



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/4/2019

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114777 CCF #190387

Property	2381 N. TERRACE AV.	North Point North HD
Owner/Applicant	Tim Gokhman At Terrace LLC 1840 N Farwell Milwaukee, WI 53202	Jason Korb Korb + Associates Architects 790 N. Milwaukee St., Suite 210 Milwaukee, WI 53202

Proposal This is a new design submittal for the construction of a single-family residence at 2381 N Terrace Ave. The two-story home will be approximately 3,670 sq. ft, not including a three car attached garage and basement. The home will have three bedrooms and an office, 2 1/2 baths, and a rec room in the basement.

The front (East) elevation of the home features a double, side-by-side, front gabled roof profile. The front walk leads to an entrance with glazing through the first and second stories. A light colored modular brick is utilized to clad the body of the home beneath the gables. A porte cochere with a copper metal work awning on the north side of the home is grounded with masonry columns and features living space above. It is set back slightly from the front elevation. It features a series of four operable casement windows. The windows on this elevation and throughout the home are aluminum clad wood windows with clear low-E glazing. At the central region of the facade, two fields of aluminum clad windows with shadow box jambs extend from the first level up to the second level. To the South, a flat-roofed living space projects from the main body of the home. It features outdoor living space above with a partial height steel railing and two evenly spaced aluminum clad windows. A recessed space with a shed roof at the second level is clad with horizontal wood siding with a dark opaque stain. At the main roof level, a large skylight is situated above the entrance to the home.

At the side (North) elevation, the porte cochere features four masonry support columns and three open bays covered with copper metal work awnings. The living space above features aluminum clad wood windows with shadow box jambs. The roof level features half round metal gutters and a shingle style roof (exact materials to be determined) To the East, the home is clad with a light colored modular brick. To the West, the attached garage is clad with horizontal wood siding with dark opaque stain. The horizontal wood siding at the plane of the garage carries across the home through the porte cochere. The garage also features wood paneled doors and a green roof system on the flat roof above.

At the rear (West) elevation, the gabled portions and small flat roofed portion of the home are clad with brick. Dark stained horizontal wood siding is present at the garage, the central body of the home, and the shed roofed space at the second story. The upper level living space wraps around from the front of the home to the rear. Foldable type patio doors at the first level lead to a wood deck with a metal guard rail on the south side of the home. The deck will be 5/4" cedar decking with steps down to grade where a rear patio with large format stone pavers creates additional outdoor living space.

At the other side (South) of the home, the garage and shed roofed second story space are clad with dark stained horizontal wood siding. The remainder of the home from this elevation is clad with light colored brick. A region of patterned end face extended brick is centrally located on the facade between two picture windows at the first floor of the home. Outdoor living space at the second level is accessed by two sets of swing patio doors. There is a field of solar panels on the south facing pitch of the roof.

Staff comments This revised proposal is a significant improvement over previous design proposals for this site. The design presented can be improved with various refinements, but it generally aligns with the new construction guidelines and the concerns outlined in the Commission's letter to the applicant.

Areas of concern include:

- Shed roofed dormer on south side. A flat roof with short parapet or a gabled dormer would be more in character with the district and the building's current overall design
- The south wing does not appear fully integrated into the design. A setback that creates more of the appearance of sunporch may resolve this issue without significant design changes.
- The prominent location of the solar panels may not be in line with the design guidelines. Use of the south side of the north gable would be preferred. It should also be possible to color match the panel color to that of the selected roofing material color. However, there is inadequate information provided in this application to evaluate a PV solar energy system under the governing statutes.
- Clarify drawings to indicate that skylight will not be visible from Terrace Avenue
- Boundary between floors at the 2-story windows appears to be too thin to be buildable
- Grill station needs to be better screened from public view. A pergola is suggested.
- Articulation of the north façade could be better enhanced by brick patterning and eliminating the metal canopies
- The balcony railing as drawn appears to be glass-based. Staff believes there can be a better design for this feature.
- For maintenance purposes and neighborhood compatibility, deeper rakes are recommended.

Outside of the main concerns, clad windows have not generally been allowed in the primarily residential historic districts, whether in new construction or not. However, it is unlikely that some of the window products implied by the supplied drawings would even be available in an all-wood product.

Recommendation Hold for adjustments indicated above and additional drawings/renderings

1. Building in context of surrounding houses
2. Sections and full dimensions
3. Optional before next meeting, but before construction permits: full PV system design

Conditions

**Previous HPC
action**

**Previous Council
action**