



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 #210874

Property	1009-1011 N 33 rd Street	
Owner/Applicant	Potawatomi 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	<p>As a contributing building in the Historic Concordia District, some of the concrete of 1009-1011 N. 33rd Street is in need of replacement. The concrete that is used for the side walkway stairs and the main stairs at the front porch have deteriorated, causing uneven steps and slabs, and some steps to be missing completely. The brick knee walls that flank each side of the main stairs at the porch are in need of repair as they start to lean and deteriorate.</p> <p>The proposed renovation would include pouring a new concrete staircase for the side walkway that matches the existing stairs. These stair rise 37.5" from the grade of the city sidewalk to the side walkway, which is at the grade of the front yard. The side stairs are 23.75" wide. Once they reach the walkway at front yard grade, the concrete walkway widens to 29.75" while staying justified to the north side of the stairs.</p> <p>The stair at the front porch are 74.5" wide and rise up 36" to the concrete front porch. The new pour will match the existing set of stairs. The flanking brick knee walls will be rebuilt with brick and mortar that matches the existing conditions, along with a new cap made of either limestone or pre-cast concrete that matches the original. A foundation will be added to these stairs and knee walls to prevent this deterioration in the future. The concrete slab in front of these stairs will need to be replaced as well to make for an even transition between the new stairs and the existing walkway and stairs.</p>	
Staff comments	<p>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.</p> <p>Staff also flagged the secondary set of stairs leading to the street. Our understanding is that if that stairway counts as part of the egress from the building, it must be replaced at 36" wide and be accompanied by a new railing. Replacement railing is not currently noted. A replacement railing would need to meet the same design standards previously described for the replacement rail at the front entry.</p> <p>Unless contradicted by building code requirements, if the second rail does not need to be replaced at this time it may remain as-is, although I certainly encourage proactive replacement with one of the previously described appropriate options.</p>	
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**