



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### 1119 E. Knapp St., First Triangle Historic District

Pour a concrete patio/walkway with stamped border per the attached plans. Reconstruct the front and side entry steps in cedar per the attached plans.

## Date issued 1/15/2025

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 finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.**

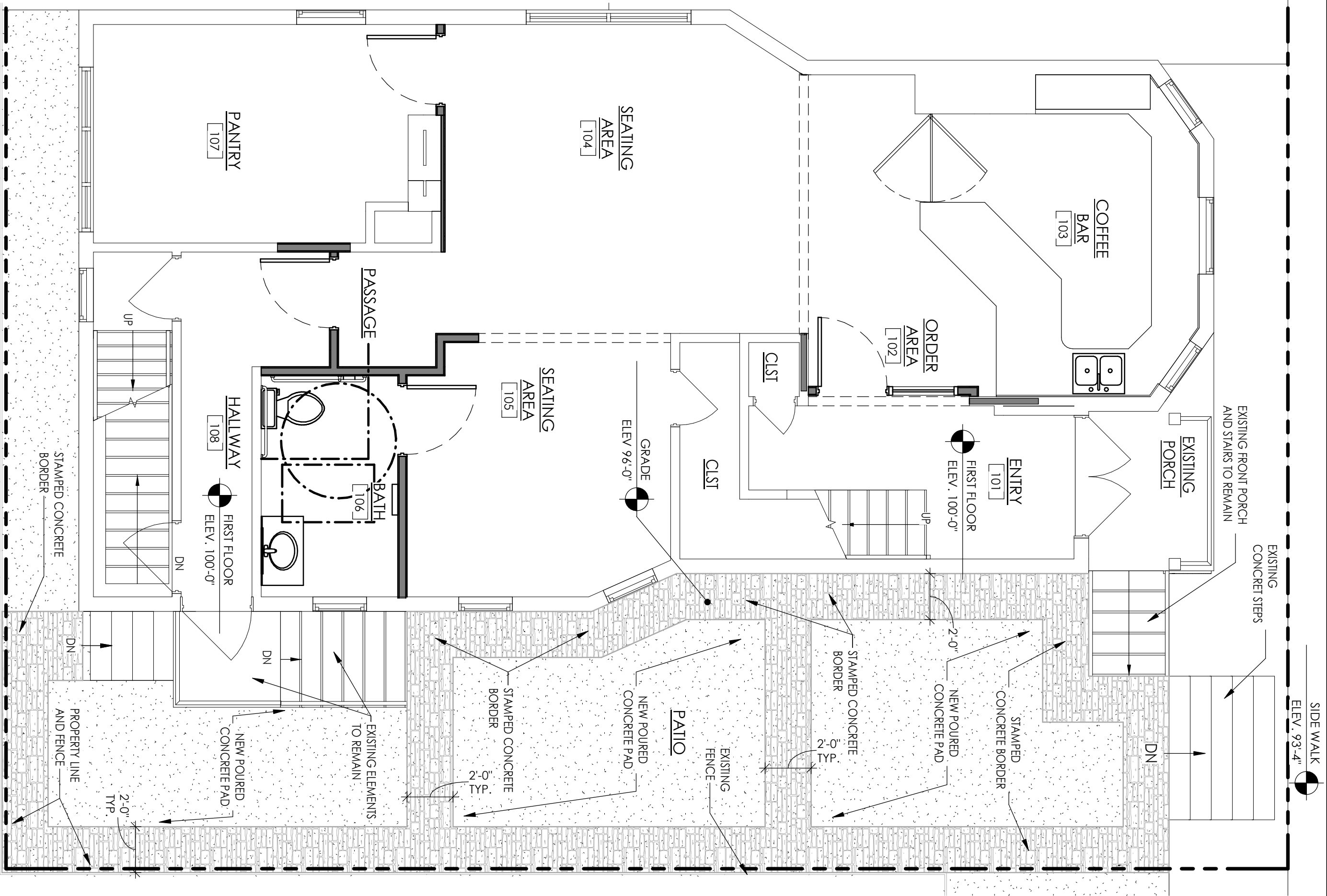
All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

## Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

Copies to: Development Center



SIDE WALK  
ELEV. 93'-4"

EXISTING  
CONCRETE STEPS

EXISTING FRONT PORCH  
AND STAIRS TO REMAIN

EXISTING  
PORCH

COFFEE  
BAR  
[103]

ENTRY  
[101]

FIRST FLOOR  
ELEV. 100'-0"

ORDER  
AREA  
[102]

CLST

CLST

PATIO

GRADE  
ELEV 96'-0"

SEATING  
AREA  
[104]

SEATING  
AREA  
[105]

PASSAGE

BATH  
[106]

PANTRY  
[107]

HALLWAY  
[108]

FIRST FLOOR  
ELEV. 100'-0"

NEW POURED  
CONCRETE PAD

STAMPED CONCRETE  
BORDER

STAMPED CONCRETE  
BORDER

NEW POURED  
CONCRETE PAD

STAMPED  
CONCRETE BORDER

EXISTING  
FENCE

EXISTING ELEMENTS  
TO REMAIN

STAMPED CONCRETE  
BORDER

PROPERTY LINE  
AND FENCE

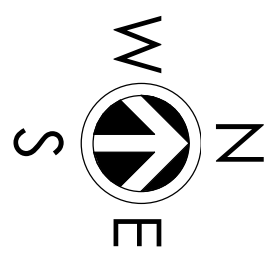
## FIRST FLOOR DESIGN

7/26/2022

KNAPP ST. COFFEE

1119 E KNAPP ST., MILWAUKEE WI 53202

PROJ. NO. 2021-44



SCALE: 1/4" = 1'-0"

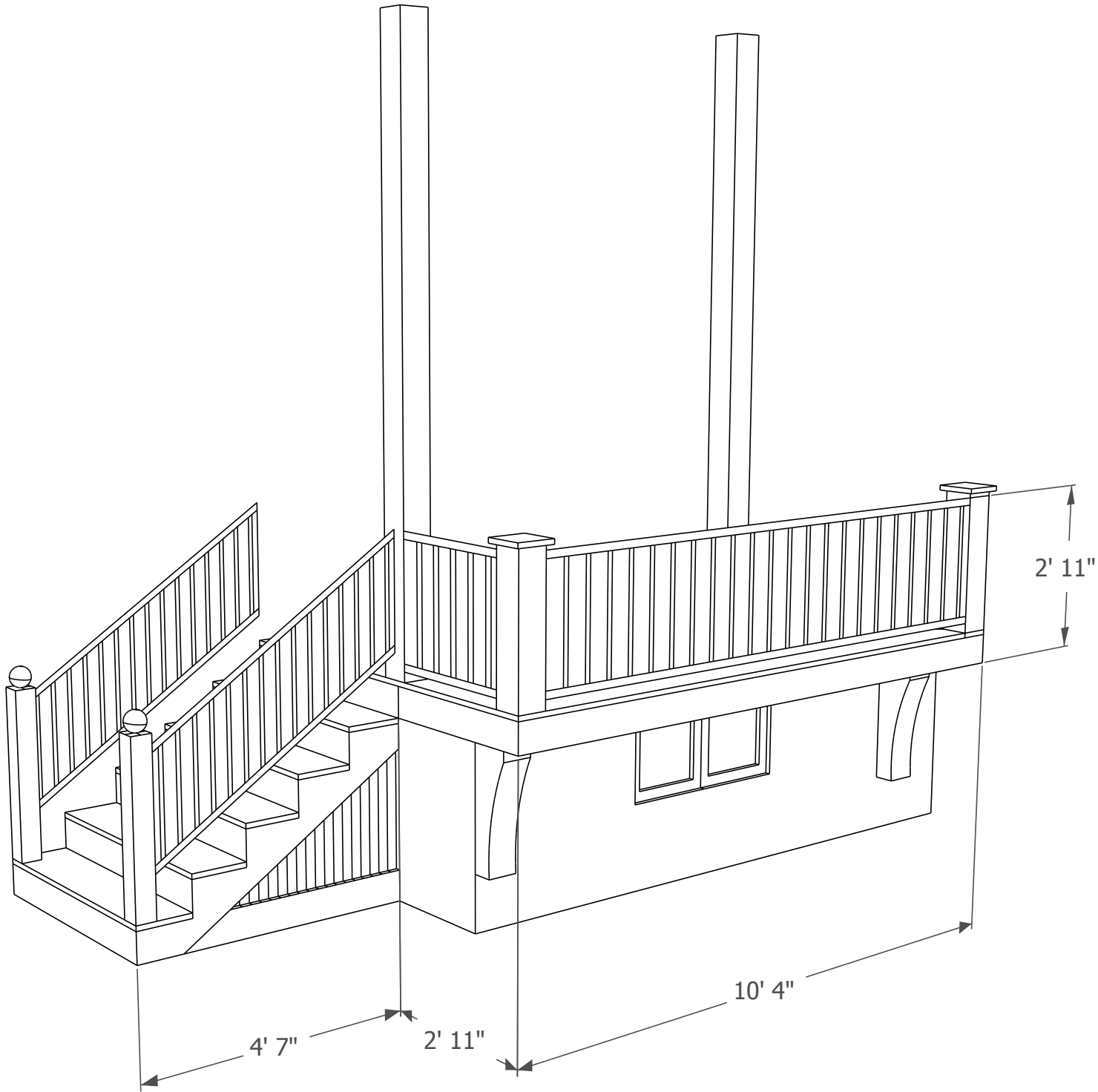
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ABACUS  
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# Front Steps

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# Side Steps

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