



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 07-06-2020**  
**Ald. Kovac 3<sup>rd</sup> Aldermanic District**  
**Staff reviewer: Carlen Hatala**  
**PTS 114982 CCF 200241**

<b>Property</b>	3266 North Lake Drive	North Lake Drive Estates Historic District
<b>Owner/Applicant</b>	Gustavo Leone & Huizi Chen 3266 North Lake Drive Milwaukee, WI 53211	Wade Weissmann Architecture c/o Michael Langer 8655 North Deerwood Drive Milwaukee, WI 53209

## Proposal

The project consists of a number of components.

1. There will be a 55-foot by 31-foot outdoor terrace added to the rear northeast portion of the house, tucked into a corner east where the East Loggia meets the Great Room. It is setback from the north wall of the house. The terrace will extend 20-feet beyond the east wall of the Great Room. The terrace deck will consist of concrete with a brick border keeping with the proportion and color palette of the existing house. There will be a balustrade with turned balusters at sections of the terrace. Existing metal railings will be replicated and installed at various places around the deck.
2. New French doors will be added at the Great Room between two existing French door-style windows.
3. A portion of the staircase off the East Loggia will be rebuilt.
4. Below the terrace will be constructed a garage built into the sloping terrain at the rear of the house. Garage doors will be made of wood and have a "Carriage House" style in keeping with the era of the house. Lighting will match the lantern style that is typical and existing at the house.
5. Removal of a pair of post-1950 French doors off the southwest corner of the house. Masonry will be returned to its original condition.
6. A turnaround will be installed between front of house and existing at-grade balustrade. Current formal garden to remain. The balustrade will be relocated to the west of the formal garden.
7. New landscape features include a new driveway consisting of a cobble or brick field bordered by a cobble or brick border, cast-in-place retaining walls as needed which may have a stone veneer that matches existing stone, pleached and pruned trees and hedges and in the rear yard a 6-foot by 80-foot stone reflecting pool with stone to match the house

**Staff comments**

The proposal appears to meet the guidelines for the North Lake Drive Estates.

The proposed terrace and garage are sited to the east or lake side of the historic house and given the house's deep setback from Lake Drive and the setback from the north wall, the addition will not be visible from the street. The current historic coach house/garage that is closer to the street will remain.

The scale is large for a terrace but is detailed with elements that match the scale of the house and does not compete with the house.

All materials will replicate those on the historic house from brick to mortar to limestone details to French doors to metal railings. Brick alignments between the addition and existing residence will be maintained.

Currently a staircase exits the East Loggia to reach the at-grade patio area. It will be rebuilt along the north wall of the house to access grade. And its design is appropriate.

The new garage below the terrace will feature coach house style wood doors that will be appropriate to the design of the house.

The removal of post 1950s French doors will restore the southwest corner to original condition.

**Recommendation**

Recommend HPC Approval with conditions

**Conditions**

Measured drawings to be provided. Material samples to be reviewed and approved by staff before installation. Garage doors to be reviewed by staff. A more detailed landscape plan to be provided showing specific plantings and retaining wall as has been required in other landscape plans. More detail on the front turnaround indicating materials, any hardscape borders, etc. More detail on the reflecting pool and the temporary event tent. Note: The pool, turn-around, temporary tent and other landscaping can be submitted in a later COA with the requested details provided.

**Previous HPC action****Previous Council action**