



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/9/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114555 CCF #180408

Property	2006 E. LAFAYETTE PL.	North Point South HD
Owner/Applicant	ROBERT L MIKULAY SUSAN F MIKULAY 2006 E LAFAYETTE PL MILWAUKEE WI 53202	Nicholas Blavat Deep River Partners 338 N. Milwaukee St Milwaukee, WI 53202

Proposal The Residence is located on a small corner lot with limited yard & no private outdoor space. The proposed work is to add a Rooftop Terrace above an existing flat roof garage structure to add private yard space to the property.

We are proposing to replace the existing sliding overhead doors off Summit Avenue and single overhead door off the alley. The new overhead doors will have a similar design to the existing sliding overhead doors and be painted cedar to match existing trim. The Summit Avenue door will be 9' high by 18' wide and the alley door will be 9' high by 9' wide. We are proposing to replace the existing rear door adjacent to the Summit Avenue overhead door. The new door will be similar to existing side door at stoop off Summit Avenue and include a new transom similar to divided lights at overhead doors.

We are proposing to add new wood windows to match previously approved window replacement at First, Second, & Third Floors. The new windows will be at existing window openings at the Garage & Lower Level. We are proposing (1) new window on the North Elevation to add light to the Kitchen.

The new Rooftop Terrace will be accessed from East side of home from the Kitchen & the Terrace. A new decorative metal stair will be constructed to match the proposed fence design on the west side on Summit Ave (this proposed Fence work was already approved by staff as an extension of a Commission approval in 2010). The stair design will be painted iron (to match color of existing rail). The proposed metalwork will blend existing elements and be updated to meet code from the existing rail work on the residence. A new exterior door is being created at an existing window opening to access the stair from the Kitchen.

From the South elevation, we are proposing to remove the existing wood soffit & fascia to accommodate the new stair on Garage wall. We are replacing the soffit with new wood panels to be similar to overhead door that will hide cabinets facing the Terrace and privatize the view from the South. A built-in grill and cabinets are proposed. We are infilling 2 existing Garage windows to have painted cedar panels similar to the new overhead doors to accommodate the new stair access.

The proposed Rooftop Terrace will take advantage of the entire existing flat rooftop. A new membrane roof will be installed to support limestone pavers on pedestals and a green roof system. The Rooftop Terrace will have a 36" high decorative metal guardrail wrapping the perimeter along Summit Avenue & Alley. The guardrail will match the new stairway design. Along and off the existing parapet of the East Garage wall, a new 6' foot high privacy fence will be erected along the entire wall. The privacy fence will be cedar, painted to match existing trim, and match the design of the overhead doors. The Terrace includes furniture, potted plants, and a built-in grill station.

Staff comments Project is generally appropriate with a few caveats. Staff finds the deck railing too complex and transparent for the use proposed. It is satisfactory in all its other proposed locations. Staff believes an opaque design or something with a translucent panel behind it would create a more graceful appearance and enhance privacy for the occupants and for those passing by. The proposed 36" height remains ideal. Wooden panels with some decorative piercing could be used to great effect. After consulting with the architect, he believes that the owners will agree to eliminate the curlicues from the lower part of the deck railing. Staff finds this acceptable and recommends this approach.

The new windows match previously approved windows from a 2005 project. The replacements are in areas where significant neglect has occurred. The new and enlarged openings are on secondary elevations with significant thought put into integrating them into the existing structure seamlessly.

The grill station in concept is concerning. However, its street visibility is negligible and the choice of placement was clearly selected for this reason. As proposed, it is acceptable.

Recommendation Recommend HPC Approval with two conditions

Conditions

1. Eliminate curlicues from bottom section of deck railing and optionally from stair railings
2. Windows and coatings must allow a minimum of 72% VLT.
3. Standard masonry conditions

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books As Good As New or Good for Business, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before tuckpointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

**Previous HPC
action**

**Previous Council
action**