



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 11/4/2024

Staff reviewer: Andrew Stern

Ald. Brostoff

CCF # 240935

Property 2723 E. Bradford Ave.

North Point North Historic District

Owner/Applicant Caitlin and Rick Long
2723 E. Bradford Ave.
Milwaukee, WI 53211

Design Group Three LLC
5050 N. Port Washington Rd.
Glendale, WI 53217

Proposal

The applicants are proposing a kitchen remodel project that would include reconfiguring existing openings on the rear façade and reconstruction and expansion of the rear deck.

The proposed remodel includes the removal of three sets of French doors opening onto the existing back deck. The bank of double French doors off the kitchen would be replaced with three Pella Reserve traditional wood windows and a wood Pella Traditional Reserve door. The windows will have a six-over-one configuration to match existing windows. The area below the windows will be infilled with cedar shake siding to match existing. The French doors off the family room will be replaced with paired Pella Reserve traditional six-over-one wood windows and cedar shake siding to match existing. New casing and trim will be painted to match existing.

The existing deck materials are deteriorating and will be replaced. The existing pergola, decking, railing, skirting and lattice will be removed. The framing and steps will be retained unless deteriorated. A new deck shed roof is proposed to replace the pergola to allow for a more functional, covered seating area. The roof will be EPDM rubber roof and have a painted white cedar fascia and soffit trims. The soffit will be cedar beadboard. The roof will have new copper gutters and downspouts to match existing. The deck will be rebuilt three feet longer than existing. The decking will be stained cedar. The deck will have painted white cedar railing and profiled spindles similar to the existing. The deck skirt trim will be painted white cedar. New lattice will be stained cedar to match existing.

Staff comments

The North Point North Historic District preservation guidelines recommend the following for porches, trim, and ornamentation: "Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Avoid using replacement materials that do not accurately reproduce the appearance of the original material." HPC approved the existing configuration of the kitchen and rear deck in 2003. The current proposal will restore kitchen windows that were previously on the rear façade and family room. The enlarged deck will retain the decorative elements of the existing deck and the new closed roof is not a drastic alteration from the existing pergola.

Recommendation Recommend HPC Approval

Conditions

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 decay-resistant wood for 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.

All railing spindles will be no more than 3-1/2” apart and be mounted below a rail cap and above a rail shoe. Spindles will not be surface mounted to the railing or directly to the deck.

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice.
<https://www.wisconsinhistory.org/Records/Article/CS4266>

Previous HPC action

Previous Council action