



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/1/2018
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114616 CCF #180820

Property	926 N. 34TH ST.	Concordia HD
Owner/Applicant	CARMEN D SCHULZ ELIZABETH C SCHULZ 926 N 34TH ST MILWAUKEE WI 53208	Liz Schulz 827 N 28th St Milwaukee, WI 53208
Proposal	Rebuild porch with new railing, new skirting, replace missing column.	
Staff comments	<p>The original railing is unknown at the property. It had already been replaced by the time the Concordia neighborhood was photographed for designation. The original skirting survived through approximately 1990. Staff has not fully researched when it was replaced with the lattice design, but it was present prior by 2007.</p> <p>The current skirting and corner boards do not appear salvageable, so staff is strongly recommending that an approximation of the original design be used. There is only one photo indicating the original design, so there are no measurements, but the design is sufficiently simple that it can be adequately replicated with stock lumber. The design appears to be 1x6 or 1x8 boards with about 3" spacing. The applicant proposes tighter spacing, approximately 1", but this will reduce potential trash and vermin problems.</p> <p>As mentioned, the original railing at this property is unknown. The proposal is to replicate a simple design on a nearby property. Staff recommends conceptual approval of this part of the design. Once spacing measurements are settled and a specific handrail is chosen, the project can be approved.</p> <p>Missing column needs to be replaced with an exact replica in wood. The Commission may consider allowing cast materials to be used for replication of the capital. The carving there is of considerably more difficulty than replicating a fluted shaft and water problems are more likely.</p> <p>The stair railing should simultaneous be rebuilt to the new design.</p>	
Recommendation	Conceptual approval with referral to staff for measurements, handrail, and column details.	
Conditions	<ol style="list-style-type: none">1. Submit measurements and handrail profile to staff.2. Rebuild stair handrails to same design as new railing.	
Previous HPC action		
Previous Council action		