



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

ADDRESS OF PROPERTY:

2. **NAME AND ADDRESS OF OWNER:**

Name(s):

Address:

City:

State:

ZIP:

Email:

Telephone number (area code & number) Daytime:

Evening:

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

6. SIGNATURE OF APPLICANT:

Michael Langet

Signature

Please print or type name

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.



WADE WEISSMANN
ARCHITECTURE

Milwaukee Historic Preservation Commission Application

Project Description

Date: June 9, 2020

Project code & name: GLM – Milwaukee Renovation

Wade Weissmann Architecture, on behalf of the clients, propose an exterior Outdoor Terrace addition to 3266 N Lake Drive. The addition is located east of the East Loggia and north of the Great Room. The main mass of the Terrace is 55' x 31'. The northern edge of the Terrace will align or be set back from the northern edge of the existing house, so it will not be visible from the public right-of-way. The main mass of the Terrace will extend 20' east past the existing Great Room wall. Underneath the Terrace, we propose a subterranean Garage for direct hidden access to the basement of the residence.

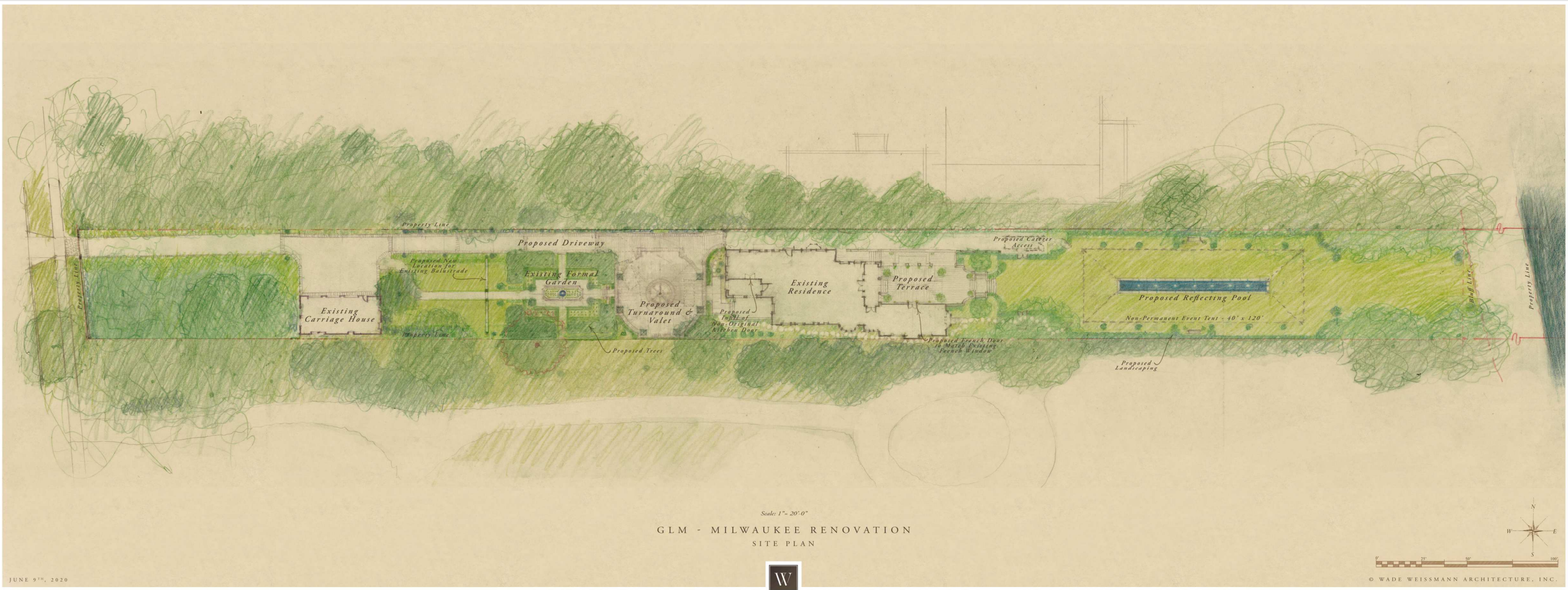
The Terrace will connect to an existing staircase and will require a portion of the staircase to be rebuilt off the East Loggia. The staircase is currently deteriorating and for maintenance will need to be rebuilt. The Terrace will also be accessed from the existing east-facing Great Room, with a set of French Doors proposed between two existing wood casement windows. The style of the new French Doors will match the existing windows in style, scale, color, and size.

The removal of a set of French Doors is also proposed, off the front entry porch, which is not original to the house. The doors were added sometime in the second half of the 20th century, do not enhance the architecture of the home, and the masonry patch work was poorly color matched. We will infill with brick and mortar to match in color and texture and will tooth-in the masonry work so that it more cohesively ties into the wall veneer.

The historic character of the home will be respected by this outdoor addition. All materials will match the existing residence – brick veneer, mortar, and limestone detailing will be color matched and textures will be mimicked. Brick alignments between the addition and existing residence will be maintained. The balustrade on the Terrace will utilize the vocabulary, proportions, and spacing of the existing balustrade in front of the house, while being adjusted as necessary for code compliance. Metal newels will be necessary to match original baluster spacing. All new metal railings will also be made to match the style of the original metal railings. The Terrace floor will utilize a brick border keeping with the proportion and color palette of the existing house with concrete infill. New garage doors will be a wood, stain grade carriage door that is in keeping with the “Carriage House”

narrative of a garage from this period. Proposed lights will match the lantern style that is typical and existing at the house.

The proposal includes a new landscape design which is rooted in French tradition reflecting the French chateau precedent that inspired the original house through pleached and pruned trees and hedges. The landscape is designed to reinforce and enhance the strong east-west axis of the property while also creating contained “spaces” along the axis. The driveway is proposed to utilize a brick or cobble border with a brick or cobble field in a color palette and proportion sympathetic to the existing house. Retaining walls as needed will be cast in place concrete which may have a stone veneer that matches the existing stone. The proposal concludes with a 6' x 80' reflecting pool of stone, matching existing house stone, in the rear yard creating an interim viewpoint between the Terrace and Lake Michigan.

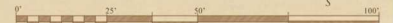


JUNE 9th, 2020

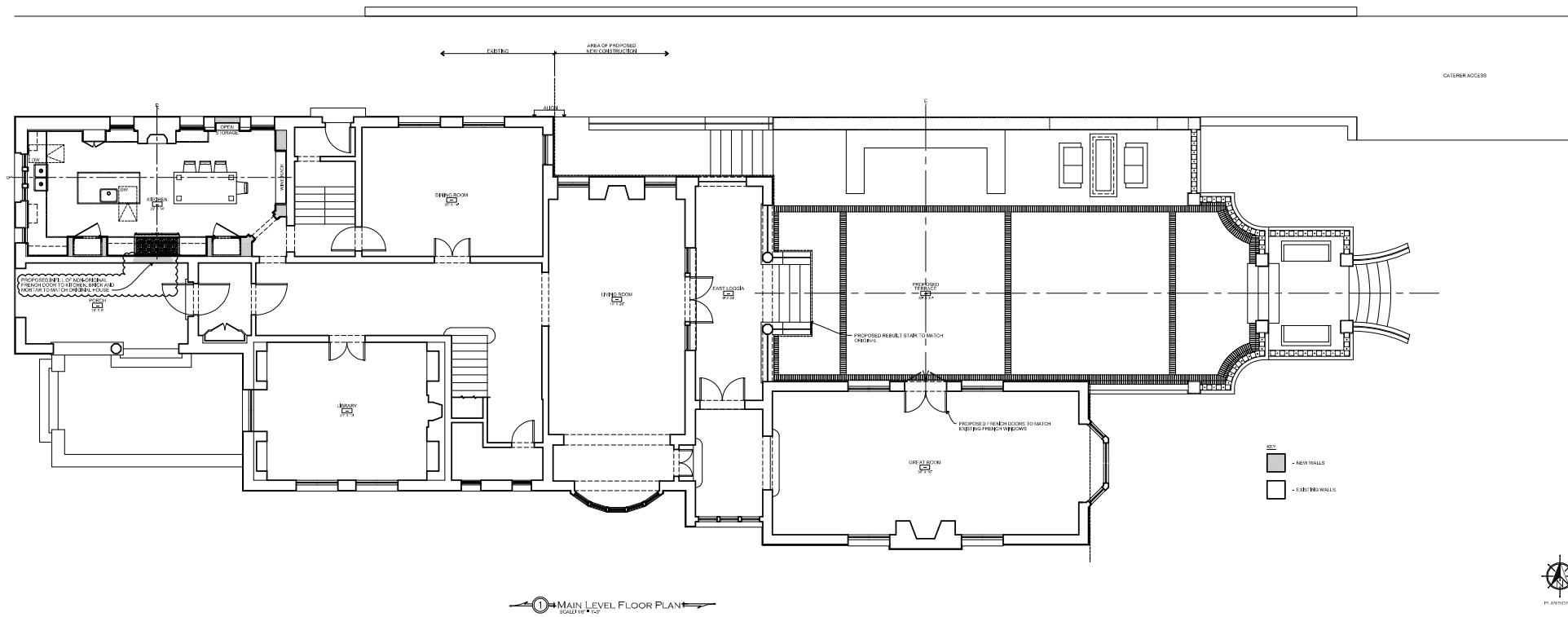
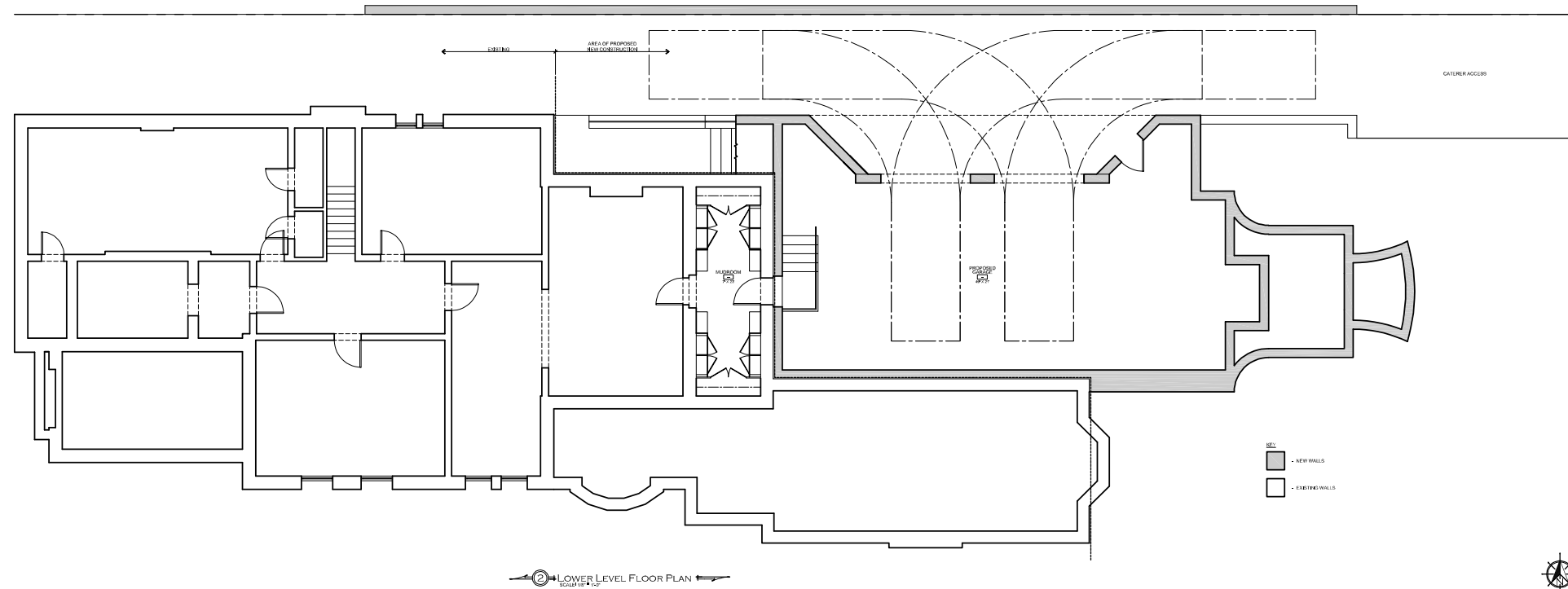
Scale: 1" = 20'-0"
 GLM - MILWAUKEE RENOVATION
 SITE PLAN



WADE WEISSMANN
 ARCHITECTURE



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4 EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"

3 EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"

1 PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS
PROPOSED TERRACE AND SUBTERRANEAN GARAGE

SCALE: 1/8" = 1'-0"
DATE: 9 JUNE, 2020
GLM - LAKE DRIVE RENOVATION
EXTERIOR RENOVATION

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P: 414-351-1200 F: 414-352-8385
MILWAUKEE HISTORIC PRESERVATION COMMISSION SUBMITTAL



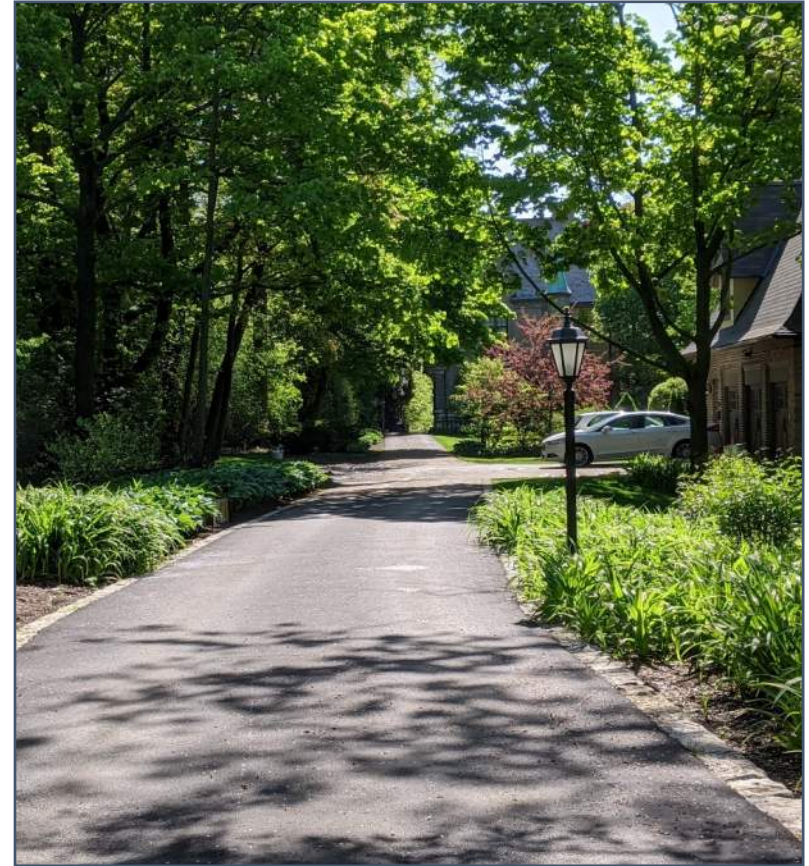
GLM – Milwaukee Renovation

Milwaukee Historic Preservation Commission Application - Photographs



Streetscape – East Elevation

Taken from sidewalk on west side of Lake Drive



Streetscape – East Elevation

Taken from immediately within entry drive wall

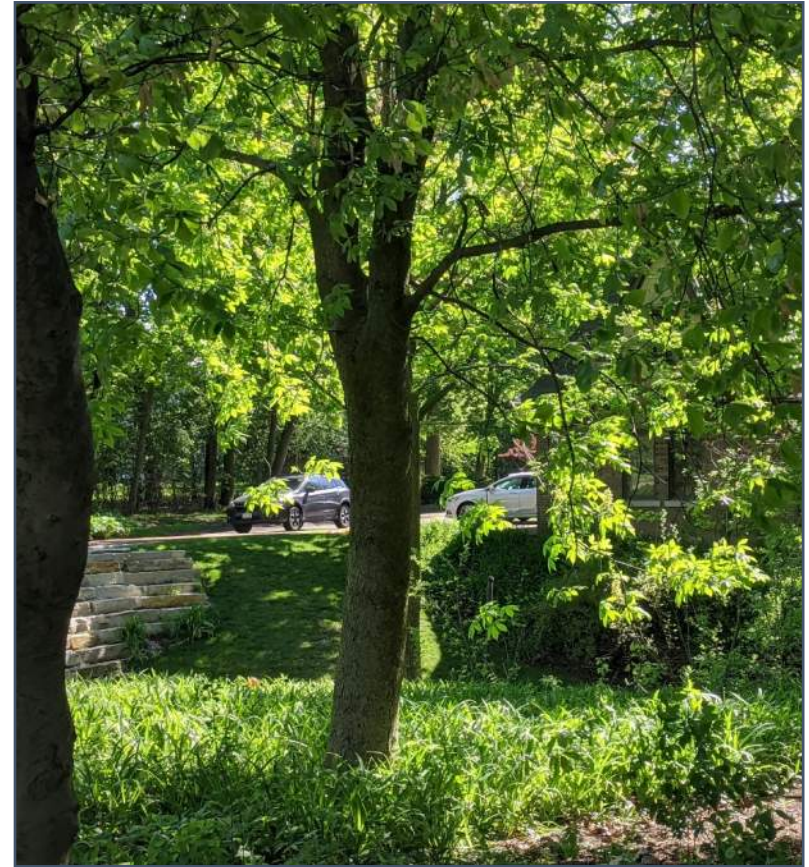
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Streetscape – East Elevation

Taken from sidewalk on east side of Lake Drive immediately to the north of entry drive



Streetscape – East Elevation

Taken from sidewalk on east side of Lake Drive at south end of entry wall

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Milwaukee Historic Preservation Commission Application - Photographs



Building Elevations – North Elevation

Proposed drive access to subterranean garage at Northeast corner



Building Elevations – North Elevation

Opposite view to Northwest corner, No Work

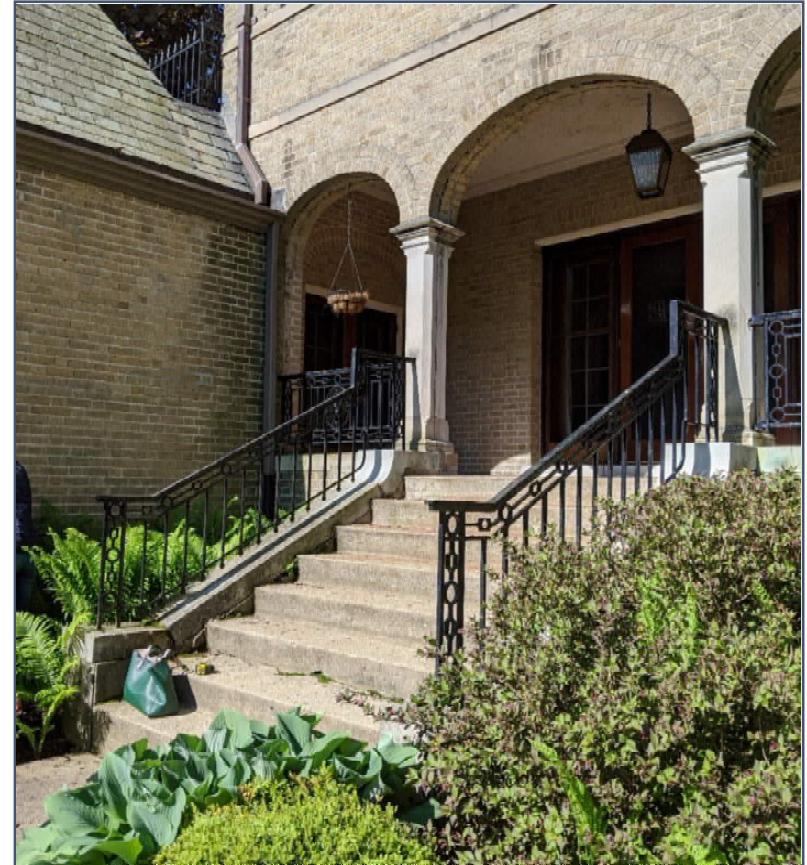
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Milwaukee Historic Preservation Commission Application - Photographs



Building Elevations – North Elevation

Proposed French door addition to match existing French casement windows



Building Elevations – East Elevation

Rebuilt stair location. Stair and handrails to match existing

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Milwaukee Historic Preservation Commission Application - Photographs



Building Elevation – East Elevation

Proposed terrace

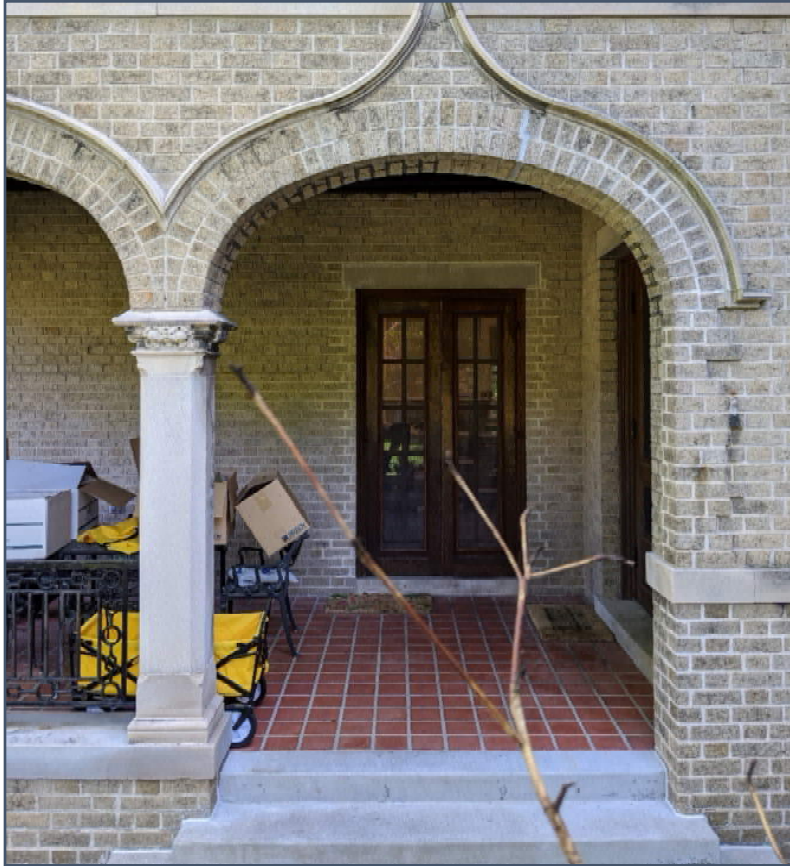


Building Elevations – West Elevation

Formal garden to remain. Proposed turnaround by building front

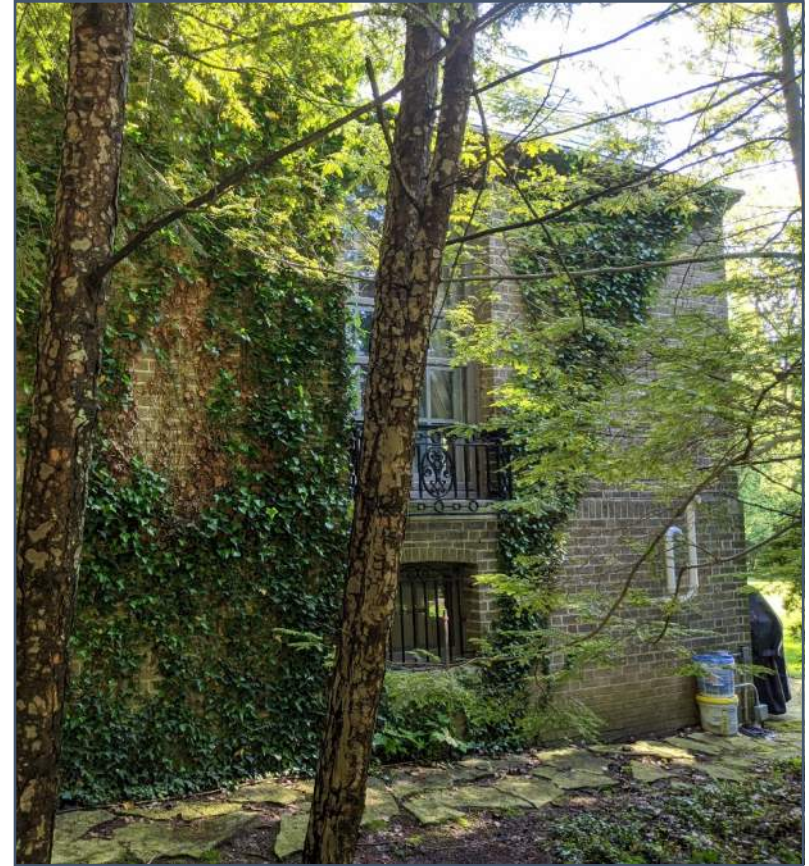
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Building Elevations – South Elevation

Brick infill at non-original French doors at Southwest corner to match original house brick



Building Elevations – South Elevation

View to Southeast corner, No Work

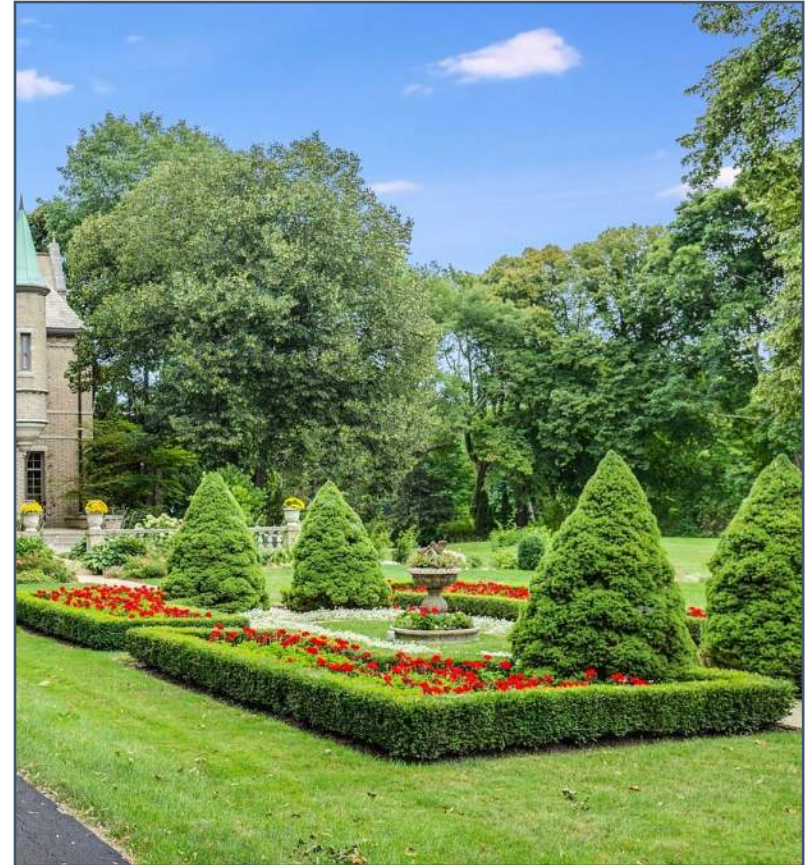
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Landscape – Existing Balustrade

Relocate to accommodate turnaround



Landscape – Existing Formal Garden

Formal garden to remain

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Milwaukee Historic Preservation Commission Application - Photographs



Landscape – Existing Terrace

Proposed terrace



Outbuildings and Structures – Existing Coach House

Coach House to remain