



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 2/14/2012
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #77846

Property 2221 N. TERRACE AV., **North Point South Historic District**

Owner/Applicant ANDREW NUNEMAKER Living Space Design-Build Co
2221 N TERRACE AVE 1205A E Meinecke Ave
MILWAUKEE WI 53202 Milwaukee, WI 53212
Phone: 372-5722

Proposal Install in-ground swimming pool at the rear, southwest corner of the property and enclose with an ornamental metal fence to match the existing historic fence that currently borders much of the property.

Staff comments The historic Sawyer-Vogel house was built in 1905 according to the designs of the prestigious Boston architects Parker and Thomas with the assistance of local architects Buemming and Dick. Along with its massive brick carriage barn it is one of the finest estate properties, located upon a very large lot, on the upper east side in Milwaukee. A new owner is currently dressing up the mansion in preparation for its presentation as the 2012 Breast Cancer Show house.

Most of the exterior projects proposed can be handled via HPC staff approval and are routine in nature. The installation of the proposed in-ground swimming pool and related landscaping is a major landscape change and requires the approval of the full Historic Preservation Commission. The swimming pool will be located behind and to the side of the house next to the carriage house. The pool will measure 20'-0" x 42'-0" and will be partially enclosed by a welded steel and masonry pier fence facing the street that will be six feet in height and will reflect the design of the existing historic fence that is such a prominent feature of the property. The area around the pool will be bordered by a stone tiled patio. A wood privacy fence will screen the pool from the neighbors' properties to the west and south. The pool and fence will be visible from the street, but it is at the far rear corner of the lot and will not have a negative impact on the house.

The construction of an in-ground swimming pools is a relatively rare occurrence on the city's upper east side, but it is not new to the district. The historic MacLaren estate at 3230 E. Kenwood Boulevard built in 1923 featured an original in-ground pool that was reported to have been the largest private pool in the state. That pool was filled in many years ago but its concrete cap outline is still clearly visible on the front lawn of the estate.

Recommendation Recommend HPC Approval

Conditions New masonry piers for the steel fence must match the original piers in terms of brick color, texture and size and the mortar must match the original mortar on the house in terms of color, texture, joint width and joint finish.

Previous HPC action

Previous Council action