



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 10/11/2021**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Jacqueline Drayer**  
**CCF #210876**

**Property** 1019-1021 N 33<sup>rd</sup> Street

**Owner/Applicant** Potowatomi Business Development Corporation (Attn: Joe Tesch)  
3215 W. State Street, Suite 300  
Milwaukee, WI 53208  
Quorum Architects, Inc. (Attn: Chris Hau)  
3112 W. Highland Boulevard  
Milwaukee, WI 53208

**Proposal** As a contributing building in the Historic Concordia District, the main steps of 1019-1021 N. 33rd Street are in need of a renovation. The concrete for these stairs have cracked. The brick knee walls that flank each side of the stairs at the porch are in need of repair as they start to deteriorate.

The proposed renovation includes poring new stairs at the main porch that match the existing stairs. The second set of stairs rise up 36.75" to the concrete front porch and are 101" wide. The brick knee walls on either side of the second stairs will need to be rebuilt to match the existing conditions. A new foundation will be added to these stairs and knee walls to prevent future deterioration.

**Staff comments** The existing metal pipe railings are not appropriate. The proposal to replace the existing metal pipe rail currently at the front entry is only permissible if the new pipe railing is in the old-fashioned bulb-joint style, and is painted or black steel. Replacement in kind is not permissible, and a bare galvanized finish on the rail is not permissible. A simple metal railing is a permissible alternative to the old-fashioned style pipe rail. The rail that does not need to be replaced at this time may remain as-is, although I certainly encourage proactive replacement with one of the previously described appropriate options.

The rest of the proposal is appropriate.

**Recommendation** Recommend HPC Approval with conditions.

**Conditions** Replacement railing must be a metal rail approved by HPC or an old-fashioned bulb-joint style pipe rail.

**Previous HPC action**

**Previous Council action**