

Brewer's Hill Historic Preservation Commission

Back Porch Replacement

1814 N. 1st Street

Milwaukee, WI



Front Elevation



South West Corner



Existing Rear Elevation (Prior to stair failure and demo)



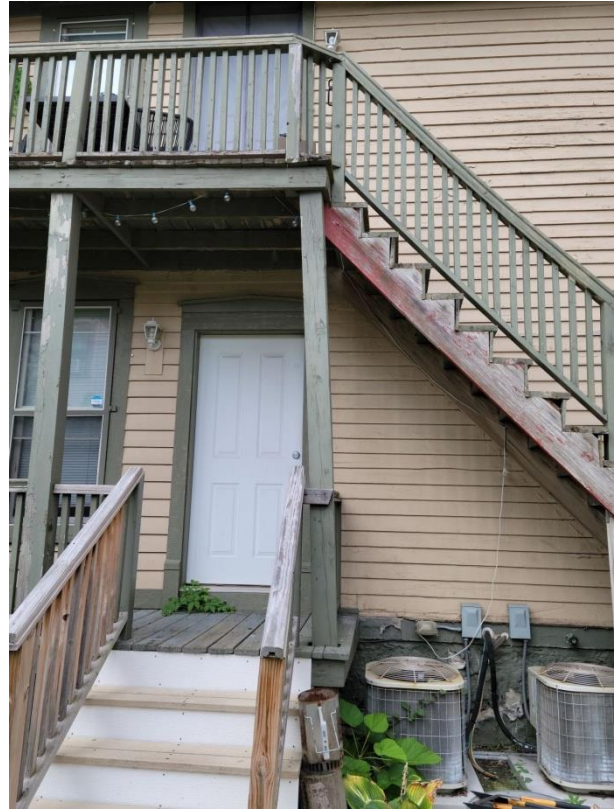
Existing Rear Elevation (After demo)
Note existing non-compliant stair rise and run (slope) on paint.



North East Corner



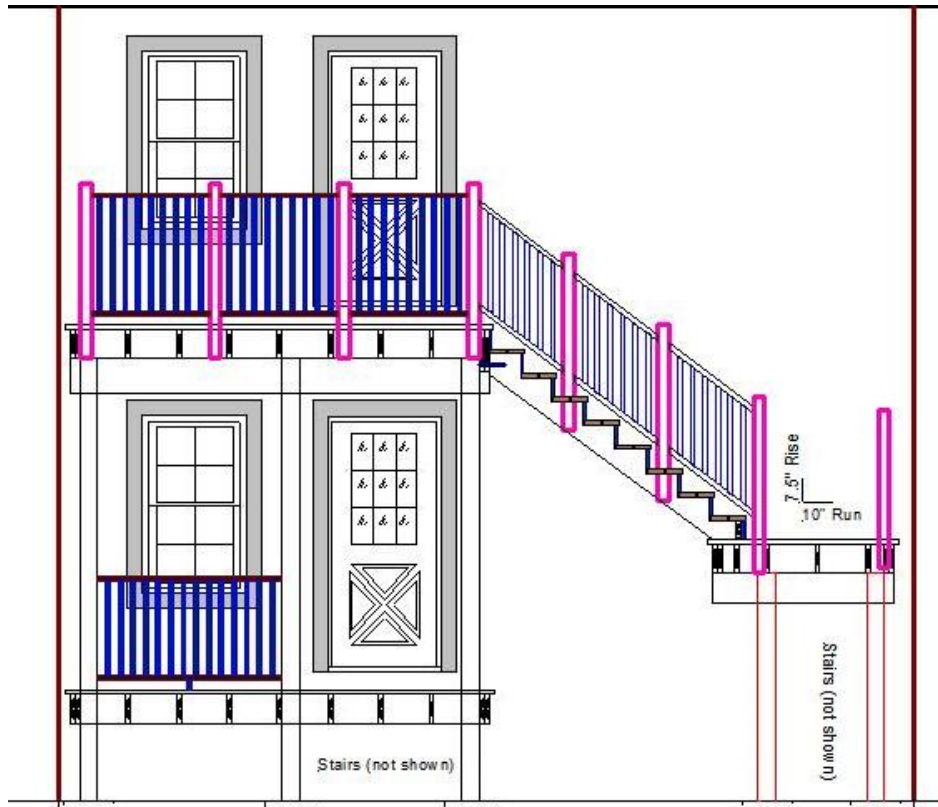
Existing Rear Elevation #1



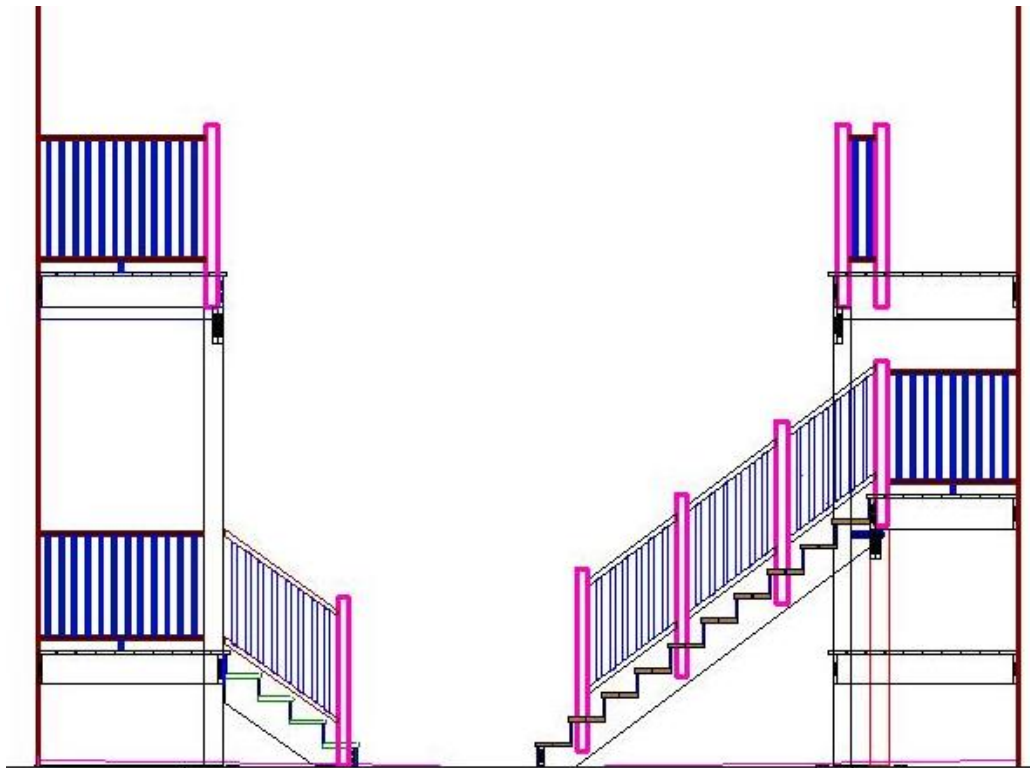
Existing Rear Elevation #2



Existing Rear Elevation #3



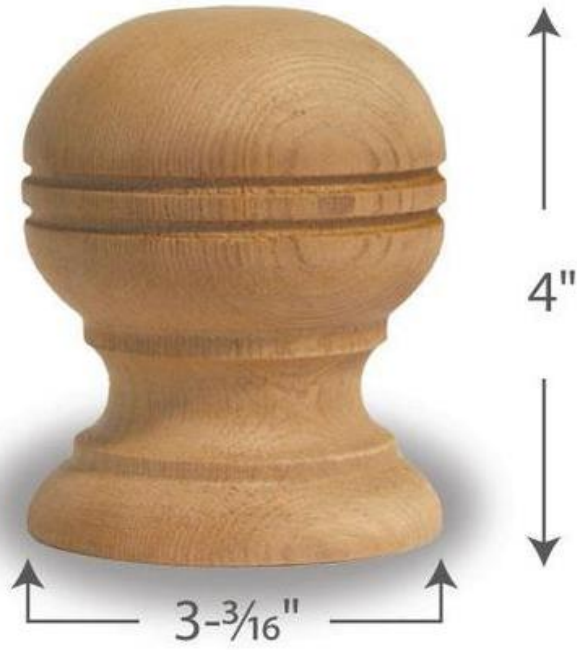
Proposed Rear Elevation



Proposed Rear Elevation (North and South Views)



Existing Post Finial (Front Porch)

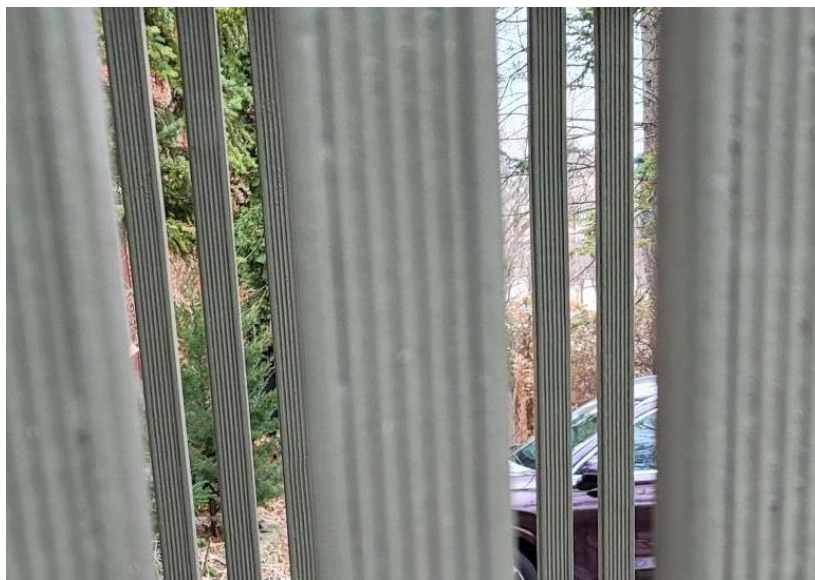


Proposed Post Finial (Back Porch)



Proposed Post Skirt (Back Porch)

NOTE: The front porch did not have any post skirts.



Existing Spindles (Front Porch)

NOTE: Spindles on the back porch will have the same fluting detail.



Existing Handrail (Front Porch)



Proposed Handrail (Back Porch)

Project Description

Replace the dilapidated and unsafe back porches.

1. Demo all existing porch structure.
2. Rebuild porches to existing sizes using pressure treated lumber for structure, stair treads and stair risers. These will naturally gray out to match the house and be maintenance free.
3. Rebuild railings, posts and handrails. Use appearance grade cedar posts, finials, railings and rail bottoms. These will be left natural at this time to naturally gray out. These posts, finials, handrail and spindles will be the same or similar to the front porch.

Modifications from existing layout

The staircase will be modified from the original layout to bring it into code compliance.

The existing staircase had a very steep rise and run (slope) that ran along the house and terminated at the edge of the house. (See photo below)



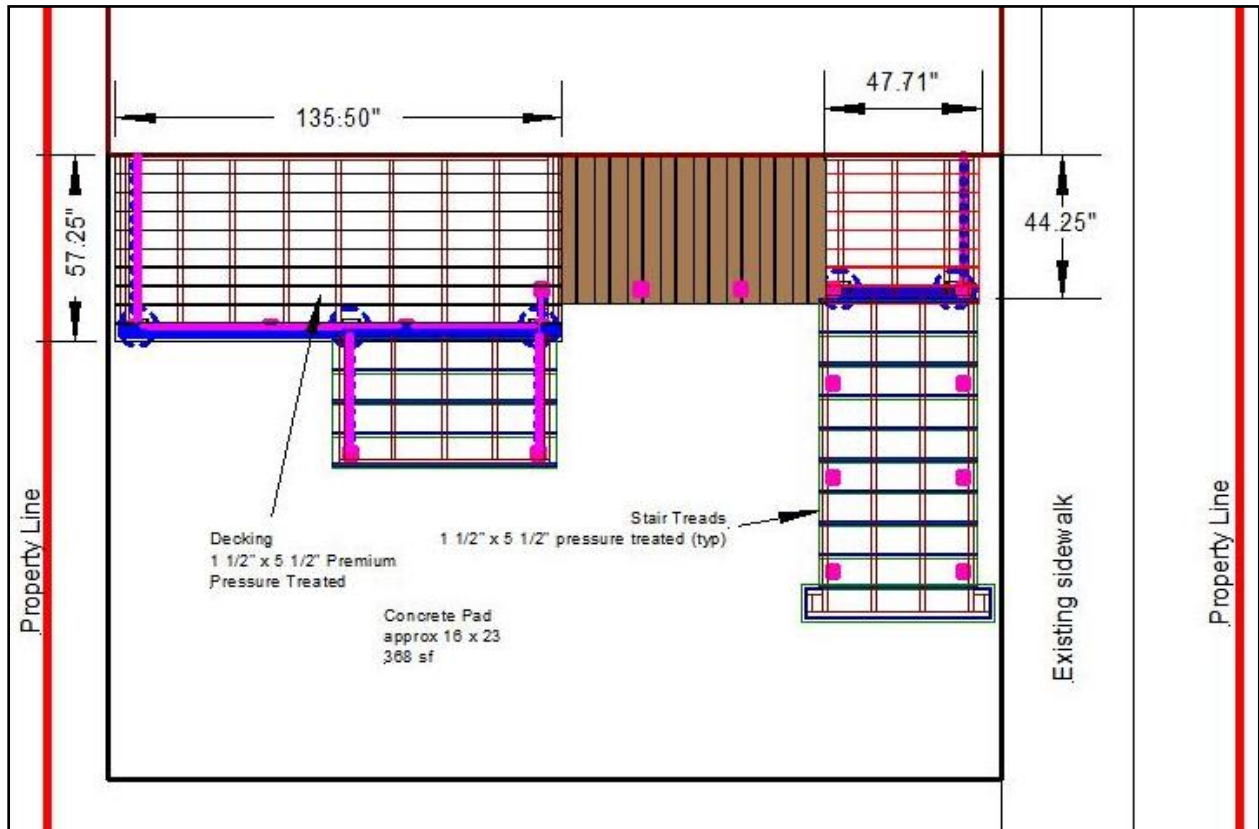
The new layout will have the proper rise and run (slope) and split into two (2) staircase sections with a platform.

The new layout will have a platform near the north side edge of the house whereby the upper porch will be attached with a set of stairs. Then the lower set of stairs will be perpendicular to the house, projecting east and terminate on the patio at grade.

We will also add proper footings and landing patio per code.

Note 1: The porches, stairs and platform will be similar size and will not exceed the width of the house. The only modification to the layout is the landing platform and stairs being perpendicular to the house.

Note 2: Current building codes require a post and beam construction and larger joists for the decks. We may have to modify the lower window pediment to install a proper ledger board for the upper porch. However, we may be able to modify the ledger board. This will be dictated by the building inspector.



Plan View

NOTE: These are draft plans and may need to be slightly modified in regards to rise and run and number of steps based on actual heights/elevations to meet building codes.

Contacts:

Contractor

David Stas - Design and Engineering

Vanguard Property Services

262-391-4184

Dstas1109@att.net

Owner

Jamie Leick

414-305-1876

jeleick@yahoo.com