



Certificate of Appropriateness

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 indicated he wanted to match the front porch but actually wants to build a stoop.

The stoop will be 45 inches wide, have handrails 41 inches tall and risers that are 7 inches tall. From the wall of the house to the last step will measure 65 inches.

Date issued

6/6/2016

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 work will conform to the attached drawings. Stoop must have a deck, railings and handrails along the steps. Skirting must be completed at the base of the steps.

The goal is to have construction that is appropriate for the 1880's era of the house, is code compliant, and not a temporary-looking structure.

The stoop will be painted upon completion.

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 that reads "Carlen Hatala". The signature is written in a cursive style with a long horizontal stroke at the end.

City of Milwaukee Historic Preservation Staff

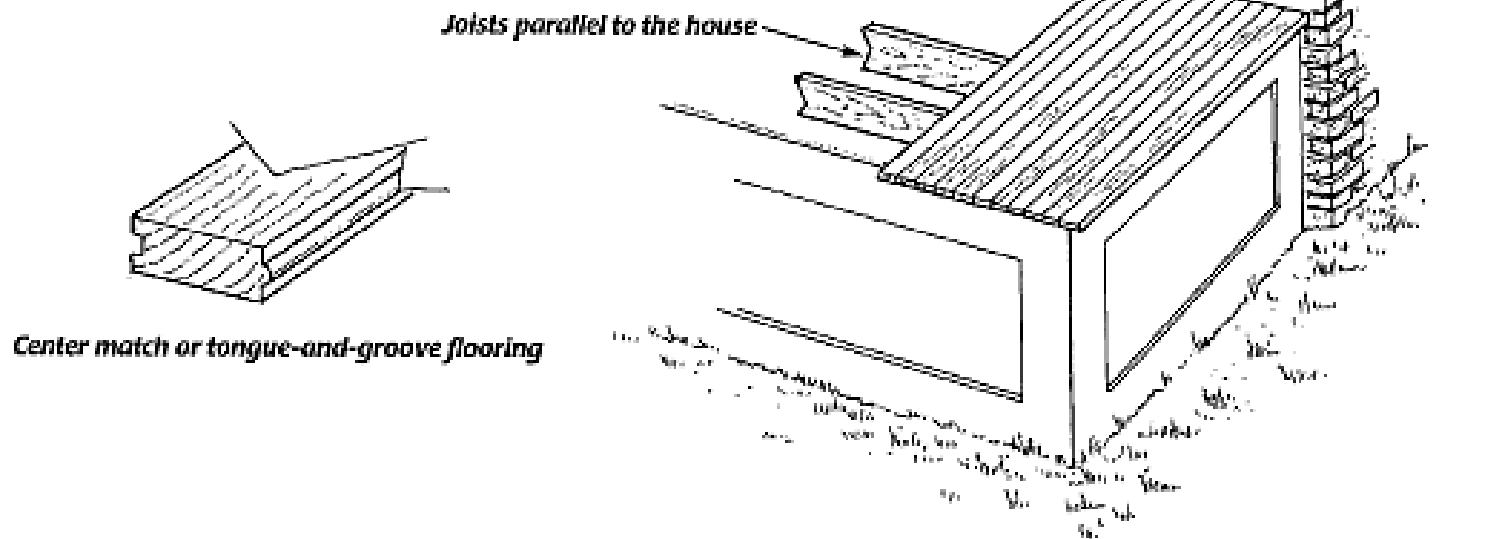
Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector Peter Schwartz (286-2537)



Location where stoop will be constructed.

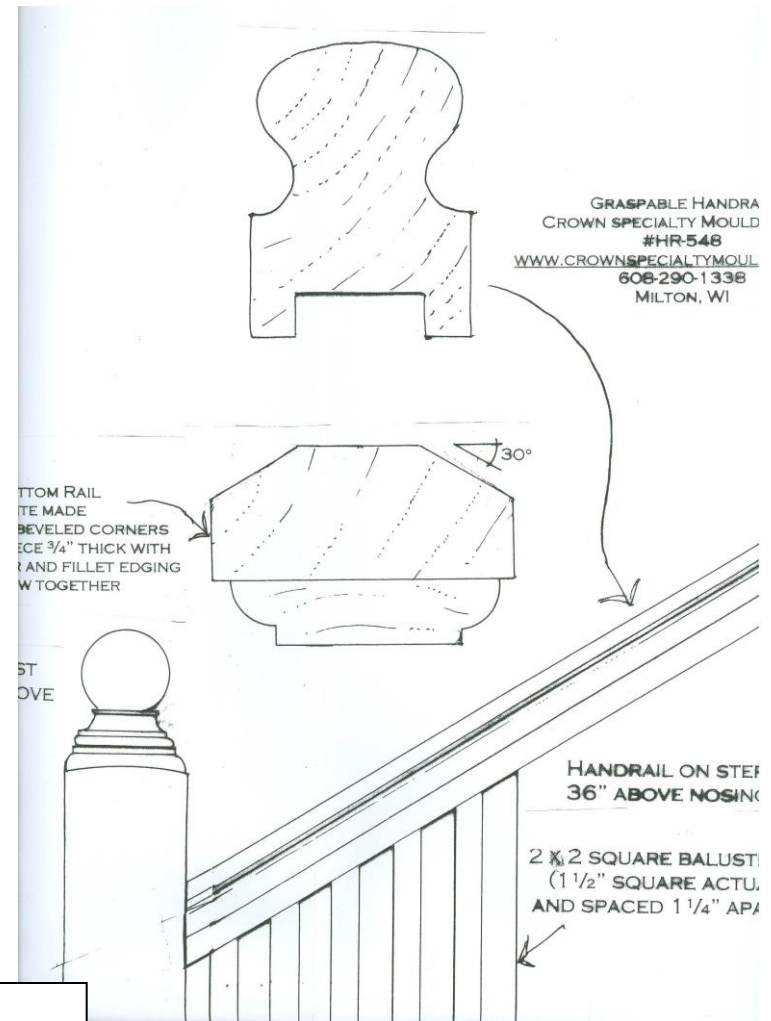
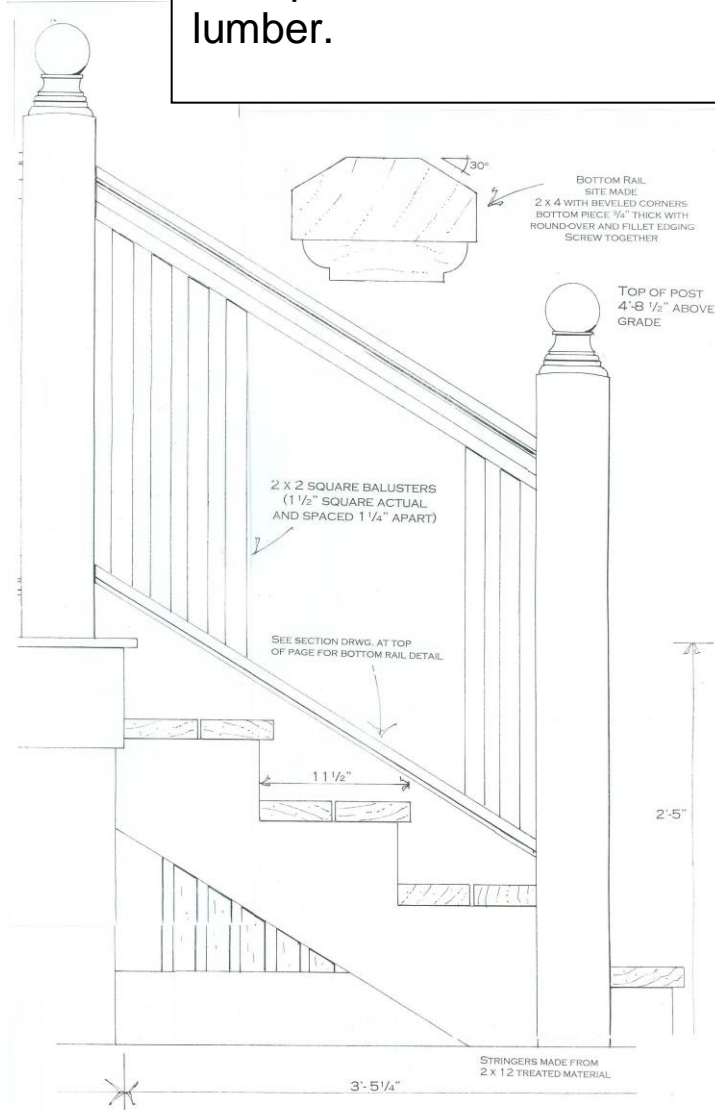
Traditional Porch Floors

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.

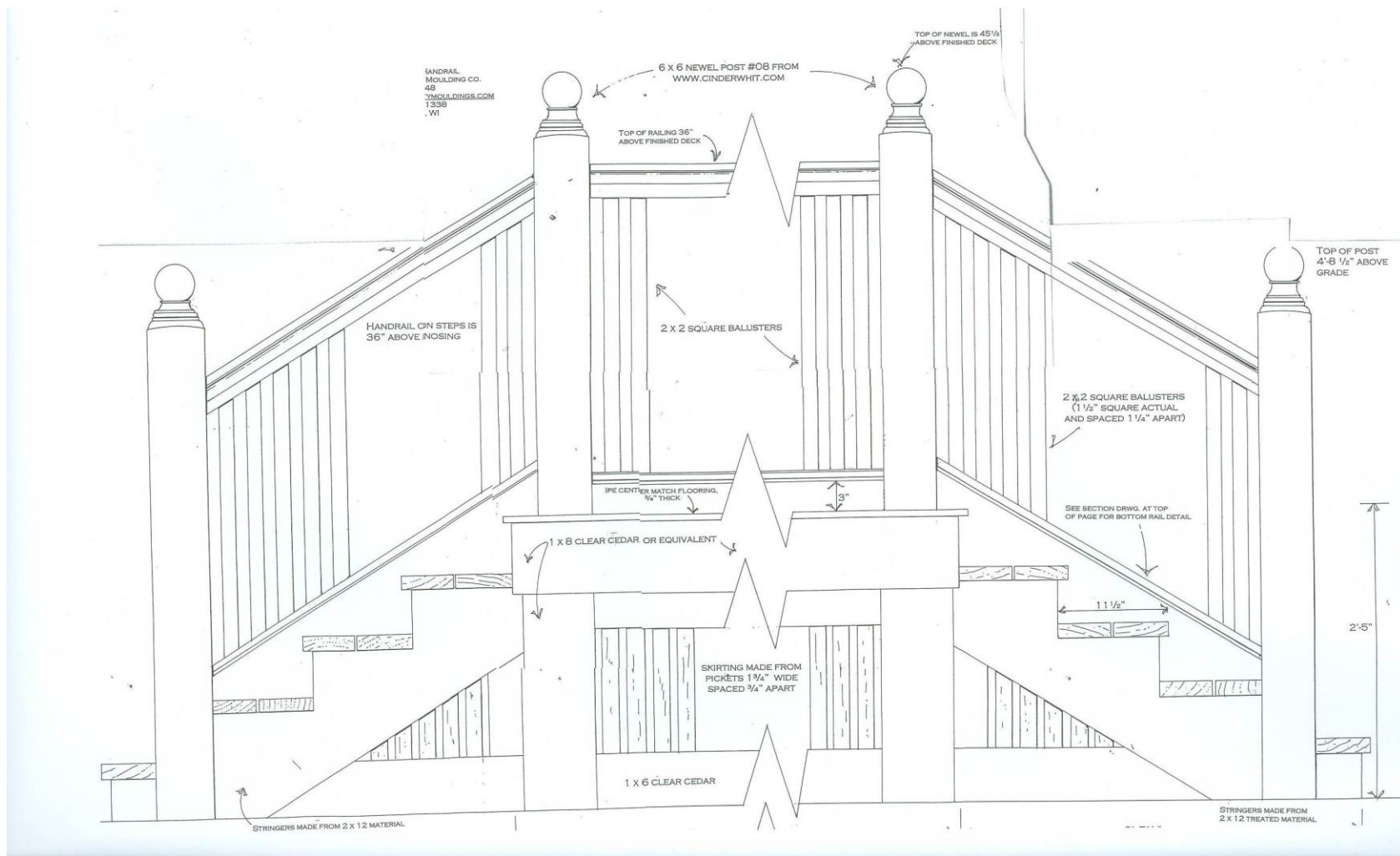


All porches and stoops need a deck on which to stand while using the door.

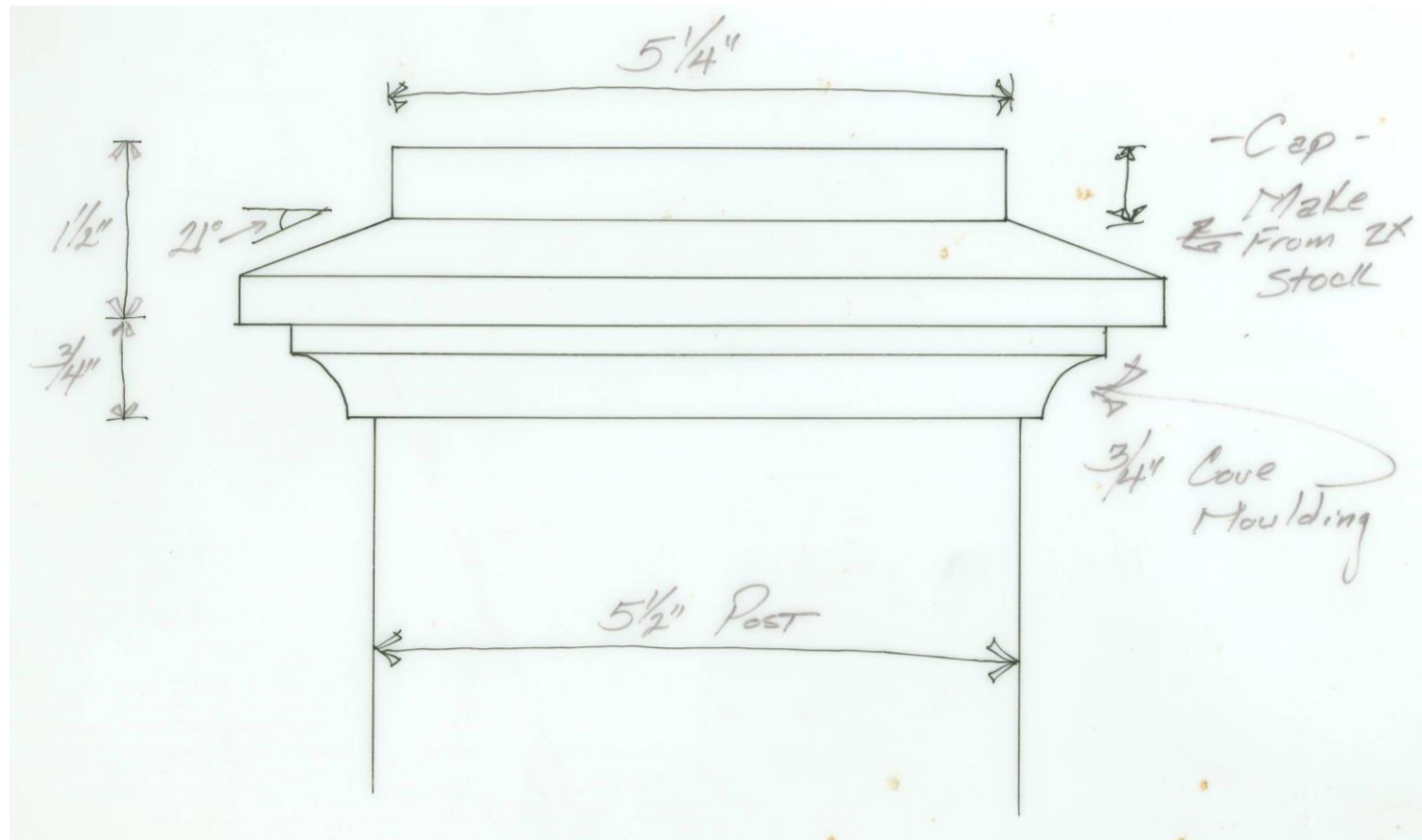
Note handrail has breadloaf shaped top for easy graspability. Bottom rail is sloped to shed water. Top and bottom rails cannot be simple planks of lumber.



Appropriate simple design for porch and stoop.



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

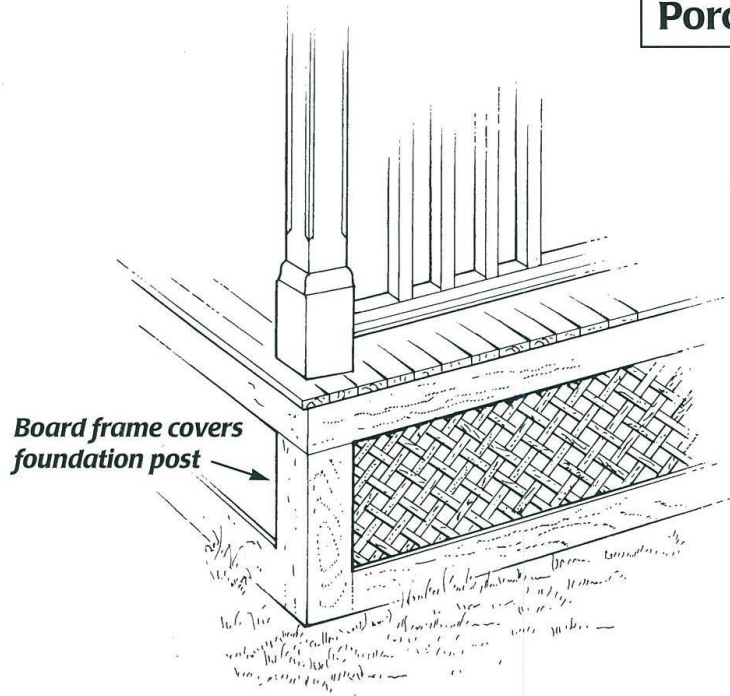


Tops of posts can also be square as in this example. Note use of cove molding.

Porches

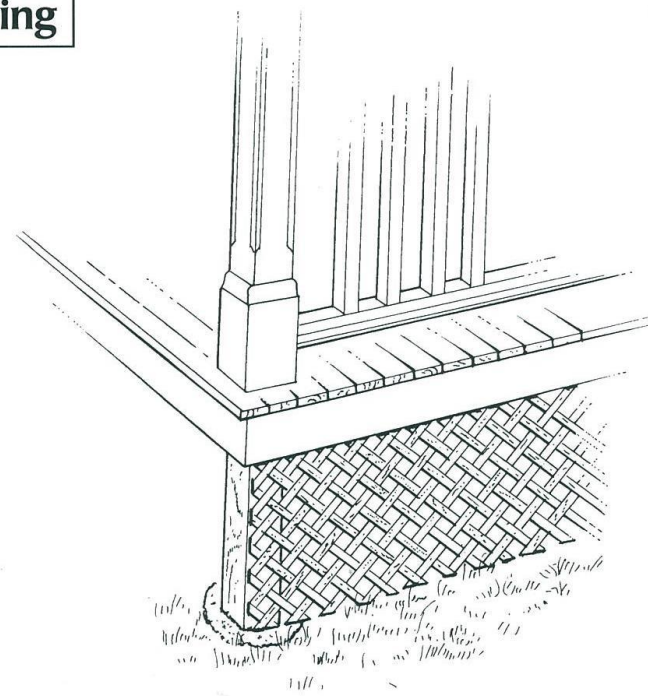
Yes! 

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.

No! 



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.



Work already done not meet preservation standards or code.