



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	4/13/2026	CCF # 251727
Ald. Brower	Staff reviewer: Tim Askin / Andrew Stern	
Property	2015 N. Lake Drive	North Point South
Owner/Applicant	John and Sarah Hambrook 2015 N. Lake Drive Milwaukee, WI 53202	

Proposal

Create balcony atop south bay window structure. Modified from previous proposal

Staff comments

The Ida Lane house is 1902 design by Elmer Grey. Grey did limited work in Wisconsin before going on to significant fame in Southern California.

The balcony is an unusual proposal, but not necessarily a glaring alteration to the property. Applicant plans to replace two existing non-historic windows in historic openings with wood French Doors with a muntin pattern similar to the house's original windows. The windows are short (the top being at about 5'3") and all trim except the sill will be retained. The railing will be a replica of a historic fence design on the property, modified slightly so as to meet building code requirements for a balcony railing. The railing has also been inset somewhat from the previous design to show

Relevant guidelines

g-1 Whether the proposed work would destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done or adversely affect the external appearance of other improvements on the site or within the district.

Windows and Doors

a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configurations of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings.

The house sits on a highly visible corner of N. Lake Drive and E. Windsor Place. The balcony would be visible from the right of way. The addition of a balcony on the bay window would require the removal of some historic fabric, however, that will be only a few square feet of stucco. The stucco to be removed has limited visibility due to its height and the projection of the bay windows. . The preservation guidelines state to "avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings." The balcony proposal, however, would require a minimal amount of modification and staff has worked with the applicant to find a design and materials that are maximally respectful of the historic character.

Recommendation

Approve with a condition that applicant work with staff on final wood door selection. The selected product will likely be a Simpson Door.