



190259
ORD-19-05183

Certificate of Appropriateness

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

Property 928 N. 29TH ST. Concordia HD

Description of work Reconstruct front porches to attached designs, meeting current building code requirements for stair treads, risers, and railings, except that railings shall be no taller than 36". Follow all attached measurements except where site conditions require alterations to tread depths and heights. Use tongue and groove decking material per attached diagram. All visible wood will be painted, clear-grain, knot-free, untreated wood of a naturally rot-resistant species. Eligible for IEBC Historic Buildings chapter code exemptions.
Repair column bases with an appropriate material such as wood preservative and epoxy.
Use flat top newel cap in all locations.

Date issued 5/20/2019 PTS ID 114730 COA: porches

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 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 of the paint job subsequently applied to it will be decreased. **The use of a naturally decay-resistant wood species for exterior finish applications is required by building code**

All work must be done in a craftsman-like manner, and must be completed within 120 days of the date this certificate was issued or sooner at the discretion of the assigned building inspector. 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) 286-5712 E-mail: hpc@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/permits, or call (414) 286-8210.

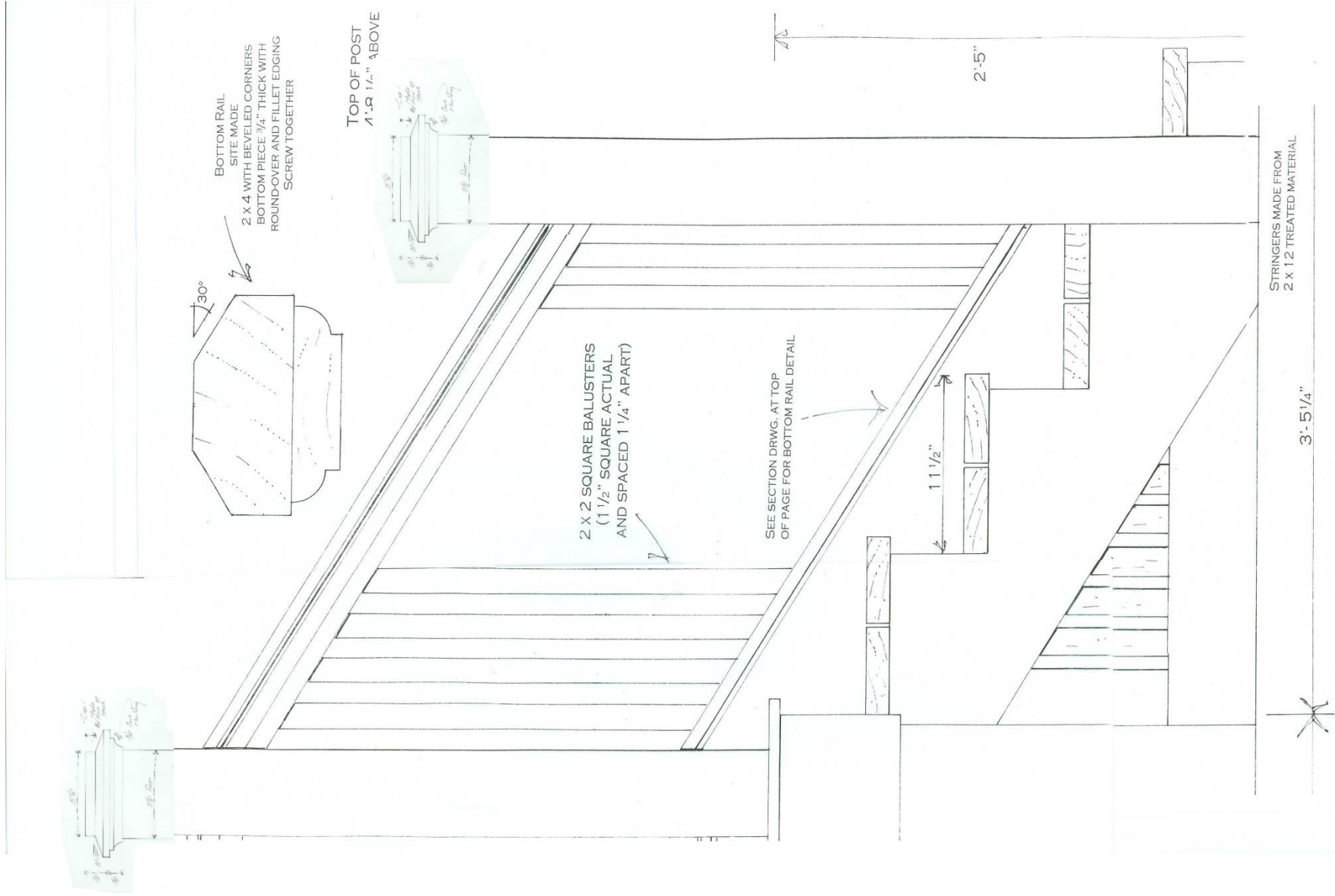


City of Milwaukee Historic Preservation Staff

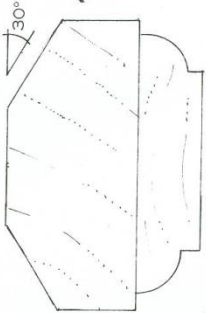
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector David Belasco



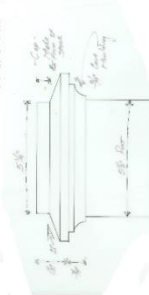
2018 photo. **Columns are to remain as existing.**



BOTTOM RAIL
SITE MADE
2 X 4 WITH BEVELED CORNERS
BOTTOM PIECE 3/4" THICK WITH
ROUND-OVER AND FILLET EDGING
SCREW TOGETHER

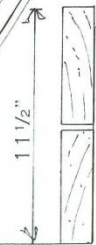


TOP OF POST
1/4" ABOVE



2 X 2 SQUARE BALUSTERS
(1 1/2" SQUARE ACTUAL
AND SPACED 1 1/4" APART)

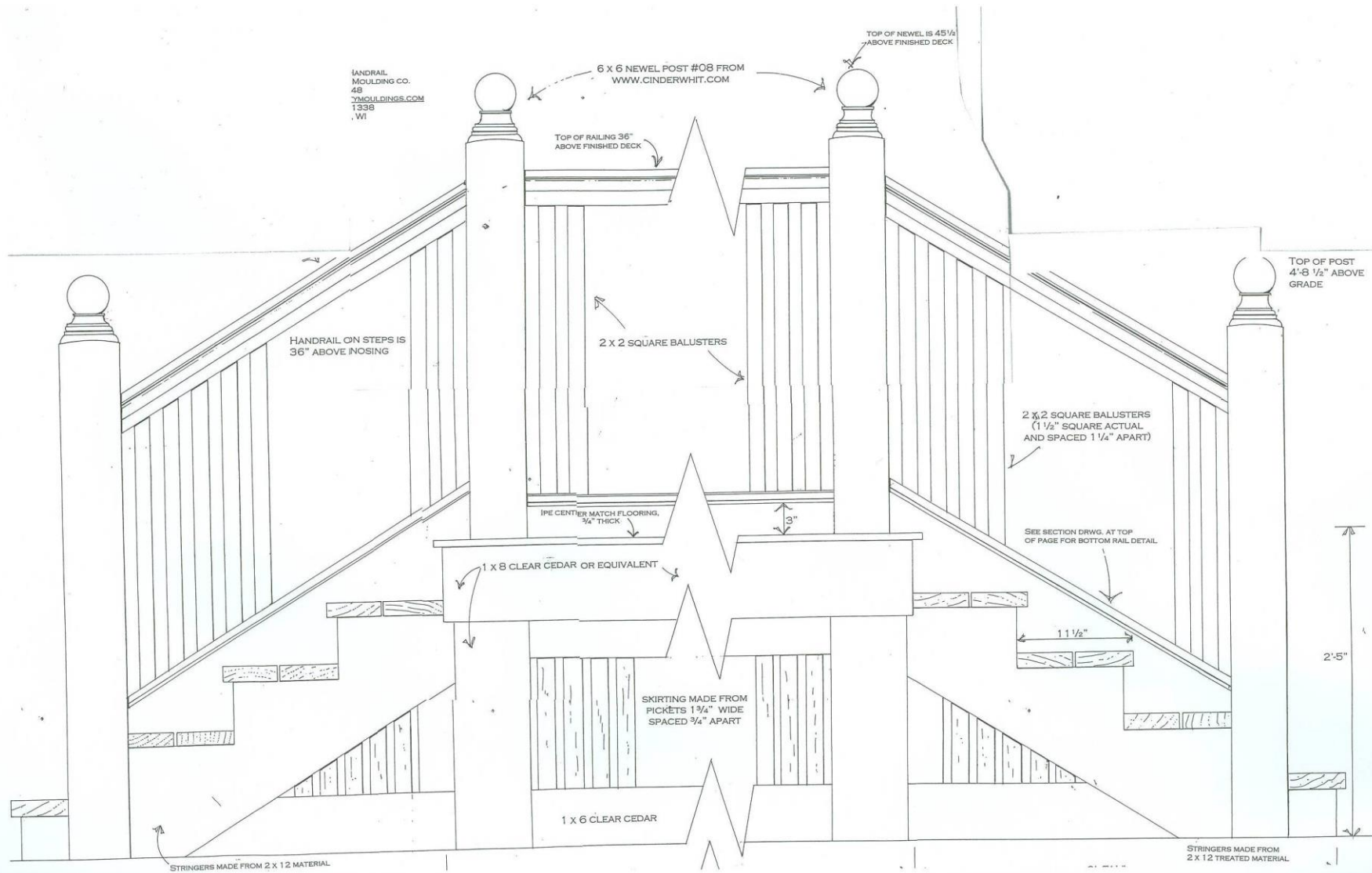
SEE SECTION DRWG. AT TOP
OF PAGE FOR BOTTOM RAIL DETAIL



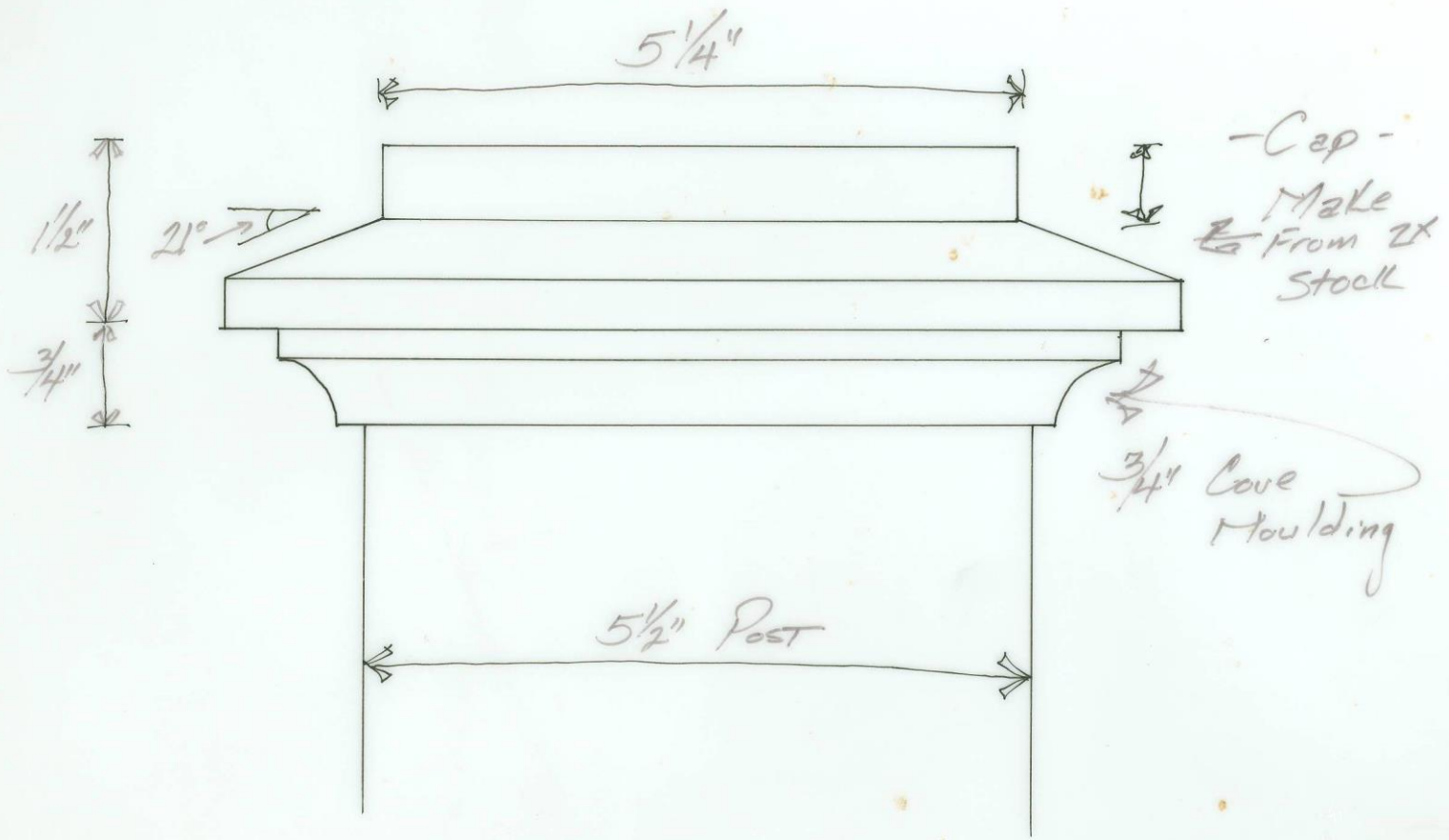
2'-5"

STRINGERS MADE FROM
2 X 12 TREATED MATERIAL

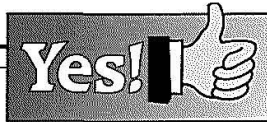
3'-5 1/4"



Use flat-top newel cap. DO NOT use ball.

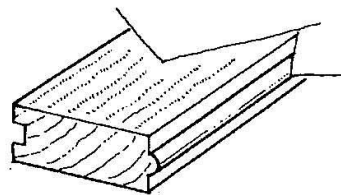


Porches



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

Joists parallel to the house

