



Certificate of Appropriateness

Re-issue/Amended

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

Property 1851 N. 2ND ST. **Brewers Hill Historic District**
Description of work Re-build front porch deck and roof. Retain historic carved column capitals for re-use on re-built porch. Re-build porch to match original using clear, knot-free finish lumber. Where column capital portions are missing, new pieces will be re-cast in a synthetic material. Spot replace wooden clapboard where missing or damaged with new, matching genuine wood clapboards that are smooth and knot-free.

Date issued 10/3/2014 **PTS ID** 84876 **COA, front porch re-build--reissue/amended**

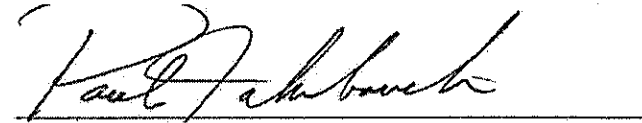
This certificate is a re-issue with some amendments of an earlier COA issued on 1-3-2013. In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed 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 and photos. Porch decking will be center-match (also called tongue and groove) material. Front porch roof will be covered with a batten seam metal roof or a flat-seam soldered metal roof. The use of a naturally decay-resistant wood is strongly recommended in order to prevent pre-mature decay. Additionally, the use of a wood preservative such as Wood Life® prior to priming and painting is also recommended in order to extend the service life of the wood. All finish wood must be painted upon completion. The finish wood on the roof structure now, which was installed during a partial re-build a few years ago is common pine which now is nearly covered in mold. **Only clear, knot free material must be used** in the re-construction and this finish wood must be removed and replaced with clear material. The use of western or Ponderosa Pine is "at your own risk" as this material has no natural decay resistance and is known to deteriorate rapidly in an exterior setting, often in as little three years.

All work must be done in a crafts worker-like manner, and must be completed within one year of the date this certificate was issued **or to comply with any orders issued by the Department of Neighborhood Services.** 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.

If permits are required, and for a porch re-build they are, 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.

A handwritten signature in black ink, appearing to read "Paul Jakubovich", written over a horizontal line.

Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Contractor Mark Wargolet, Inspector Bret Radke (286-2553), Inspector Heidi Weed

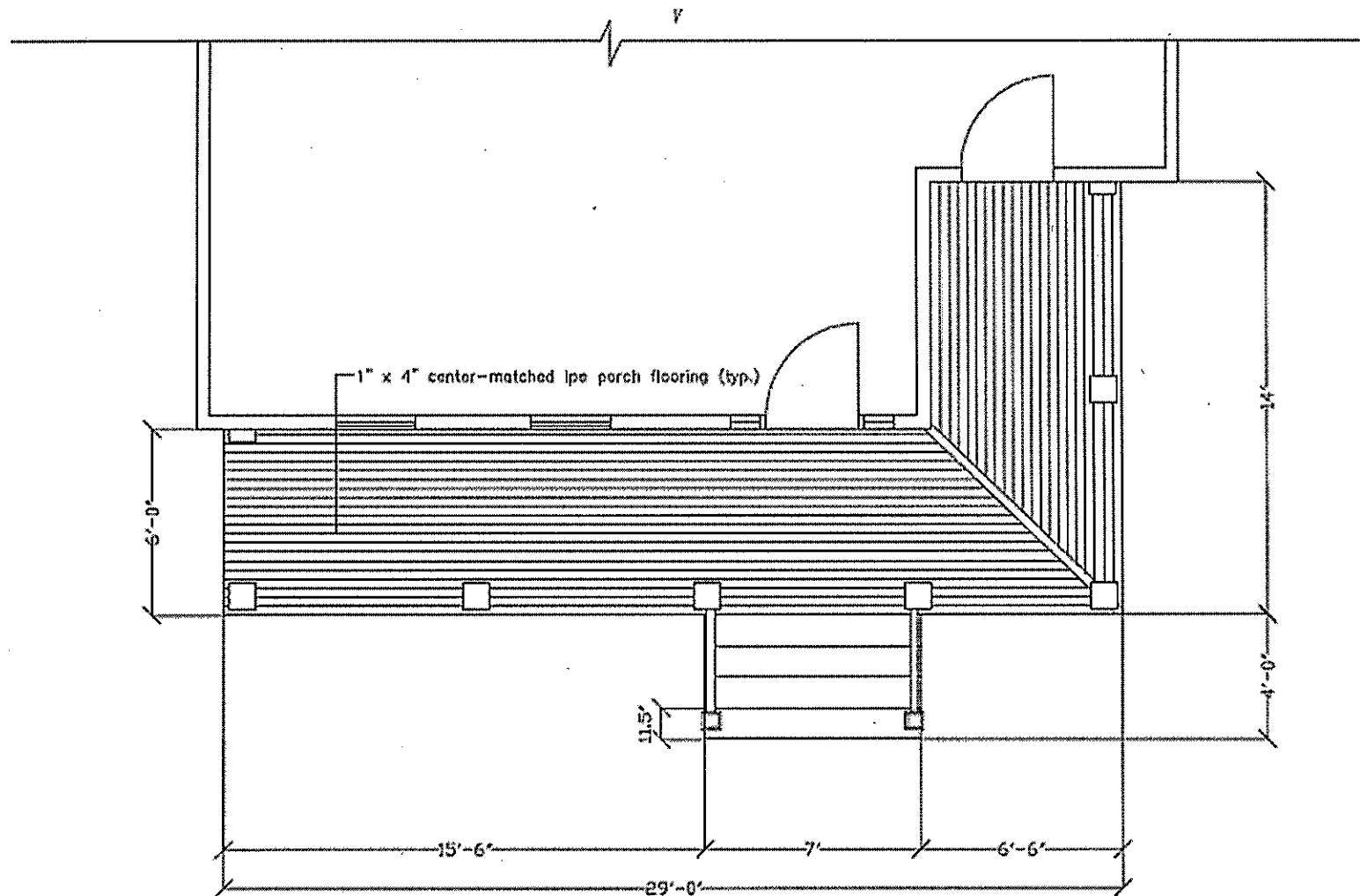


Current photo (10/3/14) of house showing partially rebuilt porch with extensive deterioration to fascia, soffit, ceiling and roof decking. Previous attempt to rebuild porch utilized common pine boards with knots. This must be replaced with clear, knot free material. The finish material on the building now exhibits extensive mold coverage.



All finish material that is unpainted on roof structure must be removed and replaced with clear, knot-free material. Much of the unfinished material in this current photo exhibits a bloom of mold. Column capitals are original and must be saved. Roof sheathing appears to be deteriorated and must be replaced with new material.





COVERED EAST ENTRY PORCH

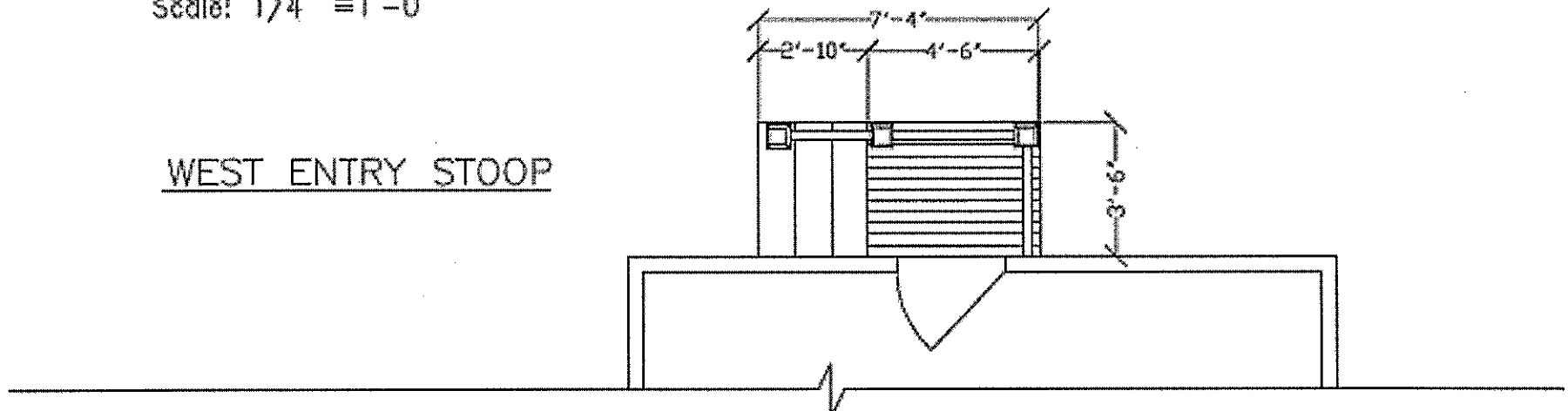
P L A N V I E W

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

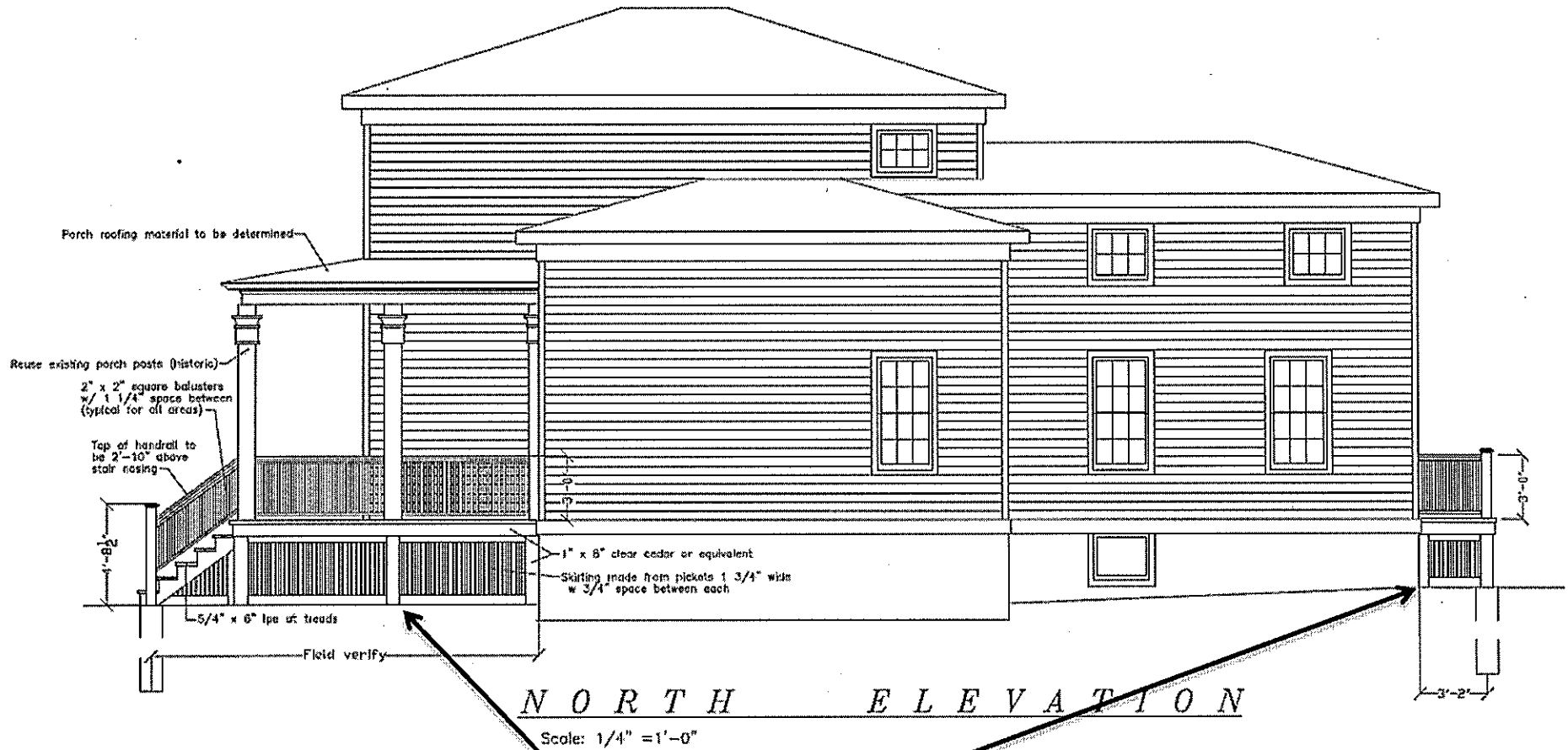
Plan of new front porch for 1851 N. 2nd Street

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

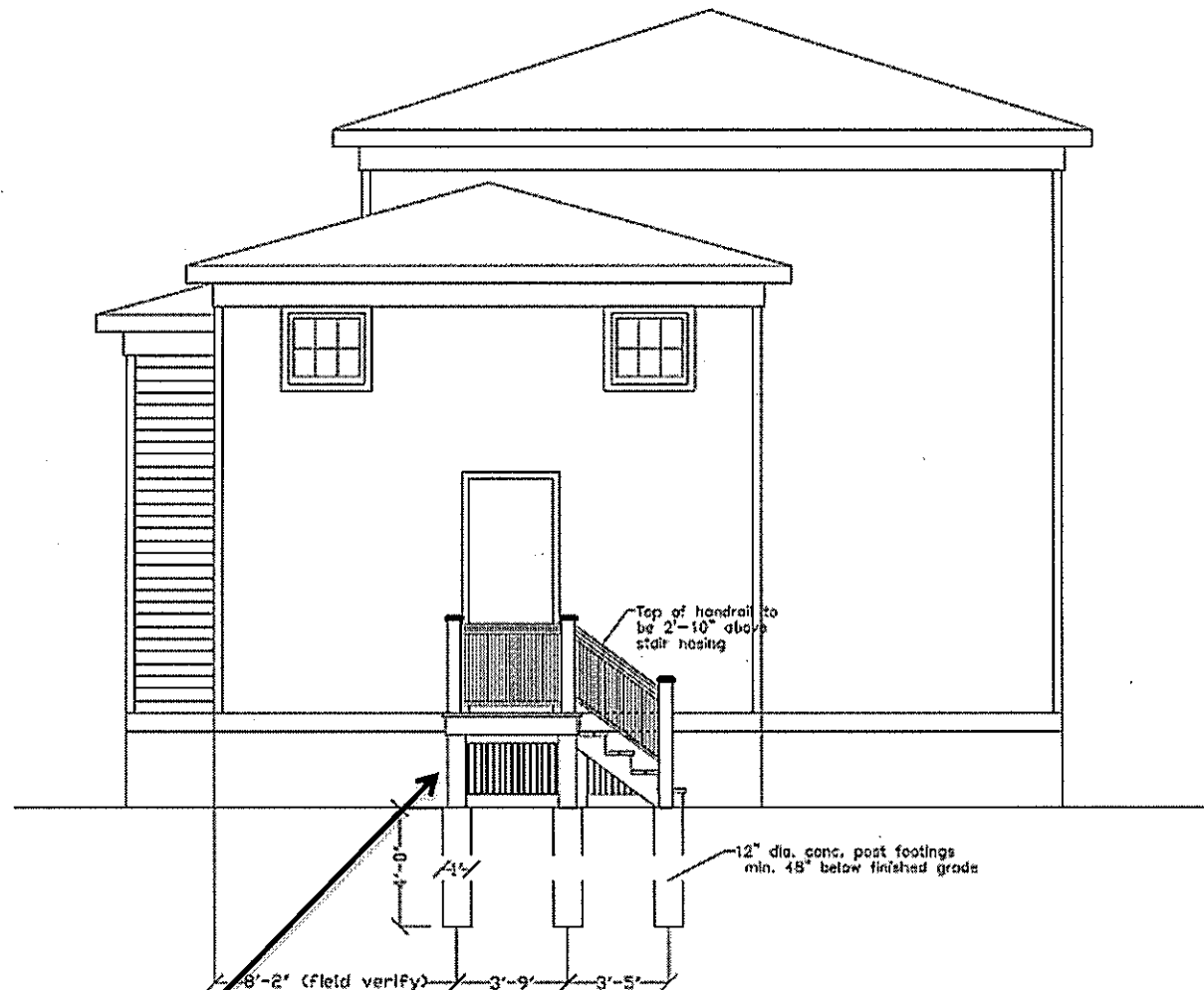
WEST ENTRY STOOP



Plan of new back door stoop. Railings and newel posts to match front porch detail included in this COA. Because there is no roof over this porch the decking boards can be gapped 3/16" for water run-off.



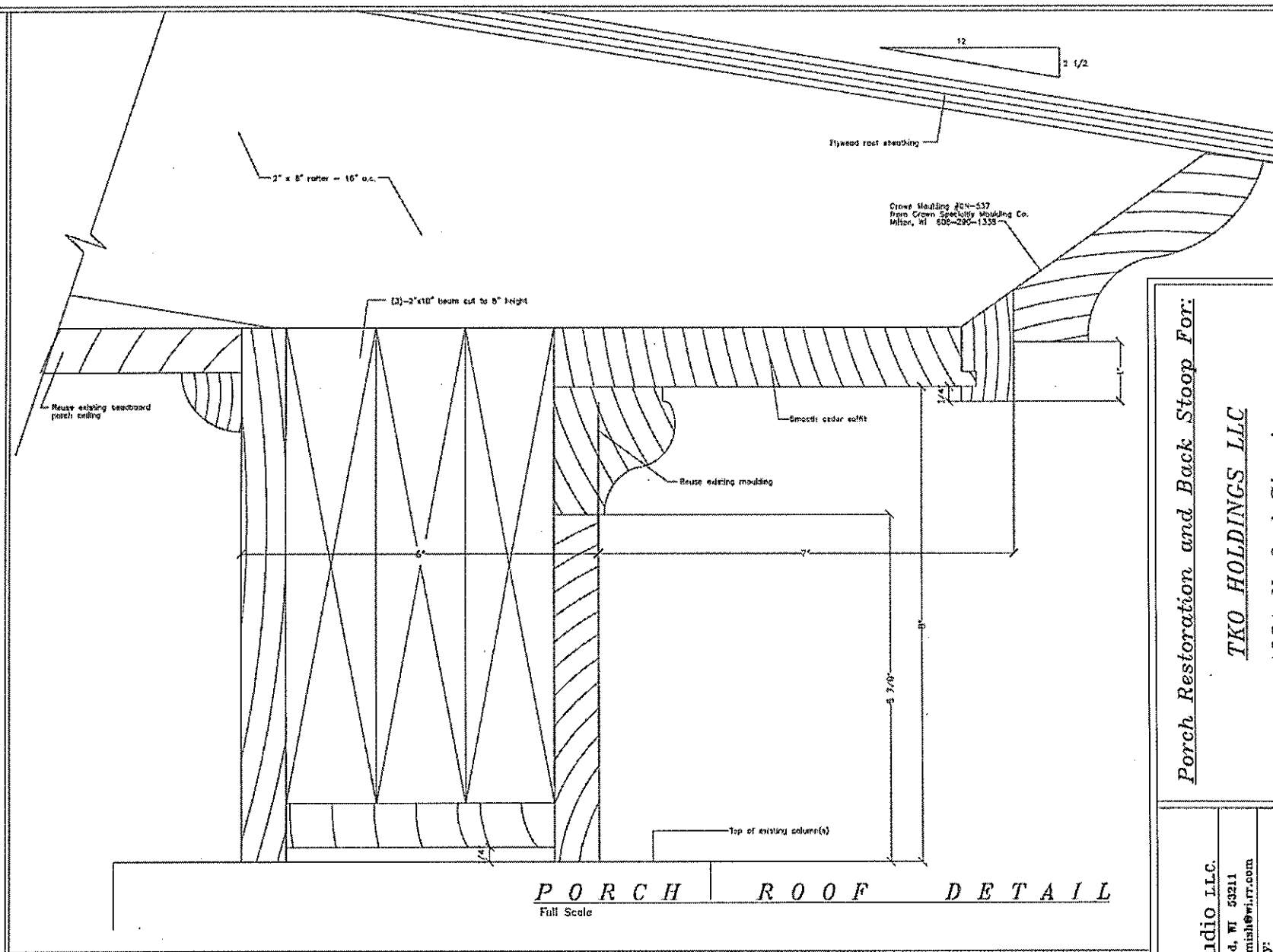
Side elevation north showing new porches on front and rear of house.



W E S T E L E V A T I O N

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

Rear elevation showing new stoop with newels, and skirting and foundation piers that extend 48" below the grade.



Porch Restoration and Back Stoop For:

TKO HOLDINGS LLC

1851 N. 2nd Street

Milwaukee, WI

udio LLC.

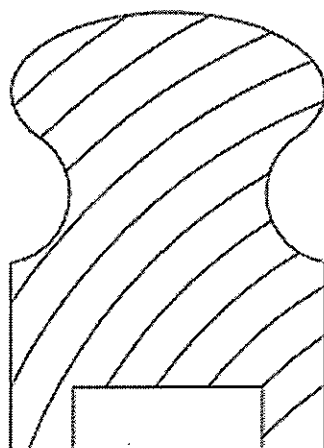
rd, WI 53211

minh@wi.rr.com

by:

M.M.

Section drawings of front porch overhang. PLEASE NOTE: Molding on edge of roof must match exactly the profile shown as that is an exact copy of the original.

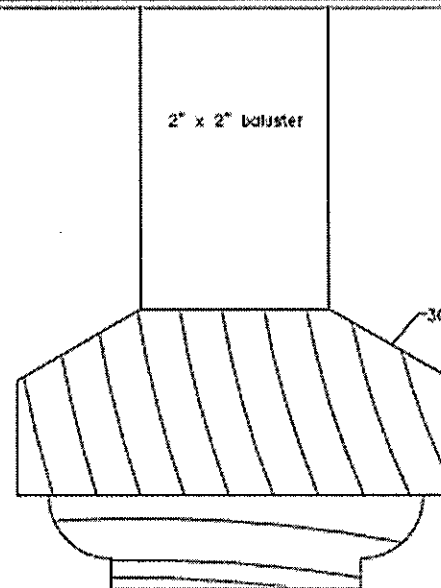


2" x 2" baluster

Graspable Handrail
Crown Specialty Mouldings
#HR-548
808-290-1338
Milwaukee, WI

H A N D R A I L

Full Scale



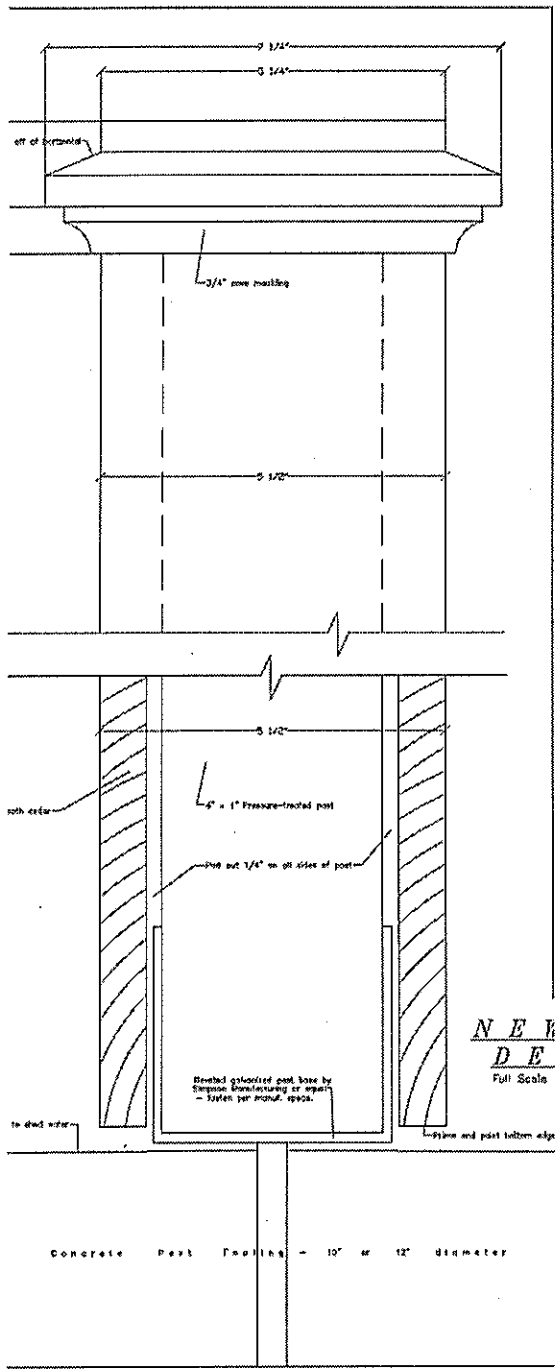
30° off of horizontal

Bottom rail to be site-made
2" x 4" with beveled corners
Bottom piece 3/4" thick with
round-over and fillet edging
Screw together

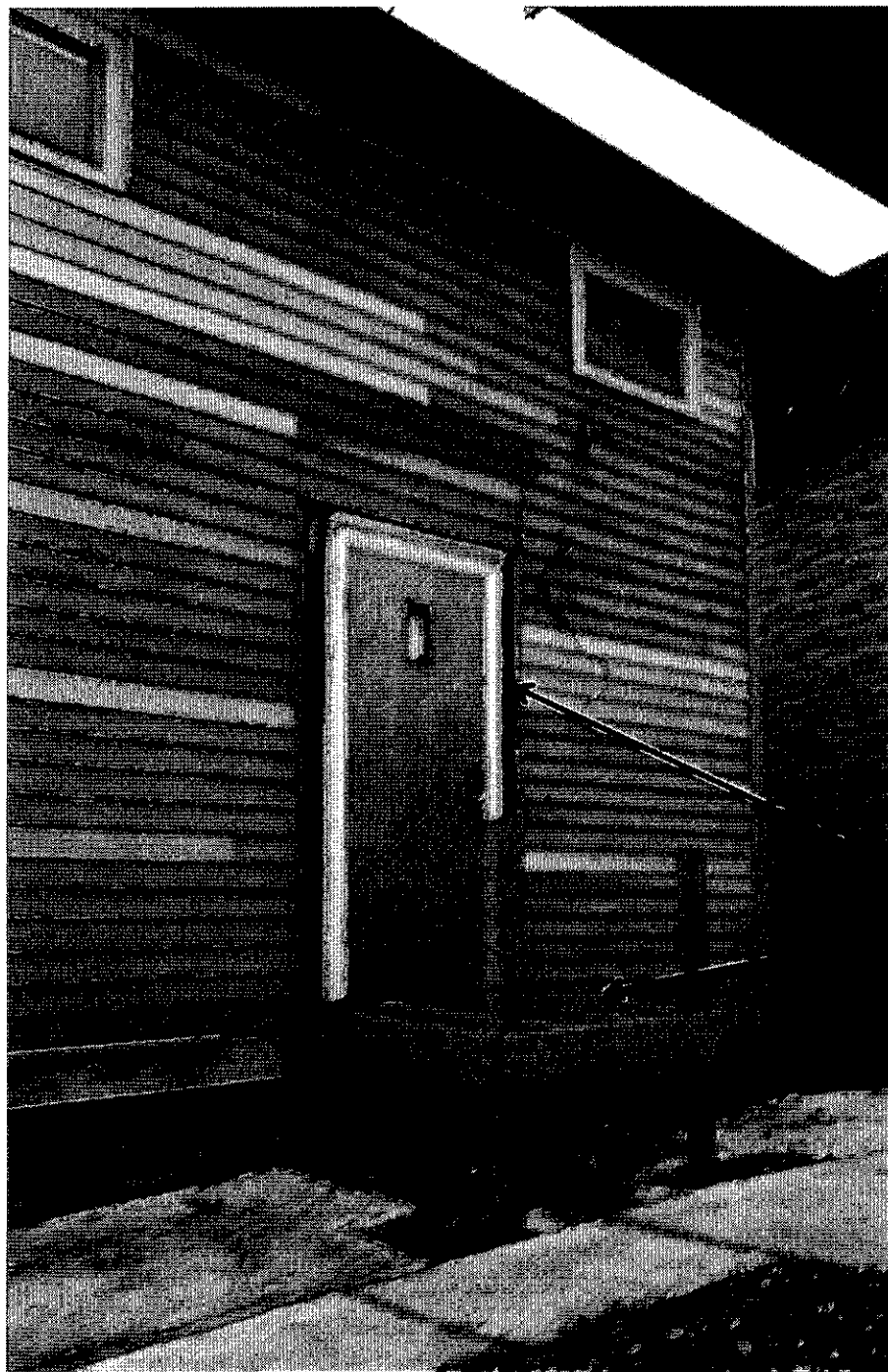
B O T T O M R A I L

Full Scale

Section of guardrail/handrail for front porch



Section of newel posts to be located at the bottom of each side of the front steps.



Existing condition of rear stoop. Newels, skirting and balustrade must be installed according to the attached drawings. Flat board trim, 5/4" thick and clear (no knots) must be installed around door.