



LIVING WITH HISTORY

# Certificate of Appropriateness

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

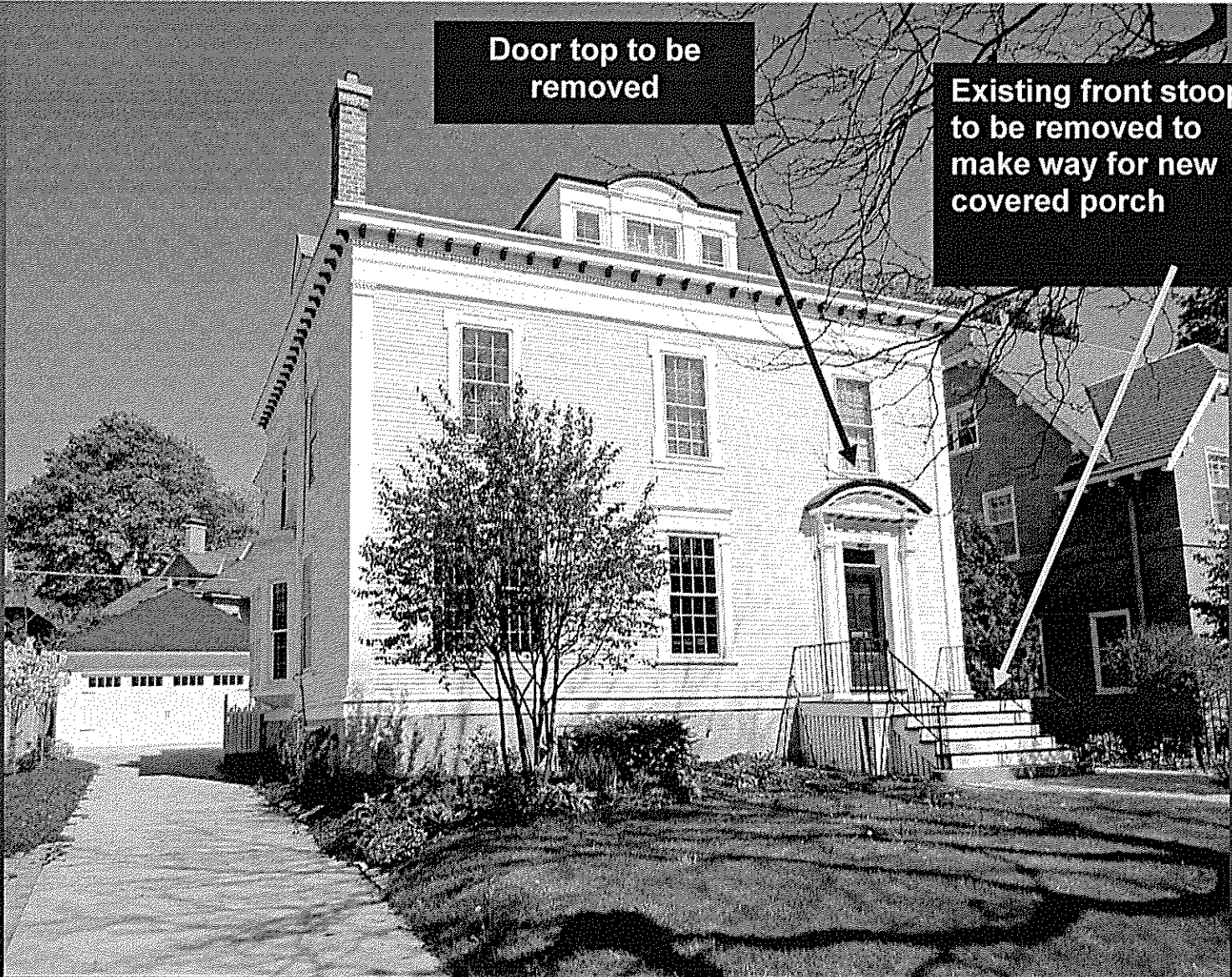
**Property** 2685 N. LAKE DR. **North Point North Historic District**  
**Description of work** Remove existing, non-original front porch stoop. Remove pediment from top of front door.  
Construct new, hip-roofed front porch in footprint of the original porch.  
**Date issued** 6/5/2012 PTS ID 79603 COA, New front porch

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 drawings, photos and specifications. Wood for trim and exterior finish must be smooth and free of knots. HPC staff strongly recommends the use of naturally decay resistant wood species for finish wood and then coating it with a paintable wood preservative such as Woodlife® prior to priming and finish painting. All finish 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 job subsequently applied to it will be decreased. The front porch deck will be made of center match (also called tongue and groove) material (no spaced deck boards). Design of spindles to be reviewed and approved by HPC in consultation with owner. 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 staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto: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](http://www.mkedcd.org/build), or call (414) 286-8210.

Paul Jakubovich  
City of Milwaukee Historic Preservation

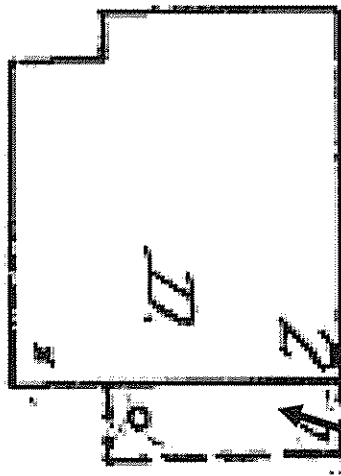
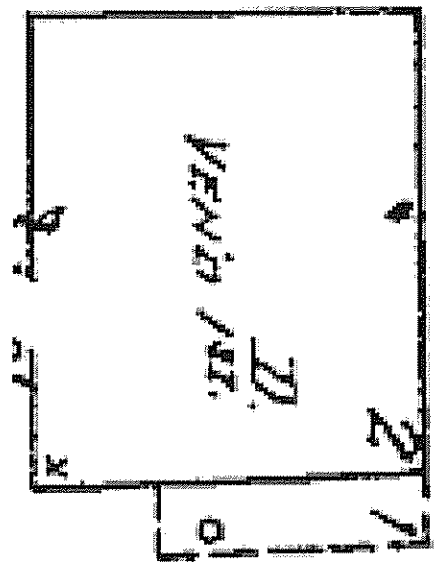
Copies to: Development Center, Ald. Nik Kovac, Inspector Bill Richter (286-2518), Inspector Heidi Weed



Door top to be removed

Existing front stoop to be removed to make way for new covered porch

2685 N. Lake Drive



591

595

Milwaukee fire insurance map, pre-1930 showing one storey, covered front porch at 2685 N. Lake Drive (595 Lake Drive is the pre-1930 house number.)

New porch to be built in same footprint as the original porch shown on the fire insurance map.

8-11



New front Porch

Porch cornice to match cornice at roof of house.

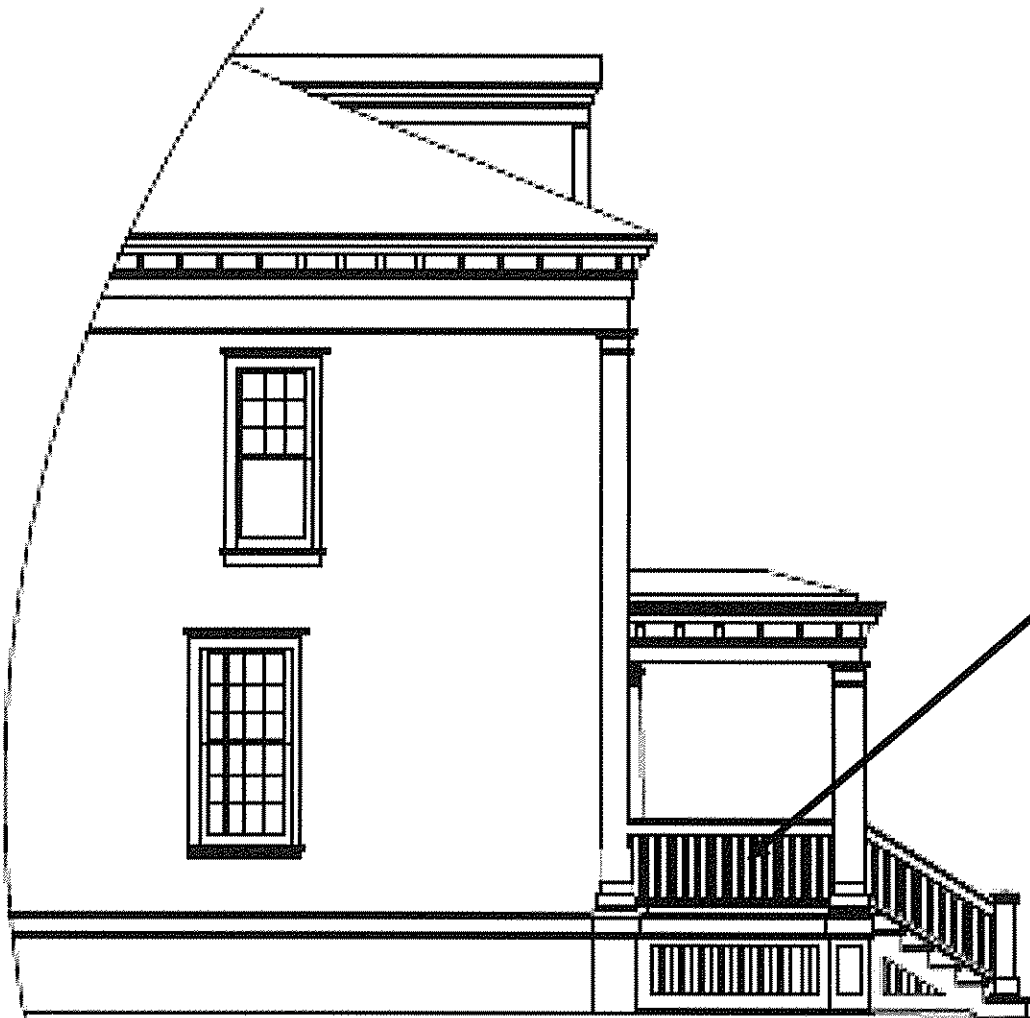
T  
A1  
PROPOSED FRONT ELEVATION w/covered porch  
Scale: 1/4" = 1'-0"

Built-in rain gutter

Brackets to match those on house



Columns will be round with Doric-style tops. Columns must have the traditional entasis design where the column is widest about  $\frac{1}{4}$  to  $\frac{1}{3}$  the height of the column and then tapers towards the top.



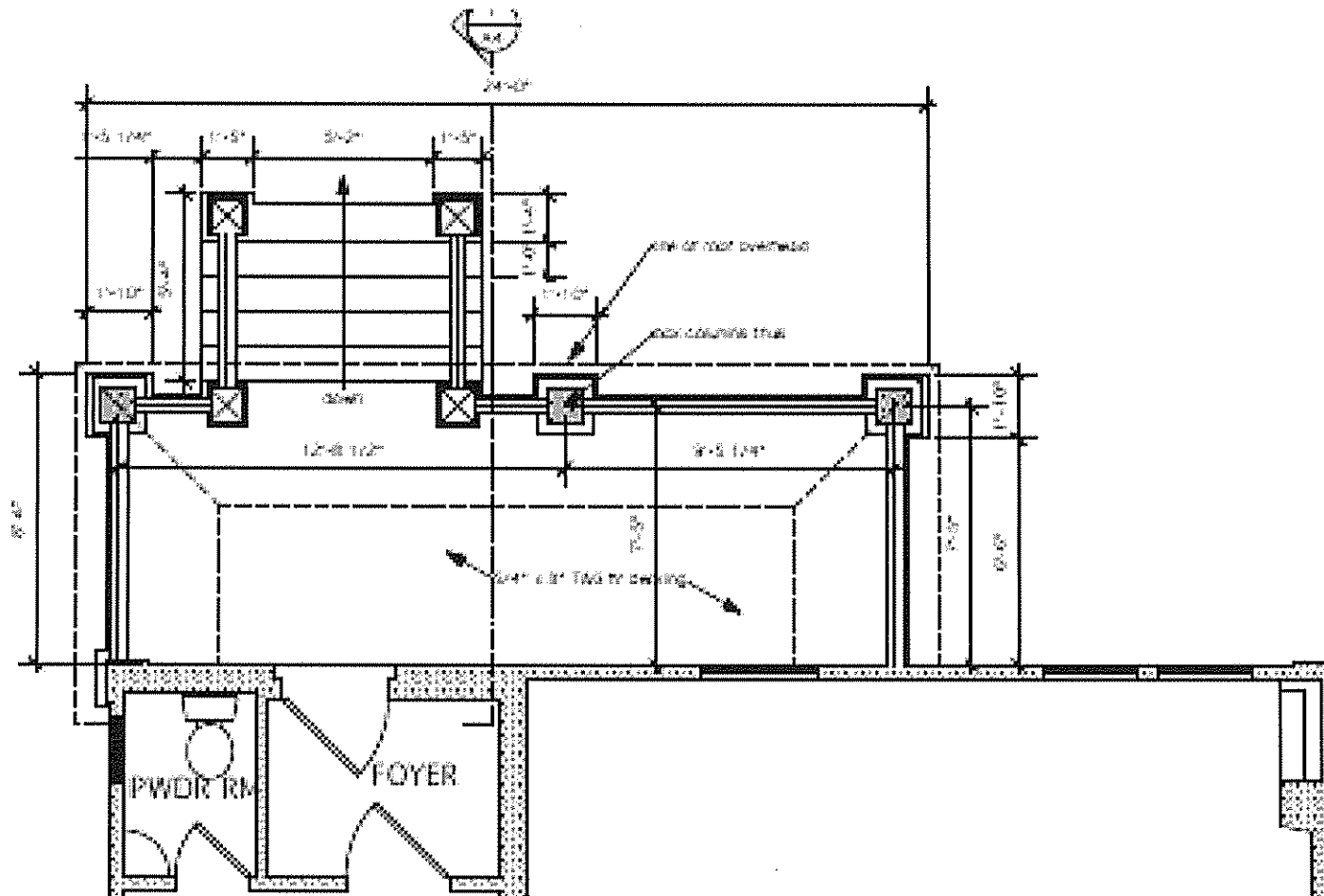
**Note: Spindles to be 2" square actual and spaced no more than 1-1/2" apart. Spindle style reviewed and approved by HPC staff.**

2  
42

**SOUTH SIDE ELEVATION**

Scale: 3/16" = 1'-0"

**South elevation of new front porch**



Plan of new front porch





1-1/2"

Built-up top and bottom rails  
for porch guardrails and  
railings.

Drip kerf

2-3/4"

Sections through top and  
bottom rails

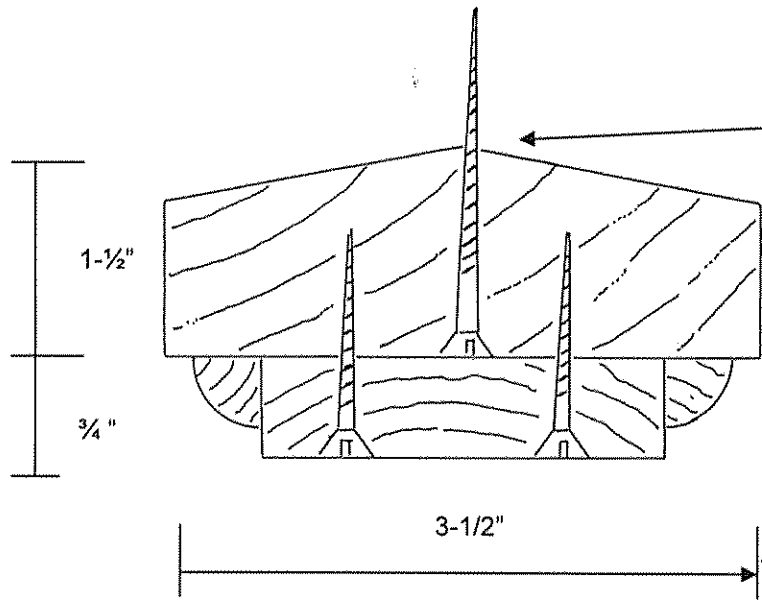
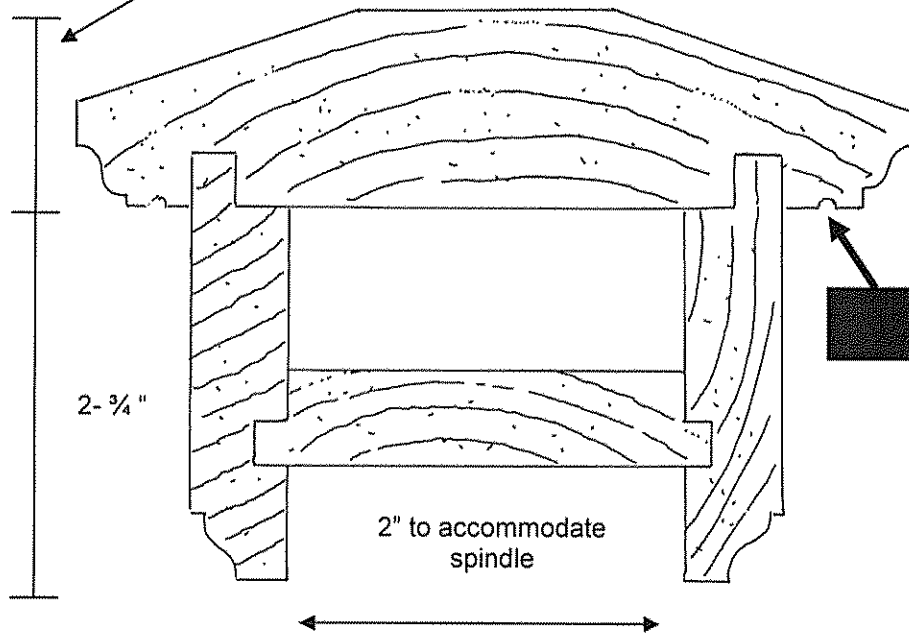
2" to accommodate  
spindle

Or 2" flat in center to  
accommodate a flat-  
bottomed spindle and  
then bevel after that.  
HPC staff suggests  
water proof glue at  
bottom of each  
spindle

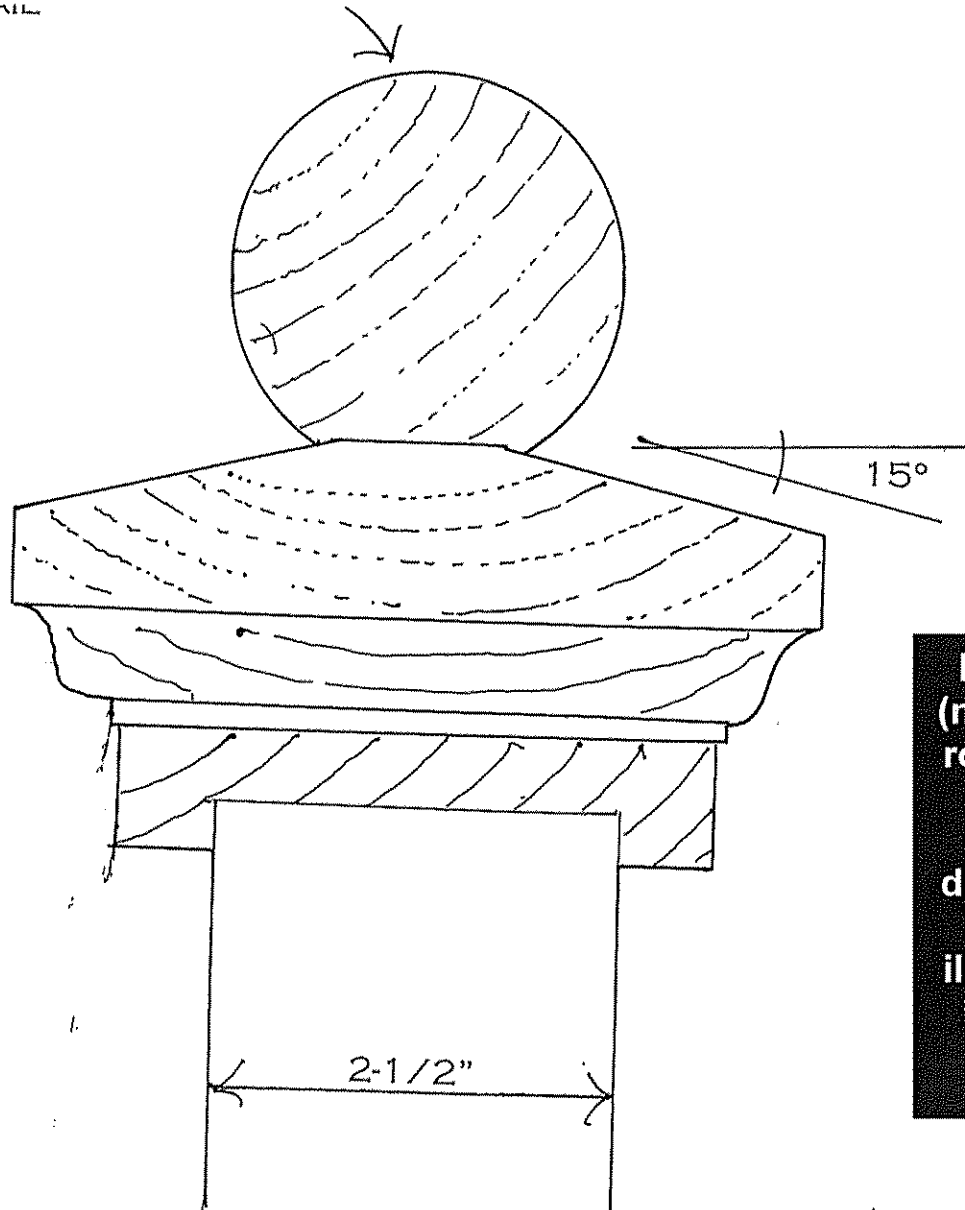
1-1/2"

3/4"

3-1/2"



ROUND HAND RAIL  
#HR-437



For graspability on the steps (necessary to meet codes), a  $\frac{3}{4}$  round pole may be attached to the top of the railing. The overall design of this railing differs from the one above and is included here only to illustrate the installation of the  $\frac{3}{4}$  round pole on the top of the beveled top rail.