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## Milwaukee Historic Preservation Commission Staff Report

**HPC meeting date: 6/12/2017**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114285 CCF # 170229**

<b>Property</b>	<b>2728 E. BRADFORD AV.</b>	
<b>Owner/Applicant</b>	North Point North Historic District JODENA SEARL WNOROWSKI 2728 E BRADFORD AV MILWAUKEE WI 53211	JODI SEARL 2728 E BRADFORD MILWAUKEE, WI 53211 Phone: (414) 840-1234
<b>Proposal</b>	Construct two-car garage with cementitious board siding that is 24'x24' square with 8' side walls.	
<b>Staff comments</b>	<p>This is at a property in the North Point North Historic District. The home is a large Craftsman with heavy use of stucco and subtle Tudor Revival influences.</p> <p>Applicant was recently approved to demolish her existing, non-original one-car garage. Applicant is seeking to replace it with a larger 24'x24' two car garage. The design is minimalistic, but generally appropriate. The garage is well-shielded from public view so more elaborate detailing is not requested. The design is also much improved from the applicant's original proposal.</p> <p>There are minor alterations needed to make the design acceptable to staff. Therefore staff recommends approval conditioned on the submission of new drawings that address the conditions below. Staff will provide sample drawn details for the applicant to incorporate into the design.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Cementitious board siding needs to be changed to be smooth rather than having the faux wood texture.</li><li>2. Service door should have a different lite. The proposed lite is too elaborate for a garage and is not of a historically existing type. The manufacturer makes this style with several different lite options and the body of the door is acceptable.</li><li>3. Increase side wall height to 9'-10', inclusive.</li><li>4. Convert to open eaves or use a beaded/tongue &amp; groove detail for the closed cornice.</li><li>5. Add additional drip detail to water table.</li><li>6. Top of garage door and top of service door should have a simple top molding to match the proposed gable end window for consistency and historical accuracy.</li><li>7. Any windows to be all wood and manufacturers' drawings to be submitted to staff.</li><li>6. Submit revised drawings to staff before issuance of COA.</li></ol>	
<b>Previous HPC action</b>	Demolition of existing garage was approved earlier this year.	
<b>Previous Council action</b>		