



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/14/2019
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #114854 CC File # 190893

Property 2017 N. TERRACE AV.

Owner/Applicant SHUTTER HOUSE LLC James & Maura Otzko
2235 E WOODSTOCK PL
MILWAUKEE WI 53202 Phone: (239) 898-7415

Proposal The project entails rehabilitation and redesign to the exterior of the home. At the front of the property, the applicant proposes to install an appx. 8' x 14.5' blue stone patio/terrace at the entrance. The patio would be surrounded by a lannon stone retaining wall topped with a lannon stone cap. The wall would be appx. 21" high. It will be constructed of three 6" x 10" lannon stone blocks capped with a 3" x 12" lannon stone cap. At the rear of the property, a similar lannon stone retaining wall will be installed to the north of a bluestone patio. The lannon stone walls at the rear of the property will be the same dimensions as the seat walls proposed for the front patio.

The existing chimney was repaired by a previous owner with inappropriate materials (brick) at the upper section. The applicant proposes to correct this and replace the brick with lannon stone.

The applicant seeks conceptual approval for the enlargement of an existing balcony at the rear of the property. The current dimensions are 7' x 7' and the proposed dimensions are 12' x 13'. The porch will be of similar construction as is existing with the exception of more detailed posts and railings. Additionally, the lamp post beside the rear porch will be replaced with a new fixture.

Staff comments

The seat wall at the rear of the building along the north end of the patio is found appropriate by staff. It is only visible from public right-of-way from the north side of the property along Woodstock and does not impact an existing historical porch or new patio.

The proposal to add a seat wall to an expanded front porch will replace a simple concrete stoop at the Terrace Avenue entry. There is precedent of a low seat wall being added to a nearby property at 2104 E. Lafayette Place, approved in 2015. However, the size of this latter project was smaller in scope. The proposed porch and retaining wall at the front entrance to 2017 is larger than the original stoop. The addition of such large seat walls would therefore impact the appearance of the entrance.

The removal of inappropriate brick at the chimney and replacement with lannon stone is appropriate.

Rear 2nd story jump porch can be removed and replaced with larger porch. Architectural drawings to be submitted to staff for approval.

Staff can approve any new light fixture adjacent to the porch. Lamp posts are not appropriate per Living with History but fixtures can be attached to the house itself or ground mounted in the landscape.

Recommendation

Recommend HPC Approval for seat wall at rear patio.
Recommend HPC approval for front seat wall with conditions
Recommend repairs to chimney using lannon stone to match
Recommend conceptual approval for 2nd story jump porch with staff to approve drawings once submitted
Recommend applicant work with staff on replacing lamp post at rear.

Conditions

Modify the size of the seat wall so that the new front porch will only extend to the outer wall of the projecting entry bay.

Previous HPC action

Previous Council action