



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/1/2021

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #115088 CCF #201364

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|--------------------------------|--|---|
| Property | 2549 N. TERRACE AV. | North Point North |
| Owner/Applicant | TIMOTHY G ROLOFF MARIA K ROLOFF 2549 N TERRACE AV MILWAUKEE WI 53211 | Classic Builders, Inc. S83 E18901 SATURN DR MUSKEGO, WI 53150 |
| Proposal | Construct a new 616 sq ft(22' x 28') block and stick framed 2 car detached garage with a gable asphalt roof. <ul style="list-style-type: none">• Custom wood trim under soffit to mimic house (appropriately scaled).• Primed clapboard wood siding painted to match house• Install a new 6' cedar plank fence to run between garage and house with a gate for egress.• Reroute retaining wall using same materials to accommodate service door (create an L shaped inlet where the retaining wall ran straight).• Dimensional shingles will be black in color• The trim, water table and fascia around the structure are proposed as pine• All finish wood must be smooth/free of knots and painted to match house.• Overhead garage door is steel with a white finish and windows with grids to match house.• White gutters 5", 4" white downspouts• Fiberglass service door color and style to match overhead door with no glass | |
| Staff comments | The design is competent and suitable to the property. Door paneling matches that on the front door of the house. | |
| Recommendation | Recommend HPC Approval with conditions | |
| 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 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. | |
| Previous HPC action | | |
| Previous Council action | | |