



PTS # 114618

Certificate of Appropriateness

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

Property

953 N. 33RD ST. Concordia Historic District

Description of work

The previous COA covered the lower portion of the front porch at the above address. It was originally thought that the lower porch could be rehabilitated. Severe deterioration has led to the need for the complete removal/demolition of the existing decking and damaged skirting and the addition of new footings, stairs, and risers. Only the roof and wings walls at the front steps will remain. The stairs, risers, and damaged/rotting skirting will be replaced with decay resistant wood. The decking will be 3/4"– 5/4" tongue and groove decking and installed as shown in Living With History.

The present amended COA is for the porch railings and handrails and columns, see attached photographs of staff-verified replacements that match the original features.

Date issued
10-09-2019

AMENDED 10/29/19

PTS ID 114618 COA: porch and related 2019

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:

The porch roof will be properly supported during the demolition and reconstruction of the lower portion of the porch.

The masonry wing walls will remain.

Any skirting material that is salvageable will be retained and reinstalled.

The dimensions of the lower porch will follow the original as shown in the attached images.

Pressure treated lumber may be used for framing but not areas that will be exposed/finished; the finished areas need to be constructed of decay resistant wood.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: carlen.hatala@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.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Dave Pedersen (286-2540)



Porch roof will remain since it is integrated into the roof of the house.

All sections of the porch below the roof are to be removed including columns, balusters, steps, handrails and skirting.

New footings will be poured and the porch deck and skirting are to be rebuilt.

This photo shows work underway.

Approval for the railings, balusters, columns and handrails is addressed in this amended COA – see photos attached below.

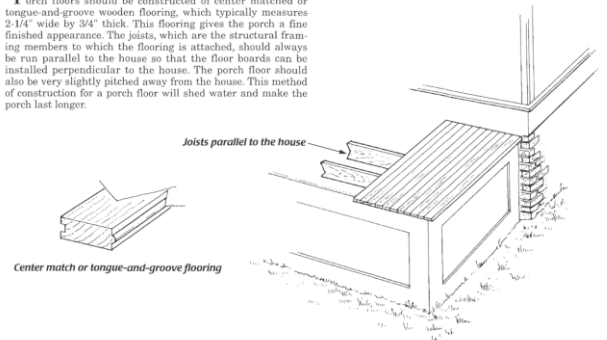


Porches



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 will shed water and make the porch last longer.



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Wing walls measure 32 inches tall by 22 inches wide by 52 inches deep (front to back)
They will remain.



Porch measures 31 feet wide by 7 feet deep.
Railing is 29 inches high.
Skirting boards are 1" by 8" frame and 1" by 6" verticals.



Photographs of the approved handrails to be installed (handrails were already painted and ready for installation at the time of photograph)



Photographs of the approved handrails to be installed (handrails were already painted and ready for installation at the time of photograph)



Photographs of the approved fluted cedar columns (columns were already painted and ready for installation at the time of photograph)



(Left) Photographs of the approved balusters (balusters were already painted and ready for installation at the time of photograph)

(Right) Also in the process of removing the porch, applicant discovered that the decking was made of 3/4" pine. Applicant discovered pieces of the original decking which were 5/4". Photograph above of the two materials. Applicant will replace the decking with 5/4" birch and NOT 3/4" pine.