



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 10/14/2013
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #90539

Property	2951 N. LAKE DR. North Lake Drive Historic District	
Owner/Applicant	WILLIAM H BOLES BARBARA A BOLES 2951 N LAKE DR MILWAUKEE WI 53211	Amethyst Design, LLC 1660 N. Prospect Ave. #908 Milwaukee, WI 53202
Proposal	Demolish existing rear addition and build a new one in the same footprint.	
Staff comments	<p>Two separate actions by HPC are required here. The first is to approve the demolition of the existing addition and the other is to approve construction of the new addition. The existing addition, a three-season structure, was constructed in 1995 and has been subject to extensive condensation problems with the glass which, in turn, has lead to deterioration of the framing and wall material. The owners would like to remove the addition and build a new four-season room on the existing foundation. The criterion that would permit demolition is 320-21-11h which states: "Whether the structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city."</p> <p>Removal of the existing addition presents no problems from a staff point of view because it was historically not part of the original house. Although nicely designed, because of its deterioration and relatively new construction date, its removal does not have a negative impact on the house or the district. The new addition to take its place will be equal to or better than the 1995 construction. It meets the criteria for demolition under the preservation ordinance.</p> <p>The proposed addition, about 8 feet by 11 feet in plan, is a one-story flat-roofed block featuring a walk-out porch on the second story, large double hung windows that are surmounted by paneled spandrels and a projecting cornice. Decorative iron rails are proposed for the walk-out porch and the steps from grade to the first story. The new structure will be clearly discernible from the original brick construction of the house but its details reflect the materials and general profiles of early twentieth construction. It will be made of wood with wood windows (no vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass).</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		