

**NORTH POINT SOUTH HISTORIC DISTRICT**

Proposed Preservation Guidelines Revisions

Modified September 14, 2022

## I. Preservation Guidelines

The following preservation guidelines represent the principle concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the North Point South Historic District. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

### A. Guidelines for Rehabilitation

The North Point South Historic District is important in part because of its concentration of well-designed residences exhibiting fine craftsmanship and materials, as well as for its historical mix of residents. Properties vary in size, massing, and ornament. The boundary of the historic district is lined with more modest houses. Whether designed for wealthy or middle-class buyers, the houses are unified by a shared attention to design details. Throughout the district's history many owners have maintained their properties in nearly original condition. This is especially true of the larger houses in the district. This has resulted in a neighborhood of well-preserved period residences and cohesive streetscapes.

The original North Point South Historic District is characterized by houses possessing especially fine craftsmanship, materials, and commanding size. Subsequent study revealed that other contemporaneously built houses characterized the neighborhood, but were not initially recognized or included in the Historic District due to their smaller, simpler designs. These residences exhibit the high standard of materials and craftsmanship of their larger neighbors. Inclusion of the smaller residences broadens historical understanding of the neighborhood, its residents, and its architecture. While changes should be sensitive to these structures, particularly where original materials are intact, care should be taken to allow all of the houses to be economically repaired and made livable, which will help ensure their preservation and use by a broader swath of Milwaukeeans.

These guidelines are based upon those contained in Section 2-335(10) of the historic preservation ordinance. These guidelines are not intended to restrict an owner's use of his/her property, but to serve as a guide for making changes that will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the district.

#### 1. Roofs

- a. Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way. Avoid making changes to the roof shape that would alter the building height, roofline, pitch or gable orientation.
- b. Retain the original roofing materials wherever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.

- c. Replace deteriorated roof coverings with new materials that match the old in size, shape, color and texture. Avoid replacing deteriorated roof covering with new materials that differ to such an extent from the old in size, shape, color and texture so that the appearance of the building is altered.

2. Exterior Finishes

a. Masonry

- (i) Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is likely to be historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Painting unpainted masonry also introduces a new maintenance issue.
- (ii) Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar

colors and pointing styles that were unavailable or not used when the building was constructed.

- (iii) Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone or marble.
- (iv) Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or fake brick veneer.

b. Stucco

Repair stucco with stucco mixture duplicating the original as closely as possible in appearance and texture.

c. Wood

- (i) Retain original material whenever possible. Avoid removing architectural features such as clapboards, shingles, cornices, brackets, half-timbering, window architraves and doorway pediments. These are in most cases an essential part of a building's character and appearance that should be retained.
- (ii) Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. When feasible, avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

3. Windows and Doors

- a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configurations of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door panes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused. Secondary elevations that are not visible from the public right-of-way may offer greater flexibility.
- b. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the

replacement should complement the appearance and design of  
the

original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass-block or the installation of plastic or metal strip awnings or fake shutters that are not in proportion to the openings or that are historically out of the character with the building. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

#### 4. Porches, Trim and Ornamentation

- a. Retain porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architectural features, such as handrails, balusters, columns or brackets.
- b. Retain trim and decorative ornamentation including copper downspouts and guttering, copings, cornices, cresting, finials, railings, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels. Avoid the removal of trim and decorative ornamentation that is essential to the maintenance of the building's historic character and appearance.
- c. Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Avoid using replacement materials that do not accurately reproduce the appearance of the original material.

#### 5. Additions

Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

### B Guidelines for Streetscapes

The streetscapes in North Point South are visually cohesive because of the intact building stock and the retention of period street and landscaping features. There are few prominent inappropriate additions to historic structures. The traditional landscape treatment of the building lots and

the period streetlights contribute to the maintenance of the district's traditional residential character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.
2. Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.
3. Note that what is compatible and appropriate throughout the district generally may vary somewhat based on the character of the particular subject home.

A. Guidelines for New Construction

There has been very little new construction in North Point South. Only twelve buildings have been constructed since 1940, two single family residences and a duplex. One original residence and part of another had to be demolished to accommodate these structures. It is important that additional new construction be designed so as to harmonize with the character of the district.

1. Siting

New construction must reflect the traditional siting of buildings in North Point South. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings.

2. Scale

Overall building height and bulk; the expression of major building divisions including foundation, body and roof; and, individual building components such as porches, overhangs and fenestration must be compatible with the surrounding structures.

3. Form

The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.

4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in North Point South. The physical

composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

## B. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable, if approved by the Historic Preservation Commission. The Commission shall take the following guidelines, with those found in subsection 9(h) of the ordinance, into consideration when reviewing demolition requests.

### 1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.

### 2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance. Buildings lacking historical or architectural significance are more permissible to demolish than significant buildings. The relative modesty or grandeur of a building is not the only factor that influences these aspects of significance. Indeed, the architecture of the less grand buildings in the district may be significant examples of how and where people of different socioeconomic classes lived.

### 3. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair. This will be weighed against the reason for the present disrepair, in order to avoid demolition by neglect.

### 4. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character or historical pattern of development.

### 5. Replacement

Consideration will be given to whether or not the building is to be replaced by a compatible building of similar age, architectural style and scale (see New Construction Guidelines).