



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/5/2025
Staff reviewer: Andrew Stern

CCF #241943
Ald. Bauman

Property 850 N. 29th Street

Concordia Historic District

Owner/Applicant Michael Kochanski
850 N. 29th Street
Milwaukee, WI 53208

Proposal

This project proposes to expand the existing footprint of the front porch. The existing entry consists of a small stoop at the left of the front façade accessed with concrete steps. The proposal includes removing the existing porch and stairs and building a full-width wood porch and new wood steps. The new porch will use the existing turned-wood posts and will be decked with tongue-and-groove decking. The porch will have molded top and bottom rails, basic 2x2 wood balusters, 4x4 posts, and 1x2 porch skirting.

Staff comments

The S.B. Durbin House was designed by Jacob Van Roo and constructed in 1893. The house was designed in a Queen Anne style. As constructed, the house had a full-width porch under the existing full-width porch roof. The earliest photographs available of the house show the porch had been reduced in size by 1980.

The preservation guidelines for additions in Concordia state to “Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.” The porch addition would be visible from the right-of-way but harmonizes with the existing building architecturally and does not visually intrude on the principal elevation. The original design for the house incorporated a full-size front porch and this proposal would restore the size of the original porch.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action