

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

948 N. 34TH ST. Concordia Historic District

Description of work

This project involves the reconstruction of a front porch and the installation of four skylights in the south-facing slope of the roof.

The applicant has been in the process of restoring this property for some time. The initial effort in reconstructing the porch included stone piers as a base element. This was begun without a COA and work was stopped. The applicant subsequently removed the stone portions, and is now requesting a COA to reconstruct the porch with square wood posts and a vernacular balustrade. The posts are constructed with a central structural element wrapped with finished lumber. A stopped quarter-round molding will be created at all four corners and the top encircled with a "triple pencil molding." The base is also vernacular with a vertical board and molded cap. The balustrade and porch railings are composed of 2x2 balusters and a molded handrail-the step rail is anchored by a newel with ball cap. Porch skirting is a symmetrical pattern of alternating 1x4s and 1x2s. In discussions with the applicant, staff requested that at the structural piers, the skirt be widened to cover the supporting piers.

The proposed porch reconstruction is consistent with the guidelines and appropriate for this house and the Concordia Historic District. Images from the mid-1980s illustrate that the porch on this dwelling was very similar to the one proposed. Although skirting cannot be seen in the older images, the proposed method is appropriate.

Date issued

11/10/2015

PTS ID 107063 COA

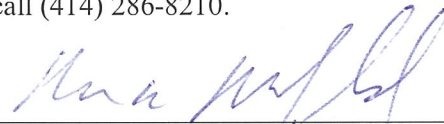
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

Porch skirting is to be modified to include wider building elements to mask structural piers at foundation.

This Certificate of Appropriateness is for porch reconstruction only.

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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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.

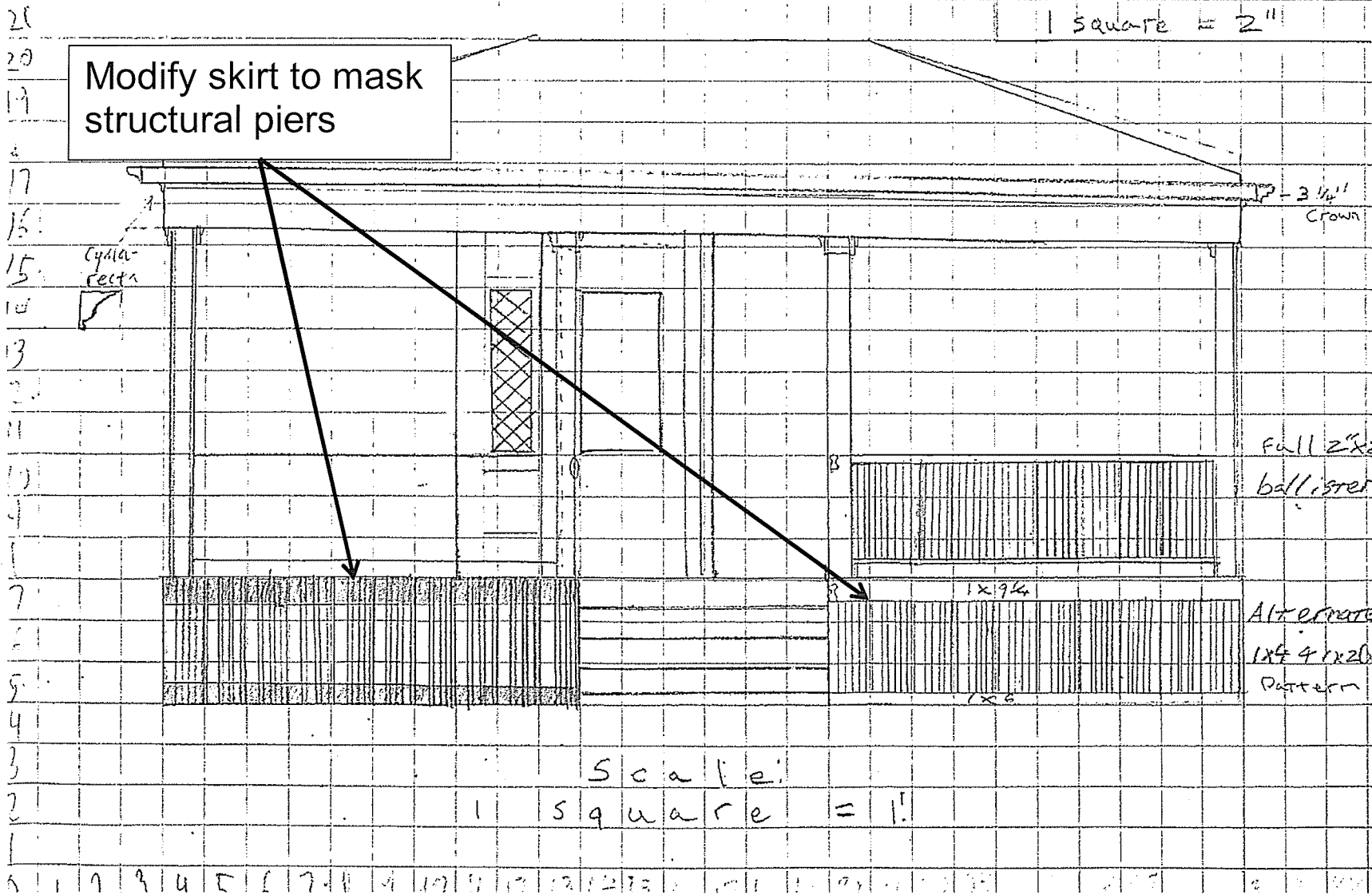


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector John Cunningham (286-2538)

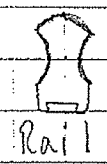
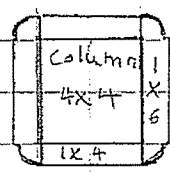
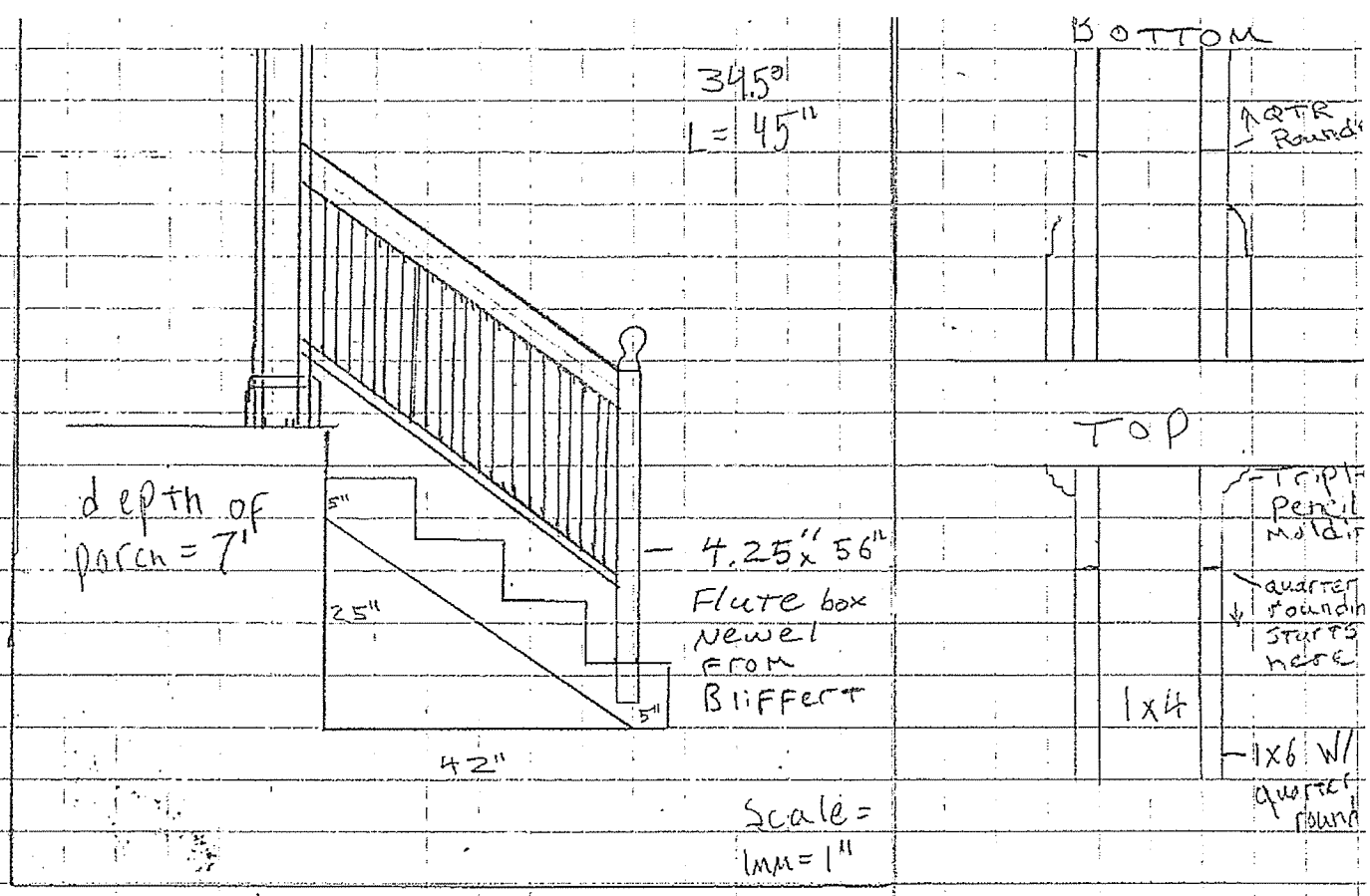
Existing conditions





Front porch sketch

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Detail of stair railing