



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2104 N. 1st Street, Brewers Hill Historic District

Rebuild the front porch steps. Construct 4 new stringers out of treated 2"x12" spaced 16" apart to allow for 11" treads and 7-3/8" risers. Install new wooden deck board treads and wooden risers. Install 3 new 6"x6" wooden newel posts to replace 3 rotting existing 4"x4" for stair railings to more appropriately match the existing 6"x6" main porch posts that will remain. Stairs will remain the current width of approximately 5' wide. New stair railings will be milled, built out of wood and installed to match existing top rail, bottom rail and balusters design, height and spacing. All wooden surfaces will be primed and painted to match existing color scheme and porch skirting will be reattached.

Date issued 10/30/2025

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 or treated with an opaque stain 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 the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for 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. 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: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center



Existing porch steps and railings to be rebuilt in-kind with new larger 6x6 newel post.