



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property	2034 N. 1ST ST. Brewers Hill Historic District
Description of work	Remove existing chain link fence from front of property. Install new wood picket fence in side yard. Install new guardrails and handrails on front porch. Remove light fixtures on fronts of porch posts. Remove substitute siding material from porch and repair or replace wood to match original as needed. Replace tongue and groove wood porch floor on first story with new wood tongue and groove porch flooring. Any deteriorated floor joints on first floor will be replaced. Replace beaded wood porch ceiling as needed to match the original profile and size of wood. Replace second story porch deck as needed and cover with epdm material or metal. Install new porch skirting after removing existing.
Date issued	4/17/2013 PTS ID 86712 COA, porch work

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. All finish wood used will be smooth and free of knots. Staff highly recommends the use of a naturally decay-resistant wood as the use of western white pine in an exterior setting can result in premature decay--as little as three years. All wood must be painted upon completion. Please note that research has shown that new, bare wood is exposed to the exterior elements for a period of only a week or two, the life of the paint subsequently applied to it is likely to be decreased. Tongue and groove flooring must be used as replacement material for first floor porch deck. Fence must be painted or stained upon completion.

All work must be done in a craftsman-like manner, and must be completed to comply with 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, 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.



Paul Jakubovich
City of Milwaukee Historic Preservation

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



Alum trim to be demolished

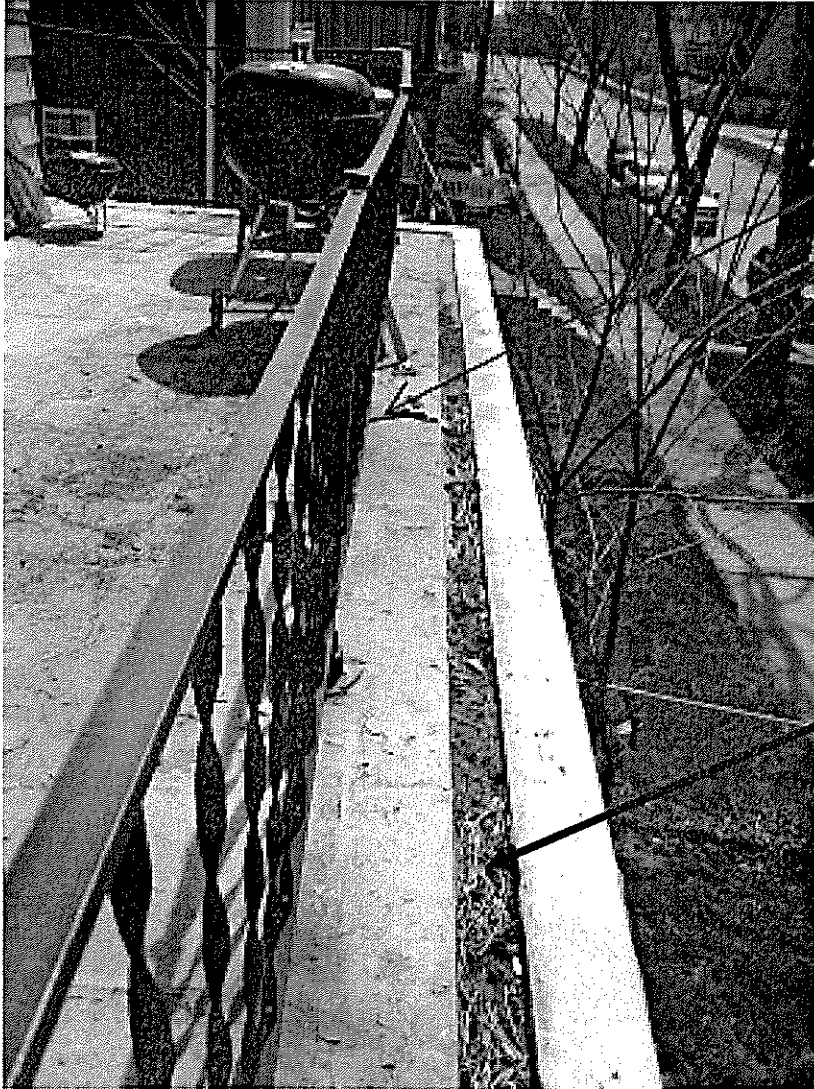
Lighting to be demolished.

Chain Link Fence to be demolished.

2034 N. 1st St.
Aluminum/vinyl to be removed from porch structure. Lighting on porch posts to be removed. New guardrails/handrails to be installed.

Chain link fence will be removed and a new wood picket fence will be installed to the side of the house.

① Front Elevation
NTS



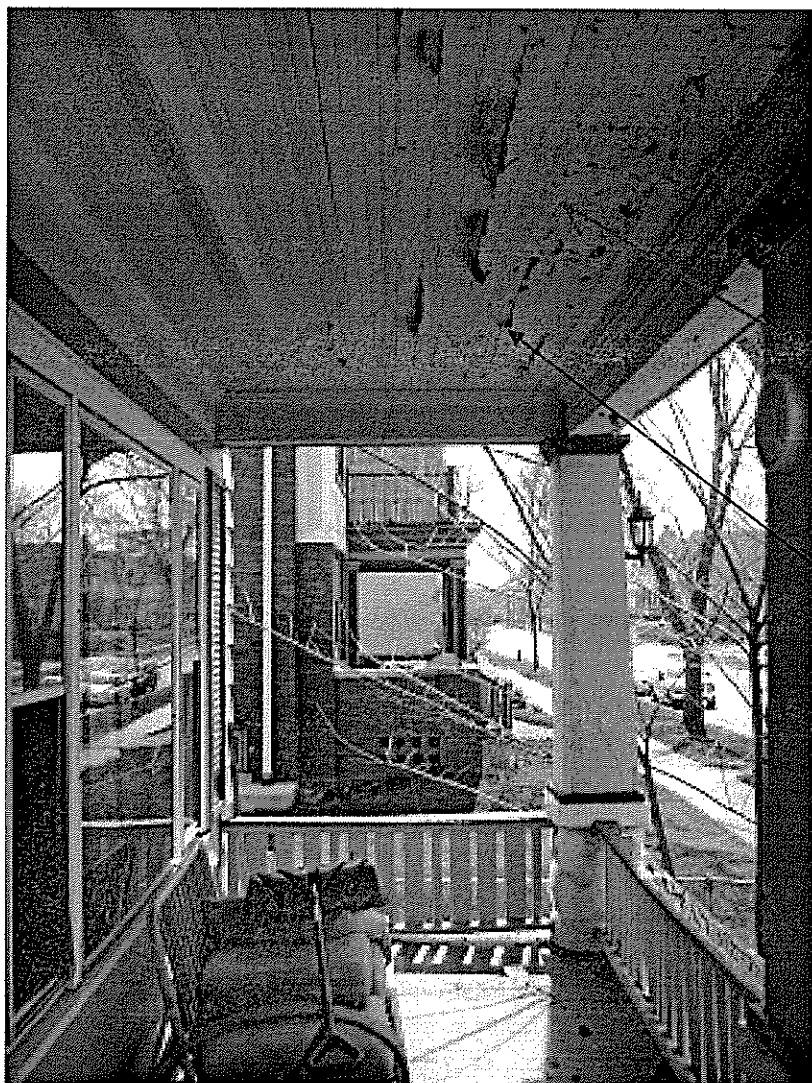
Balcony floor and handrails to be demolished. Rebuild floor as necessary, re roof and rebuild handrail per plans.

Built-in gutter to remain

Porch floor to be demolished and rebuilt per plans.



**Porch floor
replacement to be
tongue and groove to
match original**



Porch Ceiling
and trim to be
demolished
and rebuilt to
match
existing.

**Replacement material for
porch ceiling must match
original and must be wood.**



All wood handrails and skirting to be demolished and rebuilt per plans.

Skirting and railings to be replaced according to attached plans.

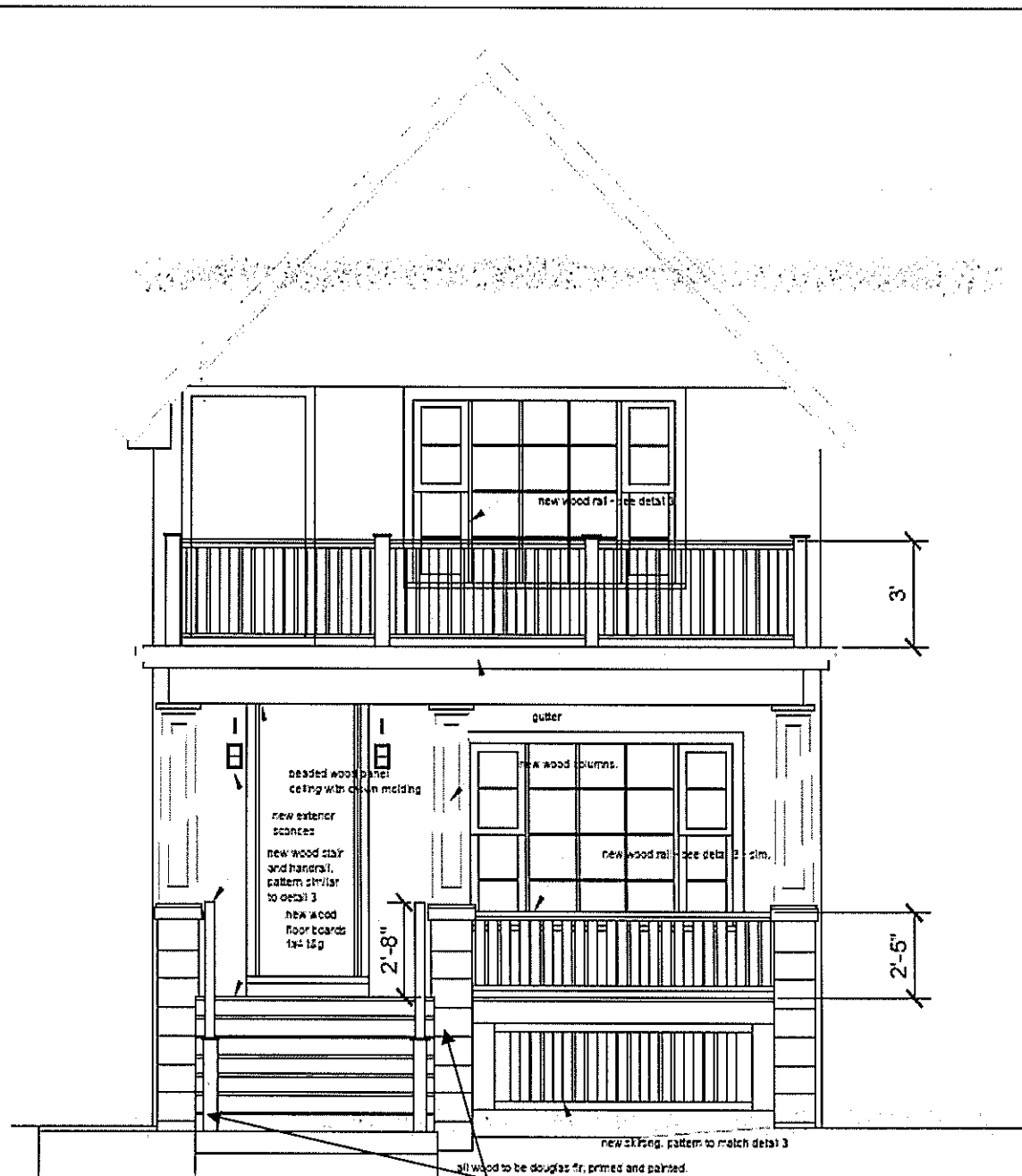
Masonry piers
to be stripped
of paint and
tuckpointed as
necessary.



Concrete stair,
stoop and metal
rail to be
demolished.

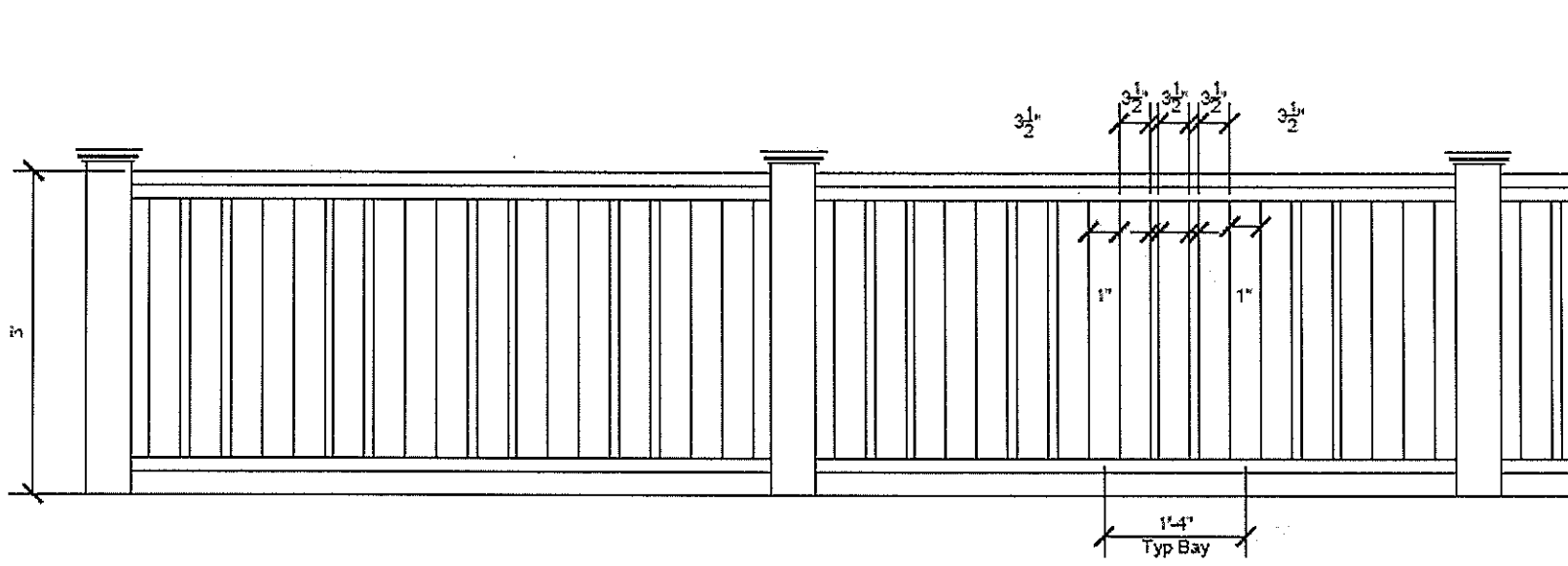
Concrete piers must be chemically cleaned only. No abrasive or grinding allowed.

① Stoop and Stair
NTS

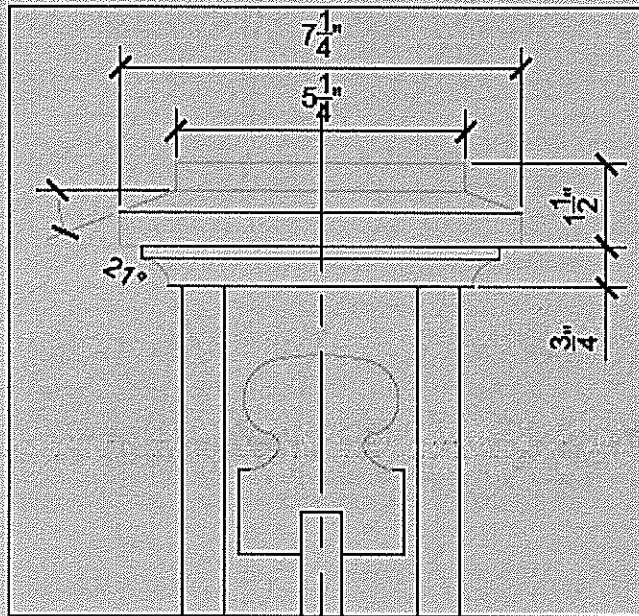


Elevation drawings showing design for new guardrails and skirting and porch posts.

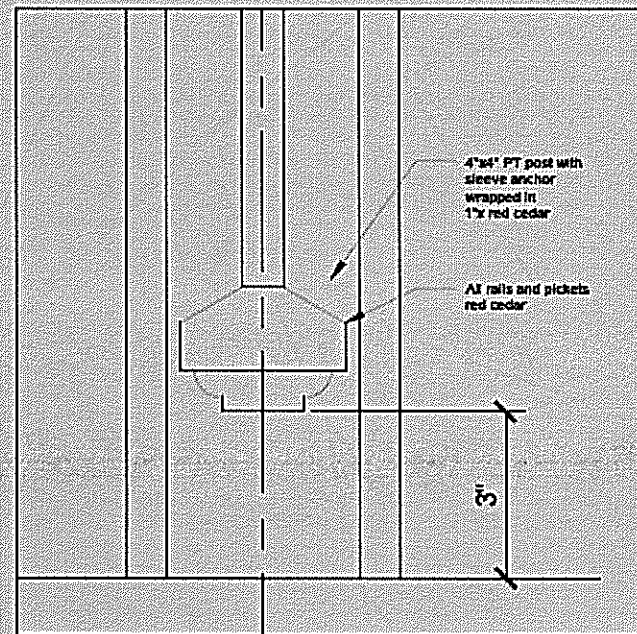
Newel posts on steps to match upper newels in design



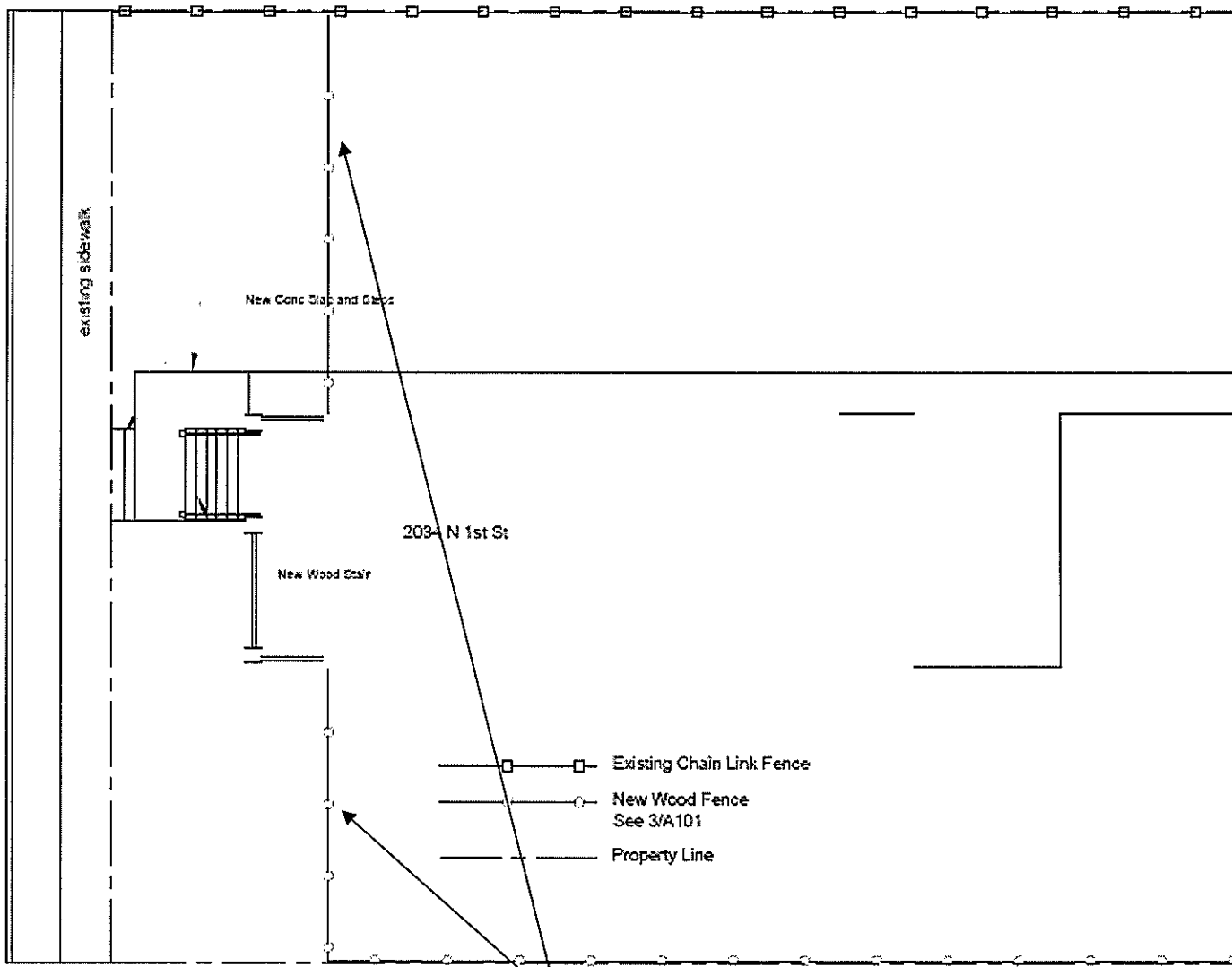
② Proposed Elevation
3/8" = 1'-0"



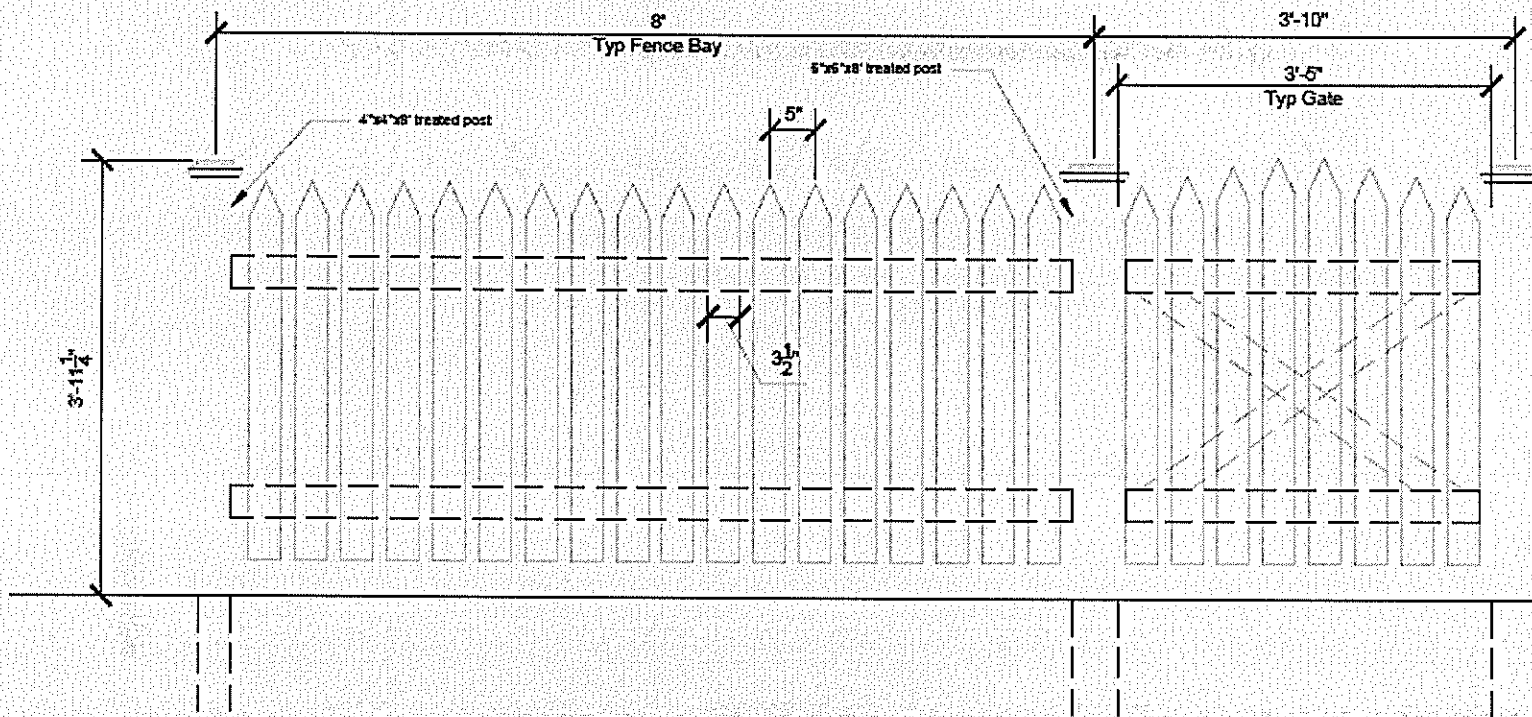
④ Railing Detail
6" = 1'-0"



⑤ Railing Detail
6" = 1'-0"



**New wood picket fence to be installed here
on either side of house to the lot lines**



Design of new picket wood fence to replace existing chain link fence at front of property. Fence must be painted or stained upon completion.