



## 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 #114866 CCF #191003**

<b>Property</b>	2251 N. LAKE DR.	North Point South
<b>Owner/Applicant</b>	MADHU SADAGOPAN LISE SADAGOPAN 2251 N LAKE DR MILWAUKEE WI 53202	Lise & Madhu Sadagopan 2251 N. Lake Dr. Milwaukee, WI 53202 Phone: (414) 350-3531
<b>Proposal</b>	Applicant will remove and dispose of the existing concrete paver steps and overhang that make up the rear porch. A new landing will be constructed with lpe flooring and treads. Custom corbels will be produced and installed on each side of the porch hood. The exact size of the corbels will be decided during construction. A new porch hood will be installed with a flat, copper roof, decorative beam, and exposed rafters. The porch hood, railing, and risers will all be painted white.	
<b>Staff comments</b>	The current rear porch is inappropriate for the house and appears to date to the 1970s. The proposal for a new porch in the same location is compatible with the style and era of the house. Staff recommends approval with standard conditions.	
<b>Recommendation</b>	Recommend HPC Approval with conditions.	
<b>Conditions</b>	<p><b>Doors &amp; Windows</b> Replacement/New windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles and sash heights must match originals. Replacement doors shall be solid wood or have a wood veneer exterior.</p> <p><b>Wood</b> 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 the 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>	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		