



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/2/2021
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #115157 CCF #210389

Property	1825 N. 1ST ST.	Brewers Hill
Owner/Applicant	DAVID H DUGAN STEFANIE BN DUGAN 1825 N 1ST ST MILWAUKEE WI 53212	David Dugan 1825 N. 1st St. Milwaukee, WI 53212
Proposal	Replace front and rear porch deck and stairs with Azek Timbertech.	
Staff comments	<p>This home was built in 1992 with wood porch decks and stairs. Standards for the district say:</p> <p>c. Wood</p> <p>i. Retain original material, whenever possible. Avoid removing architectural features such as clapboards, shingles, cornices, brackets, half-timbering, window architraves and doorway pediments. These are in most cases an essential part of a building's character and appearance that should be retained.</p> <p>ii. Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.</p> <p>The existing material does not appear to be beyond repair. Most of these semi-synthetic decking products are weaker than real wood and substantially more slippery. Additional stringers will be required to allow use of this product for stairs. Additional joists may be required for the porch decking, depending on original spacing. In Concordia, this product has been rejected even for balcony use. Guidelines seem to require us to deny the application.</p>	
Recommendation	Recommend HPC Denial	
Conditions	Approve alternate option for real wood.	
Previous HPC action		
Previous Council action		