

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

City of Milwaukee, owner
2808 W. WELLS ST., Concordia Historic District

Description of work

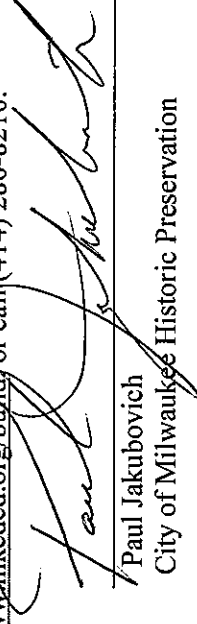
Rebuild front porch deck with center-match flooring. Install new wood newel posts, handrails, guardrails and balusters. Remove side porch and build new wood stoop with skirting and handrails and newels to match front porch. Build new rear porch with shed-style roof. Repair damaged or missing wood siding fascia boards and crown molding as needed using materials that match the originals exactly.

Date issued

6/7/2011

PTS ID 73049 COA, FRONT, SIDE AND REAR PORCHES; SIDING REPAIR

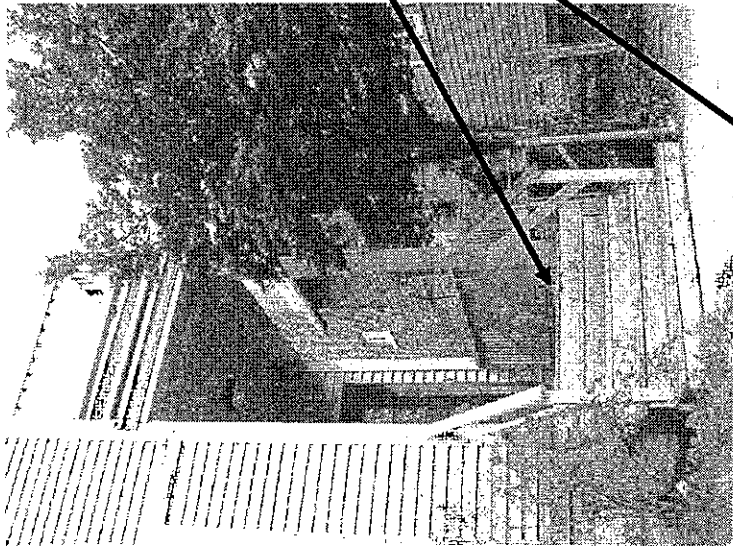
In accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness: All work will be done according to attached drawings and specifications. All finish wood will be smooth and free of knots and sapwood. 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 applied over it will be decreased. The front and rear porch must be finished with center match flooring. The porch stoop on the side of the house because it does not have a roof, can be finished with decking that is gapped 1/8". 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. 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, or call (414) 286-8210.



Paul Jakubovich
City of Milwaukee Historic Preservation

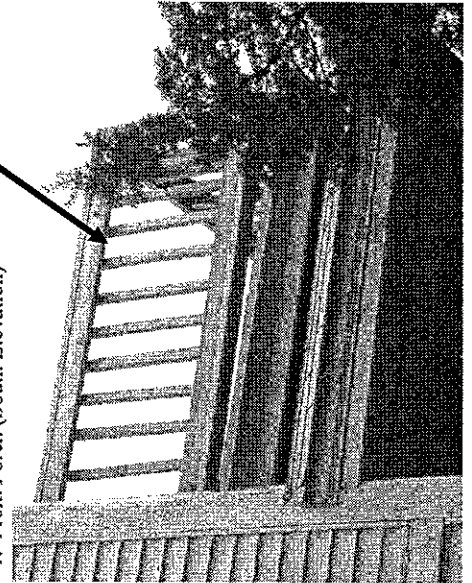
Copies to: Development Center, Ald. Robert Bauman, Inspector Joel Walloch (286-8160)

2808 W. WELLS STREET

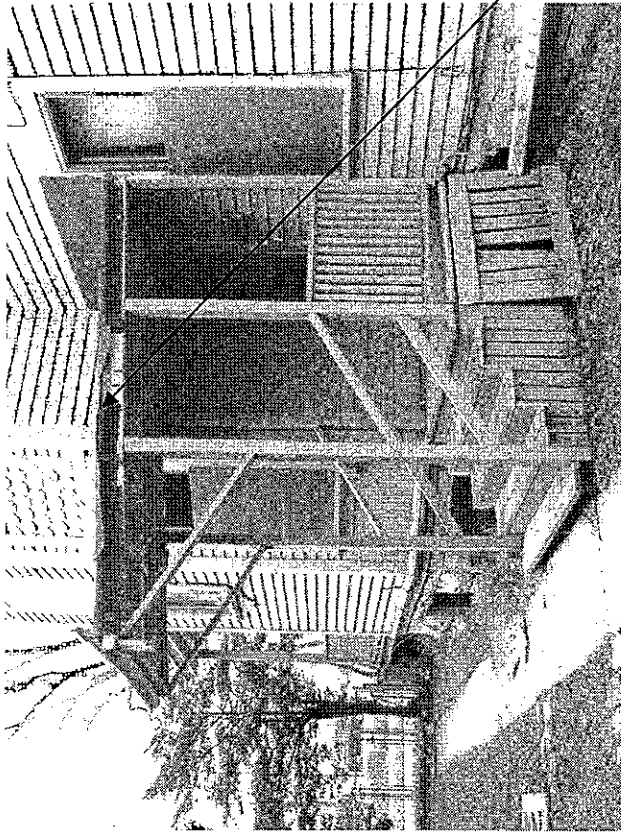


Front porch deck and railings to be replaced.

1. Front Porch (South Elevation)

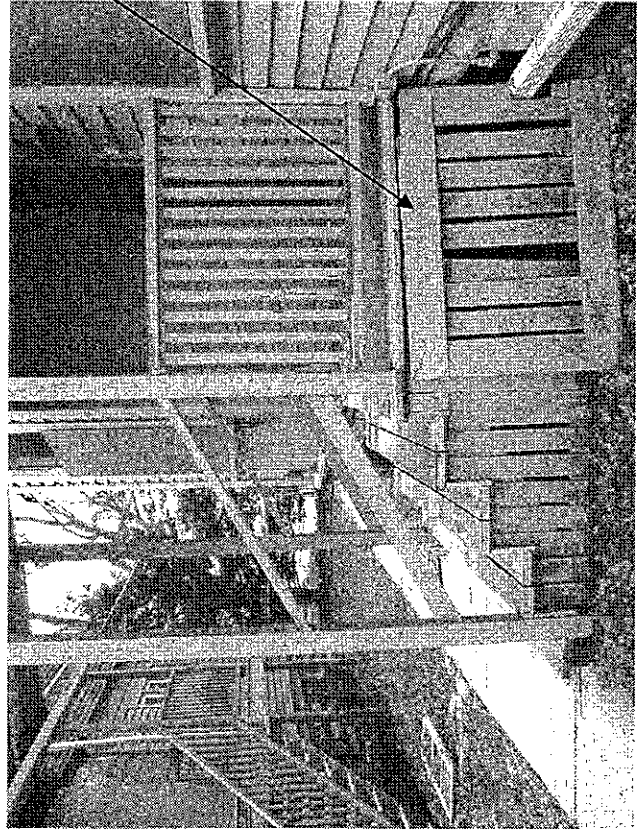


2. Upper deck railing above front porch



9. Side porch (North-East Elevation) with loss skirt and deteriorated roof

Side porch roof and stoop to be removed and replaced with a new wood stoop only. Stoop can be finished with decking boards that are gapped 1/8" for water drainage because there will not be a roof over it.

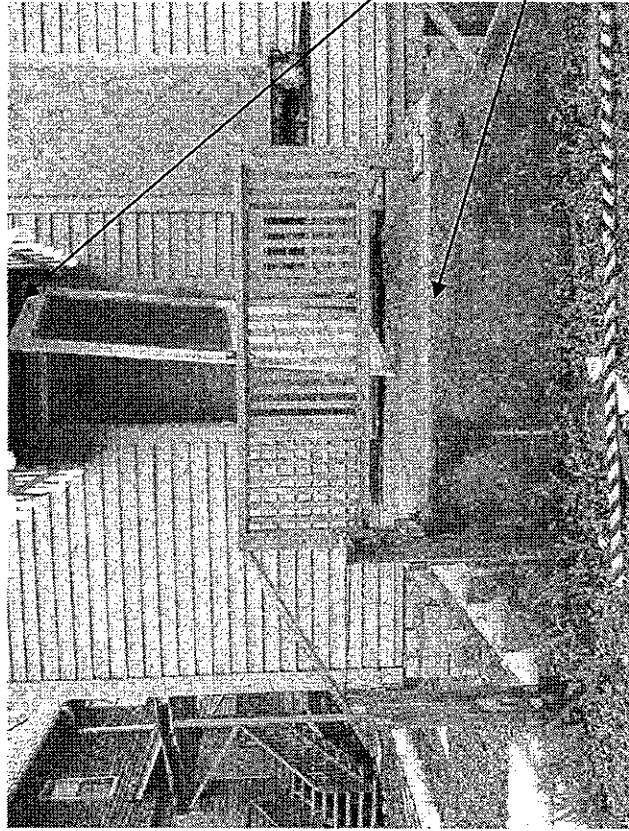


10. Side porch (North Elevation)



Replace missing trim to match original. Thickness and profile of new wood must match the original.

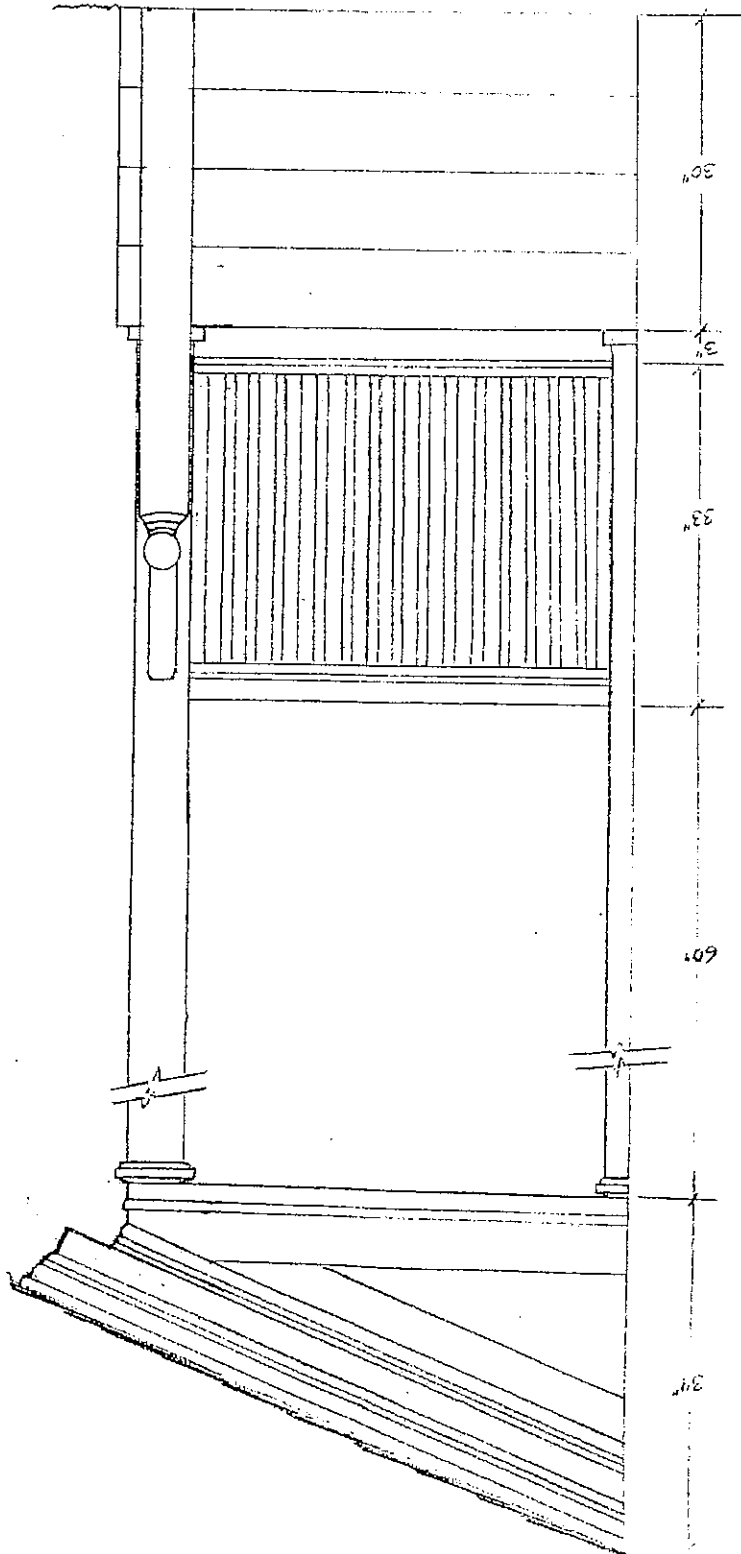
11. Front side window (South-West Elevation) with missing Stool and Apron



Rear porch and canopy to be removed and replaced with new, shed-roofed porch.

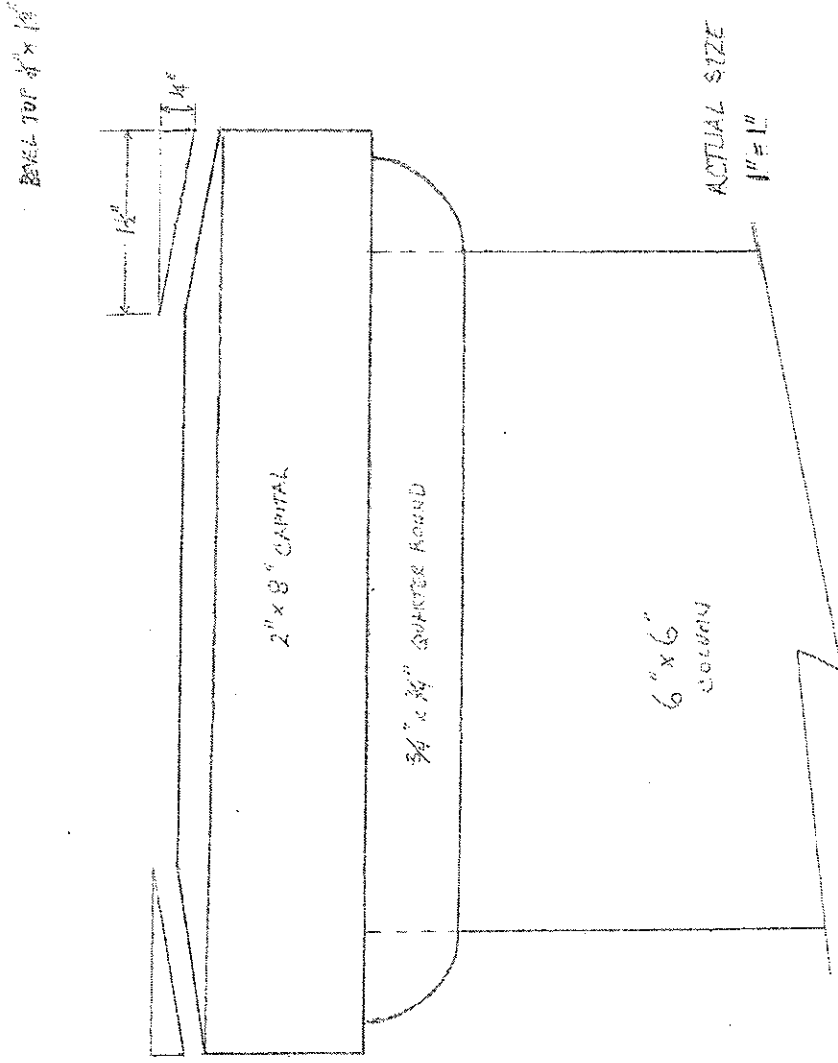
12. Rear Porch (North Elevation) concrete stoop with missing stair railing and metal overhead awning

REAR PORCH 2808 W. WELLS (EAST ELEVATION)
SCALE: 1" = 1'-0"



Elevation of new rear porch

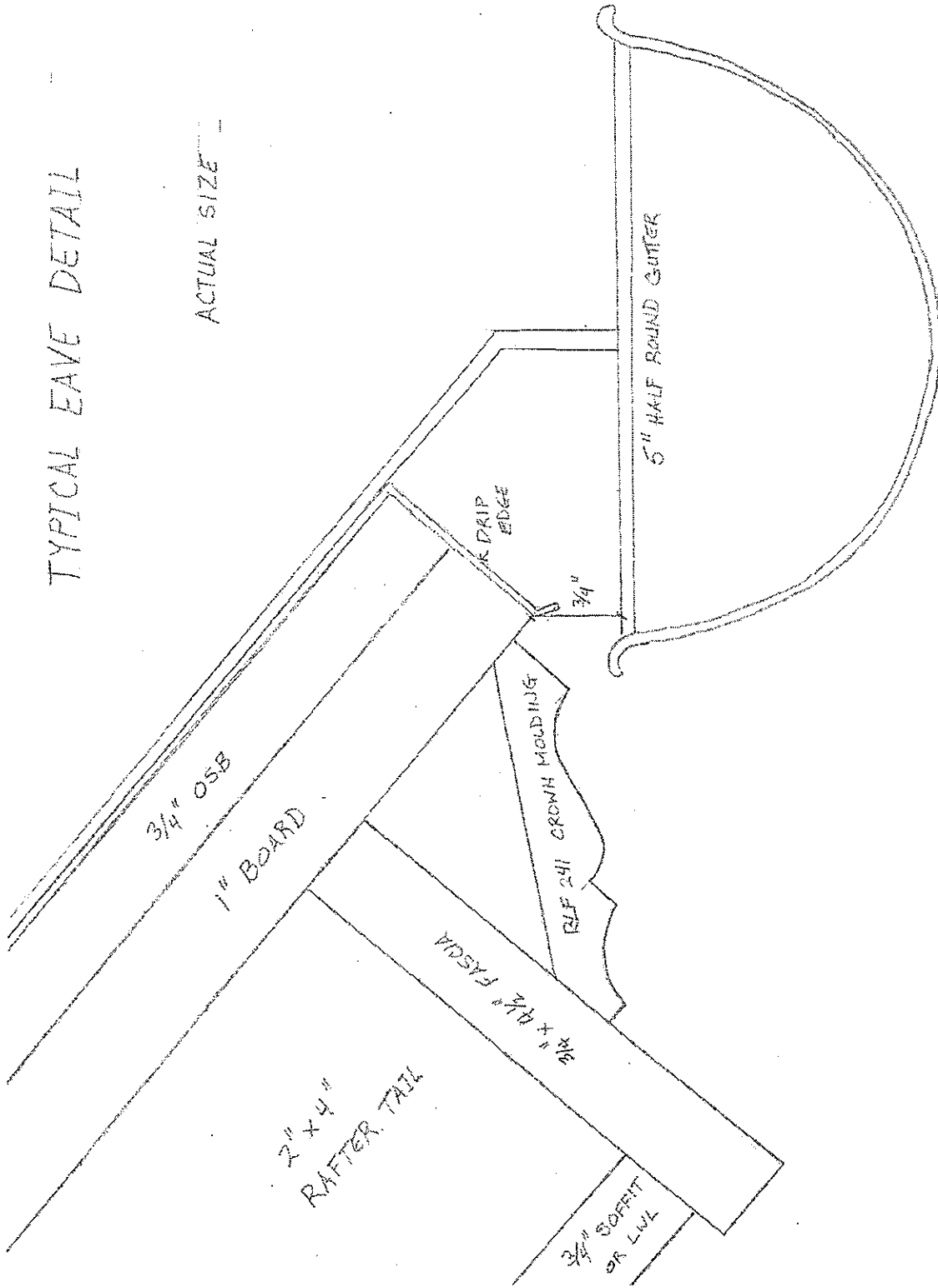
TYPICAL CAPITAL DESIGN



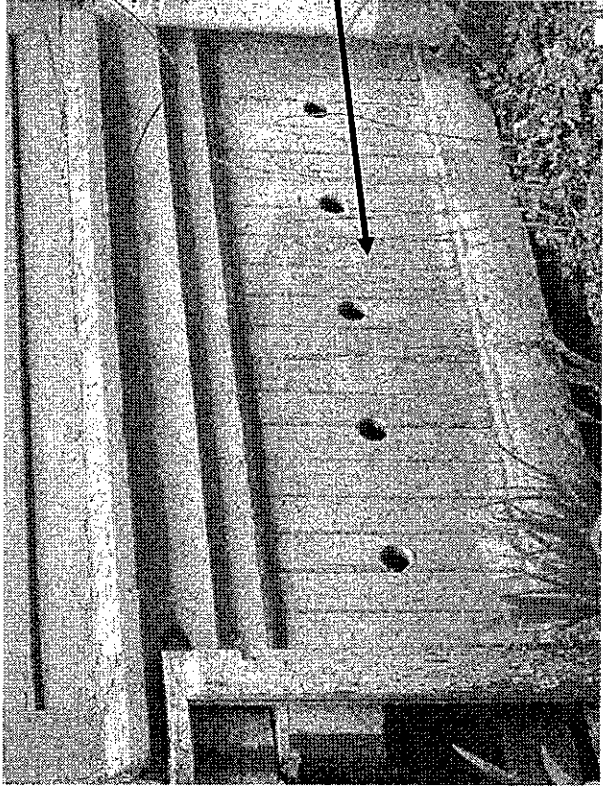
Detail of column capital for rear porch

TYPICAL EAVE DETAIL

ACTUAL SIZE

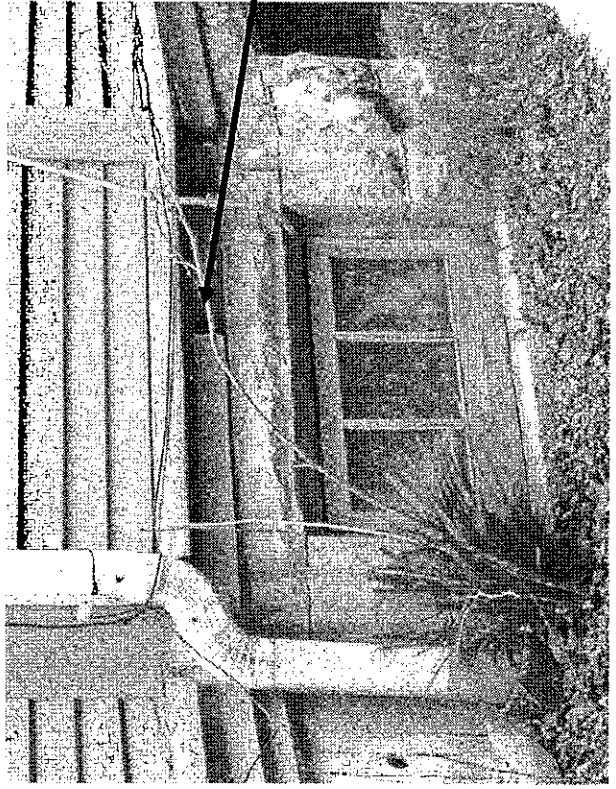


Detail of roof for rear porch



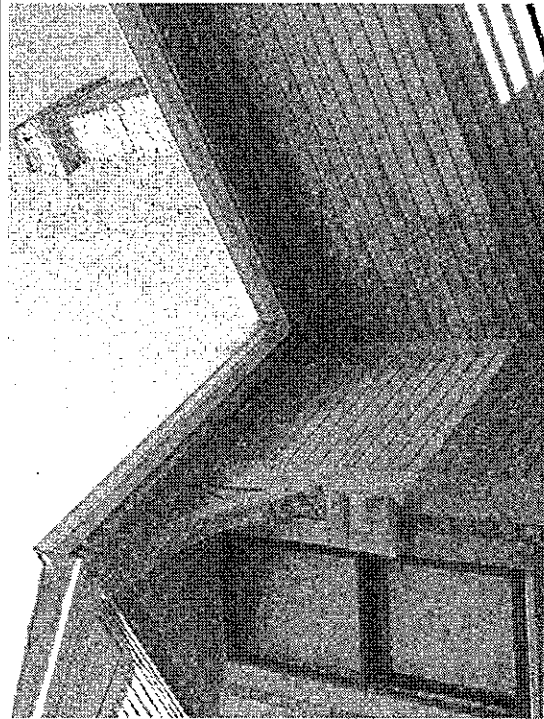
Detail of skirting that will be installed on front, side and rear porches.

5. Solid Board skirt below Front Entry foyer

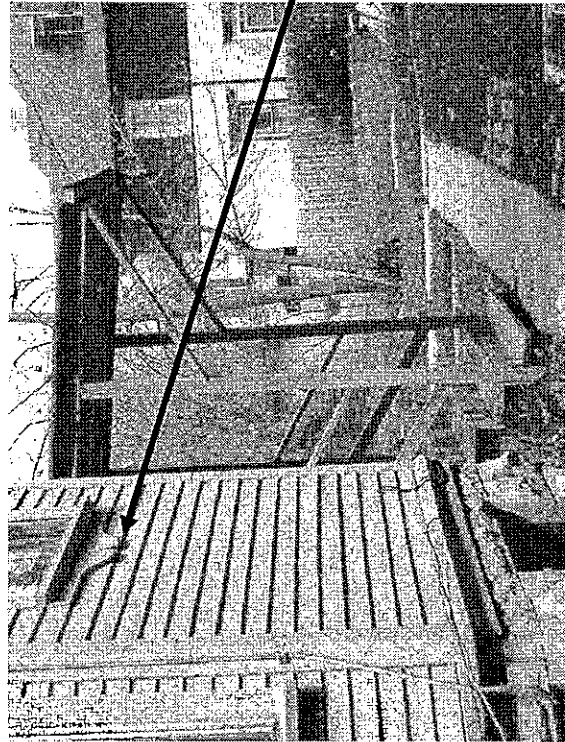


Replace missing and damaged water table boards to match originals

6. Missing Water Table board and drip edge at foundation sill plate



7. Second floor (North-East Elevation) above side porch



Missing trim under windows to be replaced according to this original design

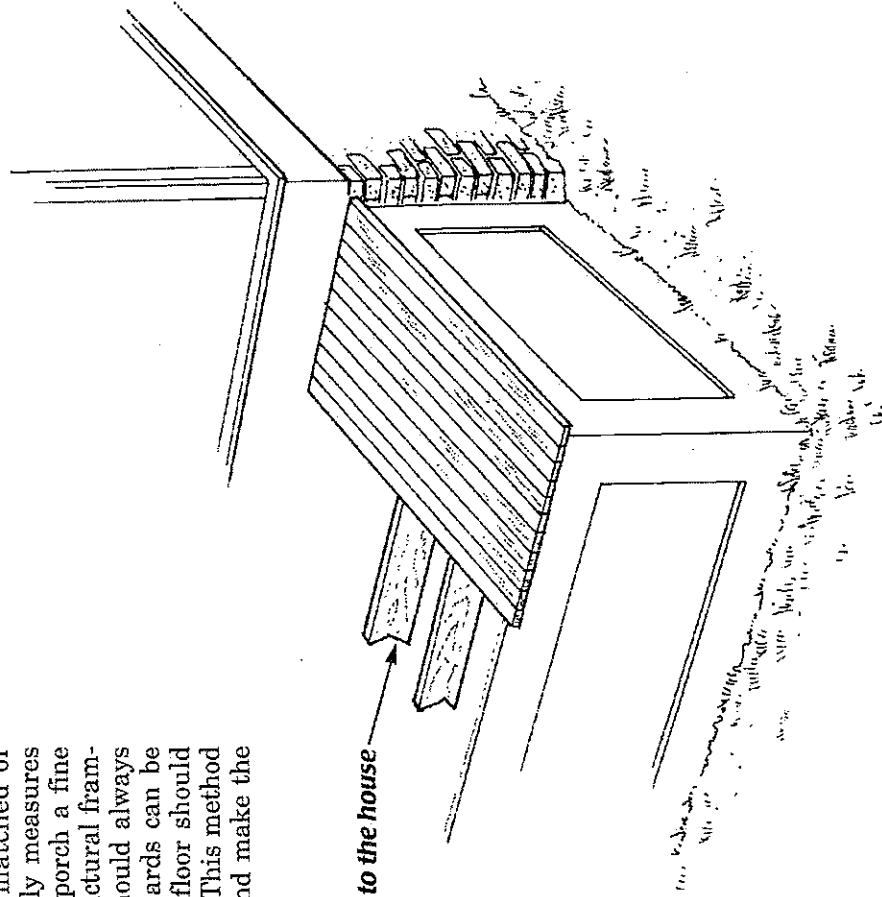
8. Side porch roof extension, undersized columns, and horizontal railings

Porches

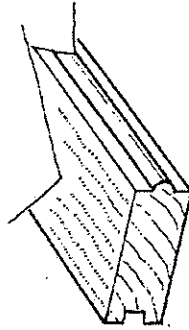


Traditional Porch Floors

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.

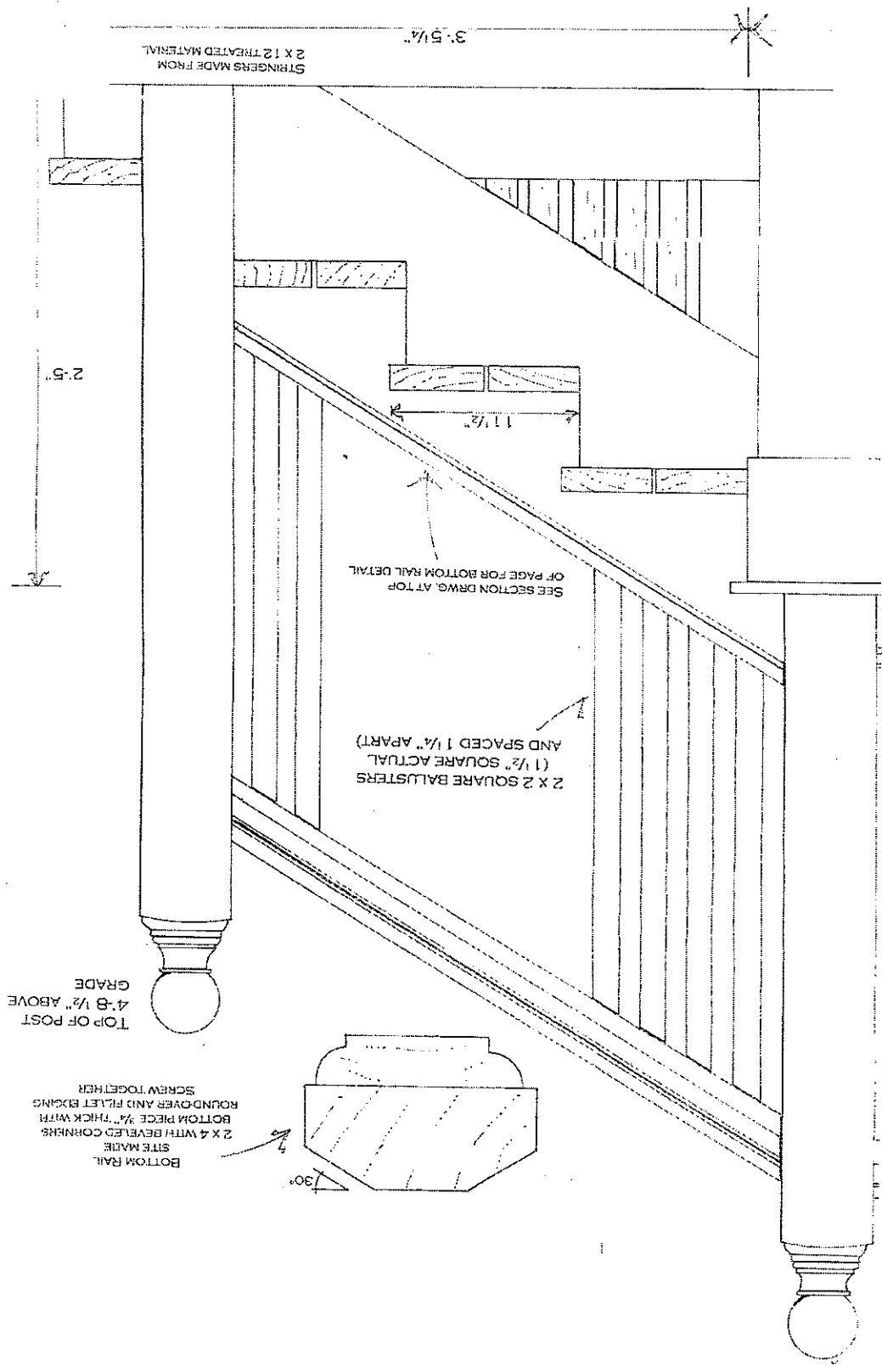


Joists parallel to the house

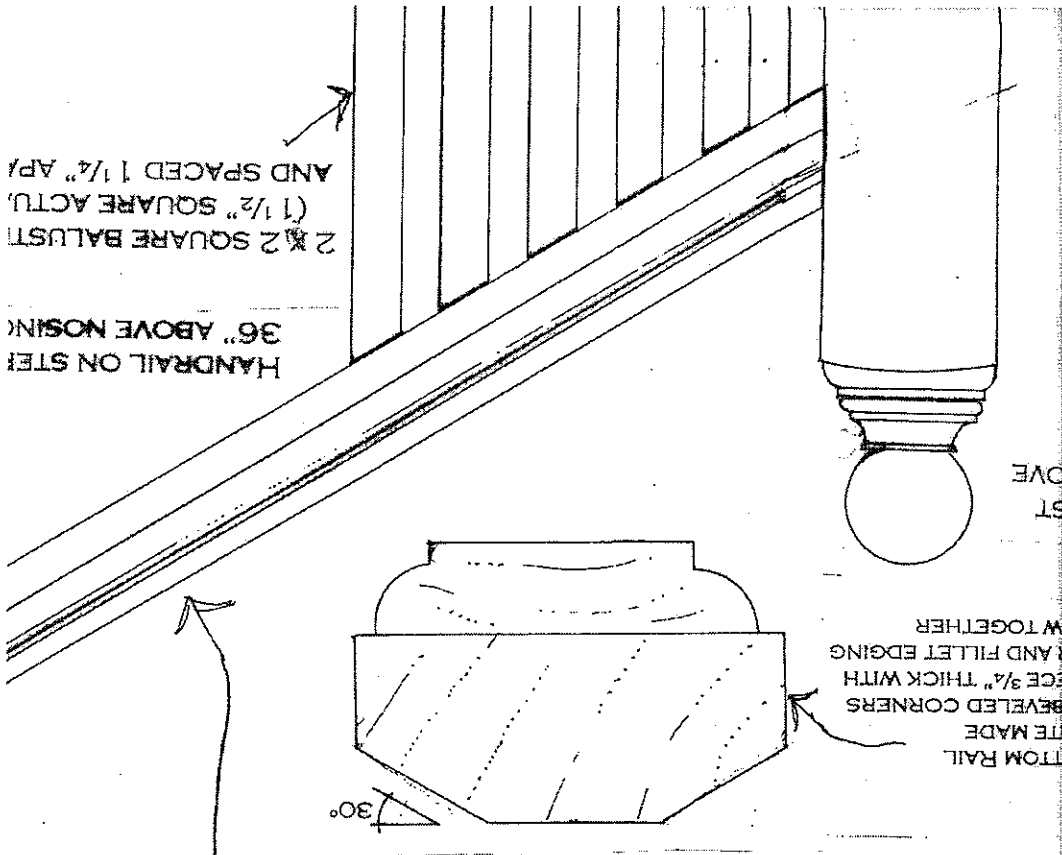


Center match or tongue-and-groove flooring

Front and rear porch deck to be rebuilt according to this design and configuration



Detail of railings and newels for all three porches



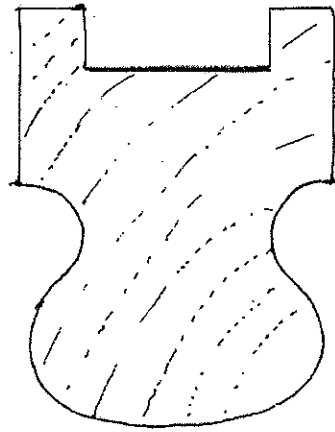
HANDRAIL ON STEEL
36" ABOVE NOSING
2 x 2 SQUARE BALUSTERS
(1 1/2" SQUARE ACTUALLY)
AND SPACED 1 1/4" APART

STEEL

THE BOTTOM RAIL IS MADE
OF BEVELED CORNERS
3/4" THICK WITH
FILLET EDGING
AND JOINED TOGETHER

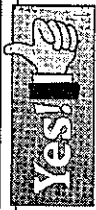
30°

GRASPABLE HANDRAIL
CROWN SPECIALTY MOULD
#HR-548
WWW.CROWN.SPECIALTY.MOULD
608-290-1338
MILTON, WI

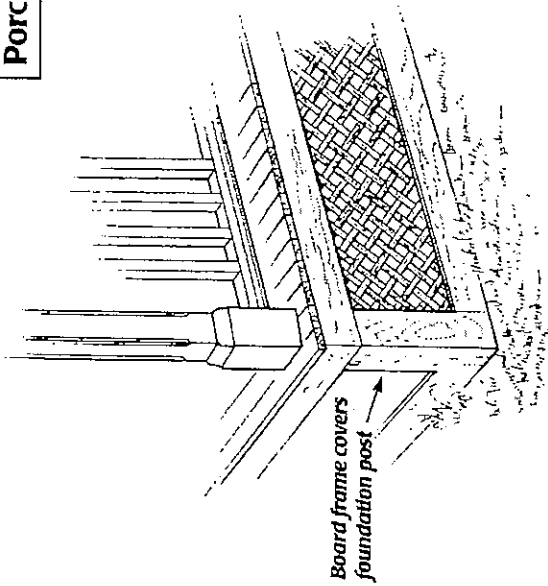


Detail of handrail and bottom rail for all three porches

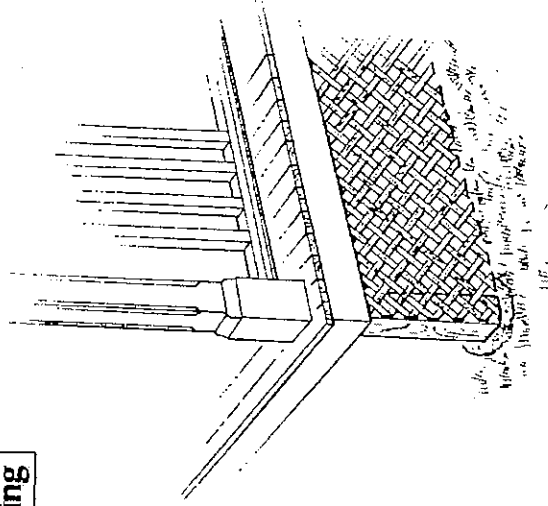
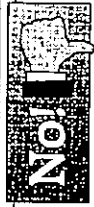
Porches



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.

Porch skirting must be completely framed on all four sides. The lattice infill will be omitted in favor of the board skirting pictured above in this COA.