



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/13/2021
Ald. Nik Kovac District: 3
Staff reviewer: Jacqueline Drayer
PTS CCF #211179

Property	2245 N Lake Drive	North Point South Historic District
Owner/Applicant	Nicole Kauss and Christopher Kolenda 2245 N Lake Drive Milwaukee, WI 53202	
Proposal	<p>We would like to demolish our existing back porch and pergola and rebuild the porch. The current structure is approximately 41 years old and has been deteriorating for some time. We plan to rebuild in the same footprint as the existing porch.</p> <p>The existing railing, decking, skirting, stairs, framing and pergola will be removed. The ground beneath the deck will be graded and landscape fabric and stone will be installed for weed control and drainage. Six footings will be dug, set, and poured.</p> <p>Treated cedar deck and skirt framing and stair stringers will be installed. The skirting will be cedar lattice. 1x6 eased edge Ipe decking, stair risers/treads and 1x fascia boards will be installed. Regal Railing 3' aluminum railing with 3/4" pickets in Yard Bronze color to be installed, to include two railings on the stairway</p>	
Staff comments	<p>The back porch is not visible from the street. The proposed design meets the requirements for Commission approval.</p> <p>In accordance with page 111 of <i>Living with History</i>, do not install modern "garden lights."</p>	
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 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> <p>Lighting: in accordance with page 111 of <i>Living with History</i>, do not install modern "garden lights."</p>	
Previous HPC action		
Previous Council action		