



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/8/2019
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114618 CCF #190359

Property 953 N. 33RD ST. Concordia

Owner/Applicant KATHRYN FINERTY Kathryn Finerty
953 N 33RD ST 953 N 33rd
MILWAUKEE WI 53208

Proposal This case came to us in October as a result of a violation. Applicant began porch repairs that may have been acceptable without a COA, but conditions were worse than expected and resulted in extensive deconstruction that triggered a violation. In October, the case was held over because of the end of construction season and to grant time to create an appropriate repair plan.

Applicant intends to repair and reconstruct portions of the front porch. This entails the removal of the decking and damaged skirting and the addition of new footings. The stairs, risers, and damaged/rotting skirting will be replaced with cedar. The decking will be 3/4" tongue and groove decking. The square and round columns, railings, and balusters will be replaced to match the existing conditions. This includes six 8" round wood columns and bases and two 8" squared wood fluted columns and bases. Eight dropdown/gooseneck rails will be replaced to match existing rails and connect to new columns in the same manner, these will require custom hand carving. Most balusters can be reused and repaired. New ones will be milled to match narrow tapered design and installed with similar spacing to existing.

Applicant also intends to repair the gable peak trim above the front porch. New trim will match original conditions. It can be reconstructed from the scars on the building and photographs

Applicant has not indicated a specific timeline for the length of the mothball, but has verbally suggested a request for one year.

Staff comments The plan is appropriate but will certainly require significant expense and time to complete. As constructed now, the porch is cantilevered and hanging from the roof, with limited support from the stair wing walls. This with the comprehensive reconstruction needs truly makes placing modern footings for the porch wise and necessary.

Staff recommends an initial mothball period of one year, per conversation with applicant.

Recommendation Recommend HPC Approval

Conditions All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Pressure-treated wood can be used only where it is structural and fully hidden by natural wood.

Previous HPC action 180811, October 2018. Held over per above and withdrawn with the filing of this app.
Previous Council action