



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/8/2016
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #112565

Property	2408 N. TERRACE AV. North Point North Historic District	
Owner/Applicant	NANCY L MORGAN REVOC LIV TR 2408 N TERRACE AVE UNIT A MILWAUKEE WI 53211	Summit Design Group LLC 2821 North 4th Street Dept. 27 Milwaukee, WI 53212 Phone: (414) 264-8190
Proposal	The proposal is to enclose the rear first story porch to create a sunroom.	
Staff comments	<p>Constructed in 1968, this house (duplex) was one of the later residences to be built in the district. It was built in what had been the rear yard of 2409 North Wahl Avenue and is said to have been the location of tennis courts and gardens. Frank Lloyd Wright's Bogk House (1916) to the north was said to have been designed to take advantage of views of this garden.</p> <p>The rear porch is located at the southeast corner of the duplex. The upper porch was extended out over the first story porch in 2012; a Certificate of Appropriateness was issued for that project on August 6, 2012.</p> <p>The current project would extend the upper deck so that it aligns with the brick wall of the porch. This wall will serve as the support for the enclosure. The enclosure will only enclose a portion of the current open porch.</p> <p>The enclosure itself will consist of vertical cedar siding that matches the existing cladding on the bay windows. The south elevation, facing one of the two garages, will have three vertical windows with no muntins, and two side-by-side "piano" type windows high up in the wall. The East elevation will feature two vertical windows with no muntins as well as a single-light door. These would match some of the windows on the house that also lack muntins. New steps will be built having cedar treads. The new railing will match the existing metal railing.</p> <p>The enclosure is at a location where it will be screened from view on the south by the adjacent garage. Portions of the porch may be visible from the Bogk House but not from the front right of way.</p>	
Recommendation	Recommend HPC Approval	
Conditions	Applicant to supply details about the windows and door to be installed.	
Previous HPC action		
Previous Council action		