



Certificate of Appropriateness

**MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION**

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

3248 W. MC KINLEY BL.

Coldspring Park Historic District

Description of work

Rebuild front porch steps to match existing. Install new graspable handrails. Replace square balusters as needed to match existing. Replace skirting and newel posts to match existing as needed. Replace all porch flooring with new tongue and groove (also called center match) wood flooring. Spindles will be 2 x 2 square and spaced no more than 2 inches apart.

Date issued

3/30/2012

PTS ID 46570 COA, porch repairs

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

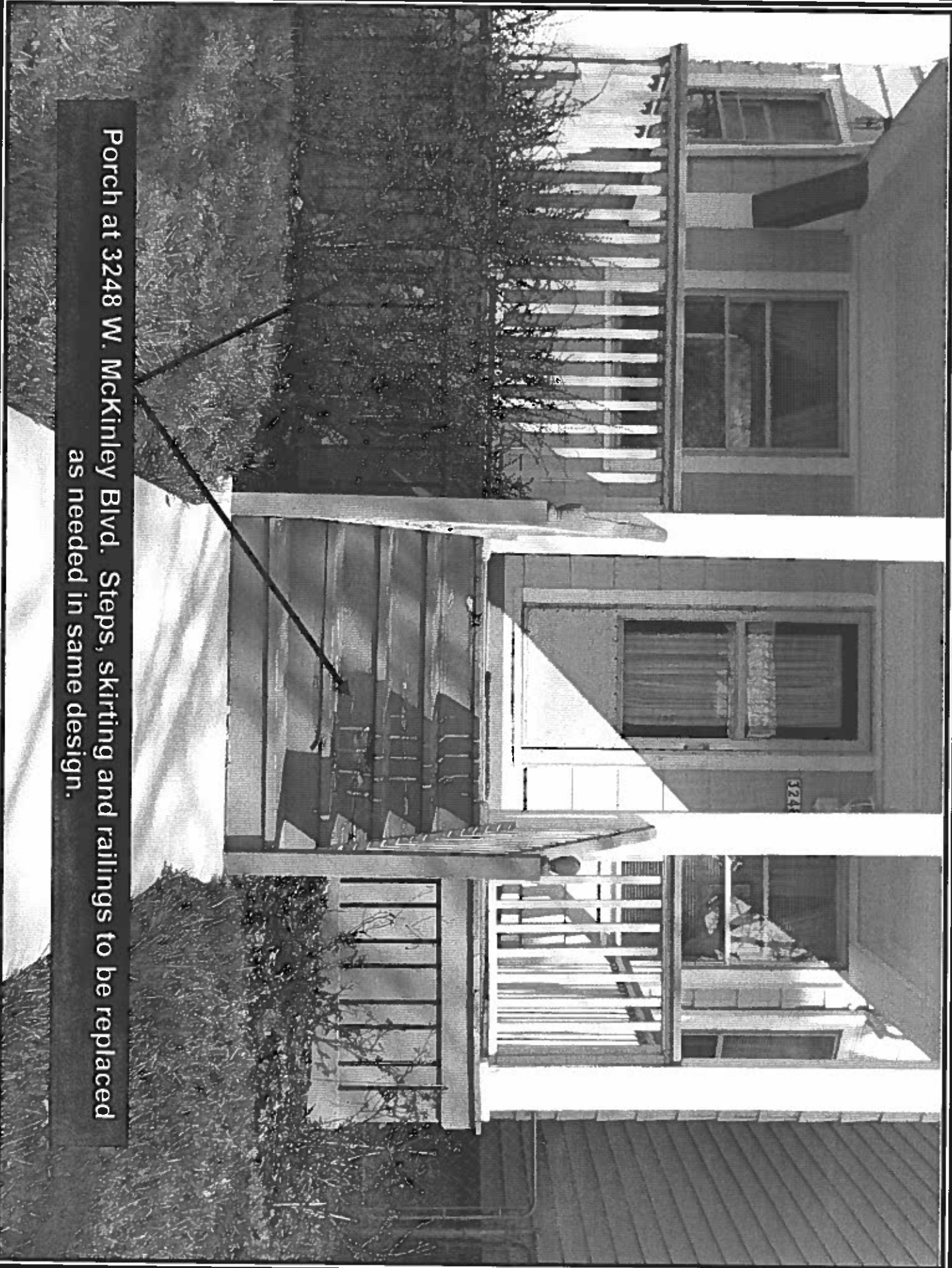
All work will be done according to attached photos, drawings, and specifications. All wood must be painted upon completion. Please note that research has shown that when new, bare wood is exposed to the elements for a period of only a week or two, the life of the paint subsequently applied to it will be decreased. All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation department as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@milwaukee.gov. If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkedcd.org/build, or call (414) 286-8210.

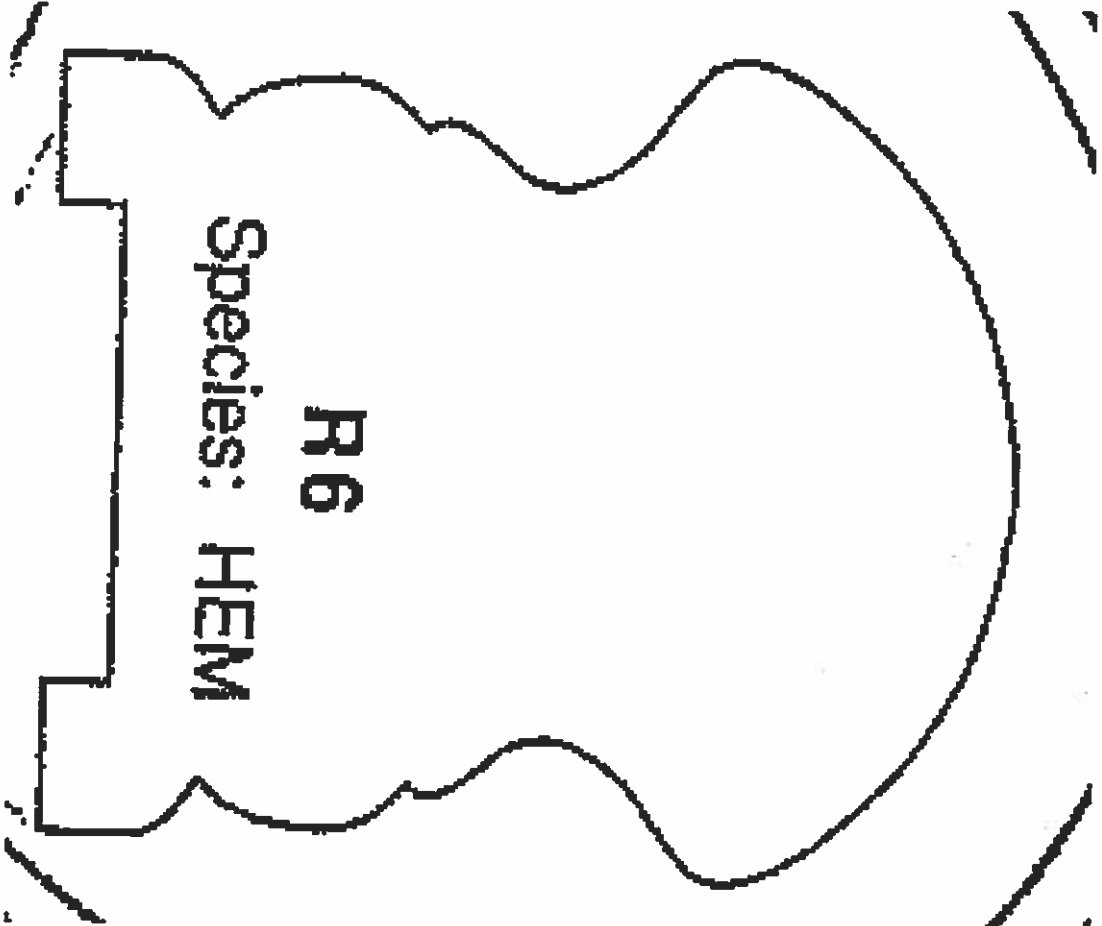
Paul Jakubovich

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Contractor B and E General, Inspector Joel Walloch (286-8160) Inspector Heidi Weed

Porch at 3248 W. McKinley Blvd. Steps, skirting and railings to be replaced as needed in same design.





R6
Species: HEM

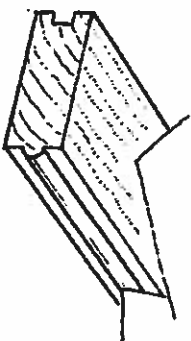
Profile of graspable
handrail// top rail to
be used on front
porch

Porches

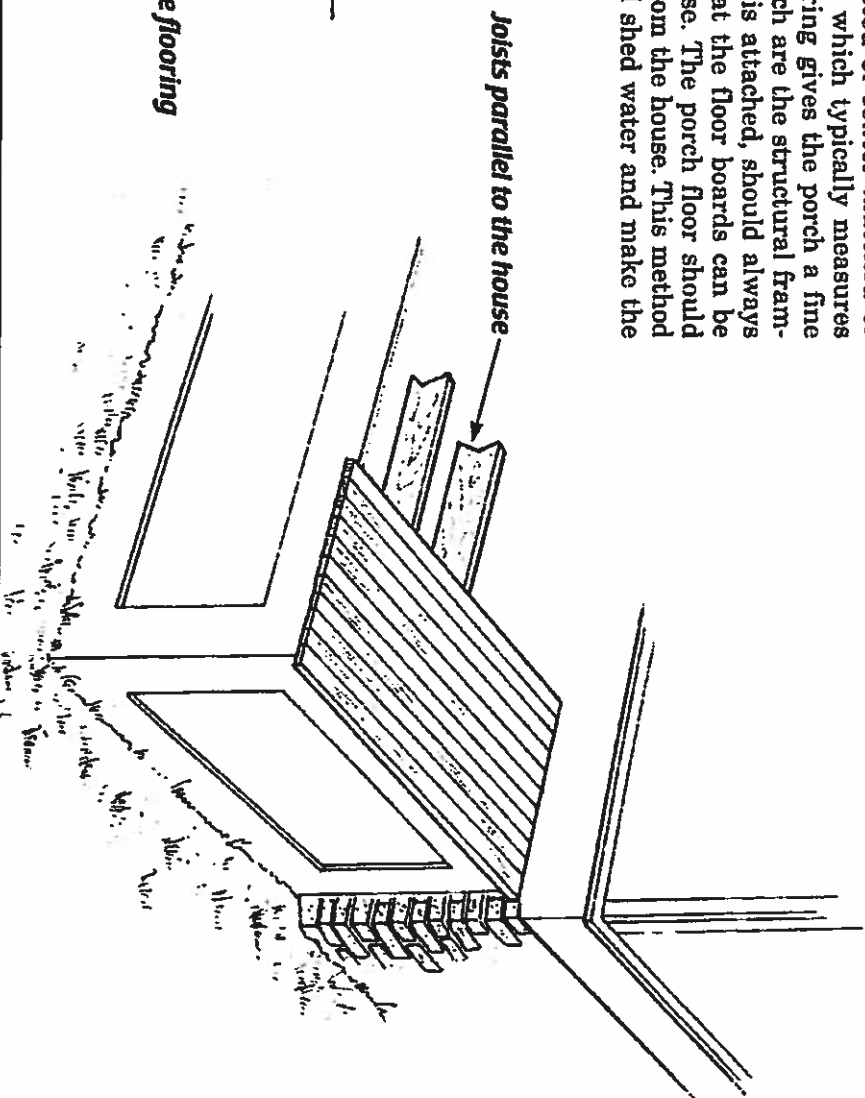


Traditional Porch Floors

Porch floors should be constructed of center matched or tongue-and-groove wooden flooring, which typically measures 2-1/4" wide by 3/4" thick. This flooring gives the porch a fine finished appearance. The joists, which are the structural framing members to which the flooring is attached, should always be run parallel to the house so that the floor boards can be installed perpendicular to the house. The porch floor should also be very slightly pitched away from the house. This method of construction for a porch floor will shed water and make the porch last longer.



Center match or tongue-and-groove flooring

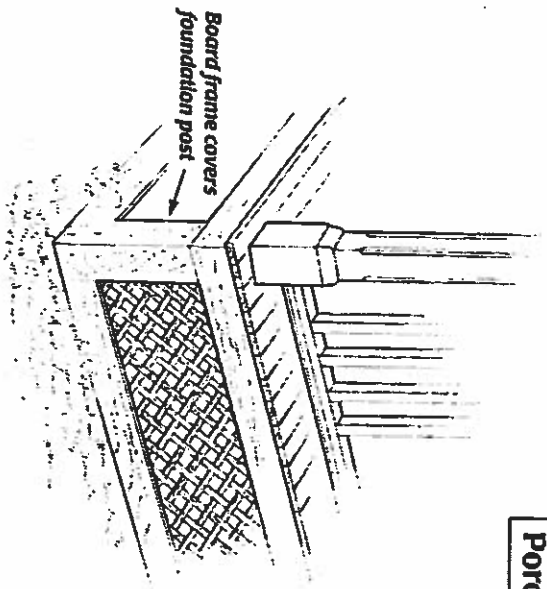


New porch floor to be center match material installed as illustrated

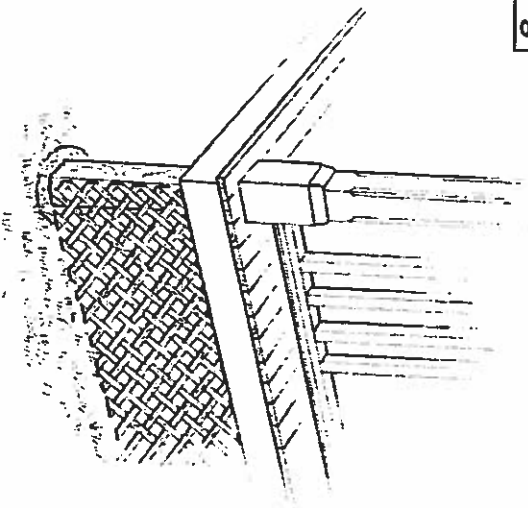
Porches



Porch Skirting



Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.



Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the row edges of the lattice look unfinished.

Porch skirting beneath the deck must be done with a full frame as illustrated in the left drawing. The frame can be filled with lattice as shown or vertical boards typically spaced no more than 1" apart.