



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 9/1/2020
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115010 CCF #200532

Property	2669 N. TERRACE AV.	North Point North
Owner/Applicant	KATE AND ANDREW BIEBEL 2669 N TERRACE AV MILWAUKEE WI 53211	Wade Weissmann Architecture, Inc. 8655 N Deerwood Dr Milwaukee, WI 53209 Phone: (414) 351-1200
Proposal	<p>The proposed scope of work includes revising the West and North second floor elevations, at (2) openings, in order to accommodate Interior Renovation work. We propose to revise a second-floor door on the West elevation to a window. We propose to revise a second-floor window on the North elevation to a door. The clients would like to keep access to a second-floor balcony.</p> <p>The new proposed window and door will be replicas of the existing.</p> <ul style="list-style-type: none">- Window will be Double Hung, in same style and proportion. Acker Millwork from Milwaukee, or similar, will provide replica window. Window will be painted to match other exterior windows. The infill below the masonry window will be masonry, stepped back 1" from existing masonry veneer. Sill be brick rowlock course.- Door will be reused, if General Contractor deems it salvageable. If not, door will be replicated with glazing, divided lite, and painted to match exterior windows and doors. New Oak Sill will be provided. <p>In both openings, the existing brick jack arch will be reused/untouched above the openings.</p>	
Staff comments	This is straightforward proposal affecting an inside corner on two secondary elevations. Staff recommends approval with the additional specifications on replacement fenestration outlined in the conditions list.	
Recommendation	Recommend HPC Approval	
Conditions	New door and window to be all-wood inside and out. If using insulated glass, simulated divided lights shall have an interior spacer bar and muntins shall match original profiles and be permanently attached on both sides of the glass. Any Low-E coating shall provide a minimum 72% VLT.	
Previous HPC action		
Previous Council action		