



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/4/2019

Ald. Nik Kovac District: 3

Staff reviewer: Carlen Hatala

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.

This new submittal addresses the prior concerns of the Historic Preservation Commission and presents a more traditional design that is compatible with other houses in the historic district by way of scale, massing and height. It is not a copy of any historic house but uses traditional forms with contemporary touches.

The proposed house is raised above the ground by a basement level, follows the required setbacks and has a gently bermed front lawn. The roofs are gabled and clad in shingles with half round gutters. The house is clad in buff colored masonry with the rear garage and rear of central "hyphen" clad in wood.

The east / front elevation of the home features a double front gabled roof profile. The two gables are slightly offset and separated by a two-story, glazed, bay / hyphen whose fenestration is oriented vertically. The front walk leads to an entrance with canopy at this bay. A porte cochere is located beneath the north gable and passes through to the house's rear. The rectangular opening features a metal hood. Living space is located above the porte cochere.

Fenestration on the front of the house consists of two vertical windows with horizontal muntins on each story stacked above each other on the south bay while the north bay above the porte cochere features a horizontal band of four casement windows with horizontal muntins. 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. The entrance is arranged with a glass entry door framed by sidelights and topped with a transom. Above this are four vertical windows with horizontal muntins. The windows on this elevation and throughout the home are aluminum clad wood windows with clear low-E glazing. A large skylight is situated above the entrance. Its visibility from the street is unclear.

At the north / right elevation, the porte cochere features four masonry support columns with stone bases and three open bays covered with copper metal work awnings. The living space above features aluminum clad wood windows with shadow box jambs. Fenestration is limited on the north elevation as it be facing another house next door that will be constructed in the near future. The fenestration consists of paired windows near the front and rear and two small windows at the center. At the west end of this façade is the garage, offset from the main body of the house. It will be discussed below.

At the west / rear elevation, the gabled portions and south, flat roofed portion / wing of the home are clad with brick. Fenestration at the north/ left gable matches that at the front of the house with a grouping of four casement windows that have horizontal muntins. At the south / right gable on the second story are two windows, with horizontal muntins, set into shadowbox jambs. In between the gables is a wing or hyphen clad in horizontal wood siding that features a service door and small upper level window.

The one-story flat roofed garage is attached to this rear or west elevation, offset from the main body of the house. It features garage doors facing north and has a service door facing west. It is clad in horizontal wood siding with dark opaque stain. It appears to have a green roof from the drawings.

The south / left elevation consists of two main sections. At the first story is a flat roofed extension or wing that is one story in height, clad in masonry and features a parapet wall. Its flat roof is intended to be used as a deck. It is slightly offset from the main body of the house.

The east portion of this wing faces Terrace Avenue and has two windows between which is an area of decorative brickwork. At the south façade of this wing are two broad Chicago-style windows, with decorative brickwork in between. At the rear or west is located a wood deck with a metal guard rail. This deck is accessed by vertically oriented foldable patio doors that have horizontal muntins. On the second story above this wing, facing south, are two sets of swing type patio doors whose glazing features horizontal muntins. Between them is a projecting, shed roof bay, clad in horizontal wood siding with a dark opaque stain. This bay likewise has patio doors that resembled the others on this elevation.

The landscape is simple in design and consists of a planter at the front of the house, a series of formed concrete planters for trees along the north property line and broad stone steps leading down from the front entrance. There will be a masonry wing wall along the north side of the front steps.

STAFF COMMENTS

This revised proposal is the result of prior meetings with the HPC and addresses most of the concerns expressed by the commission including correspondence dated September 9, 2019. (Copy in CC File # 190387). The prior concerns and how they are addressed are below.

Materials: The current proposal presents a house clad primarily in masonry, which is a traditional material in the North Point North Historic District. Some areas of wood remain but will be finished with a dark opaque stain. There was a concern about clad windows since they have not been allowed in residential historic districts. Clad windows remain in this proposal.

Fenestration: The placement, form and scale of the windows are now in keeping with the traditional massing of the proposed house and although contemporary in design, are compatible with the historic district.

Porte Cochere: The cantilevered second story that created a porte cochere has been replaced with a porte cochere that is supported by masonry piers with stone bases. These piers ground the upper story and integrate the north side of the house to the entire façade.

Flat Roof: The flat roof and horizontal emphasis of prior submissions is gone. The design features twin gables separated by a glass “hyphen” that calls attention to the entrance. The steep pitch of the gables adds height and continuity with other houses in the historic district.

Raised Basement: There is now a stone beltcourse that marks the main body of the house from the basement level. The house no longer sits on a short concrete curb.

Common Features in the District: Common feature in the district were listed as steep roofs, symmetry of window placement, strong vertical emphasis and prominent masonry chimneys. The current submission does not include a chimney but the double gables as designed do not require a chimney for vertical emphasis.

Staff Recommendation Approve with conditions

Conditions Work with staff on details as is commonly done on new construction projects including materials (roofing sample, brick sample, detailed railing design, window manufacturer’s specifications, wood cladding, color and style of solar panels, garage door design if different from drawings) and any design modifications required by the commission.

Previous HPC action

Previous Council action

