



# Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 6/8/2015**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Carlen Hatala**  
**PTS #103357**

<b>Property</b>	2618 N. TERRACE AV. North Point North Historic District	
<b>Owner/Applicant</b>	TRACY L GUARD SARAH B WHITE 2618 N TERRACE AVE MILWAUKEE WI 53211	Fair & Square Custom Remodeling LLC 936 E. Meadow Place Jason Sieberg Whitefish Bay, WI 53217 Phone: (414) 688-4738
<b>Proposal</b>	<p>The applicant proposes to make alterations to what had once been a full open porch at the rear, southeast corner of the second story. It is unclear whether or not this upper porch was original to the house or a later add-on.</p> <p>In 1969 half of the porch was enclosed to accommodate the construction of a bathroom. The remainder of the porch will now be enclosed so that the bathroom can be expanded.</p> <p>The original enclosure was simple in design and made no attempt to match the character of the house. It features a simple one-over-one window and is clad with clapboards. The open porch that remained has simple posts and flat balusters.</p> <p>The new expanded enclosure will have three elevations. The north elevation will remain windowless. The east elevation will feature two windows. The 1969 window will be removed and new wood double hung windows will be added. The south elevation will feature one new window that will match the others. Wood clapboards will be used, with 5 inch exposure. Corner trim will feature classical details in keeping with the large first story porch below.</p> <p>The proposal also includes 2 skylights that will be located in the slightly sloped roof of the former porch. It will not be visible from the front elevation and only visible in the upper stories of the neighboring houses.</p>	
<b>Staff comments</b>	The proposal is simple and does no harm to the original structure of the house. The details added by the designer will help the enclosure better fit with the design of the house.	
<b>Recommendation</b>	Approve	
<b>Conditions</b>	All work must be done according to the proposal submitted. All wood surfaces must be painted upon completion of the project to ensure longevity of the clapboards, windows and trim.	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		