



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 9/13/2016**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Carlen Hatala**  
**PTS #113429**

<b>Property</b>	948 N. 34TH ST.	Concordia Historic District
<b>Owner/Applicant</b>	PHIL PERRY 948 N 34TH ST MILWAUKEE WI 53208	Philip Perry Phone: (202) 841-6272

**Proposal** The applicant has been working on this property since 2011 and has completed almost all exterior work on the house as well as interior repairs. A front porch was recently completed.

This current proposal includes installing a railing at the back one-story extension of the house as well as completely rehabilitating the garage.

The applicant will be doing the work himself.

**Staff comments** The 30 inch tall railing atop the extension will be constructed of 2" x 4" cedar balusters, with 4" x 4" cedar posts at the corners. They will be identical to those on the front porch and resemble the upper porch railings at a near-by house in the district on 33<sup>rd</sup> Street.

The three-car garage at the rear of the property requires a new roof, garage doors, siding, windows and pedestrian door.

The wood cladding will consist of car siding and have a 3-1/2 inch exposure. There will be a change to the number of garage door openings. A single car garage door will be installed at the southernmost opening. It will be a wood tip-up door as shown in the example. If not available, there are several other styles of door that would be appropriate. The double door opening will retain its framing but the opening will be filled in with wood siding.

Corner boards and a water table will be incorporated into the work.

The gable ends will be clad in wood shingles. There will be a pair of two-over-two wood windows in the south gable end.

Three four-over-four wood windows will be installed on the elevation facing the house and will measure 40 inches wide by 58 inches tall.

**Recommendation** Recommend HPC Approval

**Conditions**

**Previous HPC action**

**Previous Council action**