



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/11/2021
Ald. Robert Bauman District: 4
Staff reviewer: Jacqueline Drayer
CCF #210875

Property 1013-1015 N 33rd Street

Owner/Applicant Potowatomi Business Development Corporation (Attn: Joe Tesch)
3215 W. State Street, Suite 300
Milwaukee, WI 53208

Quorum Architects, Inc. (Attn: Chris Hau)
3112 W. Highland Boulevard
Milwaukee, WI 53208

Proposal As a contributing building in the Historic Concordia District, the front walkways and stairs of 1013-1015 N. 33rd Street are in need of a renovation. The concrete for the south set of stairs and the entire walkway and stair system to the north have deteriorated, causing cracks and uneven steps and slabs. The brick knee walls that flank each side of the stairs at the porch are in need of repair as they start to lean and deteriorate.

The proposed renovation would include pouring a new concrete staircase for the south set of stairs at the main porch. These stairs rise up 33" from the walkway to the front porch and are 60" wide. The brick knee walls on either side of the south stairs will need to be rebuilt. To prevent future failure of these knee walls and stairs, a foundation will be added to provide a good base.

The concrete for the north approach to the front porch will need to be poured to match the existing walkway and stairs. The first set of stairs rise up 25" from the city sidewalk to the front yard. The stairs and walkway are 60" wide. The distance from top of the first set of stairs to the start of the second set of stairs is 100.75" long. The second set of stairs are 60" wide and rise up 35.75" to the concrete front porch. As with the south set of stairs, the brick knee walls on either side of the second stairs will need to be rebuilt, and a foundation added for the knee walls and stairs.

Staff comments The existing metal pipe railings are not appropriate. The proposal to replace the existing metal pipe rail currently at the front entry is only permissible if the new pipe railing is in the old-fashioned bulb-joint style, and is painted or black steel. Replacement in kind is not permissible, and a bare galvanized finish on the rail is not permissible. A simple metal railing is a permissible alternative to the old-fashioned style pipe rail. The rail that does not need to be replaced at this time may remain as-is, although I certainly encourage proactive replacement with one of the previously described appropriate options.

The rest of the proposal is appropriate.

Recommendation Recommend HPC Approval with conditions.

Conditions Replacement railing must be a metal rail approved by HPC or an old-fashioned bulb-joint style pipe rail.

Previous HPC action

Previous Council action