



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 11/7/2011
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #69182

Property 2134 N. TERRACE AV., **North Point South Historic District**

Owner/Applicant MICHAEL WHITE
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Proposal Construct addition at the rear, southeast corner of the house.

Staff comments A brick addition is being proposed for the southeast corner of this 1923 Mediterranean Villa style home, designed by Milwaukee architects Brust and Philipp. This design is a substitute for an earlier plan submitted to HPC in July of this year that featured additions on all four sides of the house.

The addition displays a break with the existing house and it is also smaller in scale than the rest of the building. Both of these are requirements of the preservation guidelines for additions. The style of the new addition blends well with the original Mediterranean character of the building. Windows and doors are in proportion to the existing ones found on the building.

In terms of details, the gutters would be copper and the shed roof over the doors on the south elevation would be finished with terra cotta tiles to match the original, main roof of the house. Windows should be made of wood on the exterior to replicate the original windows on the house.

The new plans as they stand do not meet zoning codes for the south (Back Bay side) and east setbacks requirements. Therefore the project would require approval from HPC and the board of zoning appeals in order to move forward.

Recommendation Recommend HPC Approval

Conditions A brick sample panel will be reviewed and approved prior to general installation of the material. Windows should be made of wood in the new addition.

Previous HPC action

Previous Council action