



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/7/2022

District: 3

Staff reviewer: Carlen Hatala

PTS #115344 CCF# 220800

Property 2549 N. TERRACE AV.

Owner/Applicant TIMOTHY G ROLOFF
MARIA K ROLOFF
2549 N TERRACE AV
MILWAUKEE WI 53211
Flagstone Landscaping Inc.
1840 Lakefield Rd.
Cedarburg, WI 53012
Phone: (414) 313-9871

Proposal The rear porch currently has ornamental 1960's era posts and railings with floral ornamentation. These will be removed. The current porch has wood steps with masonry wing walls. Applicant proposes to remove existing porch flooring and replace it with new decking as well as new deck steps and new wood columns with Tuscan style capitals and bases. Guard rails will also be replaced.

Elements of the rear porch will use non-traditional PVC based materials such as Azek (railings, fascia) and Zuri (the deck, treads and risers).

Designer has provided two options for porch columns. One options shows four columns, the other shows three columns.

Staff comments The HPC has not approved PVC or composite materials in place of wood.

Recommendation Approve with the four-column option

Conditions The overall design is appropriate but the PVC/composite based materials have not been approved by the HPC. Applicant should use decay resistant wood such as cedar, eastern white pine, ipe.
In summary, approve the design but not all of the materials.

Previous HPC action

Previous Council action