



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 4/20/2015

Ald. Nik Kovac District: 3

Staff reviewer: Carlen Hatala

PTS #102002

Property	2851 N. LAKE DR. UNIT #2 North Lake Drive Historic District	
Owner/Applicant	MICHAEL L BURR	Michael Burr
	JULIE M WARNER	
	2851 N LAKE DR	Phone: (414) 227-0839
	MILWAUKEE WI 53211	
Proposal	The subject building is a former duplex , built in 1925 by Henry J. Stoltz and designed by A. C. Runzler. It has now been converted to two condominium units.	
	The applicant proposes to construct a 20 x 20 addition to the rear attached garage to allow tandem parking for 4 vehicles. The exterior will match the existing brick and replicate the rooftop piers. To meet code, a 36-inch wood railing with picket style balusters will be installed between the piers. The flat roof of the garage will serve as a terrace.	
	As part of the project, a passenger elevator will be built at the east end of the existing garage, within the garage, that would extend above the roof of the garage to the roof of the house to serve the second floor unit. This elevator will be attached to the west exterior of the building and enter the second floor unit.	
Staff comments	This project developed as a result of a need for additional covered parking and easier accessibility for the owner. The proposal makes use of the existing garage and extends it toward the back of the property where it will not interfere with the primary residential structure and still allow some yard spaace. The flat roof of the garage will serve as terrace space. The architect has retained the existing rooftop piers and will replicate new ones for the addition. The rooftop railing is now metal. The new railing will be of wood and will be taller than the piers to meet code. The new overhead garage doors will resemble carriage style doors. The current pent roof with brackets above the garage doors will be replicated at the new west end.	
	As part of the project, a passenger elevator will be installed in the east end of the garage and extend to the second story to provide access from the second story unit. This will require removal of an existing door, installation of a new door opening and removal of windows to accommodate the structure.	
	Planter boxes with trellises will be added to the rooftop terrace and will feature vines that will provide screening from the neighbors.	
Recommendation	Staff recommends approval.	

Conditions

The cladding on the addition is to use brick to match the existing part of the garage. Sample brick and mortar to be approved by staff before work starts.

If brick cannot be located, the addition will be stuccoed in deference to details on the house. The design and placement to be approved by staff before work begins.

Since the height requirement for the upper railing means that it will be taller than the existing piers, it may be possible to modify the design for a lower railing but with the addition of a booster rail to bring it to code.

Previous HPC action**Previous Council action**