



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/14/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114322

CCF #170577

Property	2419 N. WAHL AV.	North Point North HD
Owner/Applicant	GREGORY S MYERS BETH A MYERS 2419 N WAHL AVE MILWAUKEE WI 53211	Beth Myers 2419 N Wahl Ave Milwaukee, WI 53211 Phone: (414) 839-0696
Proposal	Construct pre-fabricated metal gazebo in back yard. Remove swing set and partially pave area occupied by swing set with bluestone. Re-sod and plant new plantings around back yard.	
Staff comments	<p>This appears before the Commission due to two separate complaints about the installation of a painted steel gazebo with a standing seam roof. Advance approval was not obtained for the structure and additional landscaping work was performed without advance approval.</p> <p>The landscaping work is clearly within guidelines, using natural materials and replacing and renewing some plantings. This landscaping work should be approved.</p> <p>The gazebo must technically be reviewed under the standards for new construction. Had the owners approached staff in advance of construction, the current structure would have been discouraged and the applicant steered in another direction. Wood or wrought iron is most likely what would have been recommended. It is noteworthy that standing seam roofs have not traditionally been allowed by the Commission at residential properties. A building permit was also required and was not obtained.</p> <p>Based primarily on the complaints, staff recommends denial of the present steel gazebo.</p>	
Recommendation	Recommend HPC Denial of Gazebo. Recommend HPC Approval of all other landscaping.	
Conditions	<p>No conditions on landscaping.</p> <p>If the gazebo is to be approved, comply with the following conditions: Contact Development Center and</p> <ol style="list-style-type: none">1. Obtain building permit. Permit center staff have informed us that the installation of such a large and heavy object must be permitted.2. Verify and comply with any setback requirements.	
Previous HPC action		
Previous Council action		