

PROJECT SUMMARY

The project under consideration consists of a new outbuilding on the premises of the Erwin & Paula Uihlein Residence located at 3319 N. Lake Drive in Milwaukee Wisconsin. The new structure will house a four-car garage as well as a swimming pool and associated support facilities.

The primary residence, designed by Milwaukee Architects Kirchoff & Rose was constructed in 1915-1916 in the Elizabethan Revival style. The property is a contributing structure to the national register Kenwood Park – Prospect Hill Historic District. It is also located in the smaller North Lake Drive Estates Historic District.

SITE DESIGN

The home, when initially designed was intended to sit on a block bounded on the East by Lake Drive, and Marietta Avenue along the West face. Plans to extend Marietta Avenue to the north were abandoned in the 1920's and the street extension as well as the underlying 18" sewer main were subsequently vacated to 3319 N. Lake Drive.

Following the vacation of Marietta Avenue to the West of the house the property was expanded westward to Windmere Court. The character and landscape design of the grounds to the West of the Uihlein Residence is markedly more relaxed and informal than the rigid formal gardens between the home and Lake Drive.

In the 1970's two residences were constructed in the Southwest corner of the site in an effort to offset some of the ongoing maintenance on the original house. These homes are visible in the 1980, 1985, and 1990 aerial images of the property. The easternmost home was demolished between 1990 and 1995 and the second home at the corner of Windmere and Hartford was removed following that.

In siting our new structure on the property, we recognized that the Southwest corner of the site had the least historic integrity of the overall property, was not part of the original 1915 design for the property, and had in fact been previously constructed upon in the 1970's. It was felt that this area was therefore the most appropriate place to site the building.

Further reinforcing this decision was the observation that the overall design concept of the original house consisted of buildings that anchored the three corners of the site (the house, the caretaker's residence, and the stable). Between these three objects stretched the taut brick walls that defined the perimeter of the property. By locating the new outbuilding in the Southwest corner of the site, the massing of this structure could continue that original vision of buildings that anchored corners of the property and were connected by thin masonry perimeter walls. In a nod to the interesting history of the site, it also creates a void on the property where Marietta Avenue was initially planned to extend.

BUILDING DESIGN

Once appropriately sited, we focused on the most sympathetic approach to the materials and form of the new building. To denote the full East / West extent of the property along Hartford Avenue, we are proposing extending the perimeter garden wall in a brick to match the existing structures on the site. The bond pattern would be changed from Flemish to running bond as a subtle way of differentiating between the two eras of construction.

For the building itself, the decision was made to maintain the general historic forms and proportions that exist in the 1915 design while altering the materials so that there would be no confusion about what was added as part of the current changes. This strategy is in keeping with the National Park Services' Secretary's Standards for Rehabilitation. Standard 9 and 10 state:

(9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

(10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The materials chosen for the new structure consist of black concrete standard sized brick with accents of a green glazed brick that ties in color wise with the green glazed terracotta of the 1915 roof on the main house. The brick will be trimmed out with limestone caps, sills, and lintels to match the approach taken on the original 1915 house. Fenestration on the buildings will be a thermally broken steel window system to match the

steel windows on the original house as well. The roof will be comprised of slate with copper flashing, gutters, and downspouts. The color palate these materials comprise is tied to the original house, but the goal is to be more congruous with the dense cedar grove and adjacent landscaping that borders Windmere Court.

LANDSCAPE DESIGN

Recognizing the role that landscape has played in the design of the original 1915 structure, we are also focusing attention on the landscape strategy for the new design. Most significantly, we are planning for a row of evergreen trees directly to the north of the Hartford Avenue wall. This row of vegetation will help to screen views of the glass roof of the pool house from Hartford Avenue.

We saw the traffic oval on the West face of the property as the most significant historical aspect of that portion of the site. Our siting of the garage sought to reinforce it's hierarchy by centering the garage approach on the west face of the oval and aligned with the main entrance to the West face of the house. The balance of the landscaping around the new outbuilding will maintain the more loose, English garden approach that has always existed to the West of the primary residence.