



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/11/2021
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115185 CCF #210794

Property	3230 E. KENWOOD BL.	MacLaren House
Owner/Applicant	Andy Nunemaker 3230 E Kenwood Blvd	Andy Nunemaker 3230 E Kenwood Blvd
Proposal	<p>The 3-car garage was designed by H. Russell Zimmermann with Ramlow Stein serving as the architects of record. The garage will be clad in the same Plymouth sandstone as the house. A deposit of the stone has been stored on the property since the 1920s. If more stone is needed, the original quarry in Massachusetts has a supply of matching stone available. The roof will use the same Vermont slate as the house. It will match both in color and in thickness to the house. The pitch of the garage roof will match the pitch of the house, and the garage will be aligned in width with the western wing of the house. The garage will be offset from the house by 10'6". A cornerstone will be added to the SW corner of the garage with the date 2021. The leaded windows will be like those of the house, but the sandstone casings will not match those of the main house – they will be a simpler design so as not to create a falsification of history.</p>	
Staff comments	<p>This property is also subject to a comprehensive preservation easement held by the Wisconsin Historical Society. They are completing a simultaneous review of this proposal.</p> <p>Siting is strictly dictated by several utility easements, minimum required DPW setbacks, topography, and integrity of the historic landscape design. There is essentially only this location for a garage of this size. Most of the surface parking created by UWM's use of the property is not available for construction because of multiple utility easements crossing that section of the property. The west lawn is significant as original landscaping not suitable.</p> <p>As proposed, the garage is large, but in scale and in character with this house. Site specific guidelines do not address new construction. The ordinance gives us guidance in 320-21-11g. The design is "sensitive to the mass and proportions of existing structures on the site" and is "appropriately-scaled" while "differentiated.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		