



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 2/10/2020**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114905 CCF #191534**

<b>Property</b>	2387 N. TERRACE AV.	North Point North HD
<b>Owner/Applicant</b>	Mr. Tim Gokhman At Terrace LLC	Mr. Nairn Olker & Mr. Jason Korb KORB & ASSOCIATES ARCHITECTS
<b>Proposal</b>	<p>Construct a new house on the west side of Terrace Avenue on former hospital property. The proposed house features an irregular, asymmetrical massing with a footprint that is loosely rectangular. Primary materials are gray brick, standing seam metal roof, metal windows, and occasional wood accents. The form is front gable with a subordinate gable. A recessed entry at the northeast corner is under a broad metal-trimmed canopy supported on a wood-wrapped metal pillar.</p> <p>The south side features a tall broad chimney of matching brick, a long sunroom with a green roof, and an attached wood deck. Projecting from the back is an attached two car garage in a darker brick and wooden double overhead door that faces a driveway along the north.</p>	
<b>Staff comments</b>	<b>Approval Criteria</b>	
	<i>Siting</i> This refers generally to placement and orientation on the lot. This criterion is met.	
	<i>Scale</i> Major building divisions are identifiable. The foundation is expressed subtly through stairs and built-in planters, the porch roof gives differentiation between the two floors and the double gables give a strong termination at the top. A recessed corner porch is uncommon, but not unprecedented in the district (e.g., 2600 block of Lake Drive). Fenestration is decidedly different with several large undivided panes. The overall sizes of the openings are generally correct, but the lack of horizontal divisions throws off much of the balance. The first version presented to staff featured more horizontal divisions in the windows, particularly at the southeast corner.	
	<i>Form</i> Massing is in character with the district, a 2-½ story front gable design clearly fits in amongst the array of early twentieth century styles in the area. Roofs and projections are carefully placed so as to avoid a monolithic appearance.	
	<i>Materials</i> Some liberties are taken with materials. Brick and wood are traditional to the district, but they are expressed differently in this home through coloration. Collectively the textures and colors are compatible with the district. There is much more metal than is traditional in the district, but the metal seems to provide an acceptable level of differentiation from historic structures. Staff retains their long-standing concern over the durability and maintenance issues associated with wood that is only clear-coated and not painted.	
<b>Recommendation</b>	Recommend HPC Approval with conditions.	
<b>Conditions</b>	Solar panels should be a color compatible with the selected roof color (gray to black tones).  Consider requiring more horizontal divisions in front windows.	