



Certificate of Appropriateness—Amended

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

Property

1933 N. 2ND ST. Brewers Hill Historic District

Description of work

Applicant has side entrance for which there is no longer a porch or steps. He is under orders from the Department of Neighborhood Services to provide a porch (covered) or stoop (open).

Applicant will build a stoop with a landing at 4' in height and 3x3' from which will descend sufficient steps to meet code requirements. Design to be as follows with options for finials. Skirting is required and options are shown. Any concrete post must be completely hidden by skirting.

(Previously approved design does not meet code.)

Date issued

6/6/2016 (Amended 4/17/2017) PTS ID 111313 COA Build Stoop at side entry

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 highly recommended but not required. 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.

Design to be as shown with available options for finials and skirting to be amongst those shown. Concrete posts may only be used if completely hidden by skirting.

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 Tim Askin of the 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/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector John Cunningham (286-2538)



Current conditions showing current stairs that do not meet code.

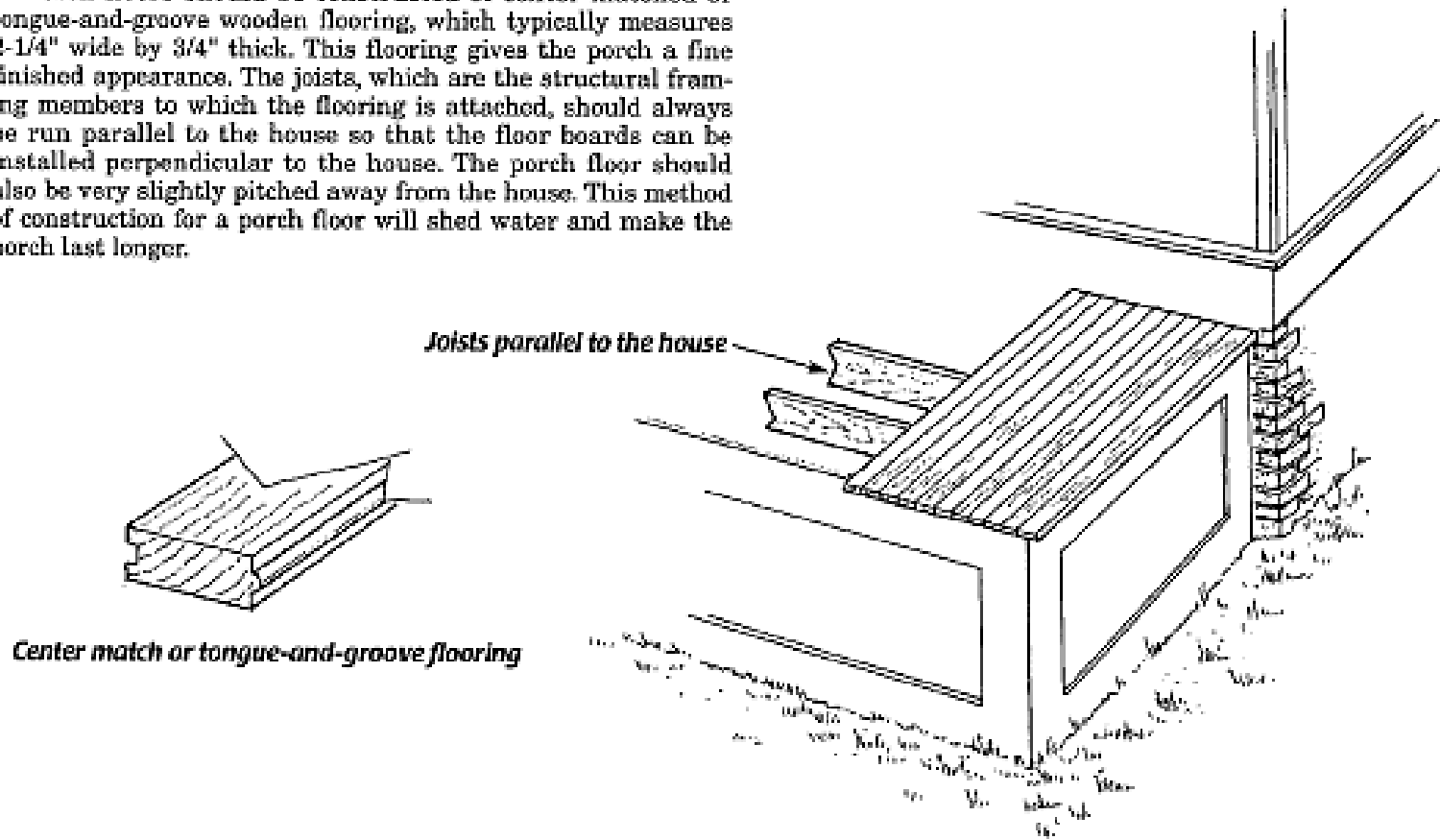


Location where stoop will be constructed.



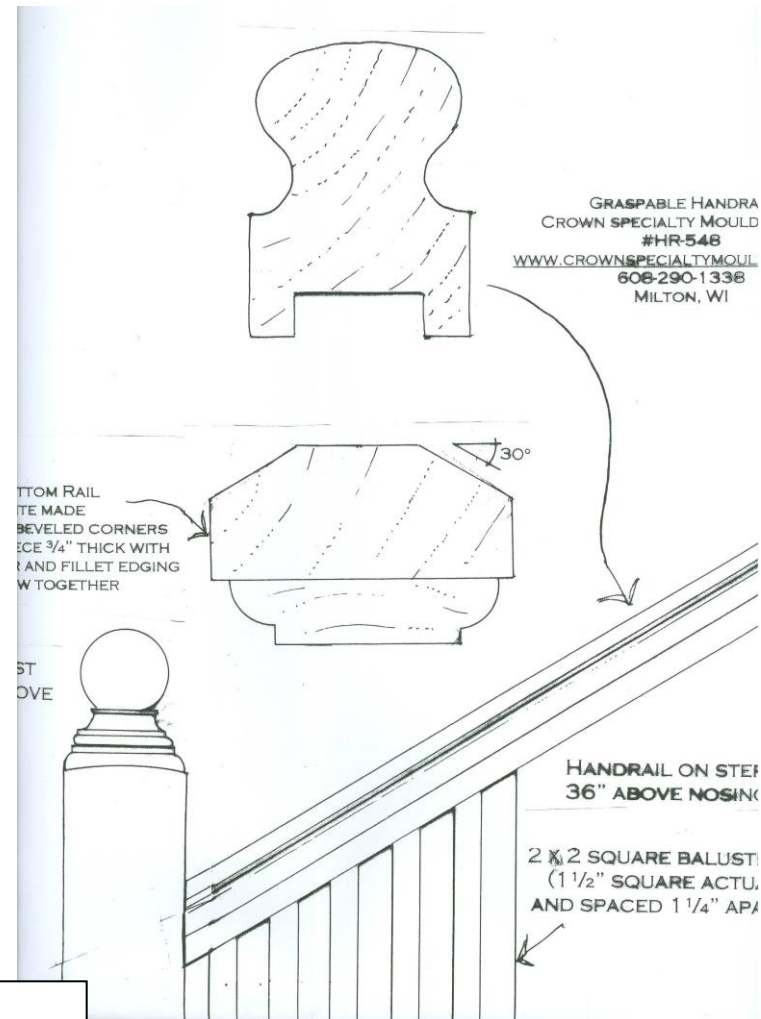
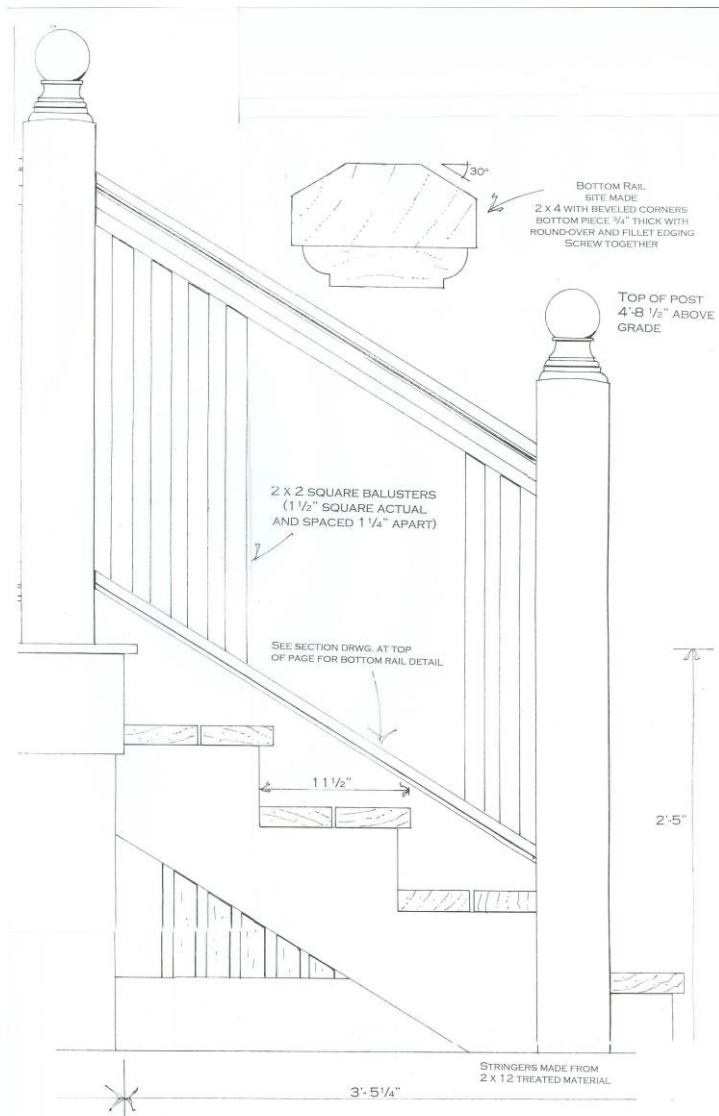
Traditional Porch Floors

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.

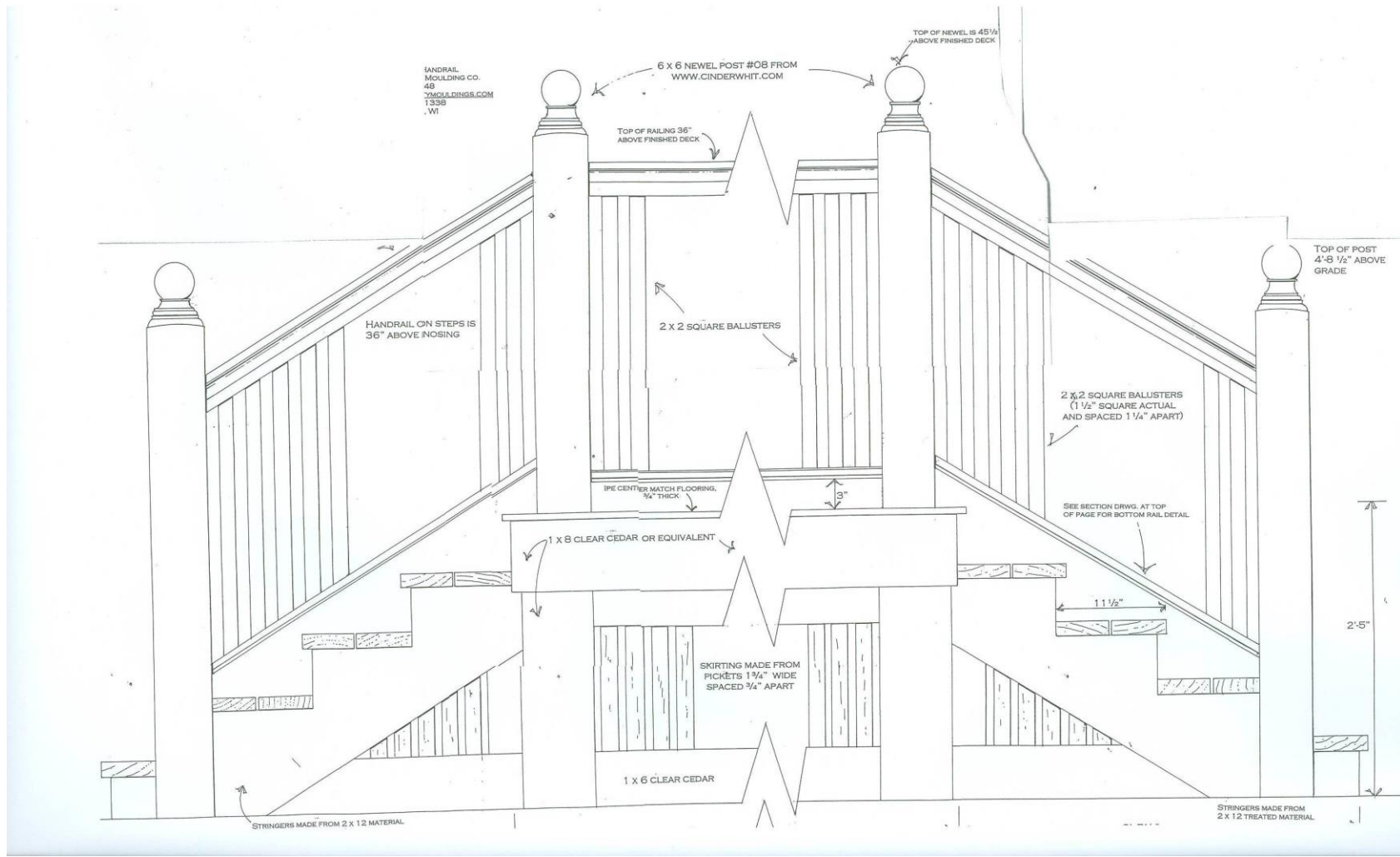


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All porches and stoops need a deck on which to stand while using the door.
Note handrail has breadloaf shaped top for easy graspability. Bottom rail is sloped to shed water. Top and bottom rails cannot be simple planks of lumber



Appropriate simple design for porch and stoop.



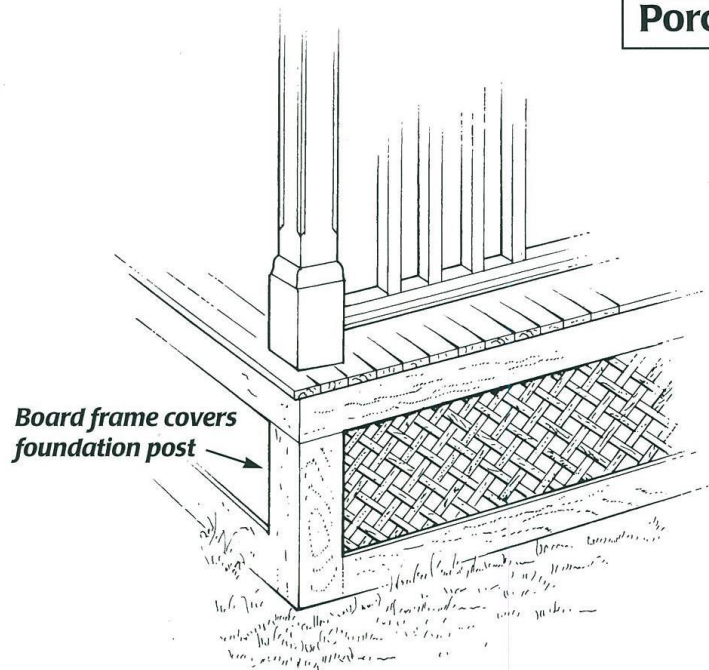
Caps on top of posts can be ball-shaped as in this example. Note simple skirting.

Porches

Yes! 

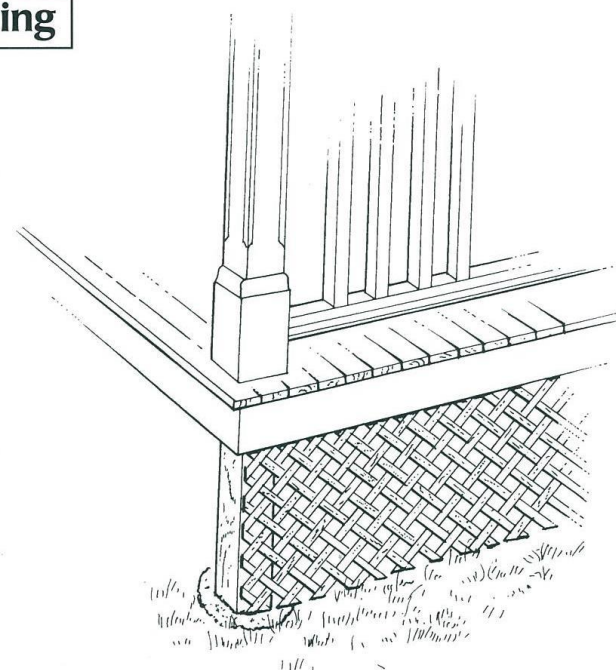
No! 

Porch Skirting



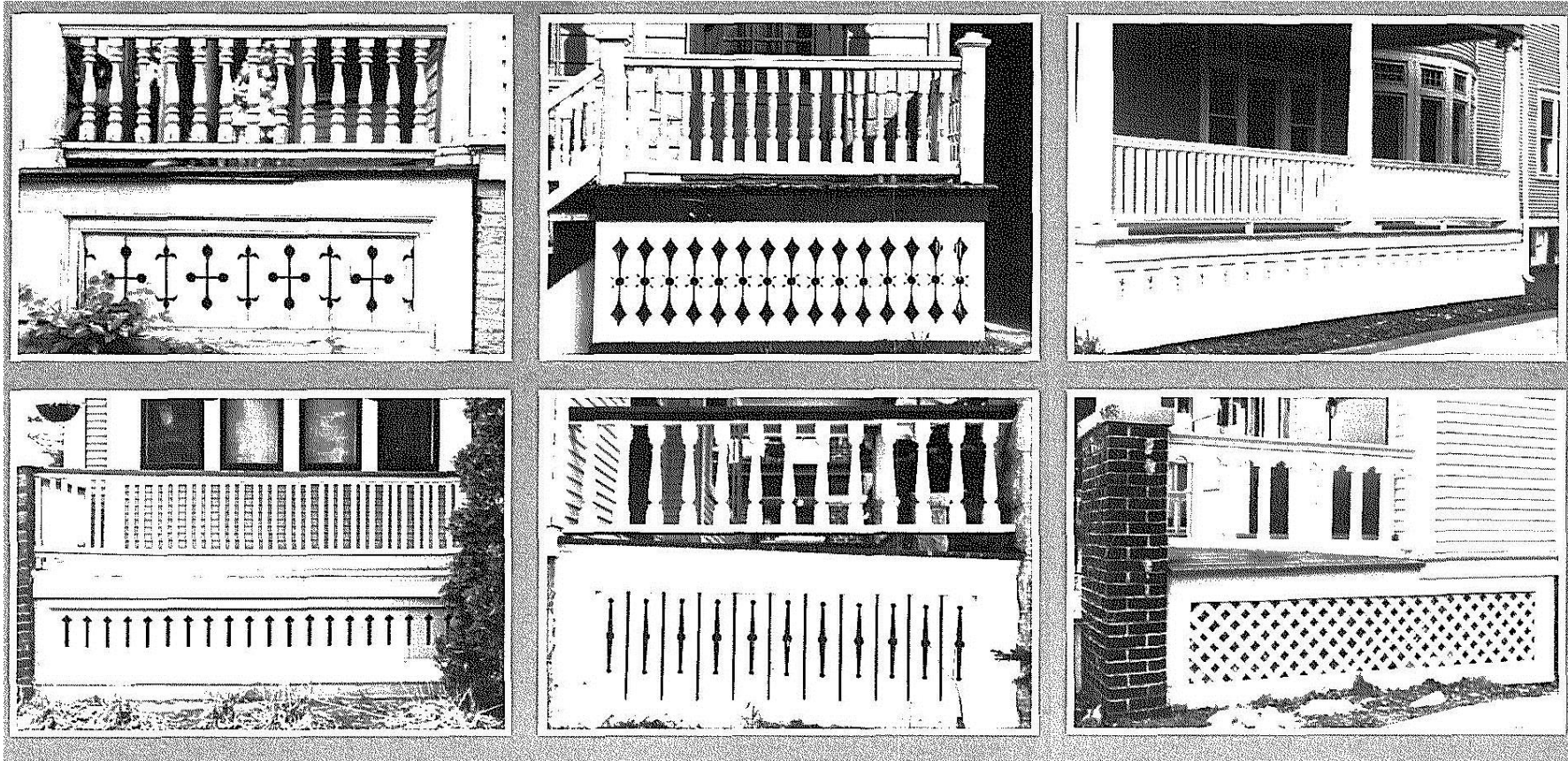
Board frame covers foundation post

Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.



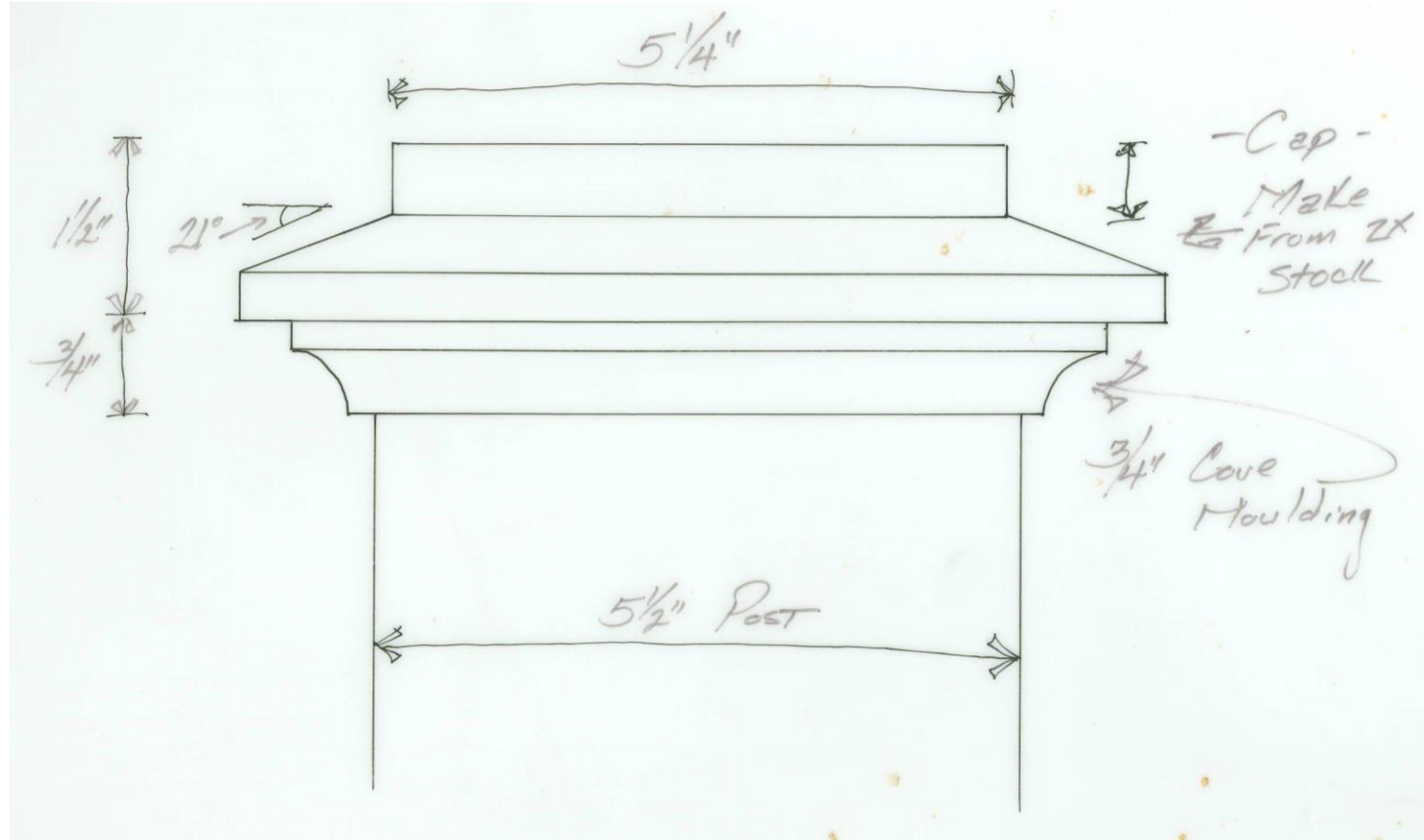
Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the raw edges of the lattice look unfinished.

Corner boards are required as in in the "Yes!" column.



A FEW OF THE DOZENS OF HISTORIC SKIRTING DESIGNS FOUND IN MILWAUKEE

Skirting options. Note that corner boards are required unless using brick posts and lattice skirting must be framed regardless.



Tops of posts can also be square as in this example or match the ball type on pages 5-6, other options to follow. Note use of cove molding.

PORCH NEWELS—Solid.

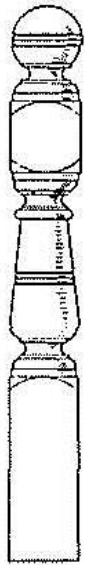


Fig. 337.



Fig. 338.



Fig. 339.



Fig. 340.

List Price.

Size	Style			
	Figure 337	Figure 338	Figure 339	Figure 340
4 x 4, 4 feet	\$0.75	\$0.65	\$0.75	\$1.20
5 x 5, 4 "	1.00	.90	1.00	1.45
6 x 6, 4 "	1.25	1.15	1.25	1.85

See pages 198-204 for Columns and Spindles turned to match and be used in connection with these Newels.

PORCH NEWELS—Boxed.



Fig. 341.



Fig. 342.

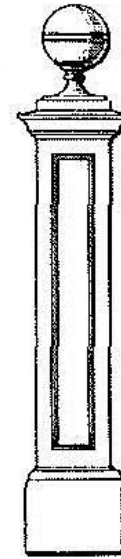


Fig. 343.

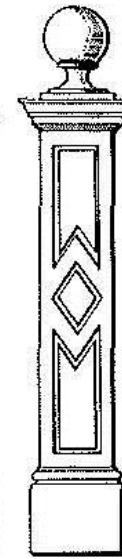


Fig. 344.

List Price.

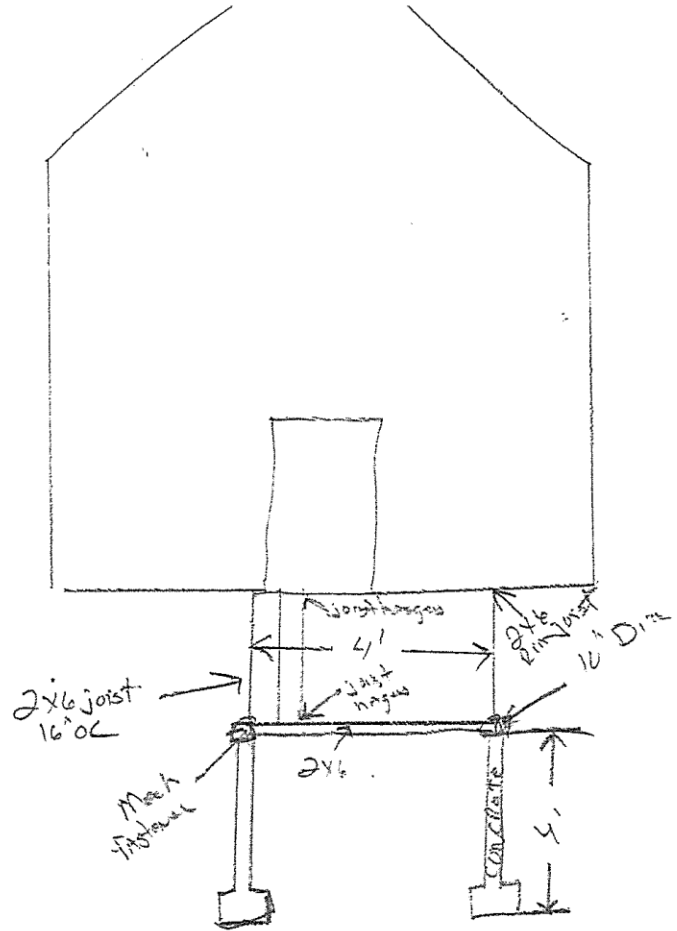
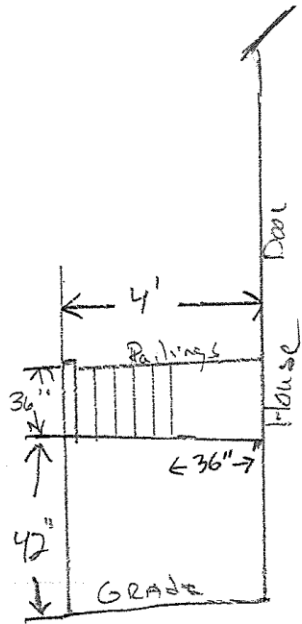
Size	Style			
	Fig. 341	Fig. 342	Fig. 343	Fig. 344
5 x 6, 4 feet	\$2.75	\$3.25	\$3.75	\$5.60

We make everything in the way of carpenter work, send us your inquiries.

See pages 190-191 for Colonial and Staved Columns, Composition Caps, etc.

These are additional options for the finial. Complex posts are not required. Simple, square, second from the left type of post is sufficient (see pages 5-6).

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