

MILWAUKEE  
**HISTORIC  
PRESERVATION  
COMMISSION**

LIVING WITH HISTORY

# Certificate of Appropriateness

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

## Property

3014 W. MC KINLEY BL., Cold Spring Park Historic District  
W.J. Sherrard, Owner

## Description of work

Rebuild front porch deck, railings and guardrails and skirting.

## Date issued

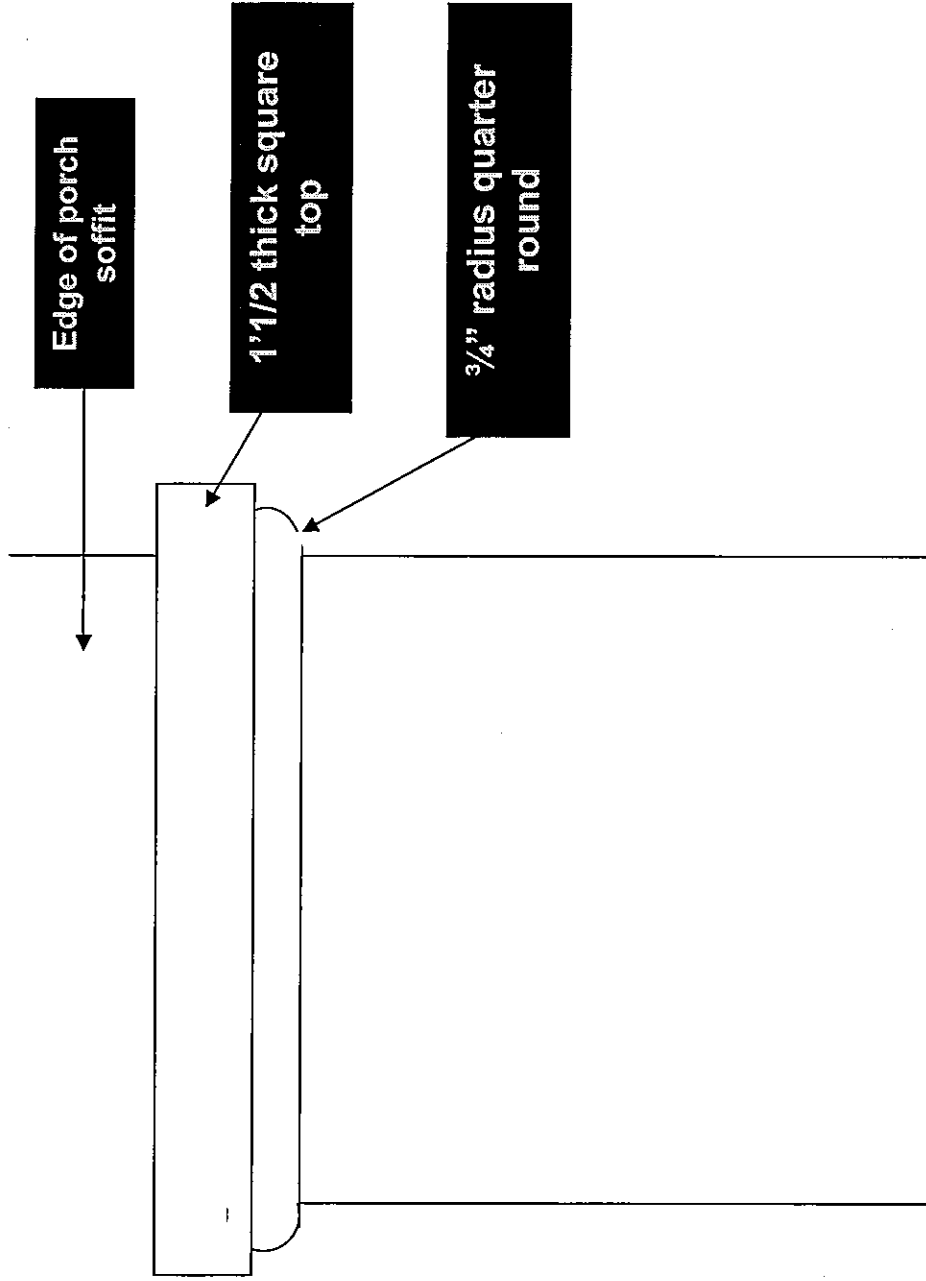
10.50 AM 6/16/2011

PTS ID 73258 COA, rebuild front porch deck and railings

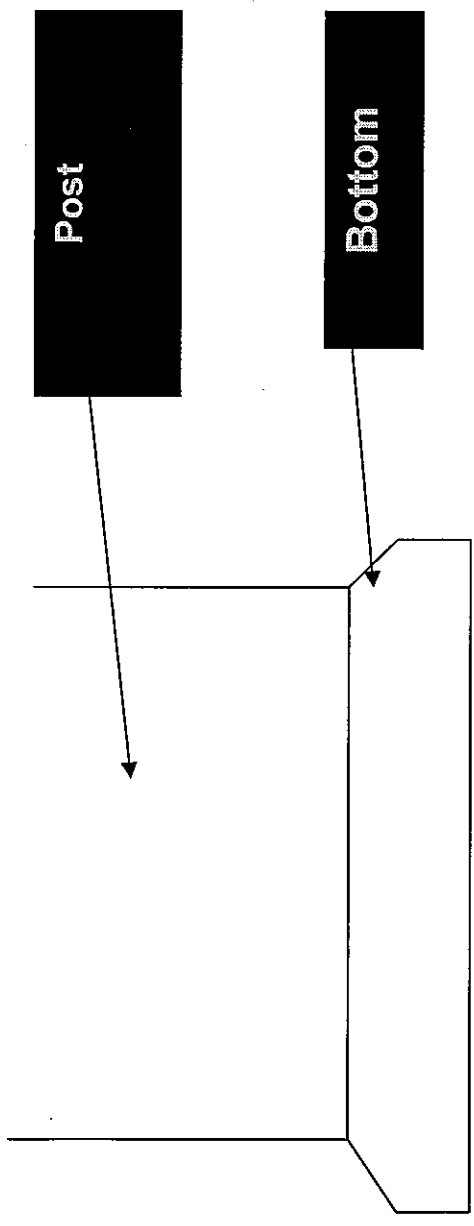
In accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work must be done according to attached drawings and photos. All wood must be painted upon completion. Please note that research has shown that when new, bare wood is left exposed to the elements for a period of only a week or two, the life of the paint job applied over it will be decreased. Newel posts at bottom of stairs will be 5-1/2" square and built according to the attached drawings. Porch flooring will be center-match. The four main porch posts will be box-style and 6" square. 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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@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.mkedcd.org/build](http://www.mkedcd.org/build), or call (414) 286-8210.

Paul Jakubovich  
City of Milwaukee Historic Preservation  
Copies to: Development Center, Ald. Robert Bauman, Contractor Billy Cannon, Inspector Joel Walloch (286-8160)



Detail of tops for main porch posts



Post

Bottom

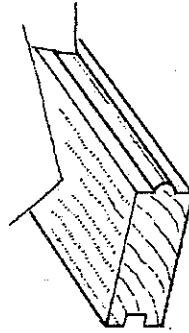
Detail of post bottom, 1-1/2" thick

# Porches

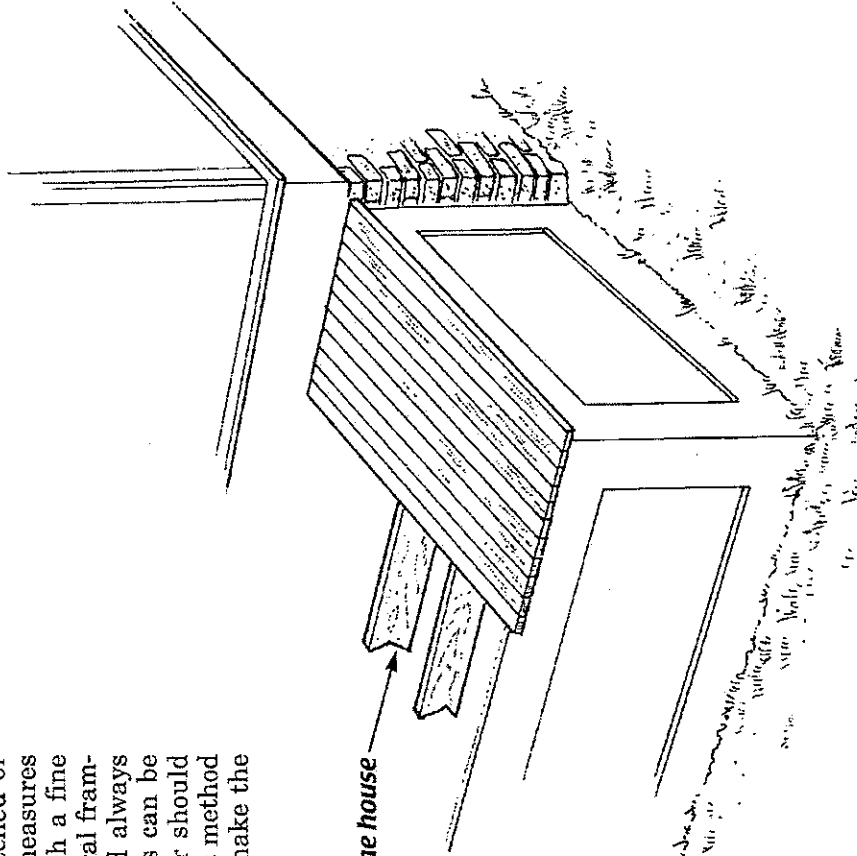


## Traditional Porch Floors

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.

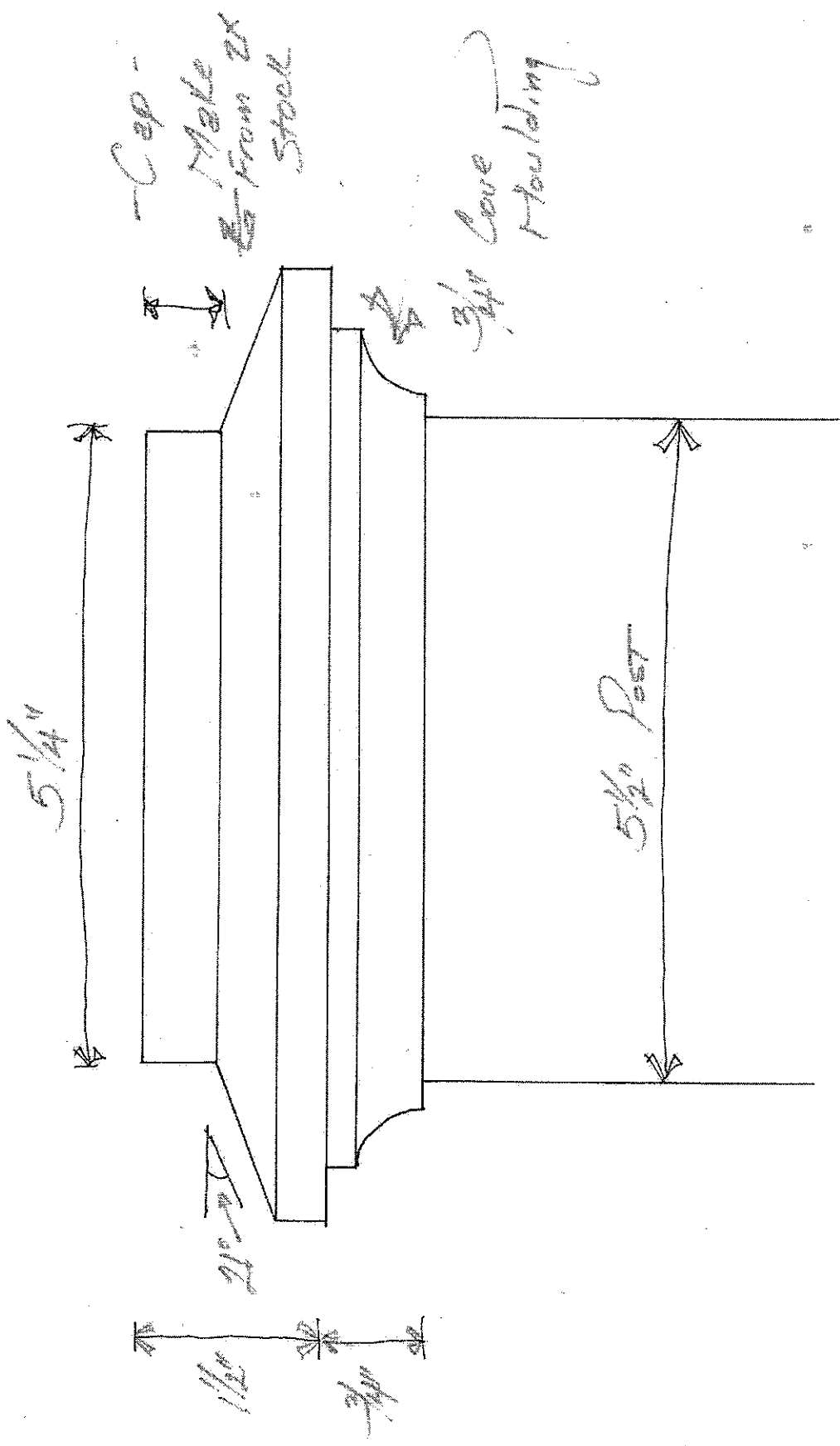


*Center match or tongue-and-groove flooring*



*Joists parallel to the house*

**Porch floor must be made of center-match material**

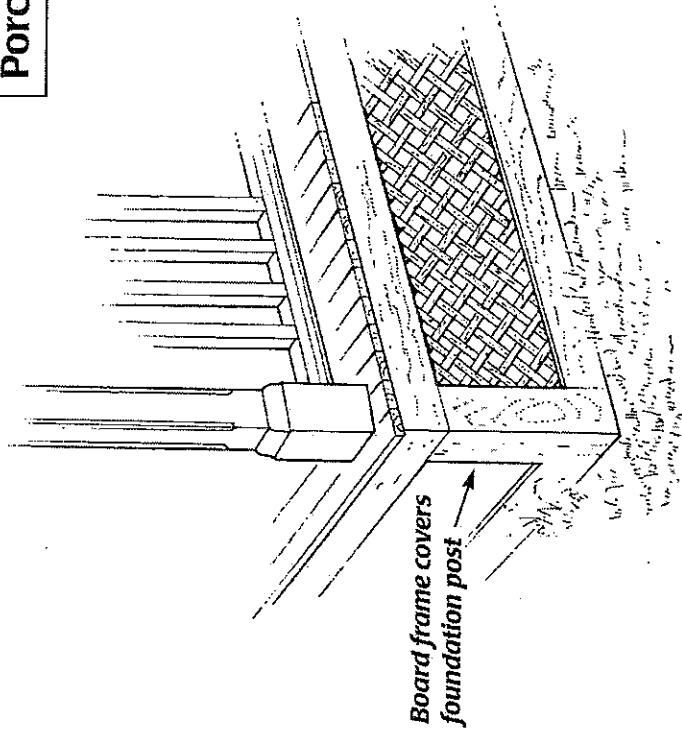


Detail of tops for all newel posts

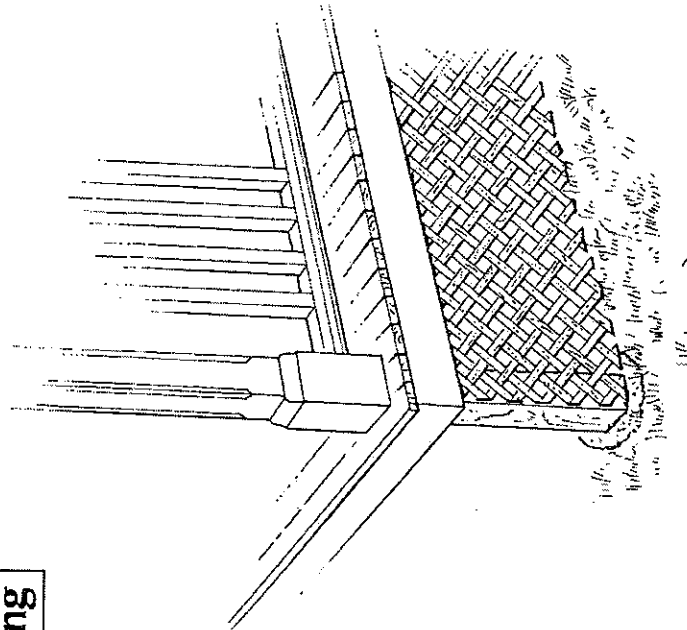
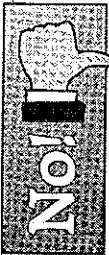
# Porches



## Porch Skirting

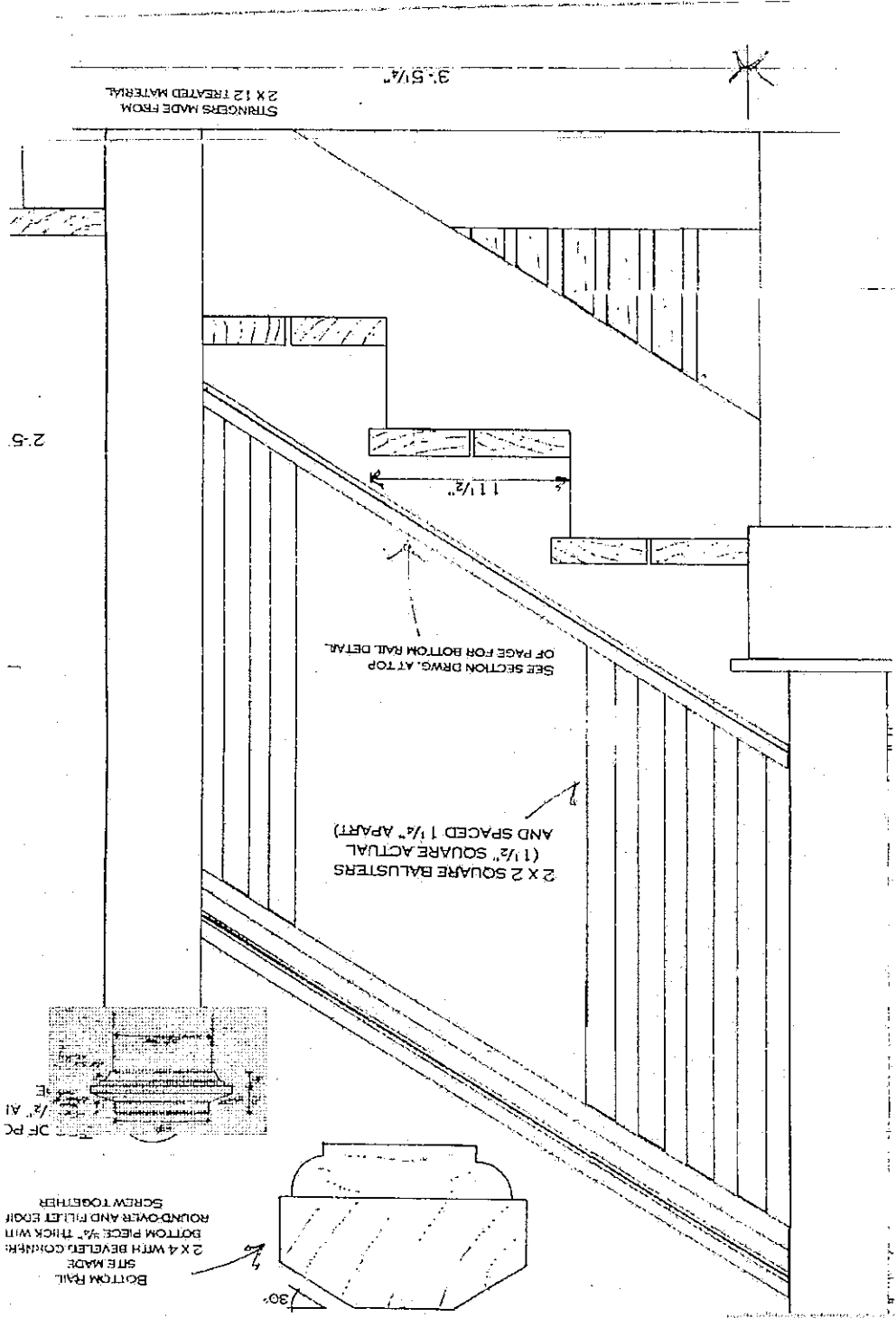


Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.



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.

As an alternate to the lattice work infill, pickets 2" wide actual and spaced 3/4" apart (must be attached to back of skirting frame



STRINGERS MADE FROM  
2 X 12 TREATED MATERIAL

3'-5 1/4"

2'-5"

1 1/2"

SEE SECTION DRWG. AT TOP  
OF PAGE FOR BOTTOM RAIL DETAIL

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

CF PC  
2" AI

BOTTOM RAIL  
SITE MADE  
2 X 4 WITH BEVELED CORNER  
BOTTOM PIECE 3/4" THICK WITH  
ROUND-OVER AND FLIT EDGE  
SCREW TOGETHER

30°

**Detail of handrail and guardrails, please see detail drawing  
of post tops.**