



## Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 4/6/2020

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114930 CCF #191872

Property	2665 N. LAKE DR.	North Point North HD
Owner/Applicant	ANNA C TIMMS 2665 N. LAKE DR MILWAUKEE WI 53211	
Proposal	Add second story to existing to original sun porch to create master bathroom on upper level.	
Staff comments	<p>Application drawings are inadequately detailed. They do indicate an intent to replicate all existing detailing. It has not been our experience to accept such submissions, from long experience, poor drawings have often led to poor results. The contractors are probably capable, but my predecessor reached the point of producing full-scale 1:1 drawings for details of projects because of this experience.</p> <p>The drawings aside, the project does not comport with the district guidelines. Staff finds that the addition will significantly alter rooflines, enclose a balcony that serves as a porch, and be visible from the public right of way. The following sections are relevant:</p> <p><b>Roofs</b> a. Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way. Avoid making changes to the roof shape that would alter the building height, roofline, pitch or gable orientation.</p> <p><b>Porches, Trim and Ornamentation.</b> Retain porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches</p> <p><b>Additions</b> Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.</p>	
Recommendation	Recommend HPC Denial	
Conditions	If Commission chooses to advance the project, HOLD for complete drawings including details of window trim and areas of connection to the original walls.	
Previous HPC action		
Previous Council action		