



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/1/2019
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114690 CCF #181641

Property	2879 N. GRANT BL.	Grant Boulevard HD
Owner/Applicant	Valerie Duncan 2879 N Grant Blvd	Valerie Duncan 2879 N Grant Blvd
Proposal	Add aluminum system solarium to top of rear bumpout on house. Size would be 18' by 7'-6" with a low-sloped roof.	
Staff comments	<p>The addition guidelines for Grant Boulevard are as follows.</p> <p>5. Addition</p> <p>a. 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.</p> <p>The applicant and contractor have provided additional information for this month's review. While it is not sufficient for a full approval, staff believes it is at a place where the Commission can proceed to a conceptual approval or denial. Staff cannot recommend anything beyond conceptual approval without complete drawings.</p> <p>Staff had envisioned the solarium being set fully atop of a brick or stucco knee wall rather than just one side. Due to a minor miscommunication, the applicant has now proposed a solarium set behind a stucco knee wall on two sides. This may be acceptable, but staff requests that the Commission give direction as to whether to pursue the addition behind or fully atop for the wall for further design refinement.</p> <p>Staff recommends pursuing a wall design for the stucco in styles similar to those suggested in <i>Living With History</i>, and including a distinctive masonry cap on top of the wall. The wall should be true stucco in a finish resembling original stucco on the house. This is in accordance with the Commission's continued practice of denying EIFS in any situation where it has not been the original material on a building.</p>	
Recommendation	Recommend HOLD for complete drawings or DENY.	
Conditions		
Previous HPC action		
Previous Council action		