

Wade Weissmann Architecture, on behalf of the clients, propose an exterior Outdoor Terrace addition to 3266 N Lake Drive. The addition is located east of the East Loggia and north of the Great Room. The main mass of the Terrace is 55' x 31'. The northern edge of the Terrace will align or be set back from the northern edge of the existing house, so it will not be visible from the public right-of-way. The main mass of the Terrace will extend 20' east past the existing Great Room wall. Underneath the Terrace, we propose a subterranean Garage for direct hidden access to the basement of the residence.

The Terrace will connect to an existing staircase and will require a portion of the staircase to be rebuilt off the East Loggia. The staircase is currently deteriorating and for maintenance will need to be rebuilt.

The Terrace will also be accessed from the existing east-facing Great Room, with a set of French Doors proposed between two existing wood casement windows. The style of the new French Doors will match the existing windows in style, scale, color, and size.

The removal of a set of French Doors is also proposed, off the front entry porch, which is not original to the house. The doors were added sometime in the second half of the 20th century, do not enhance the architecture of the home, and the masonry patch work was poorly color matched. We will infill with brick and mortar to match in color and texture and will tooth-in the masonry work so that it more cohesively ties into the wall veneer.

The historic character of the home will be respected by this outdoor addition. All materials will match the existing residence – brick veneer, mortar, and limestone detailing will be color matched and textures will be mimicked. Brick alignments between the addition and existing residence will be maintained. The balustrade on the Terrace will utilize the vocabulary, proportions, and spacing of the existing balustrade in front of the house, while being adjusted as necessary for code compliance. Metal newels will be necessary to match original baluster spacing. All new metal railings will also be made to match the style of the original metal railings. The Terrace floor will utilize a brick border keeping with the proportion and color palette of the existing house with concrete infill. New garage doors will be a wood, stain grade carriage door that is in keeping with the “Carriage House” narrative of a garage from this period. Proposed lights will match the lantern style that is typical and existing at the house.

The proposal includes a new landscape design which is rooted in French tradition reflecting the French château precedent that inspired the original house through pleached and pruned trees and hedges. The landscape is designed to reinforce and enhance the strong east-west axis of the property while also creating contained “spaces” along the axis. The driveway is proposed to utilize a brick or cobble border with a brick or cobble field in a color palette and proportion sympathetic to the existing house. Retaining walls as needed will be cast in place concrete which may have a stone veneer that matches the existing stone. The proposal concludes with a 6' x 80' reflecting pool of stone, matching existing house stone, in the rear yard creating an interim viewpoint between the Terrace and Lake Michigan.