



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date **5/13/2024** **CCF #231931**

Ald. Coggs **Staff reviewer:** Tim Askin

Property 1830 N. 2nd Street Brewers Hill HD

Owner/Applicant Daniel & Margaret Olson

Proposal

Replace failing stairs from the backyard into the alley with new concrete while creating a storage area for garbage carts. Repair garage foundation as needed. Pour concrete paths through the yard as shown in application to create practical circulation throughout the property.

Staff comments

The Brewers Hill Conservation overlay has no requirements for this project type. No preservation guidelines directly address this scenario except those for new construction and falls under our general authority to review landscape. This is a reasonable proposal for replacement of an existing staircase while enhancing function. The newly paved area at the alley level is too narrow to be suitable as a parking pad.

The paths throughout the yard raise no concerns.

The railings as shown do not meet code requirements for safety or location. This has been discussed with the applicant. Examples that are compliant with UDC and HPC requirements have been provided (see next page). Wood or metal railings/guards are acceptable, but metal is preferred.

Recommendation

Approve with conditions.

Conditions

1. Parge/skim coat concrete block to disguise concrete block construction
2. As a matter of general safety, build to UDC requirements for construction of the stairs ([SPS 321.04](#)).
3. Defer to Neighborhood Services on railing requirements. Applicant to work with staff on final railing design.
4. Railings with exterior-mounted balusters shall not be permitted.

