



LIVING WITH HISTORY

MILWAUKEE HISTORIC PRESERVATION COMMISSION

STAFF REPORT

HPC meeting date

8/5/2024

CCF # 240347

Ald. Stamper

Staff reviewer: Tim Askin

Property

2536 N. Sherman Boulevard

Sherman Boulevard HD

Owner/Applicant

Noel & Yolanda Coronel

PROPOSAL

The owner proposes to enlarge the front staircase so as to meet current code and reduce the riser height. The wing walls will be rebuilt as is. New railings will be installed as required by code.

STAFF COMMENTS

The present concrete stairs and brick wing walls need repair or replacement at this point. Accordingly, the owner would prefer to have the steps accommodate his family's needs for an easier entry into the home. According to the property survey, they project out from the porch deck 2'7", just barely over the minimum in current code. The proposed new steps would project out a minimum of 5'3" under current code. The wing walls will be rebuilt in place.

The result is reasonable. A ramp is not needed and is a worse choice, as it would take up significantly more yard space and is not strictly needed. A ramp would need to be over 32' long for full ADA compliance. This would take up the entire front yard.

RECOMMENDATION

Approve with conditions.

CONDITIONS

1. Steps shall meet code requirements; treads shall be at least 9" deep. [SPS 321.04\(c\)](#) Handrails are
2. to be metal and in as simple of a design as possible. No curlicues or filigree shall be present.
3. New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

SAMPLE ACCEPTABLE RAILINGS

