



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/9/2022

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #115259 CCF #211976

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| Property | 3319 N. LAKE DR. | North Lake Drive Estates HD |
| Owner/Applicant | CHRISTOPHER & JENNIFER ABELE 3319 N LAKE DR MILWAUKEE WI 53211 | Galbraith Carnahan Architects Wauwatosa, WI |

Proposal This is a phased proposal for landscape alterations and a set of connected outbuildings that will be detached from the main residence. Construction will primarily occur along Windermere Court. The essence of the project is to create a garage and pool house in phase 1, while replacing existing fencing. The existing stockade fence will be replaced by a continuation of the red brick estate wall along Hartford. Along Windermere a new estate style brick wall will continue in a dark gray brick matching a new garage and pool house. Phase 1 includes 4894sf. Phase two adds an enclosed inground pool. Phase 2 adds 1922sf.

The materials for the new structure consist of black concrete standard size brick with accents of a green glazed brick that ties in with the green glazed terracotta of the 1915 roof on the main house. The brick will be trimmed out with limestone caps, sills, and lintels to match the approach taken on the original 1915 house. Fenestration on the buildings will be a thermally broken steel window system to match the steel windows on the original house as well. The roof will be comprised of slate with copper flashing, gutters, and downspouts. The color palate these materials comprise is tied to the original house, but the goal is to be more congruous with the dense cedar grove and adjacent landscaping that borders Windermere Court. Phase two is a shed-roofed, all-glass conservatory serving to contain an inground pool.

Staff comments Preservation guidelines for the North Lake Drive Estates District are more detailed and complex than usual. The project must be split into two phases due to the square footage involved. The applicants have, nonetheless, submitted the full phased plan to comply with submission guidelines and to be clear about the full project intent.

Staff understand the project to be compliant with the size restrictions, as long as it is broken into two phases. There were two additional houses on the property from the late 1970s into the mid-1990s, which allows for this significant expansion of buildings on the property, because they were present in 1984.

**Guideline
commentary**

Streetscapes. Phase one meets the guidelines. Phase two does create concerns with mass, scale and materials in B1. A glass shed roof does not match the massing found on other structures and buildings in the district.

Guidelines for New Construction

1. Siting. Placement is along street frontage and at the rear of the lot. These areas have never been fully integrated into the landscape design of the property. No public views of the historic structures are obstructed. Guideline is met across both phases.
2. Scale. Sufficient cues are taken in the height and bulk for Phase 1 and the guideline is met. The brick buildings present a modern simplicity that makes it clear they are secondary, while still maintaining a high level of design. Staff is not convinced that the bulk of the pool enclosure is compliant, even with its transparent nature.
3. Form. Phase 1 construction directly incorporates massing and detailing found throughout the district and the particular property. Again, the pool's shed roof present an issue. Shed roofs of the size are not part of the character of the district. There is also a requirement that buildings feature an identifiable base, middle, and top. Continuing the limestone foundation through pool area could add the necessary continuity and expression of the three parts.
4. Materials. Phase 1 uses modern brick colors and simplified fenestration, and copper and stone. Per the architect, "The color palate these materials comprise is tied to the original house, but the goal is to be more congruous with the dense cedar grove and adjacent landscaping that borders Windermere Court." Staff concurs with this description. There will be solar panels within a sunken roof in the garage. They are carefully positioned to avoid any public visibility. The criterion is met for Phase 1.

Conservatories have existed in this district and in others and are known historic features of Tudor-style estates in general. The pool enclosure is closest to meeting this criterion and would be there, except for distinction of "combinations of cladding materials." There is no combination here.

Pool enclosure/Phase 2

Staff believes it is feasible to achieve an enclosed inground pool on this site. This is not necessarily the right approach. The design is understandable for maximizing solar gain in this south-facing location, but the form and scale are not within the guidelines. Traditional conservatory forms are necessarily the end goal here, but more cues should be taken from them. The Garfield Park Conservatory in Chicago is offered as a reference point, though it is acknowledged that the curvature of that roofline impractical to construct and could look awkward in this very rectilinear building complex. Any design with this four roof configuration presents drainage issues. It would be important to see how the drainage is detailed within the architecture and in the the landscape.

Recommendation

Recommend HPC Approval of Phase One. Hold Phase Two.

Conditions

Previous HPC action

Lake Drive Estates Guidelines

B. Guidelines for Streetscapes

The streetscape in North Lake Drive Estates is visually cohesive because of the intact building stock and the retention of period street and landscaping features. There are no noncontributing buildings or visually prominent inappropriate additions to historic structures. The traditional landscape treatment of the building lots and the period streetlights contribute to the maintenance of the district's traditional residential character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height, or scale.
2. Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting, or signage that are inappropriate to the character of the district.

C. Guidelines for New Construction

It is important that additional new construction be designed so as to harmonize with the character of the district.

1. Siting New construction must reflect the traditional siting of buildings in the district. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings. New buildings should not obstruct the vistas from the street to the house.
2. Scale
Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures. The construction of any single building addition or accessory building shall not increase the total gross floor area of all structures on the lot by more than 20%. The total gross floor area of all additions or accessory buildings constructed after July 27, 1984, shall not exceed 50% of the total gross floor area of all structures on the lot on that date.
3. Form The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.
4. Materials The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in the district. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.