



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 10/9/2017
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114391 CCF #170833

Property	2824 W. STATE ST.	Concordia Historic District
Owner/Applicant	DEREK J SEYMOUR & HERMANN C MUELLER 2824 WEST STATE STREET MILWAUKEE WI 53208	Derek Seymour Phone: (414) 241-9796
Proposal	Applicant desires to perform a substantial repair to the front porch. Proposal includes the following: <ol style="list-style-type: none">1. Replace top board of knee wall with a wider board, 1x10 or 1x12, flat.2. Replace and re carve the bottom of columns.3. Reconstruct/replace portions of trim surrounding the spindlework below the roof of the porch. <p>Staff has approved other parts of the application relating strictly to cladding of the house and the porch.</p>	
Staff comments	Staff does not believe that the top board should be flat or perfectly flush with the column base. Staff recommends a sloped, rounded, or peaked shape to maximize water-shedding. Water has been the cause of the current problems, so reproducing the current flat detail would only cause the problem to continue. Unfortunately, the design of the current rail is not readily adaptable for appropriately shedding water. Realistically a complete rebuild from the deck to the bottom of the posts is necessary. Therefore, interns are working on a practical solution to the problem. Staff recommends that the Commission direct the applicant to wait for construction drawings from the applicant, indicating sizes of pieces and shapes of moldings, and evaluating pieces for epoxy repair versus full replacement. Staff is willing to offer the interns to the applicant to produce the necessary drawings.	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. Interns are currently researching and drawing an appropriate construction detail for the connection between the top rail board and the column that allows the top board to shed water. Allow delay of COA issuance until this can be prepared and included and require use of this detail or of another appropriate detail that the applicant may provide to staff on his own.2. Require said top rail board to be a rot-resistant species of wood (cedar, cypress, etc.) and to have a drip notch incorporated into its underside on both overhang areas.3. Require measured drawings of upper area of porch including spindlework area and posts. This is necessary so that work can be verified as performed correctly.4. Require posts to be repaired with epoxy where feasible rather than discarding large portions of the bottom of the posts.	

Previous HPC action
Previous Council action