



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 5/8/2017

Ald. Russell Stamper II District: 15

Staff reviewer: Tim Askin

PTS #114254

CCF #161776

Property	2768 N. SHERMAN BL.	Sherman Boulevard Historic District
Owner/Applicant	2768 N SHERMAN LLC PO BOX 250780 MILWAUKEE WI 53225	Mr. Travis L Brown 2768 N Sherman Blvd Milwaukee, WI 53210 Phone: (414) 286-2830
Proposal	<ol style="list-style-type: none">1. Build patio in backyard to include pergola, fire pit, and seating wall on an irregularly shaped paved area2. Remove and rebuild concrete walkway in front with new concrete walkway3. Install glass block windows in all side and rear basement window openings4. Create egress window out of existing window at northeast corner of property5. Build fence to screen alterations from public view.6. Install glass block windows facing interior of rear in above-grade windows in non-original garage.	
Staff comments	<p>This is the Richard Hohnbach House and dates to 1925. It is a well-executed, but relatively modest brick bungalow for Sherman Boulevard.</p> <p>Applicant has specifically applied to do paving in either clay brick or a manufactured paver. The commission has not traditionally accepted pavers, so staff recommends the use of true brick, poured concrete, or natural stone rather than pavers.</p> <p>The configuration of the rear patio, pergola, seating, and fire pit are satisfactory, conditioned that it too not be constructed out of pavers, but the materials listed above. The entire rear yard will be well screened by a new fence.</p> <p>Regarding the glass block windows and egress window, staff reluctantly supports allowing the basement windows to be replaced. This should be with the condition that they are not flush with the foundation, recessed at least two inches, and do not change the size of the opening. The previously mentioned fence will screen them from street view, as there are no basement windows on the front of the house.</p> <p>The glass block windows in the garage are problematic. While staff is very sensitive to the owner's security concerns, staff feels it would set a poor precedent allowing glass block in an above grade window.</p>	
Recommendation	Recommend HPC Approval	
Conditions	<ol style="list-style-type: none">1. All paving and structures are to be completed in standard dimension clay brick, poured concrete, or natural stone. The pergola may be wood as proposed. A sample of the brick needs to be submitted, if applicant chooses brick.2. If replacement stairs need a railing, applicant must submit railing for staff review.3. Applicant needs to submit fence design4. Applicant needs to submit manufacturer specs and window well design for egress window.5. Deny above-grade glass block windows in the garage. If the commission chooses to approve these windows, it should be declared limited to expressly this situation: a secondary, non-historic building with no street visibility of the windows.	
Previous HPC action		
Previous Council action		