



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 5/8/2012**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Paul Jakubovich**  
**PTS #79603**

<b>Property</b>	2685 N. LAKE DR. <b>North Point North Historic District</b>	
<b>Owner/Applicant</b>	DENNIS J BOOM 2685 N LAKE DR MILWAUKEE WI 53211	Mr. Dennis Boom 2685 N. Lake Drive Milwaukee, WI 53211 Phone: (414) 617-4230
<b>Proposal</b>	Remove existing, non-original front porch stoop. Remove pediment from around front door. Construct new, hip-roofed front porch in footprint of the original porch.	
<b>Staff comments</b>	<p>The house was built in 1900 according to the designs of local architect W. D. Kimball. The house was remodeled extensively in 1936 and it is believed that at that time the original front porch, a hip-roofed structure that stretched about half-way across the front elevation, was removed. Installed in its place is a simple wood stoop with the front door framed by Federal style wood door surround. Fire insurance maps and changes in the quality of the brick in the front foundation indicate the size and placement of the original front porch.</p> <p>The owner is proposing to rebuild a covered front porch in the same footprint as the original, and that will necessitate the removal of the front door surround—a fine feature but unfortunately not compatible with the reconstruction of the covered porch. The porch will feature a built-in rain gutter, which was a typical of finely finished homes in Milwaukee during the early twentieth century. The balusters will be 2-1/2" square (actual) and closely spaced. The roof will be finished with asphalt shingles to match the shingles on the main roof of the house. A small portion of the porch roof will be flat and it will be finished with EPDM material. All finish wood for the porch should be smooth and clear of knots as would have been the case with an original porch for a house of this size, quality and vintage in Milwaukee.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	A section drawing of the porch eave must be reviewed and approved by HPC staff prior to construction.	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		