



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/7/2018
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114485 CCF # 171857

Property	2837 E. PARK PL.	North Point North HD
Owner/Applicant	SVEN G LOBERG ANGELA L LOBERG 2837 E PARK PL MILWAUKEE WI 53211	Angela Loberg 2837 E Park Pl Milwaukee, WI 53211 Phone: (414) 550-2028

Proposal

First floor renovation to include renovation of first floor kitchen, first floor bathroom, and second floor bathroom. The renovation will relocate a breakfast area to the back of the home and the first floor bathroom to the center of the home. This will involve rebuilding three walls and enclosing a small area and eliminate a T-111-sided area (originally designed as stucco) and eliminate a pent roof. New cladding will be all-wood with more windows than existing.

Eliminate door onto balcony over remodeled area and replace with an egress window within the existing opening to create a more efficient closet space. Remove one window from conservatory addition area and enclose a small area between it and the kitchen, new wall will be even with existing/rebuilt walls.

Remove chimney from center of rear roof. The roof will be patched with roof tile matching the existing roof tile. The rear of the home will be restored using the brick saved from the chimney and matching cedar siding. All downspouts and gutters will be replaced with copper downspouts and gutters in keeping with the existing historic design of the property.

Replace two non-original kitchen windows.

Remove chimney from rear dormer.

New windows throughout the project will be Marvin all-wood 1/1 windows with matching Marvin wood storms.

Staff comments

This North Point North house dates to 1912. It had two substantial additions in 1918 by the original architect, Eugene Liebert. The owner has kindly provided staff with these plans and they have been scanned for our records. They are the only existing set of Liebert residential plans of which HPC staff is aware.

Two windows proposed for replacement in the kitchen. They are clearly non-original. They have metal tracks and are of a 6/6 design while all other ground floor windows are 1/1. Original elevations also show 1/1 windows in these locations and records indicate that there was a kitchen remodel in 1959. The proposed wood Marvin 1/1 windows should be approved.

The chimney proposed for removal is worthy of consideration for removal. While large, it is very basic in design with minimal street visibility. The chimney is not in use and its shaft creates an awkward interior layout. The owners' primary concern is elimination of the interior shaft, but they would prefer to remove it entirely.

Reconfiguration of the balcony is minor work on an area that has been re-sided. Replacement of a door with an egress window of the same width is proposed.

Apart from the metal pent roof, this area of the house has already seen substantial change over the years with T-111 siding and a major addition. The new design is in keeping with the historic character of the house. The commission may consider requiring the metal pent roof to be retained and reinstalled higher off the ground than it is presently located. Otherwise, the previous alterations to this area along with its location on the back corner of the house and the careful redesign make it an acceptable alteration to the home.

Recommendation

Recommend HPC Approval with salvage conditions

Conditions

1. Salvage original rear entry door and 1918 balcony door for potential future re-use

Previous HPC action**Previous Council action**