



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 9/11/2017**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114343 CCF #170678**

**Property** 2659 N. LAKE DR.

**Owner/Applicant** JAMES E ROGERS James Rogers  
TRACY A ROGERS 2659 N Lake Dr  
2659 N LAKE DR Milwaukee, WI 53211  
MILWAUKEE WI 53211 Phone: (847) 636-1251

**Proposal**

1. Repair and paint wood trim around windows. Paint matches existing paint, all wood replaced matches existing with no changes. Work by Community Building & Restoration.
2. Replace exiting driveway with new pavement. Work by Tony Lalicata Concrete.
3. Replace dead and diseased bushes in front of property with new smaller bushes to accentuate the property. New bushes will not exceed bottom height of lowest window.

**Staff comments**

1. Repair and painting of wood trim around windows as described is acceptable based on preservation guidelines, which state any replacement features on the porch, trim, and ornamentation shall match the original member in scale, design, color, and material.
2. Staff approved the driveway separately under the neighbor's application.
3. Replacement of bushes is acceptable, under North Point North Guideline B.2.: "Use traditional landscaping, fencing, signage, and street lighting that are compatible with the character and period of the district." The new plants do not detract from the house and do not affect the streetscape in a meaningful way.

**Recommendation** Recommend HPC Approval with standard conditions.

**Conditions** All finish wood must be smooth and free of knots and must be painted 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 highly recommended but not required. 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.

**Previous HPC action**

**Previous Council action**