

Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

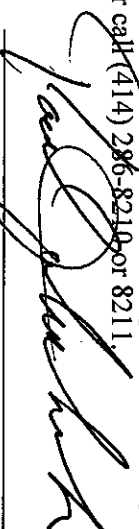
Property	127 E. RESERVOIR AV.	
Description of work	Install new back deck	
Date issued	4/10/2010	PTS ID 65054 COA, new back deck

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 to be done according to attached drawings. Deck and railings 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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 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.mkdedc.org/build, or call (414) 286-8210 or 8211.


Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Cogg, Inspector Bill Richter (286-2518)

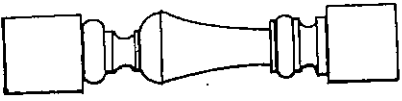
Porches



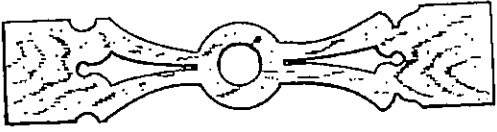
Balusters

In designing a wooden handrail, it is important to select balusters compatible with the style and age of the house. These designs for balusters are representative of porch construction in Milwaukee before 1940.

Baluster Selection

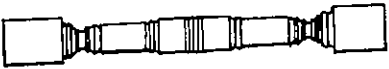


Italianate
1855-1875

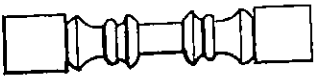


Italianate/
Victorian
Gothic

sawn baluster
board
1855-1885



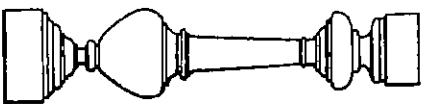
Queen
Anne
1880-1895



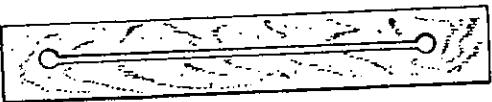
Victorian
Gothic
1875-1885



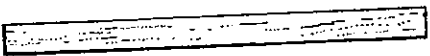
Queen Anne/
Colonial Revival
1885-1920



Colonial
Revival
1895-1920



Craftsman
baluster boarding
1905-1935



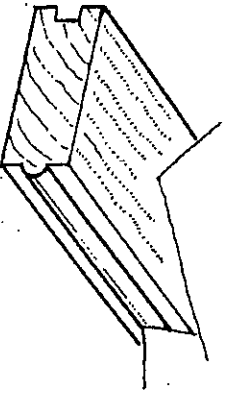
Most Styles
2 x2 baluster
1855-1940

Porches



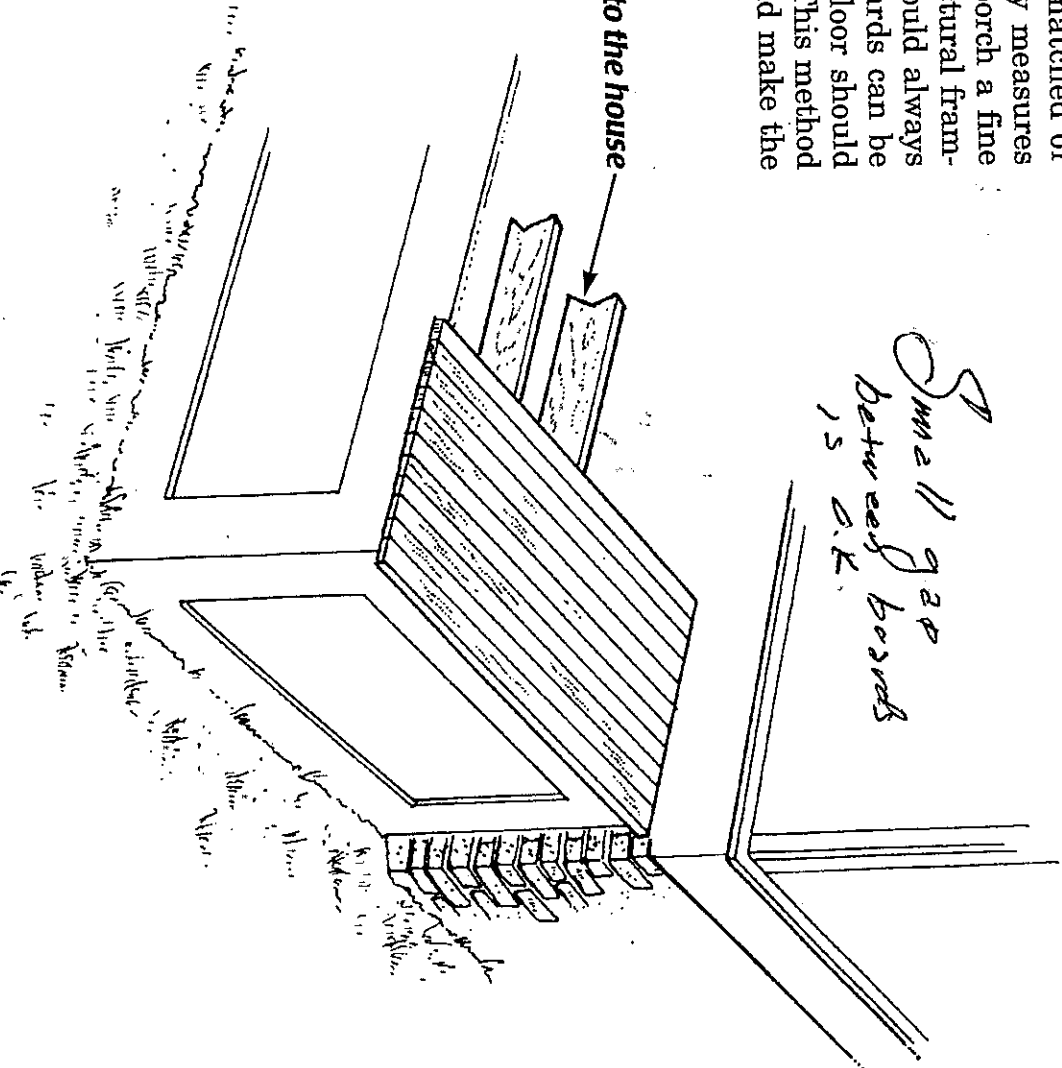
Traditional Porch Floors

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

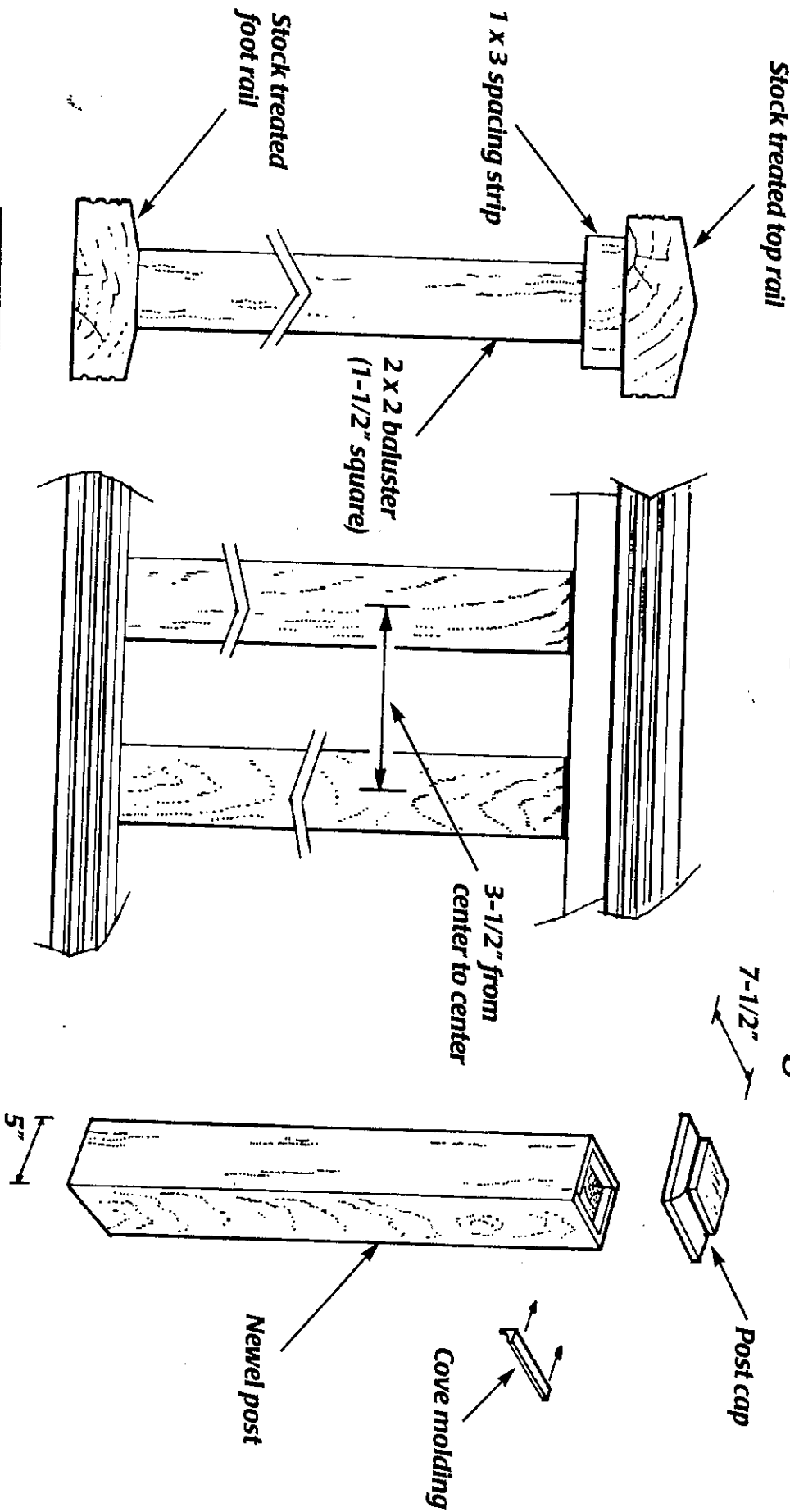
Joists parallel to the house



Porches



Basic Railing and Newel Post Design

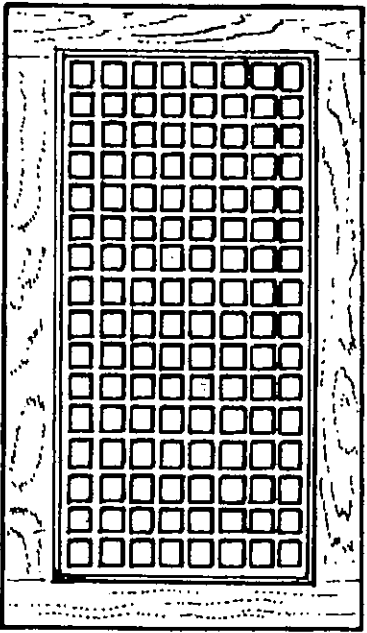


The number of historic handrail and newel post designs is literally endless. The above designs are appropriate for many houses built before 1940 and would be approved by the Historic Preservation Commission for most homes.

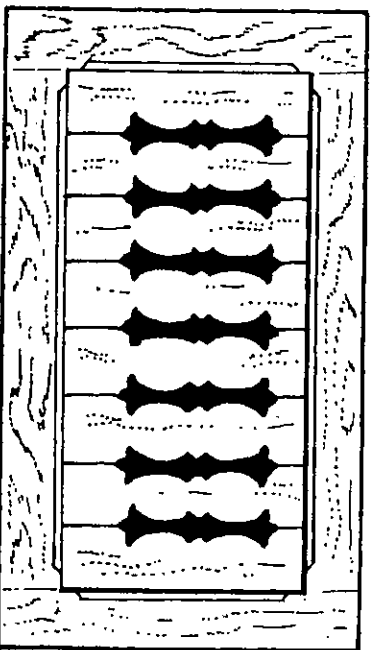
Porches



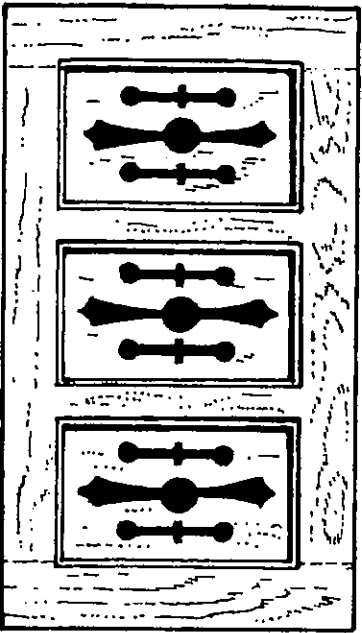
Porch Skirting Designs



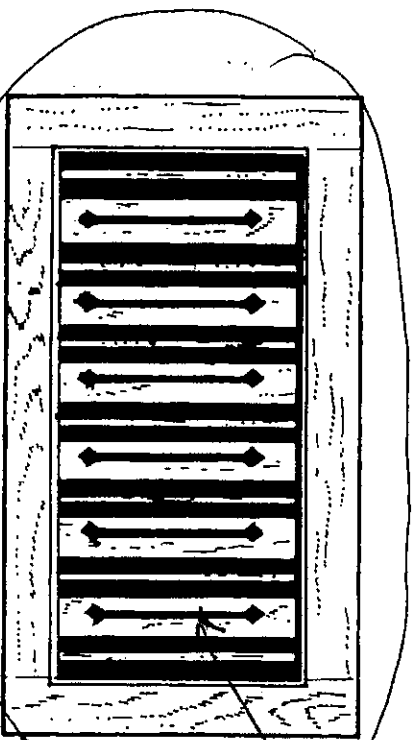
Rectangular Lattice, All Styles, 1855-1935



Sawn Skirting Boards, All Styles, 1865-1900



Cut-Out Panels, All Styles, 1875-1900



Craftsman, 1905-1935

w/o
cutouts


Because skirting is a major decorative feature of a porch, it is important to select a skirting design that will complement the architecture of the house.

This
SKIRTING

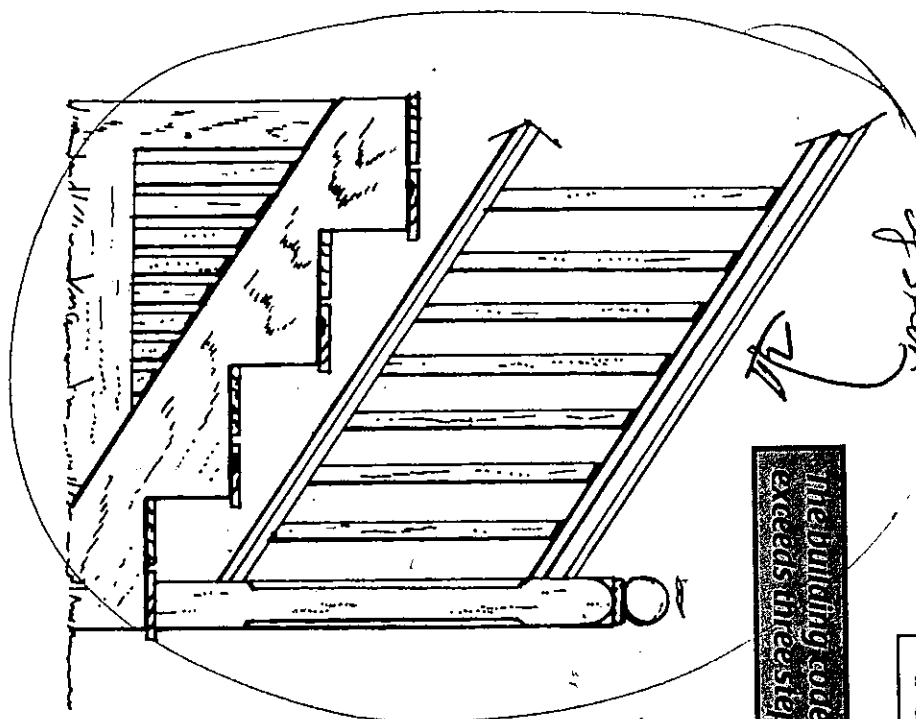
Porches

Yes! 

**Handrail Design Tips
For Porch Staircases**

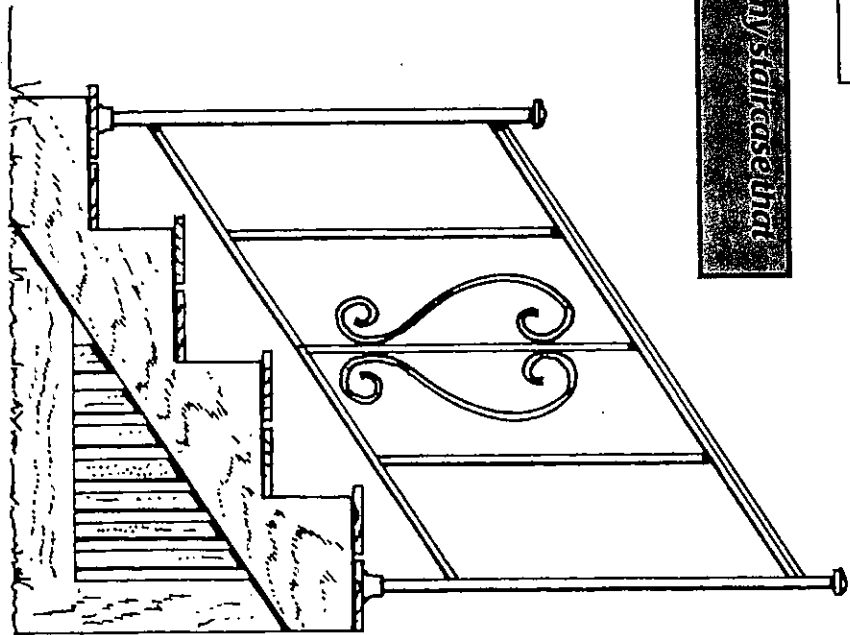
No! 

*This Handrail of
Spirens*



The building code requires a handrail on any staircase that exceeds three steps in height.

The design of a staircase handrail should match the railing around the porch deck.



A modern metal railing on a wooden porch is generally incompatible with the architecture of an older house and probably would not be approved by the Historic Preservation Commission.