



Certificate of Appropriateness

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

Property	2251 N. LAKE DR. North Point South
Description of work	Applicant will remove and dispose of the existing concrete paver steps and overhang that make up the rear porch. A new landing will be constructed with Ipe flooring and treads. Custom corbels will be produced and installed on each side of the porch hood. A new porch hood will be installed with a flat, copper roof, decorative beam, and exposed rafters.
Date issued	9/15/2020 PTS ID 114866 COA: replace 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:

Wood

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Ipe is exempt from the painting requirement, however, skirting and trim must be painted. 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 for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

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 Historic Preservation staff as follows: 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/build, or call (414) 286-8210.

Tom Amis

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)

Existing conditions



NOTES:

SOME EXISTING FRAMING AND STRUCTURAL ELEMENTS ARE ASSUMED.

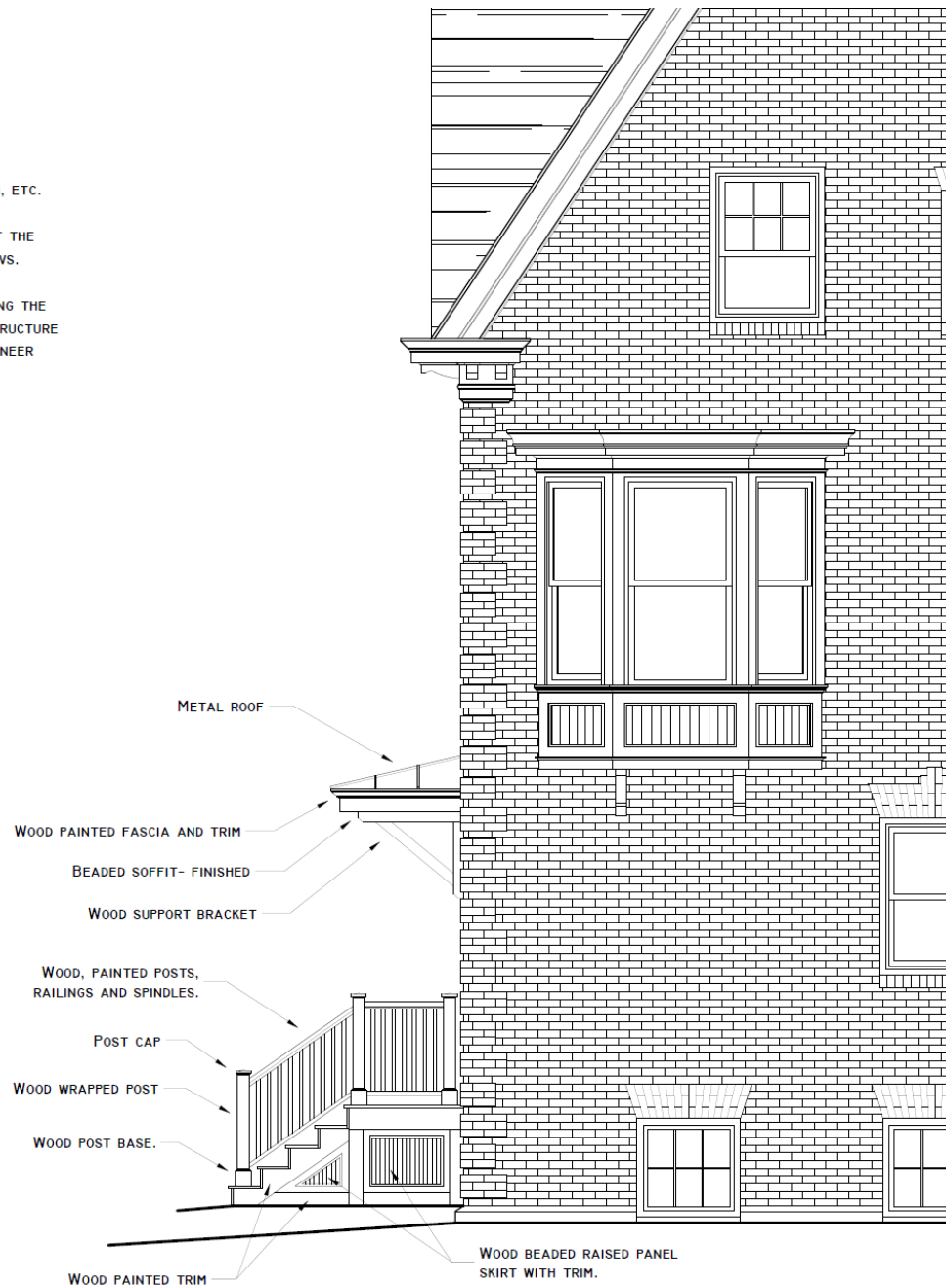
DECK / PORCH MUST HAVE INTERIOR BEAM AND POSTS (SHOWN IN PLAN). THE PORCH CANNOT USE A LEDGER ATTACHED TO THE BRICK VENEER. IT MUST SUPPORT ITSELF.

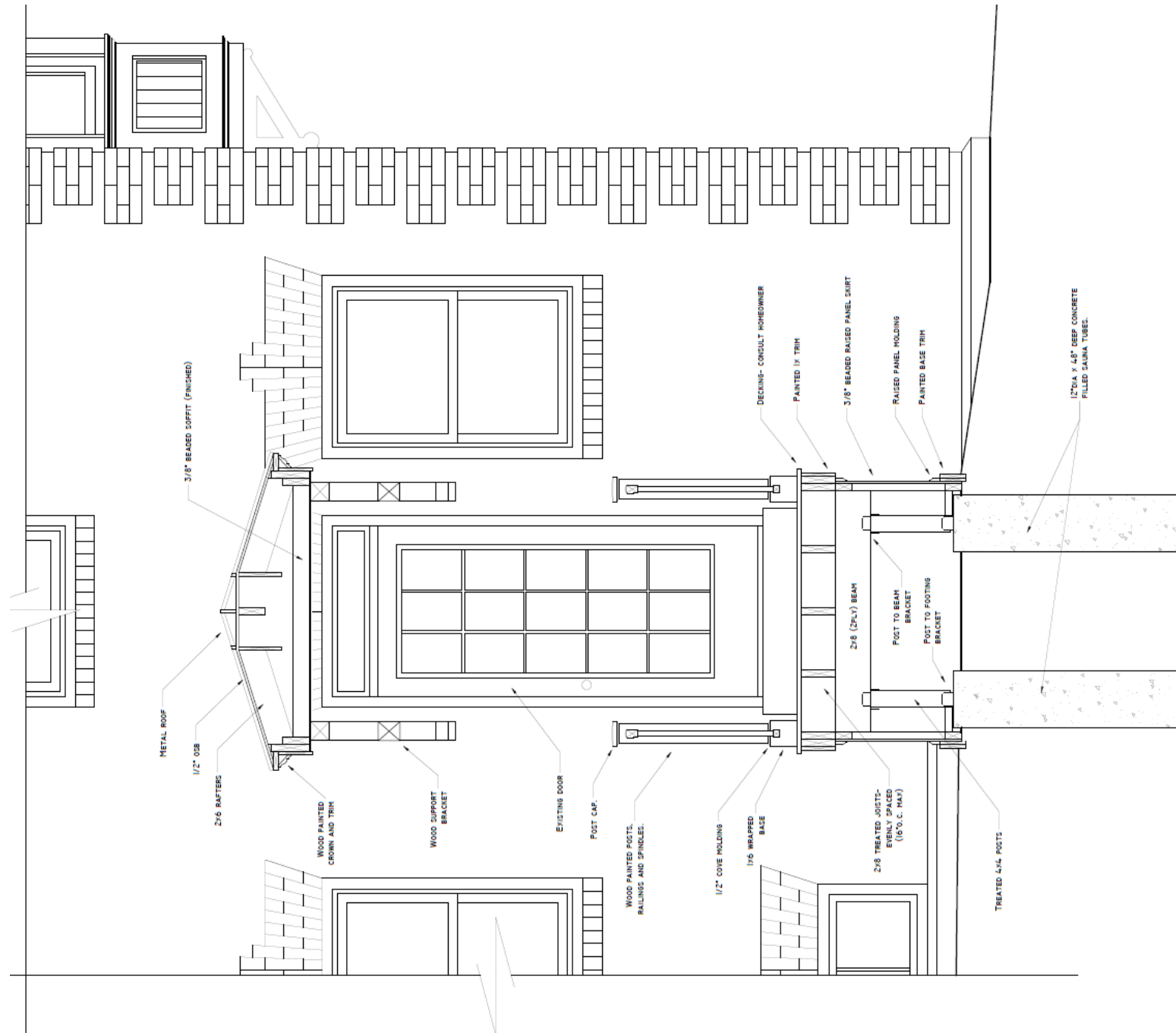
ALL PORCH / DECK UNDERCARRIAGE MUST BE TREATED.

CONFER WITH HOMEOWNERS ON ALL FINISH CHICES. INCLUDING- DECK BOARDS, TRIM FINISHES, PAINT COLOR, SOFFIT FINISH, POST/RAILING/SPINDLE FINISH, ETC. ETC.

THE RIBS OF THE METAL ROOF SHOULD MATCH AT THE HIP. THIS MEANS THAT THE SPACING MAY HAVE TO VARY, AS THE PITCH IS DIFFERENT ON THE FRONT VS. THE LEFT AND RIGHT SIDES.

THE ROOF STRUCTURE MUST BE ADEQUATELY ATTCHED TO THE HOME NOT USING THE BRICK VENEER IN ANY WAY. THE CONTRACTOR MUST ANCHOR THE ROOF STRUCTURE TO THE EXISTING WOOD FRAMING BEHIND, AND ENSURE THAT THE BRICK VENEER REMAIN UNDAMGED OR ALTERED.





SECTION A

EXISTING SECOND FLOOR

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EXISTING BRICK VENEER

FLASH PROPERLY HERE

2x8 LEDGER

2x6 RAFTERS

METAL ROOF 2.75/12 PITCH (APPROX.)

2x BLOCKING

1x TRIM (PAINTED)

CROWN MOLDING (PAINTED)

2x6 Zx6

3/8" BEADED SOFFIT (FINISHED)

WOOD SUPPORT BRACKET

ASSUMED 2ND FLOOR FRAMING

EXISTING DOOR

EXISTING CONCRETE DOOR SILL

ASSUMED 1ST FLOOR FRAMING

EXISTING BRICK VENEER

2x6 Zx6 BEAM

SECURE POST TO BEAM

SECURE POST TO FOOTING

17"x14" x 48" CONCRETE FILLED SAUNA TUBE.

EXISTING FOUNDATION (ASSUMED)

NEW PAINTED WOOD POST, RAILING AND SPINDLES.

TREATED UNDECARRIAGE

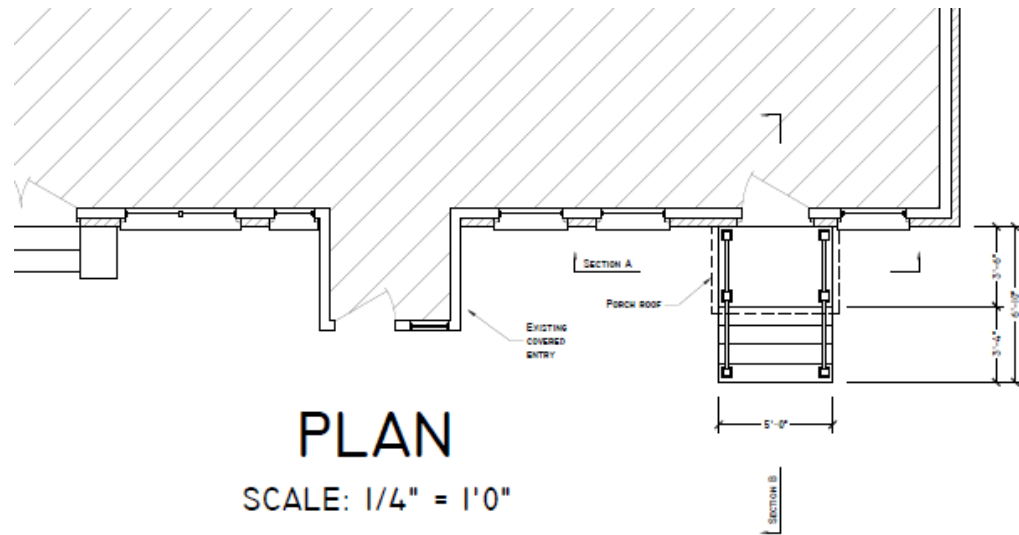
TREADS TO MATCH DECKING MATERIAL

2x6 Zx6 HERE

JUSTIFY FOOTING HERE SO THAT IT WILL BE HIDDEN BY 1x FACING.

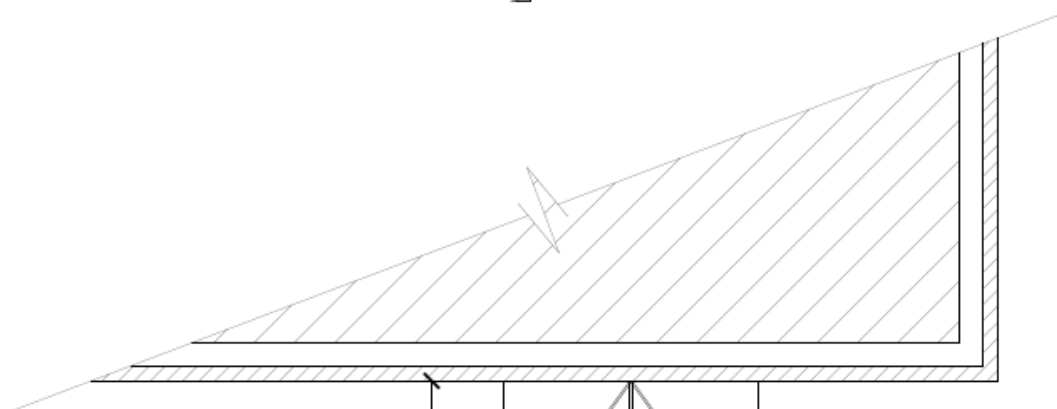
8"x14" x 48" CONCRETE FILLED SAUNA TUBE.

2x8 TREATED JOISTS (EVENLY SPACED)



PLAN

SCALE: 1/4" = 1'0"



ROOF

SCALE: 1/2" = 1'0"

