



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 12/11/2017**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114427 CCF #171156**

<b>Property</b>	818 - 820 E. BRADY ST.	Brady Street Historic District
<b>Owner/Applicant</b>	JC CAPITAL 818 BRADY LLC 260 E HIGHLAND AVE # 400 MILWAUKEE WI 53202	Jeno Cataldo 2575 N Bartlett St Milwaukee, WI 53211 Phone: (414) 737-9189
<b>Proposal</b>	Replace deck, skirting, and railing on front porch at duplex.	
<b>Staff comments</b>	<p>The building is a typical lower east side duplex dating to 1909. It is one of three in row that are nearly identical.</p> <p>A complaint was filed when a PVC railing was observed on the building. It replaced a prior metal railing. Upon staff review, it was noted that decking and skirting were also replaced. Before an inspector could get to the site, the PVC railing was replaced with a wood railing.</p> <p>The deck and skirting, while not exactly what is typically required by the Commission are reasonably appropriate and were installed in a craftsmanlike manner. Staff recommends allowing these features to remain as built.</p> <p>The railing, however, continues to be of concern. While the wood is definitely preferable to the previously installed PVC and metal, it is not constructed of finish grade wood and its construction detailing will cause it to fail within a few years. Additionally, staff believes the handrails do not meet the Uniform Dwelling Code's requirement for gripping surface.</p> <p>Therefore, staff recommends that the Commission order that the handrails be required to be replaced with an historically appropriate and legally permissible form within 60 days (with deference to any shorter timeline the building inspector would require) and install temporary trim on the postcaps. The whole railing must be rebuilt in finish grade, painted wood, and constructed in a craftstmanlike manner to staff's satisfaction within nine months.</p> <p>The owner has already been supplied with the Commission's standard porch design, which will be acceptable or the owner can supply another design that is of equivalent quality for staff approval.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Apply postcap trim and new code-compliant handrails within 60 days.</li><li>2. Rebuild entire railing in finish grade, painted wood, and constructed in a craftstmanlike manner to staff's satisfaction within nine months. Meet all code requirements including rot-resistant wood species (no pressure-treated, per Commission policy) and handrail standards. This is to be completed within one year.</li><li>3. Use standard HPC porch railing design or another of equivalent design and construction detail quality.</li></ol>	
<b>Previous HPC action</b>		