



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/15/2016
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114153

Property 2505 N. WAHL AV. Albert John Lindemann House
North Point North Historic District

Owner/Applicant NEWMARKET LLC
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Proposal Wade Weissmann Architecture, on behalf of the clients, proposes an addition to the South Elevation of 2505 North Wahl Avenue. The addition plans to fill a void between the historic home and non-historic garage that currently serves as a grill porch. The clients would like to take advantage of the 6' x 11' unused space to create a Mud Room. This addition also allows the opportunity to remove the masonry arch that connects the main house and the garage. The arch is not original to the home, and not in keeping with the character of the home. The wood trim on the main house that is currently interrupted by the masonry arch will be rebuilt and restored.

The historic character of the home will be respected by the addition. Stepping back from both the face of the garage and the main house, the addition will be faced in stucco and will utilize a limestone coping to maintain a consistent height and style of the garage to its west. The stucco will match the original stucco color and texture of the home. A parapet wall will connect to the main house under the wood trim that wraps below the second story windows. A new leaded glass window will have similar proportions and scale to the existing windows of the house. Because the breakfast room transom windows on the interior will be hidden by the addition, the spirit of the window transoms will be maintained by facing them with mirrors on the interior. The scale of this addition, with a conservatory-like skylight, will give the space more the character of a sun room than a mudroom, and preserve the amount of light in the breakfast room.

Existing Conditions

The residence is essentially intact with an historic garage behind a more recent two-car garage. The newer garage is compatible only in materials and does not stylistically match the main residence. This later garage and the house are currently connected by a large masonry arch that is also out of character for the house.

Staff comments

The project appears to meet the preservation guidelines for the Northpoint North Historic District.

Guideline A.2. Rehabilitation: Finishes

b. & c.: Project proposes to restore stucco and woodwork that was removed to install the present masonry arch.

Guideline A.5. Rehabilitation: Additions

Although the addition is visible from a public right of way, it is on a secondary elevation and attempts to harmonize the historic house with the non-historic garage. The addition is set back from both buildings, so as to identify it as having different date of construction.

The proposed skylight at the new addition will approximate the look of a 19th or early 20th century skylight and will not be visible behind the parapet wall. There is a historic skylight on the house at the present time and it is not visible from the street.

Recommendation

Recommend HPC Approval

Conditions

Staff to approve stucco sample before the work begins.

Previous HPC action

N/A

Previous Council action

N/A