



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/7/2025
Staff reviewer: Andrew Stern

CCF # 250371
Ald. Brower

Property	815-817 E. Brady Street	Brady Street Historic District
Owner/Applicant	Dane and Anna Baldwin 10713 W. York Place Wauwatosa, WI 53222	

Proposal

The applicant is requesting after-the-fact approval for construction of a third story rear porch.

Staff comments

Department of Neighborhood Services issued an order violation for construction of the rear porch on March 19, 2025. The porch was constructed without permits and without a Certificate of Appropriateness. The porch is constructed of wood and appears to be the same size as the previous porch. Staff has no concerns with the structural elements or decking for the porch but the top and bottom rails cannot be simple 2x4s and should have beveled corners. The newel post should also have a post cap, rather than be flat. *Living With History* has a basic railing and newel post design that can be used as a guide. The porch will also need to be stained or painted.

Recommendation Recommend HPC Approval with Conditions

1. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.
2. Top and bottom rails be beveled and newel post to have post cap per designs provided in *Living With History* or similar.

Conditions

Previous HPC action

Previous Council action