



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

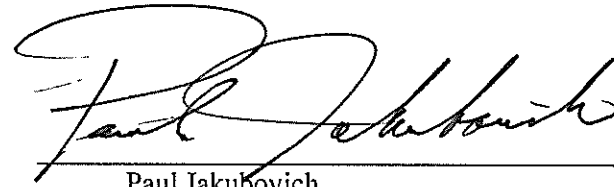
Property 1851 N. 2ND ST. **Brewers Hill Historic District**
Description of work Remove existing front porch deck and roof. Retain historic carved column capitals for reuse on rebuilt porch. Rebuild porch to match original using clear, knot-free finish lumber. Where column capital portions are missing, new pieces will be re-cast in a synthetic material.
Date issued 1/3/2012 **PTS ID 84876 COA, rebuild front porch and rear porch**

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 be done according to attached drawings and photos. Porch decking will be center-match (also called tongue and groove) material. Front porch roof will be covered with a standing seam metal roof or a flat-seam soldered metal roof. The use of a naturally decay-resistant wood is strongly recommended in order to prevent pre-mature decay. Additionally the use of a wood preservative such as WoodLife prior to priming and painting is also recommended in order to extend the service life of the wood.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued or to comply with any orders issued by the Department of Neighborhood Services. 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/build, or call (414) 286-8210.



Paul Jakubovich
City of Milwaukee Historic Preservation

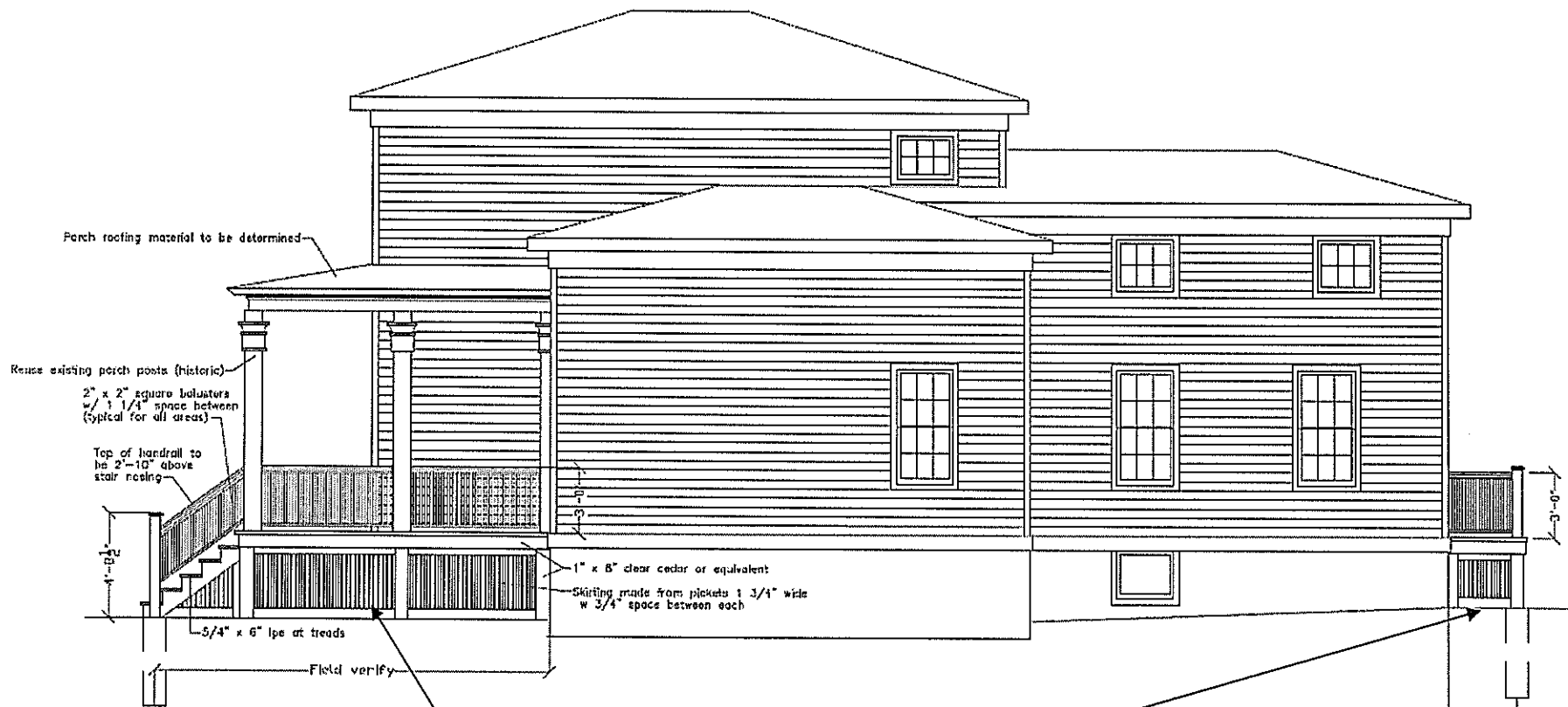
Copies to: Development Center, Ald. Milele Coggs, Contractor Mark Wargolet, Inspector Adam Roder (286-2538), Inspector Heidi Weed



Existing front porch to be removed and new one to match the original to be constructed in its place

Roof must be finished in metal, either a standing seam or flat, soldered seam. Half-round gutters must be installed around perimeter of roof

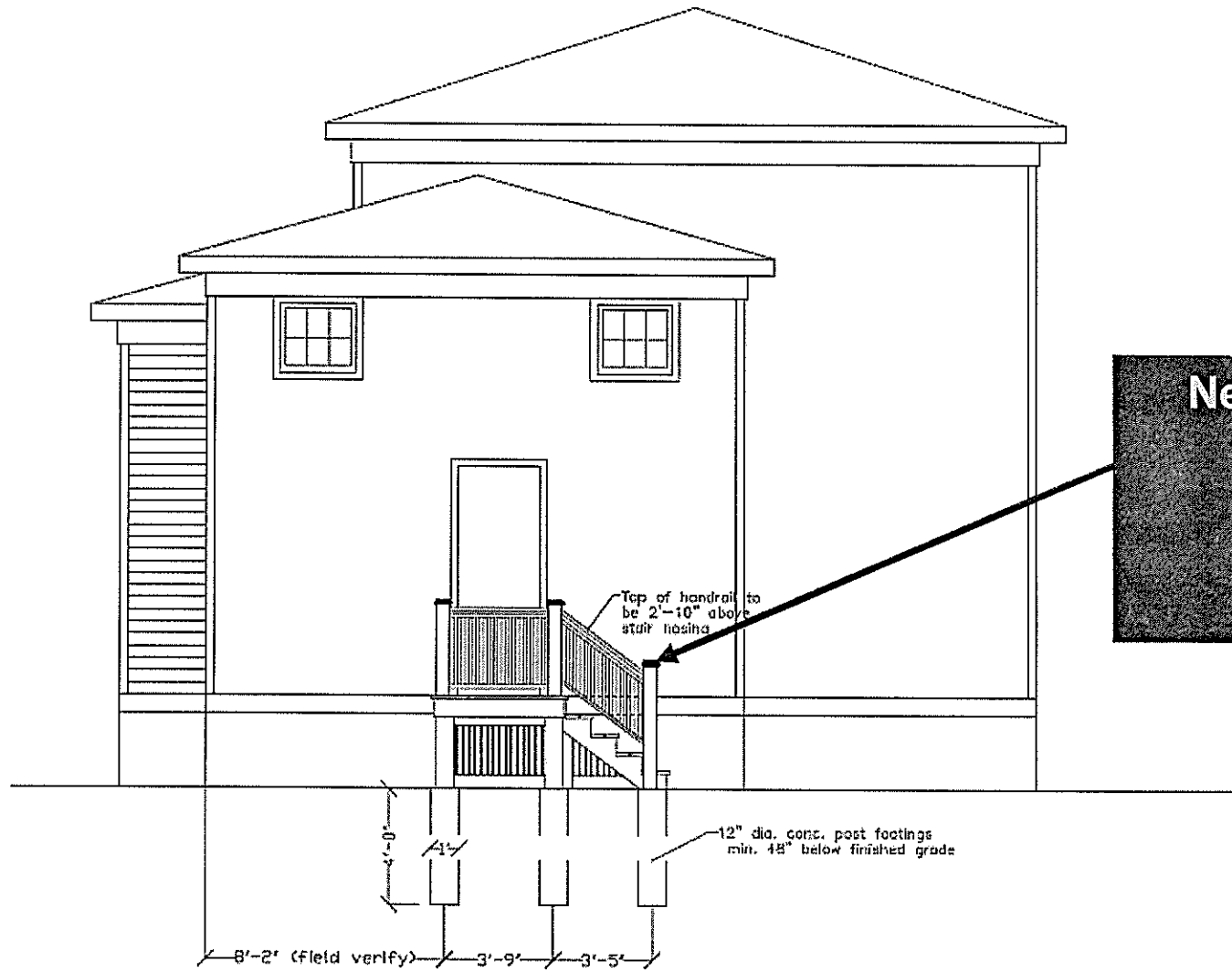
E A S T E L E V A T I O N



N O R T H E L E V A T I O N

Scale: 1/4" = 1'-0"

Side elevations of new front porch and new rear porch

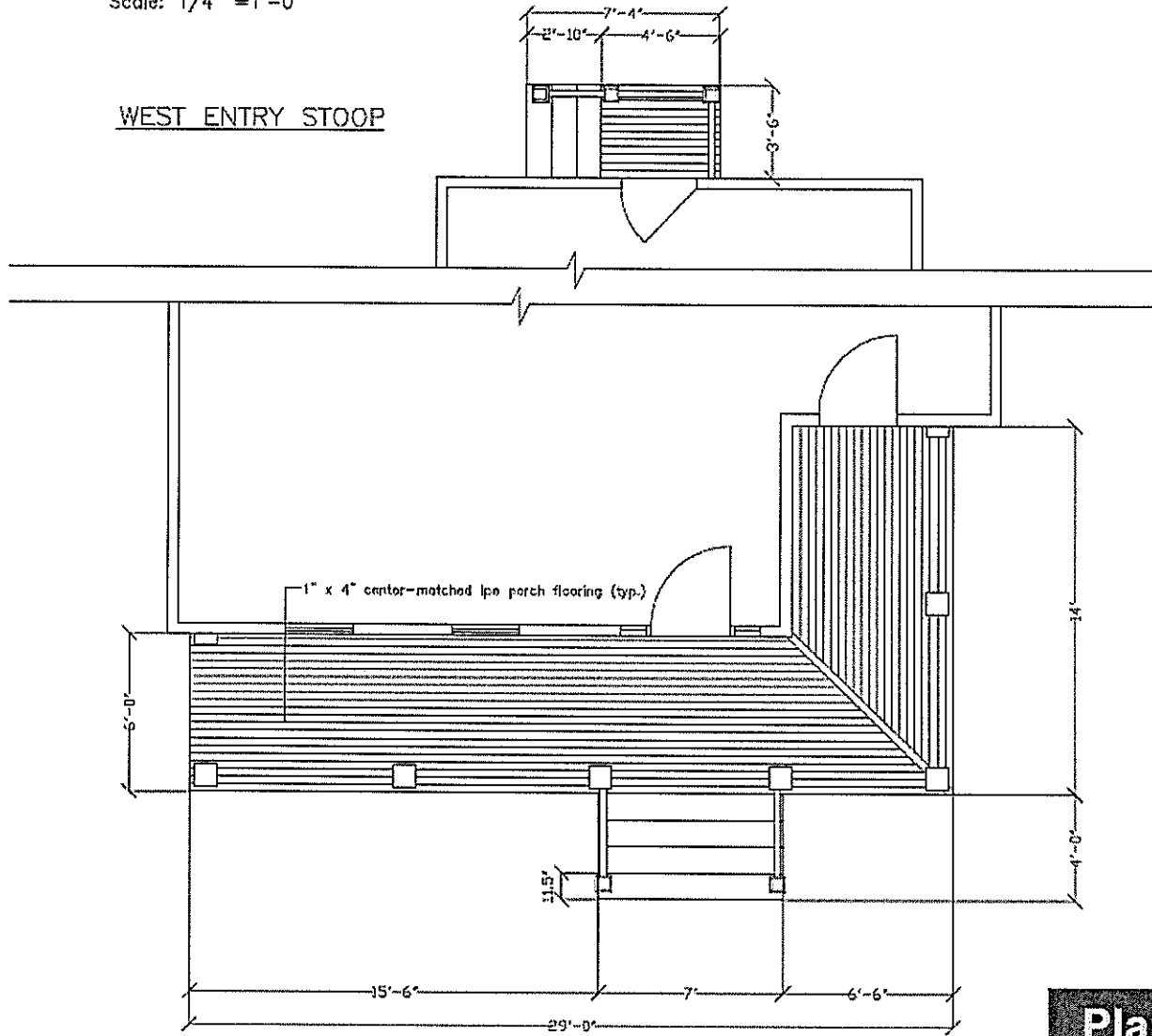


New back stoop

W E S T E L E V A T I O N

Scale: 1/4" = 1'-0"

WEST ENTRY STOOP

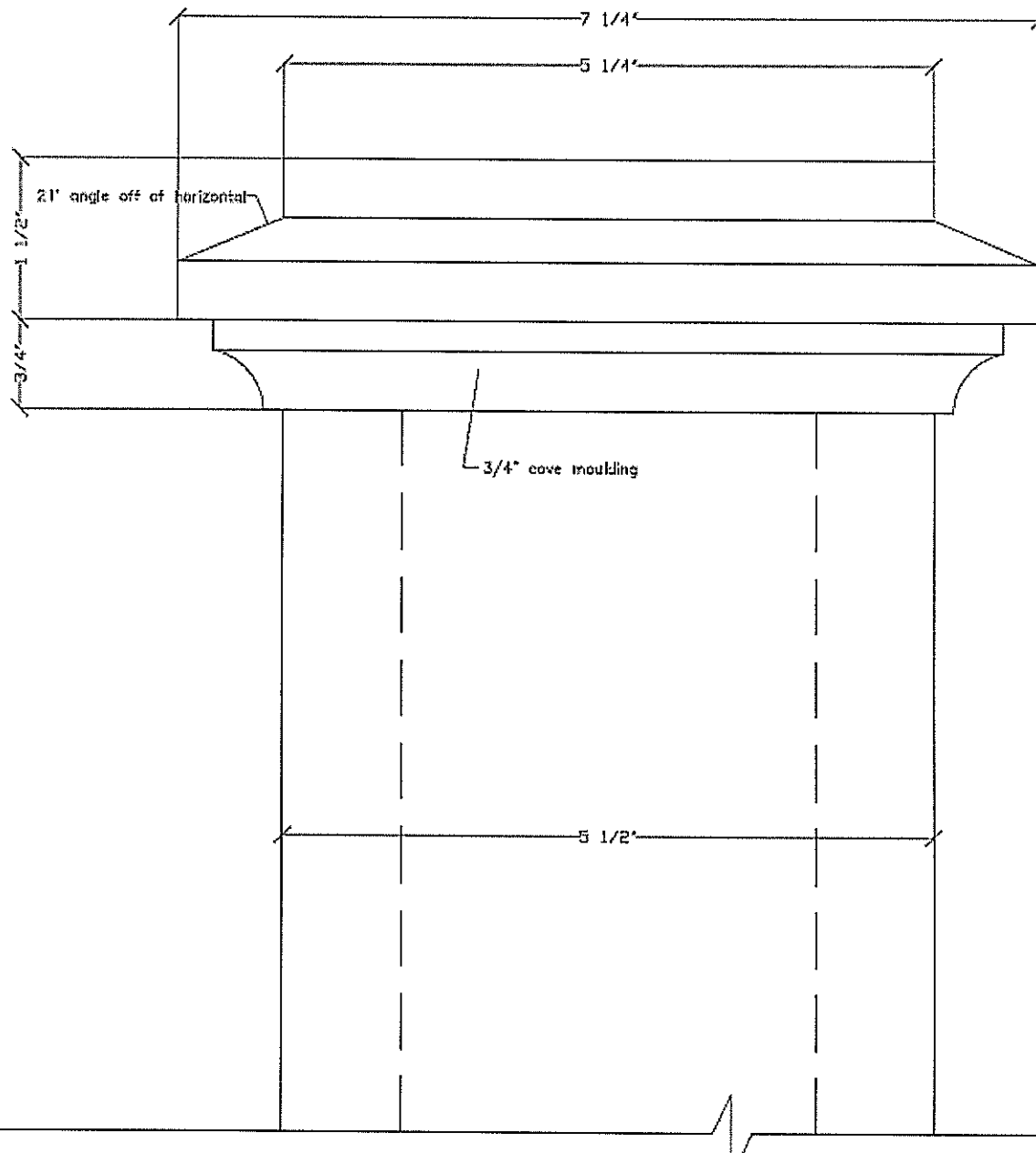


COVERED EAST ENTRY PORCH

P L A N V I E W

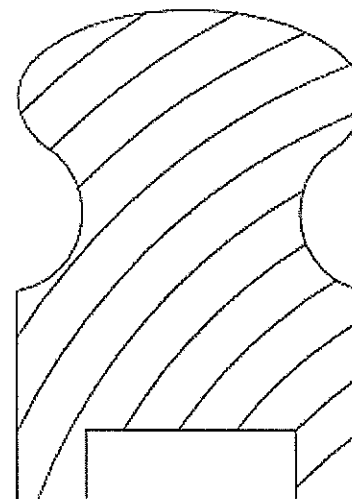
Scale: 1/4" = 1'-0"

**Plan view of new front
and rear porches**



Section of newel post for front and back porches

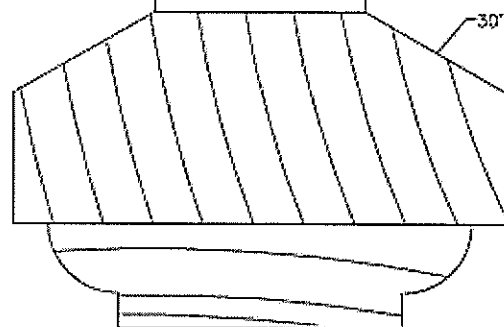
Graspable Handrail
Crown Specialty Mouldings
#HR-516
608-290-1338
Milton, WI



2" x 2" baluster

H A N D R A I L
Full Scale

2" x 2" baluster

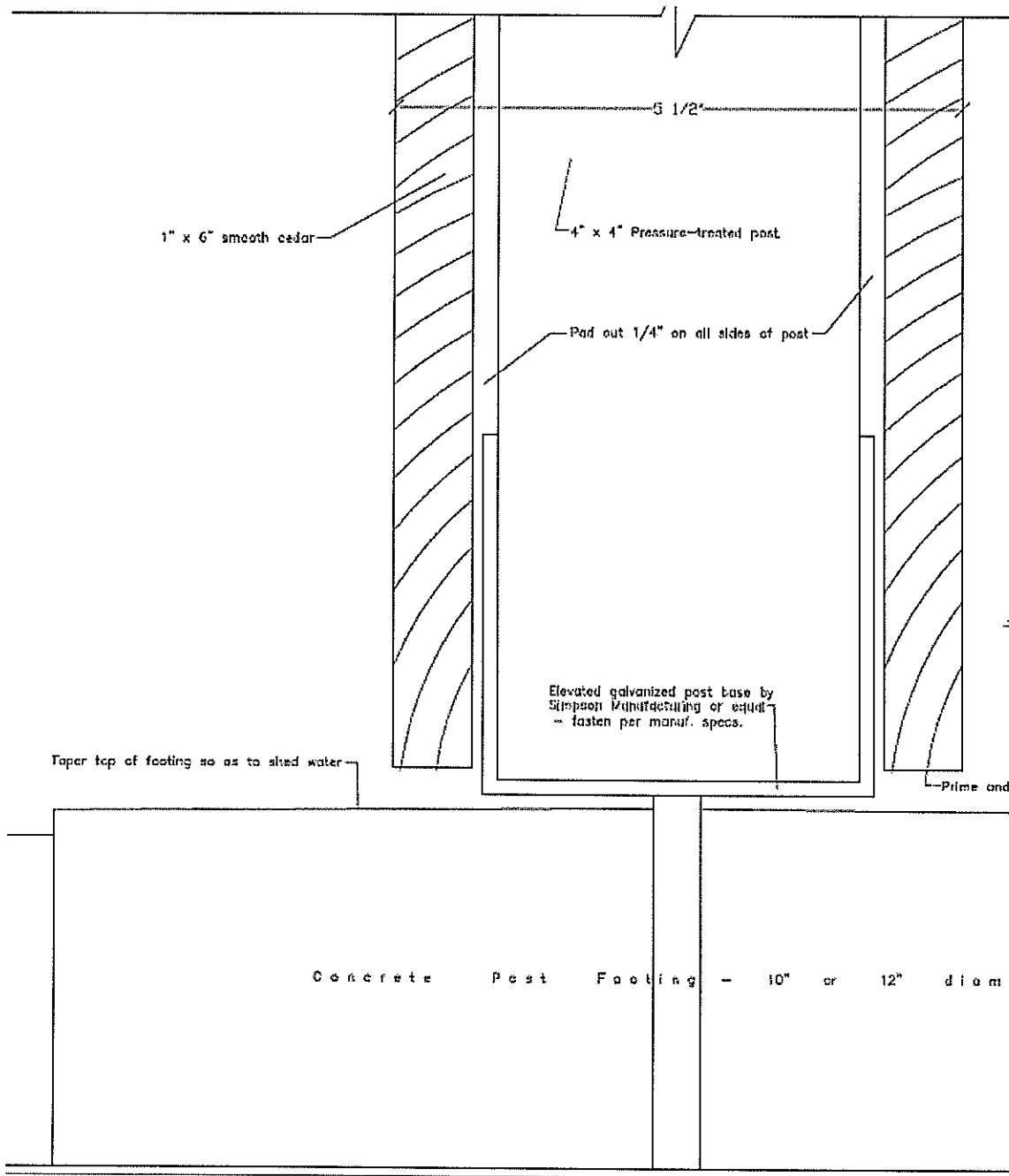


30° off of horizontal

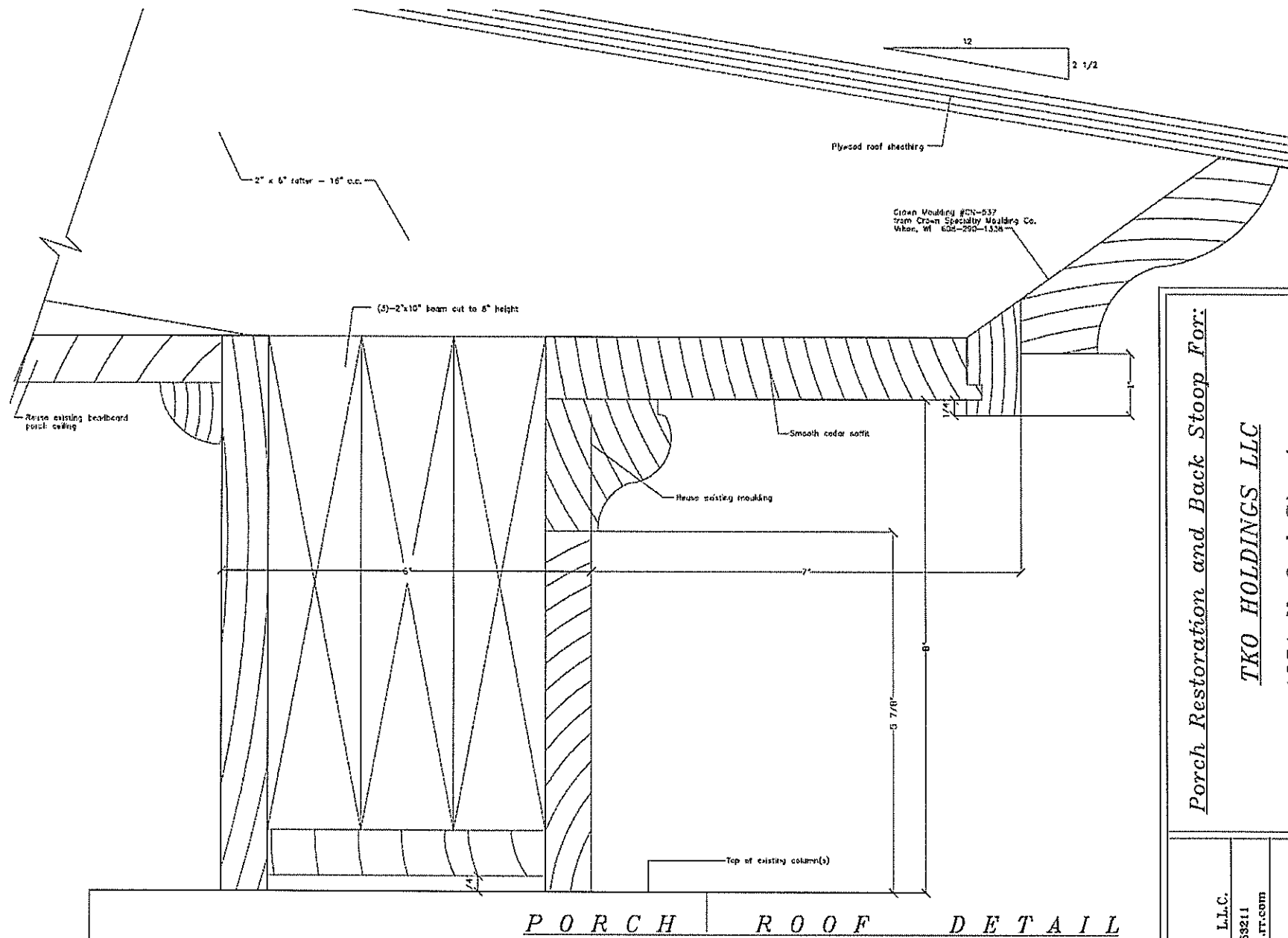
Bottom rail to be site-made
2" x 4" with beveled corners.
Bottom piece 3/4" thick with
round-over and fillet edging.
Screw together

B O T T O M R A I L
Full Scale

Sections of handrails and guardrails to be used on the porch. Guardrails will have a 36" height overall and will be placed 3 inches above the porch deck.



Section of newel post and footing



Porch Restoration and Back Stoop For:

TKO HOLDINGS LLC

1851 N. 2nd Street

Milwaukee, WI

LLC.

53211

tko.com

1.

P O R C H | R O O F | D E T A I L

Front porch roof section. All details must match precisely the original porch