



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 12/9/2014
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #99325

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|--------------------------------|--|---|
| Property | 2131 N. TERRACE North Point South Historic District | |
| Owner/Applicant | PATRICIA W VAN ALYEA LIVING TRUST D 10-27-1986 PATRICIA W VAN ALYEA TRUSTEE 2344 E BACK BAY ST MILWAUKEE WI 53202 | Ms. Mallory Mecham Northworks Architects & Planners, LLC 1664 N. Ada St. Chicago, IL 60642 Phone: (312) 440-9850 Fax: (312) 440-9851 |
| Proposal | Construct new, 2-story, single-family house | |
| Staff comments | <p>The vacant lot for the proposed new house was part of the property that accompanies the large house next door at 2137 N. Terrace. The designers took great care to fit the new house into the existing context of the neighborhood without overbuilding the lot. Nevertheless it is a sizable house with about 6,000 square feet of living space on three floors including the lower level.</p> <p>The proposed new house is a two-story, side-gabled stucco building with regularly-placed all-wood windows and a door on the front elevation. The front windows are deeply inset into the wall for a dramatic effect. The roof is topped with standing seam metal panels--a material that may seem contemporary but actually has been in use for hundreds of years. Windows and doors on the side elevation are randomly-placed to meet the needs of the interior. The rear elevation is mostly large windows and the garage is underground beneath a rear terrace--an excellent design solution that cuts down on the lot coverage and creates a larger backyard.</p> <p>The exterior will be finished in genuine Portland cement stucco and draws its inspiration from the Villa Terrace across the street. In terms of style the building has a character reminiscent of Federal style buildings with some contemporary features. The window and door openings will be trimmed with dressed, Indiana limestone. The front lawn steps are terraced down to the city public walk.</p> <p>Considerable care was taken during the design process to reflect the massing, style, materials and setbacks that are common in the general vicinity of the new house. The house is a welcome addition to the district and fills out the block face. Actual stucco samples should be submitted for review and approval by HPC staff.</p> | |
| Recommendation | Recommend HPC Approval | |
| Conditions | | |
| Previous HPC action | | |
| Previous Council action | | |