



Certificate of Appropriateness

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

Property 941 N. 29TH ST. Concordia Historic District

Description of work The front porch will receive new tongue and groove decking, new guard rails, new steps, and 4-inch by 4-inch newel posts at the porch. Current skirting will be repaired and missing boards replaced.

The rear porch will have new steps and handrail.

Date issued 10/7/2016 PTS ID 114055 COA Porch rebuild/repair

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:

The guard rails can be made of 2-inch by 2-inch pickets or turned balusters that match historic ones previously removed from the porch. It is recommended that the balusters be spaced 1 ¼ inches apart rather than 3 ½ inches apart to look more authentic and provide a sturdier railing.

All wood will be painted upon completion. Please note that research has shown that when new, bare wood is 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. Likewise it is recommended to use naturally decay-resistant wood such as western red cedar, domestic Spanish cedar and white oak. Using a coat of Wood Life preservative prior to priming and painting is also highly recommended to increase decay resistance and hold paint better.

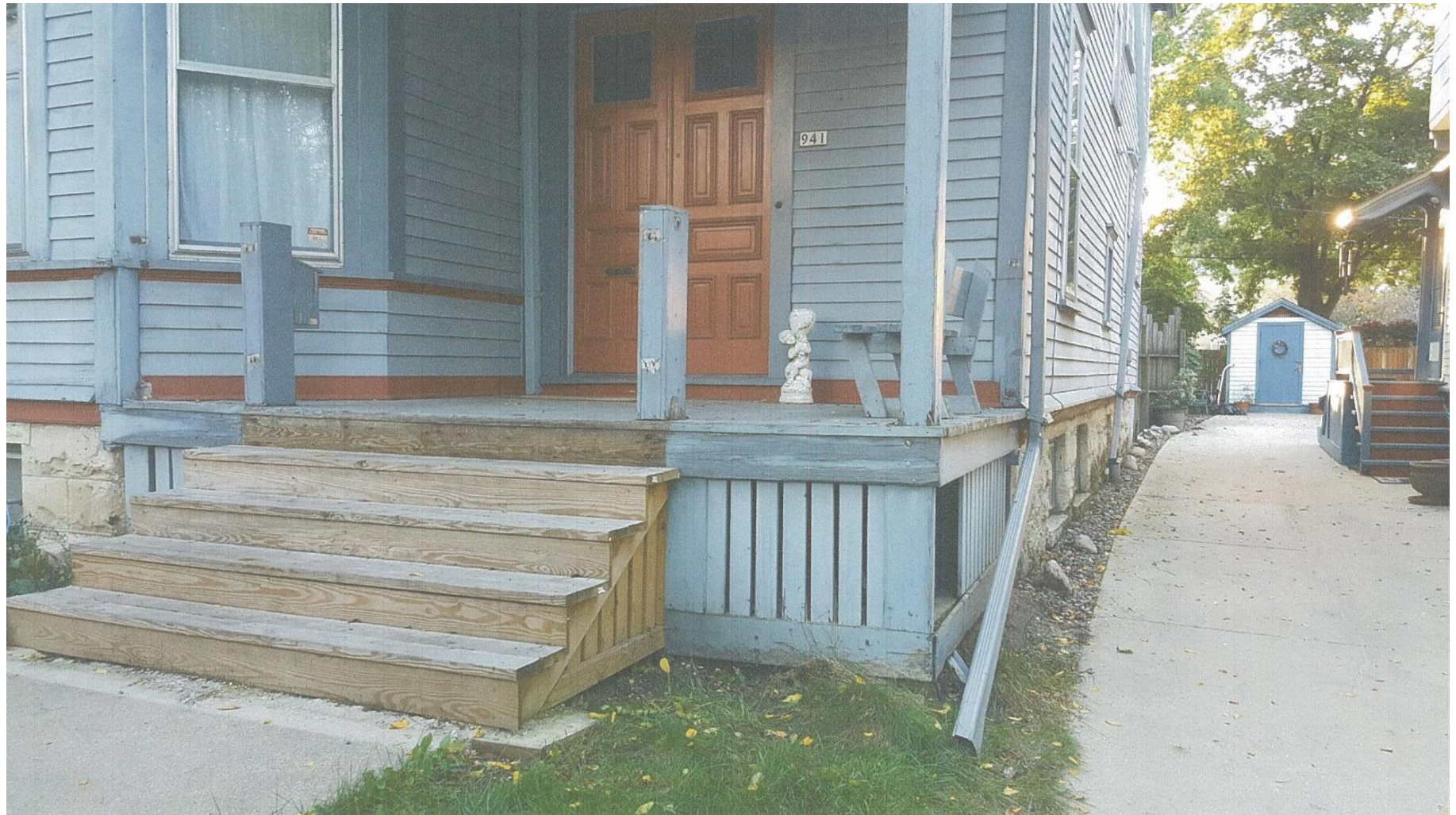
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@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 "Cullen / Hatal", written over a horizontal line.

City of Milwaukee Historic Preservation Staff

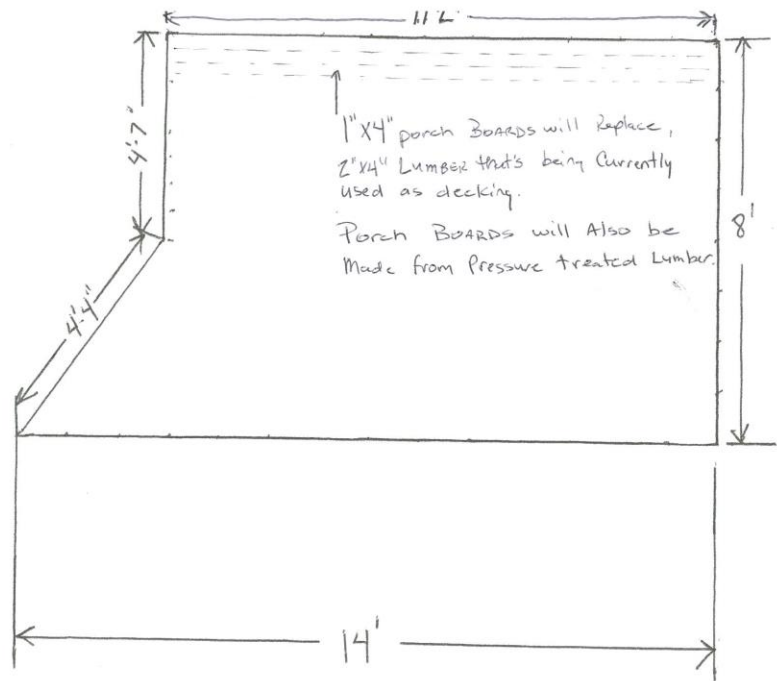
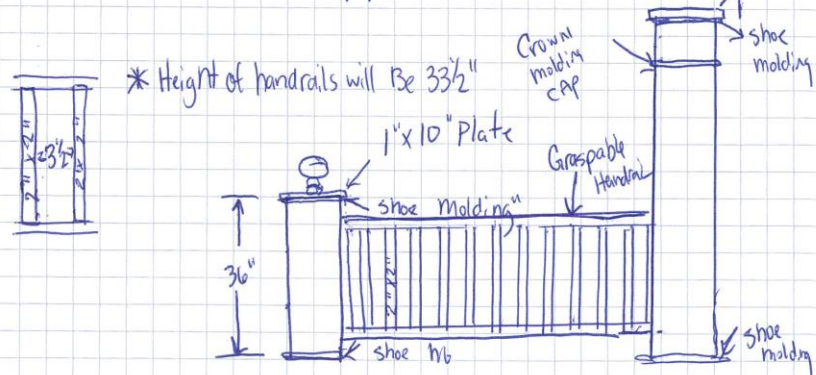
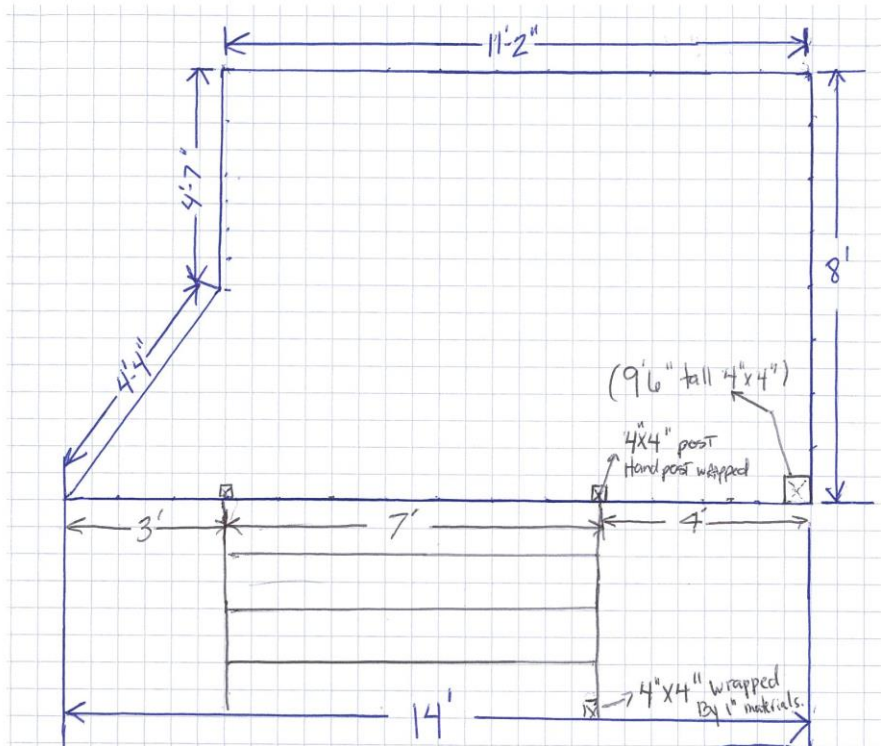
Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Dave Pedersen (286-2540)



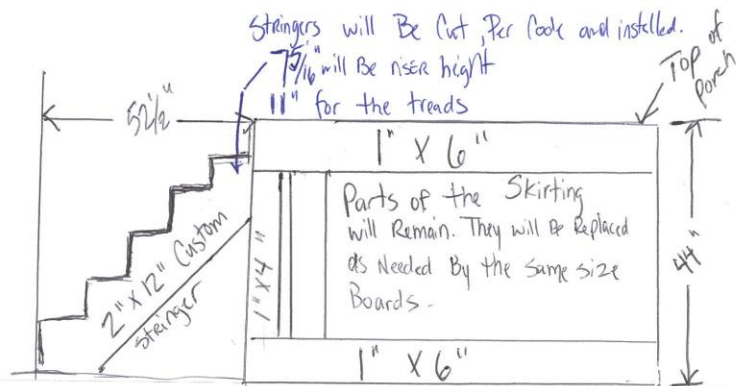
Front porch showing existing condition.



Back porch showing existing condition.



1" x 4" porch boards will replace, 2" x 4" lumber that's being currently used as decking.
Porch boards will also be made from pressure treated lumber.

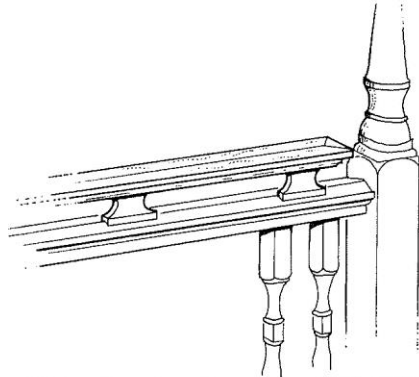


Porches

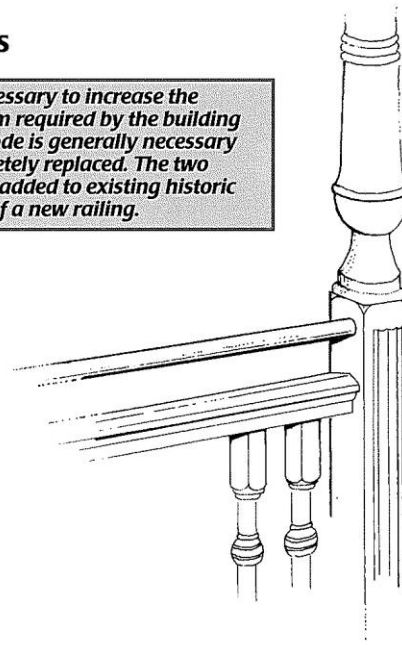


Booster Rails

Consider installing a booster rail when it is necessary to increase the height of an original railing to the 36" minimum required by the building code. Keep in mind that compliance with this code is generally necessary only if an old, non-conforming railing is completely replaced. The two designs for booster rails presented here can be added to existing historic porch railings or incorporated into the design of a new railing.



Where attaching a booster rail between porch posts is not feasible, consider attaching the booster rail directly to the top of the existing hand rail. In some cases it may be possible to add the booster rail in such a way that it appears to be part of the original railing design rather than as an added feature.



It may be possible to attach a steel pipe or wooden dowel between the porch posts above the old railing to bring it up to 36 inches. Such an extension could also be added to a top rail by using brackets mounted to the top rail.

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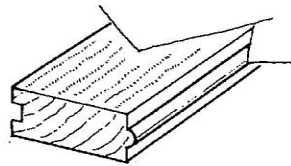
Booster rails can meet height requirements while preserving the proportions of the historic railing.

Porches



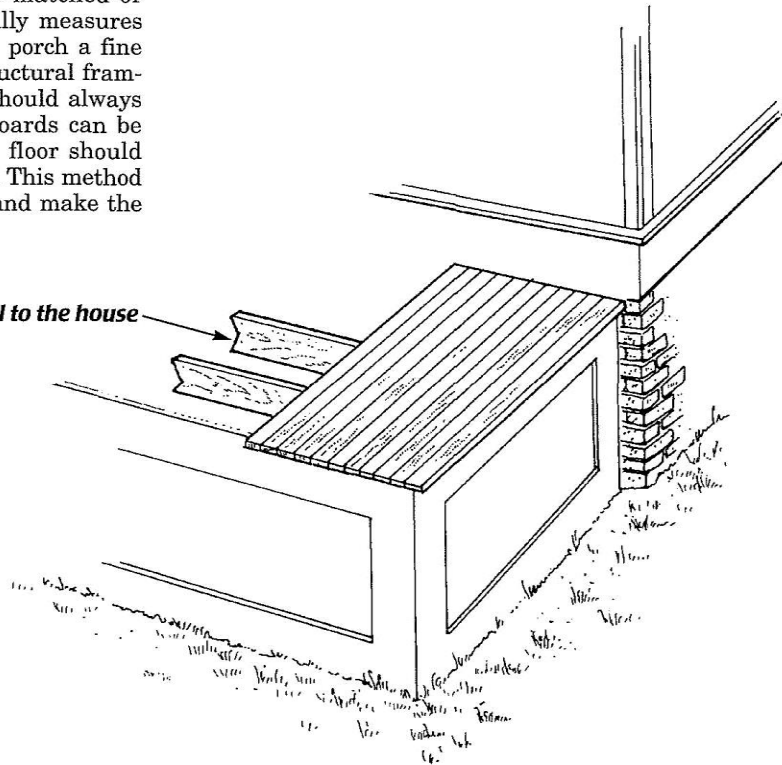
Traditional Porch Floors

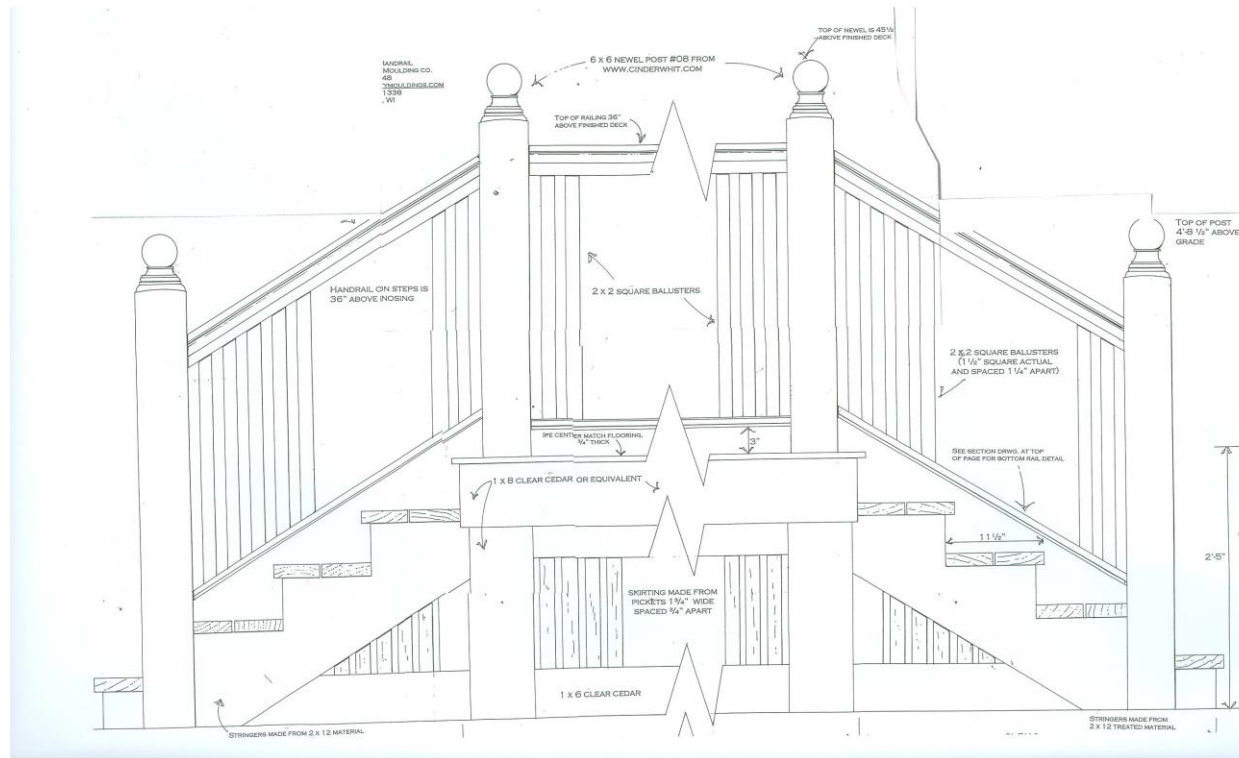
Porch floors should be constructed of center matched or tongue-and-groove wooden flooring, which typically measures 2-1/4" wide by 3/4" thick. This flooring gives the porch a fine finished appearance. The joists, which are the structural framing members to which the flooring is attached, should always 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.



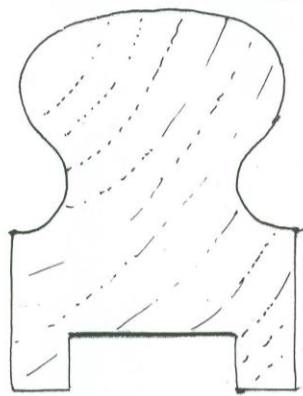
Center match or tongue-and-groove flooring

Joists parallel to the house



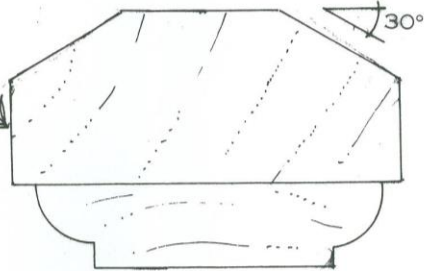


Railings are spaced 1 ¼ inches apart.

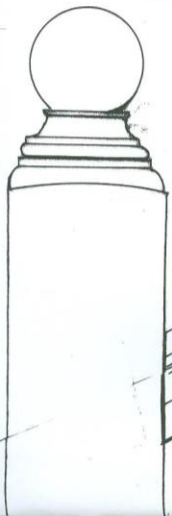


GRASPABLE HANDRA
CROWN SPECIALTY MOULD
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608-290-1338
MILTON, WI

BOTTOM RAIL
MATERIAL MADE
BEVELED CORNERS
THICKNESS 3/4" THICK WITH
FILLET EDGING
JOIN TOGETHER



POST
DOVE



HANDRAIL ON STEP
36" ABOVE NOSING

2 X 2 SQUARE BALUSTIN
(1 1/2" SQUARE ACTUAL)
AND SPACED 1 1/4" APART

“Breadloaf” style handrails are meant to be easily graspable. Bottom rails need to shed water to prevent premature rot of the railing.



Balusters can be either 2-inch by 2-inch square pickets or turned as on the left. The turned baluster was salvaged from an earlier porch railing that is now gone.