



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 1/8/2018
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114439 CCF #171282

Property 2670 N. GRANT BL. Grant Boulevard Historic District

Owner/Applicant BRENDA C JACKSON Brenda C Jackson
2670 N GRANT BL 2670 N Grant Blvd
MILWAUKEE WI 53210 Milwaukee, WI 53210
Phone: (414) 449-2017

Proposal Install unpainted wood handrail along front steps and path to house.

Staff comments The unpainted wood railing was constructed without a Certificate of Appropriateness and without a possibly necessary DPW permit for right of way encroachment.

In early August, during a site visit to assist an immediately neighboring homeowner with a roofing project, staff observed a wooden handrail on the property of Mrs. Brenda Jackson. From its newness and style of construction, it was clear that it was erected without a Certificate of Appropriateness. We spoke with someone who identified himself as the husband of the homeowner (he did not give a name) and informed him of the requirement to get approval and that the work was not up to standards. The railing is a very bare construction of unpainted stock lumber. Instructions and guidance for filing an application, including free copies of the guideline books, were mailed at this time. A building inspector followed up by issuing orders in late August. An application was filed in late November.

Staff believes the owner is eligible for two city programs for home repairs and upgrades: Strong Loans and the Neighborhood Improvement Program. Both involve low interest loans with special accommodations for senior citizens allowing deferred payments and partial forgiveness. Staff has recommended these programs to the owner and strongly encouraged her to apply, but has had no response.

Staff recommends the following three options based on whatever evidence is presented today:

1. If owner can demonstrate acceptance to a city program that can help abate this issue, staff recommends holding the file and allowing staff to approve a replacement railing under this file.
2. Hold enforcement for 60 more days to allow time to apply to city programs that can help abate the issue, if she has not applied already. Allow staff to approve a replacement railing under this file.
3. If owner can demonstrate denial from both of these programs at this meeting for reasons other than income: approve with conditions to work with inspector to make the modifications for the railing to meet code and require the railing to be painted. Must complete by June 1, 2018.

Recommendation Hold

Conditions

Previous HPC action

Previous Council action