



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/9/2018
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114565 CCF #180420

Property	2824 W. STATE ST.	Concordia HD
Owner/Applicant	THE SURVIVOR'S TRUST CREATED IN H CARL MUELLER & PATRICIA MUELLER REV TRUST 1749 N PROSPECT AVE MILWAUKEE WI 53202	Derek Seymour Phone: (414) 241-9796
Proposal	Enclose staircase on garage. Pave driveway apron.	
Staff comments	Mr. Seymour filed this application in response to DNS orders dated 2/2/18.	

DNS Orders are as follows:

1. Install handrail for garage stairs
2. Install guardrail for garage stairs
3. Replace shingles on garage roof.
4. Pave garage apron
5. Maintain premises in erosion-free and dust-free condition. There is debris throughout the yard.

The stairs are not code compliant. There are additional violations that are clear to HPC staff including rot of exposed OSB sheathing, electrical safety issues, and an unsealed window opening. OSB is not considered adequate cladding and proper siding is required. The fence at the property is falling over and in need of significant repair.

The application is insufficient to address the orders on the property, which are not just on the exterior west elevation staircase of the garage. Items 3 & 5 are not addressed in the application. The application addresses only the stairs and in insufficient detail. The proposed wood clapboards are acceptable, but no trim details are provided and it is unclear if a full enclosure with a roof is proposed. Staff assumes a wall constructed down to ground level, but details such trim, top rail, and cornerboards would need to be provided and shown.

Paving the apron requires information on measurements of the existing area for documentation. It is unknown precisely what area needs to be For a backyard in Concordia, staff would be satisfied with whatever the inspector deemed to be adequate erosion control.

Staff recommends the application be held for further information. Staff recommends the Commission direct that a meeting of applicant, a Commission member with design capabilities, and a DNS representative occur to work through a full plan of action and a timeline for completion.

Mr. Seymour may be eligible for assistance from NIDC's Strong Home Loans program or DNS's NIP program and he is encouraged to apply for both programs.

Recommendation Hold

NIDC Strong	286-5610
DNS NIP	286-3868