



Office of the City Clerk

**Jim Owczarski**  
City Clerk  
jowcza@milwaukee.gov

**Richard G. Pfaff**  
Deputy City Clerk  
rpfaff@milwaukee.gov

September 6, 2018

**CERTIFIED MAIL**

Kevin Perkins  
2217 N. Sherman Blvd.  
Milwaukee, WI 53208

Ronald Kelly  
2219 N. Sherman Blvd.  
Milwaukee, WI 53208

**RE: Resolution relating to a Certificate of Appropriateness for construction of a replacement two-level rear porch at 2217 - 2219 N. Sherman Boulevard in the Sherman Boulevard Historic District for Kevin Perkins and Ronald Kelly.**

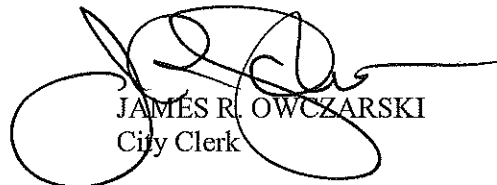
Dear Messrs. Perkins and Kelly:

Your application listed above was heard at the Historic Preservation Commission meeting of September 4, 2018. At this meeting, the Commission granted your request, but with the conditions requested by staff. I have included a copy of the staff report with the conditions highlighted.

You can appeal the Commission's decision to the Common Council by filing a written request with the City Clerk by September 27<sup>th</sup>. The appropriate Common Council committee will hear your appeal at its next meeting.

If you have any questions relating to the appeal process, please contact Linda Elmer at 414-286-2231.

Sincerely,



JAMES R. OWCZARSKI  
City Clerk





## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/4/2018  
Ald. Russell Stamper II District: 15  
Staff reviewer: Tim Askin  
PTS #114544 CCF #180681

**Property** 2217 – 2219 N. SHERMAN BL. Sherman Blvd HD

**Owner/Applicant** KEVIN L PERKINS Kevin Perkins  
2217 N SHERMAN BLVD 2217 N Sherman Blvd  
MILWAUKEE WI 53208  
Phone: (414) 379-0385

**Proposal** Construct replacement porch at rear of duplex in a smaller size than the original.

**Staff comments** The earliest known photo of a rear porch on this building is from the 1990s and at that time it was already a replacement porch. Applicants removed this first porch and replaced it with substantially smaller porch without a Certificate of Appropriateness. This second replacement porch was denied a retroactive COA earlier this year because of its design and materials.

Applicant returns with staff-provided plans to build a new replacement porch. The design comes from another Sherman Boulevard duplex of similar architectural style and architectural period. Both are brick Craftsman style duplexes from the 1910s. It was drawn from a surviving original porch that was beyond repair.

The design will be modified slightly to include a wood base rather than brick piers and to use square rather than round columns. Vertical measurements will be adjusted to fit this building.

The case is primarily before you because the design is smaller than the previous porches on the building.

Staff is supportive of this smaller porch as a reasonable approach to get a porch of good quality and appropriate design back on this property.

**Recommendation** Recommend HPC Approval

**Conditions**

1. All finish wood must be smooth and free of knots and must be painted or stained 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 decay-resistant wood for residential porches is required by city ordinance and Wisconsin UDC.
2. Pressure-treated wood may be used only for structural pieces that are entirely hidden from view (joists, connections to footings, interior of columns, etc.)

**Previous HPC action**

**Previous Council action**