



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/1/2024
Staff reviewer: Andrew Stern

Ald. Brostoff
CCF # 240284

Property 2669 N. Terrace Ave.

North Point North Historic District

Owner/Applicant Andrew and Kate Biebel
2669 N. Terrace Ave.
Milwaukee, WI 53211

Proposal

The applicants are proposing to replace the window, door, and siding of a previously enclosed back porch, expanding the porch steps, and infill an unused garage service door on the north elevation.

Staff comments

The back porch was enclosed by previous owners. The porch currently has two sliding window openings on the north and a sliding glass door with smaller sidelight on the west. The proposal calls for replacing the windows on the north façade with double wood 8-light casement windows. The work on the west elevation includes removing the sliding door and sidelight and replacing with wood 12-light French doors and a wood 8-light casement window. The style of these windows and doors matches the style house. Wood panels with stucco to match the existing are proposed above the windows and doors. The cladding in the remaining openings is not specified in the plans, though the project description on the application calls out LP Smartside Smooth panels. Staff recommends wood siding in the porch openings.

The applicant is also proposing enclosing a service door on the north façade of the garage. The door is set within a brick opening with a brick jack arch. The door appears to be original to the house. The preservation guidelines for North Point North recommend to “retain existing window and door openings that are visible from the public right-of-way” and to “avoid discarding original doors and door hardware when they can be repaired or reused.” This opening is not visible from the right of way but staff recommends the original door and opening be retained. If the applicant wishes to close the opening, it can be sealed from the inside but should remain visible on the exterior of the house.

Recommendation Recommend HPC Approval with conditions

Conditions

1. Retention of the garage service door and opening.
2. Use wood cladding on the porch elevations.

Previous HPC action

Previous Council action