



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/4/2022
Ald. Nik Kovac District: 3
Staff reviewer: Jacqueline Drayer
PTS CCF 211791

Property	2017 N Terrace Avenue	North Point North Historic District
Owner/Applicant	Jim and Maura Otzko 4322 Gulfstream Parkway Cape Coral, FL 33993	
Proposal	<p>Construct an 11'8" by 13' second floor wood balcony/jump porch on a north façade of the house that is primarily visible from the east side of the house. Remove existing rotted balcony, excavate two 16" round footings four feet below grade. Cover steel and iron beams with wood boards.</p> <p>Install aluminum flashing between existing house and new balcony.</p>	
Staff comments	<p>The existing jump porch is visible from East Woodstock Place. The proposed porch does not substantially change the appearance of the house, though it includes the addition of two support columns.</p>	
Recommendation	Recommend HPC approval with conditions	
Conditions	<p>Railing system balusters must be spaced no more than 3.5 inches apart.</p> <p>Paint wood to match existing trim and/or siding.</p> <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>	
Previous HPC action		
Previous Council action		