



Office of the City Clerk

**Jim Owczarski**  
City Clerk  
jowcza@milwaukee.gov

**Richard G. Pfaff**  
Deputy City Clerk  
rpfaff@milwaukee.gov

October 2, 2018

Carmen Schulz  
926 N. 34<sup>th</sup> St.  
Milwaukee, WI 53208

**CERTIFIED MAIL**

**RE: Resolution relating to a Certificate of Appropriateness for alterations to the porch at 926 N. 34th Street, in the Concordia Historic District, for Carmen Schulz and Liz Schulz.**

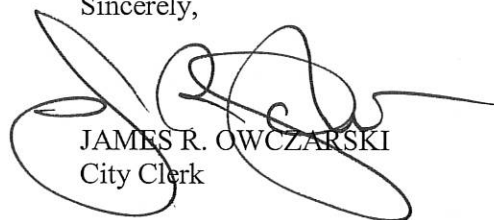
Dear Ms. Schulz:

Your application listed above was heard at the Historic Preservation Commission meeting of October 1, 2018. At this meeting, the Commission granted your application for a Certificate of Appropriateness for alterations to your porch with staff recommendations. I have attached a copy of the staff report which includes the recommendations.

You can appeal the Commission's decision to the Common Council by filing a written request with the City Clerk by October 23<sup>rd</sup>. The appropriate Common Council committee will hear your appeal at its next meeting.

If you have any questions relating to the appeal process, please contact Linda Elmer at 414-286-2231.

Sincerely,



JAMES R. OWCZARSKI  
City Clerk





## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/1/2018  
Ald. Robert Bauman District: 4  
Staff reviewer: Tim Askin  
PTS #114616 CCF #180820

**Property** 926 N. 34TH ST. Concordia HD

**Owner/Applicant** CARMEN D SCHULZ Liz Schulz  
ELIZABETH C SCHULZ 827 N 28th St  
926 N 34TH ST Milwaukee, WI 53208  
MILWAUKEE WI 53208

**Proposal** Rebuild porch with new railing, new skirting, replace missing column.

**Staff comments** The original railing is unknown at the property. It had already been replaced by the time the Concordia neighborhood was photographed for designation. The original skirting survived through approximately 1990. Staff has not fully researched when it was replaced with the lattice design, but it was present prior by 2007.

The current skirting and corner boards do not appear salvageable, so staff is strongly recommending that an approximation of the original design be used. There is only one photo indicating the original design, so there are no measurements, but the design is sufficiently simple that it can be adequately replicated with stock lumber. The design appears to be 1x6 or 1x8 boards with about 3" spacing. The applicant proposes tighter spacing, approximately 1", but this will reduce potential trash and vermin problems.

As mentioned, the original railing at this property is unknown. The proposal is to replicate a simple design on a nearby property. Staff recommends conceptual approval of this part of the design. Once spacing measurements are settled and a specific handrail is chosen, the project can be approved.

Missing column needs to be replaced with an exact replica in wood. The Commission may consider allowing cast materials to be used for replication of the capital. The carving there is of considerably more difficulty than replicating a fluted shaft and water problems are more likely.

The stair railing should simultaneous be rebuilt to the new design.

**Recommendation** Conceptual approval with referral to staff for measurements, handrail, and column details.

**Conditions** 1. Submit measurements and handrail profile to staff.  
2. Rebuild stair handrails to same design as new railing.

**Previous HPC action**

**Previous Council action**