



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 11/4/2019
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114875 CCF #191026

Property 2214 N. TERRACE AV. North Point South

Owner/Applicant T. ARTHUR DOWNEY & RHONDA Art Downey
M DOWNEY RESIDUARY TRUST
2214 N TERRACE AVE
MILWAUKEE WI 53202

Proposal This proposal is to build a roof over the existing front porch brick and stone base. The roof entablature will be supported by 12 round columns similar to those seen on the south and east facades of the home. These columns will be tapered and smooth with Doric style capitals and bases. The applicants propose not to repeat the fluted ionic columns seen on the southeast 1915 addition because those details would add a level of detail and ornamentation to a facade that is otherwise plain and simple.

The roof would be a rubber membrane with built-in gutters with a copper edging. The porch eaves and entablature will match the ornamentation of the existing third floor eaves. These details will be appropriately scaled to the size of the smaller porch roof. The downspouts will be copper to match the existing.

Staff comments The house at 2214 N. Terrace Avenue was built between 1860 and 1865 and is the oldest extant house on Terrace Avenue. The area was first subdivided by Glidden & Lockwood in 1854. H. Russell Zimmermann explains the complicated history of the early years in his Milwaukee Journal article "Years Brought Changes" on March 26, 1972. The original state of the house was a 2 1/2 story, towered Italianate villa that included a prominent east wing.

It was after long-term owner, the James C. Rickson, sold the house to Herman W. Falk that changes were made to the house in 1902, 1915, and 1945 that brought the house to its present appearance. The 1902 remodeling was designed by Alexander Eschweiler. The 1915 remodeling was designed by Fitzhugh Scott.

The new owner in 1949, Julian Sammet, converted the house into a duplex. A later owner Charles W. Aring, acquired the house in 1959.

The proposal before is to address a seeming oversight of the 1915 alterations. For reasons unknown, this design excluded a porch roof. This had been a feature of the house for its first 50 years in various prior configurations. The lack of a front roof fractures what is otherwise a well-proportioned design. The proposed design draws from other details of the primary elevation on Terrace and fits the character of the house and district.

Approve with condition of using natural materials for visible features and that the full materials list be submitted to staff for approval.

Recommendation Recommend HPC Approval

Conditions

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

Previous HPC action**Previous Council action**