



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 11/5/2018**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114637 CCF #181008**

<b>Property</b>	2200 N. TERRACE AV.	North Point South HD
<b>Owner/Applicant</b>	DANIEL J MAHLIK MICHELLE F MAHLIK MAHLIK REVOCABLE TRUST 2200 N TERRACE AVE MILWAUKEE WI 53202	Fein Design 11124 N Cedarburg Rd HICL #0197781 STATE DCC#904255 DCQC#904257 Mequon, WI 53092 Phone: (262) 238-0774

**Proposal** Change front doors on one of two condominium units.

**Staff comments** This proposal replaces two front doors with a large mull with a French door system.

The current doors are not from the original design for this 1989 building. They a very modern stained glass type is not optimal for this architectural style. The original design was for four-panel (vertical) doors with no glass in a French door configuration.

The return to the original design intent of French doors is welcomed. The doors are roughly 36x96 each. The design is a 21st century interpretation of a traditional five-panel (horizontal) door. The panels are frosted glass and the muntins are thin.

The neighboring unit has sent a letter of support and approval of the project. The neighbor also indicates that she is considering matching the present proposal after seeing how it functions for her neighbors. It would be unusual to allow different door types in the same residential building, particularly where they both face the street and were originally designed to match.

Guidelines require that original front doors be maintained or replicated, however, may take into account the age of this building and note that in any motion for approval.

Staff makes no recommendation.

**Recommendation** Neutral

**Conditions** If approved, door should be wood or wood veneer.

**Previous HPC action**

**Previous Council action**

## North Point South Guidelines

### 3. Windows and Doors

a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configurations of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters, and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door panes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused.

b. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass-block or the installation of plastic or metal strip awnings or fake shutters that are not in proportion to the openings or that are historically out of the character with the building. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building