



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/5/2018
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114639 CCF #181022

Property	3400 N. LAKE DR.	North Lake Drive Estates HD
Owner/Applicant	WILLIAM H BONIFAS 3400 N LAKE DRIVE MILWAUKEE WI 53211	Wade Weissmann Arch. 8655 N. Deerwood Dr Brown Deer, WI 53209

Proposal Addition of an L-shaped wing at the front of the property and a fence at the front of the property. Size is approximately 40'x25' with substantial indents that create the L shape. The wing was part of the original design as a detached garage and the fence was planned in 2007. Zoning and budgetary issues led to the original design being left incomplete and occupancy occurring in 2009.

Staff comments The design is carefully executed to match the original and has been designed by the same firm as the main house. It mirrors the existing attached two-car garage and creates a new attached bedroom wing out of what was intended in the original design to be an additional detached garage. The symmetry is imperfect with a bay to the north that creates space for a closet and bathroom for one of the bedrooms. Materials match the same high quality materials used in the garage wing and main house: western red cedar for siding and trim, natural red brick, copper roofing, aluminum fence and gutters.

Fence

The project architect indicates that the shown fence height is misleading because the lot has a significant downslope away from the street. He has committed to keeping to the 6' limit allowed by zoning. (The house to the north was approved for a 5'4" fence). As a side note, in 2007 Mr. Jakubovich recommended metal cage-style posts rather than solid brick. In this revised design, the cage posts are incorporated at the corners of the fence. This change can be considered by the Commission for the whole fence, but seems unnecessary.

Fenestration

Semco windows and doors are proposed for the addition. The designs are complementary to the house. Their product line has generally not been satisfactory as replacements in historic buildings, but it is acceptable for new construction. Semco's website does not indicate that they currently manufacture a wood exterior window. If the windows have a non-clad wood exterior, the Semco product will be acceptable, especially in a situation such as this where they would directly match the originals.

Guidelines

5. Additions

a. Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevation.

The spirit of this guideline is met, if not the exact wording. The addition does obviously intrude on the principle elevation, but it completes the original design intent within a reasonable time after original construction. The house is architecturally incomplete without this addition.

Recommendation

Recommend HPC Approval

Conditions

1. Reduce fence heights to meet base zoning requirements: 6'0" maximum.
2. Any new or replaced pavement shall be concrete rather than asphalt. Flagstone pavers for a path shown in the drawing are exempted from this requirement.
3. Windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.

Previous HPC action

Previous Council action