



Certificate of Appropriateness

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

Property

1814 N. 1ST ST. Brewers Hill Historic District

Description of work

The rear two-story porch collapsed at 1814 N. 1st Street. This is an emergency situation since it is required for access to the upper unit. The contractor needs to do a new layout in order to meet code. The new layout will have a platform near the north edge of the house whereby the upper porch will be attached with a new set of stairs. Then the lower set of stairs will be perpendicular to the house, projecting east and terminate on the patio at grade. Proper footings and landings will be built per code.

Treated lumber will be used for the structure and cedar will be used for the posts, finials, railings, decking and rail bottoms. These elements will resemble those on the front porch.

Date issued

12/9/2022

PTS ID 115352 COA Rear Porch

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:

Pressure treated lumber is to be confined to the structural, portions of the project as indicated. Clear, knot free cedar will be used for the decking, railings, posts and rail bottoms.

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. Historically, wood was painted to preserve it as well as add color to the property.

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. Or contact Tim Askin at (414) 286-5712. E-mail: tim.askin@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.

A handwritten signature in black ink, appearing to read "Carlen Hatala". The signature is written in a cursive style with a long horizontal stroke extending to the right.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Coggs



Front Elevation



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.



Existing Rear Elevation #1



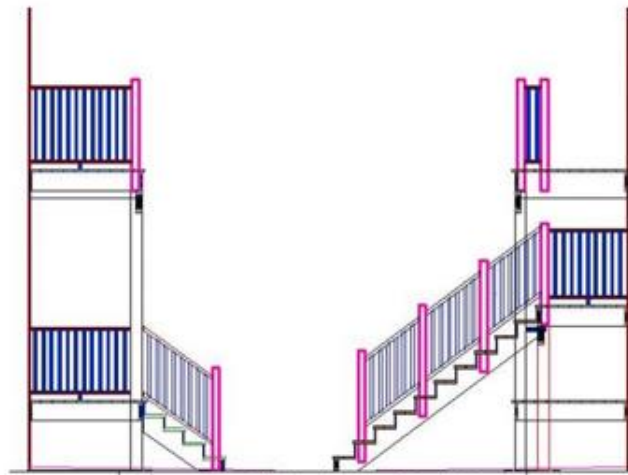
Existing Rear Elevation #2



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)

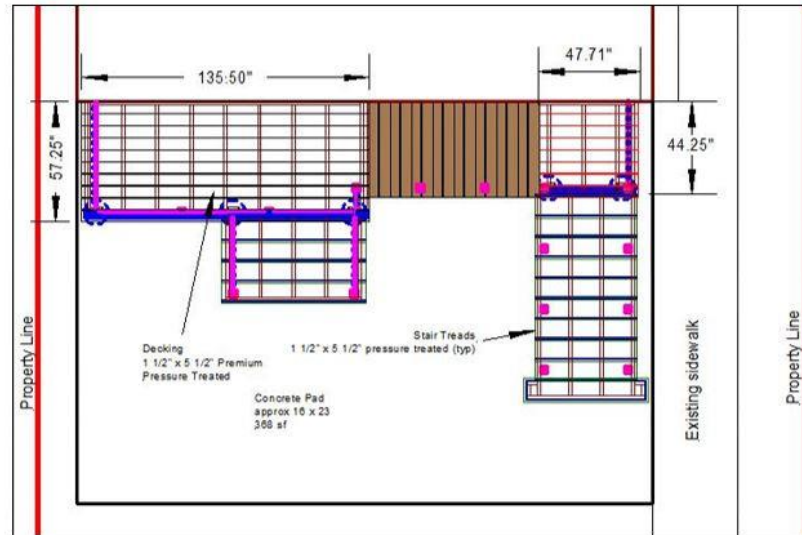
NOTE: Spindles on the back porch will have the same fluting detail.



Existing Handrail (Front Porch)



Proposed Handrail (Back Porch)



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

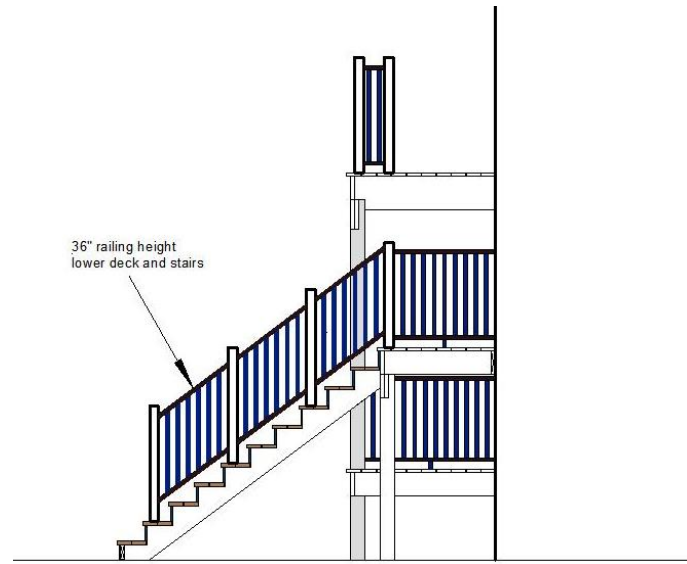
Jamie Leick

414-305-1876

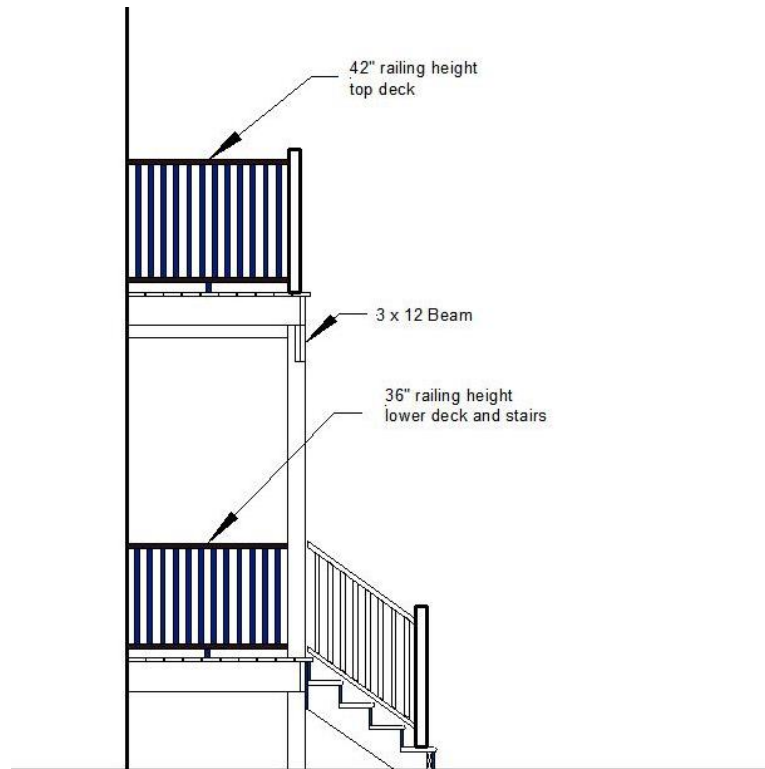
jleick@yahoo.com



Back Porch
 West View
 1814 N. 1st Street
 Date: 11/21/22
 Scale: 1" = 3'
 Drawn By: DLS



Back Porch
 North View
 1814 N. 1st Street
 Date: 11/21/22
 Scale: 1" = 3'
 Drawn By: DLS



Back Porch
South View
1814 N. 1st Street

Date: 11/21/22
Scale: 1" = 3"
Drawn By: DLS