR MILWAUKEE WI 53202 | Excel Custom Contractors |

Proposal

Last month, the HPC held over a proposal to construct a deck on top of the new garage that was built in 2021. The existing garage is 19'6" wide and 22' deep. It had a connecting stairway down to a structure that enclosed presumably empty space. The top deck of this enclosed space was 6' above the ground. The garage roof and the adjacent structure connected 9' above the ground by way of a staircase. It had railings and removable privacy screens. The new structure next to the garage was 24'2" wide and 16' deep.

The HPC held over this file in order to see new plans. The enclosure was considered part of the garage due to its connection via a staircase. It appeared to exceed lot coverage.

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.

AUGUST 2022 UPDATE

This month, August, 2022 the applicant has returned with modifications to the proposal.

The garage roof will still have a deck but on top of the parapet wall Regal Railings will be installed instead of the tall screens in the earlier proposal. Railing height is unspecified. Regal Railings are metal railings with metal balusters interspersed with wire balusters.

The enclosure seen last month turns out to cover a large swim spa that has already been installed. The swim spa has metal cladding. The enclosure over this swim spa has been pulled back from the garage and now stands 5'-6" away from the garage. A spiral staircase stands between the two structures at their west end.

The spa enclosure measures 20'-6" by 16" a reduction of 4 feet. It features panels along its sides to complement the panels on the garage. The top of the enclosure has a deck constructed in two parts to allow one side to slide back and allow users to lower themselves into the swim spa. There are no doors on the enclosure and the sliding deck is the only way to access the swim spa. Regal Railings will enclose the deck which is made of Ipe. Railing height is unspecified.

Staff comments

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.

By distancing the swim spa cover from the garage by 5 feet 6 inches, reducing its size by 4 feet, removing the two staircases, and adding a single spiral staircase that accesses both the garage and the swim spa cover, the structures no longer appear as one building.

Panels have been added to the sides of the swim spa cover to reflect the detail on the garage. Since the swim spa cover is just that, a cover, there are no doors or windows in the design. Access to the swim spa within is from the upper deck only.

Instead of the large privacy panels in the original submittal, there are now metal railings that allow visibility at both structures.

The swim spa cover might not be the most elegant solution for this project. The current sheathing and removable cover are minimalistic but utilitarian and are not complimentary to the house. The current proposal does attempt to reference the new garage and provide the extra deck space the owner appears to want.

Recommendation

Recommend HPC Approval on the condition that the overall lot coverage not exceed city requirements.

Conditions

Applicant must provide details about the landings of the spiral staircase since the swim spa roof is shorter than the roof of the garage. Will there be 2 landings or 1?

Information is needed about the cladding material of the swim spa. We know the deck is lpe. Will the deck on the garage be lpe as well? What will the side panels on the swim spa cover consist of?

Information needs to be supplied on the height of the railings for both the garage and the swim spa cover.

Previous HPC action

Approved garage in January 2021.

Previous Council action