



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/2/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114465 CCF #171797

Property 2451-57 N. TERRACE AV.& 2727-29 E. BRADFORD North Point North HD

Owner/Applicant TWO RPM LLC Kevin Rave
817 VENTURE CT 4th Dimension Design
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- Proposal**
1. Dormer on Terrace Avenue elevation near the intersection with Bradford to replace an existing skylight
 2. Two Fences. A cedar fence is proposed along the Bradford Avenue property line. The existing dirt strip between the neighboring driveways will be paved with concrete. The powder-coated metal picket fence proposed last month is re-proposed in approximately the same location. The application this time now includes grade lines on the site plan.
 3. On the Terrace Avenue property line, the following are proposed:
 - A. 8" concrete retaining wall
 - B. Arbor vitae screening for the area in front of the neighbor's windows
 - C. a planting bed near the street, atop the retaining wall, for the use of the Terrace Ave neighbor
 4. Garage plans have been lightly revised in accordance with the Commission's wishes at the March meeting. Changes to fenestration remain as approved last time.

Public Comments The objections on file have been withdrawn or made moot by approvals of certain portions of the project last month. A letter of support for the present proposal has been received from the most affected immediate neighbor on Terrace Avenue.

Staff comments**Dormer**

The proposed dormer of this design and location is a substantial improvement over the existing skylight. The dormer allows the space to be usable and rentable and is compatible with the design of the building. While allowing a street-facing dormer would be uncharacteristic for the Commission to approve, conditions at this site make it worthy of consideration. The dormer better allows the owner to make use of the property and with a better aesthetic effect than leaving the legally installed skylight in place.

If the Commission chooses to approve this street-facing dormer, such approval must be specific to unique conditions found at this property:

- A. that it replaces a legally installed skylight
- B. that it lights an actively used space that is not a mere attic
- C. that the light provided is integral to the use of the space as a residential unit that was legally created before the existence of the historic district.
- D. that the space was legally occupied as residence prior to the existence of the historic district
- E. that both written records on file at the city's permit center and additional dated photographic evidence prove the legality of the skylight and the residential unit and that such evidence pre-dates the establishment of the historic district.
- F. that the dormer matches at least one dimension of the skylight it replaces

Fences

The lattice top cedar fence design is acceptable as proposed, if it is painted or treated with an opaque stain. Opaque red cedar stains are readily available.

Staff recommends disallowing the flat cap option for both posts and pickets for the metal fence; applicant may choose any of the other options presented for caps.

New Driveway

The proposal is similar but includes improved landscaping treatments. The new driveway would property on line Terrace Avenue frontage and this will require a small retaining wall that would be exceptionally close to the neighboring house. It will be topped with arbor vitae and planting beds. The adjoining neighbor has written a letter in support of the revised plan.

Garage Work

The plans have been lightly revised to eliminate the re-cladding of the garage. These final drawings should be approved as submitted with the condition that the applicant works with staff on finding compatible brick and mortar for the alterations.

Recommendation

Recommend HPC Approval with conditions

Conditions**Fence**

Require fence to be painted or treated with an opaque stain. Require decorative caps on all portions of metal fence.

Standard Masonry Conditions

Standard Masonry conditions: New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before tuckpointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

Standard Roofing Conditions

Standard Roof conditions: No dormers, chimneys, moldings or other permanent features will be altered or removed. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

Previous HPC action

Partially approved at February 2018 meeting with landscaping and dormer held over for this month.

Previous Council action