



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 2/7/2022

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #115238 CCF #211485

Property	3320 N. LAKE DR. North Lake Drive Estates HD	
Owner/Applicant	RICHARD H CHRISTEN KAREN E CHRISTENSON 3320 N LAKE DRIVE #5 MILWAUKEE WI 53211	Richard H Christenson 2757 N Shepard Av Milwaukee, WI 53211
Proposal	Replace failed cladding, new garage doors, slight alterations to rooflines, replace inappropriate windows and doors. Refinement of entry details and siding details to address water infiltration and out-of-character 1980s design decisions, particularly at the front porch. Replace double garage door to match the west end with appropriate carriage doors. Reinstall/replace gutters with new copper, eliminating present aluminum gutters. Reinstall hayloft hoist beam	
Staff comments	<p>This property was converted into condos during the 1980s, prior to the establishment of the North Lake Drive Estates Historic District. As part of the condo conversion, the carriage house was extensively expanded. Many of the materials have reached their expected lifespan and much of the detailing was inadequate to prevent water intrusion.</p> <p>The proposal is primarily about re-cladding the additions to the east with new stucco, replacing the prior panel system. Non-historic clad windows will be replaced with new Marvin windows with SDL as casement or double hung, as suits the opening. Some windows will lack divided lites per drawings, but these will only be in non-historic openings. Sill details that were made of painted wood in the 80s will be recreated in stucco for better water resistance and differentiate new from old. The condo board has approved the proposal as submitted.</p> <p>The proposal complies with the guidelines for additions and new construction. The proposal results in a more sympathetic design the historic core of the carriage house while maintaining differentiation.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		