



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 12/14/2015
Ald. Nik Kovac District: 3
Staff reviewer: Dean Doerrfeld
PTS

Property	2659 North Terrace Avenue	North Point North Historic District
Owner/Applicant	JOHN & LIS DUGGAN 2659 N, TERRACE AVE. MILWAUKEE, WI 53211 PHONE: (414) 305-7955	
Proposal	This project involves the construction of a small addition to the north elevation of the existing structure. The proposal calls for the removal of the existing wall and then reinstalling it outward roughly 3' from its current location.	
Staff Comments	<p>This house was built originally for Dorothy and Alexander C. Eschweiler, Jr. ca. 1925. It was designed by the Milwaukee architectural firm of Eschweiler & Eschweiler. The residence is a fully-executed Tudor Revival and displays all the hallmarks of this architectural style: stone first level, steeply-pitched hip roof with small dormers, false timber frame construction with stucco infill, and multi-pane windows. The dwelling retains virtually all of its exterior ornamentation.</p> <p>The North Point North Historic District was listed in the National Register of Historic Places in 2000, and was locally designated in 1983.</p> <p>The applicant proposes to move an existing wall about 3' from its existing location to construct a small anteroom. The overall dimensions of the addition are approximately 3½ feet by 7 feet. The wall to be moved includes a half-lite door with diamond-pane leaded glass, a 4/4 double-hung sash window, and a double-leaf "dairy" door in the wall beneath the window. All these elements will be retained and relocated. The existing shed roof above the entry is composed of a heavy bracket and cross beam with chamfered end that will be retained. The roof is covered in red asphalt shingles.</p> <p>The new construction will reuse the existing doors and window. The newly-constructed east wall of the addition will be recessed from the extant bracket creating a slight reveal and leaving the woodwork exposed. The balance of the wall will be stuccoed to match the existing. The bracket will need to be extended slightly and the rafters reconfigured to provide adequate wall height for the door and window assembly. The new guttering will be directed to tie into an existing downspout. The proposed roof covering is red, asphalt shingles.</p> <p>Staff finds that the reuse of the existing wall elements and construction of a 3½ by 7 foot addition is appropriate for this historic property and the North Point North Historic District. The guidelines state that additions "Harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations." The design of this addition and the reuse of historic materials satisfy this requirement.</p>	
Recommendation	Construct addition to north side of dwelling: Approve	
Conditions		
Previous HPC action		
Previous Council action		

