



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/11/2022
Ald. vacant District: 3
Staff reviewer: Jacqueline Drayer
PTS CCF 220236

Property	2125 N Lake Drive	North Point South Historic District
Owner/Applicant	Matthew Helmerich and Jeffrey Harwell 2125 N Lake Drive Milwaukee, WI 53202	Timothy M. Plennes W124S9543 Weatherwood Circle Muskego, WI 53150
Proposal	Inspect roof and potentially install drip edge to prevent staining at molding. Inspect wood condition, replacing ½ square columns and capitals in kind. Potential in-kind replacement of other wood features including roof structure and dentil if deteriorated. The entire porch will be scraped and painted. Concrete bases will be removed and the replacement columns will include wood bases. Columns replicate existing sizes and will be cedar.	
Staff comments	The column replacement is appropriate, including the replacement Ionic capitals and concrete base removal. Drip edge installation is acceptable. If the inspection reveals that other portions of the roof require or wood features require replacement, the applicant should submit additional documentation of the features proposed for replacement, and the replacement designs for review.	
Recommendation	Recommend HPC approval with conditions.	
Conditions	<p>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 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.</p> <p>No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.</p> <p>We strongly recommend that the Wisconsin Historical Society’s best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) https://www.wisconsinhistory.org/Records/Article/CS4260</p>	

Previous HPC action

Previous Council action