

2044 NORTH 2ND STREET
MILWAUKEE, WI



Southern Porch Column Repair Plan
for the Historic Preservation Commission
to secure a Certificate of Appropriateness

August 2023

PROJECT INTRODUCTION

Greetings, Historic Preservation Committee -

Thank you for taking the time to review my latest proposal for a COA so that I might repair a porch column that is starting to fall over on my property. Please see the images below that show that the rock-face block has begun to crumble at the base of the Southern most column and the ensuing tilt happening in the lower section. What follows is a detailed description of the porch and column dimensions, materials, etc. so this might get repaired as quickly as possible. Thank you in advance for your thoughts and assistance in this matter.

Homeowner and COA Applicant

Tara Peterson

715.220.9854

tarajordanpeterson@gmail.com

2044 N 2nd St
Milwaukee, WI 53212

Mason / Contractor

Rodney Parks, Jr
MJP Construction
414-231-1618

Credential ID: DC - 112201263
exp: 11/17/2023
Qualifier: 082100941

Home Improvement
Contractor's License
Number: HICN 0203461
exp: 11/29/2024



HISTORIC CONSIDERATIONS

It is worth noting to the commission board the unique history of the house itself and the various time stamps associated with it. Sanborn maps from 1894 suggest there was originally a two-dwelling structure located in the front of the lot. By the 1910 version was released, there was a new L-shaped, two-dwelling structure located in the back of the shared lot (where the building now stands). Since then, the lot has been split in half at a slight angle, the cigar factory is now a single family dwelling, and the structure on the lower right corner has been removed.

Various dates on record...

Year Built:1890

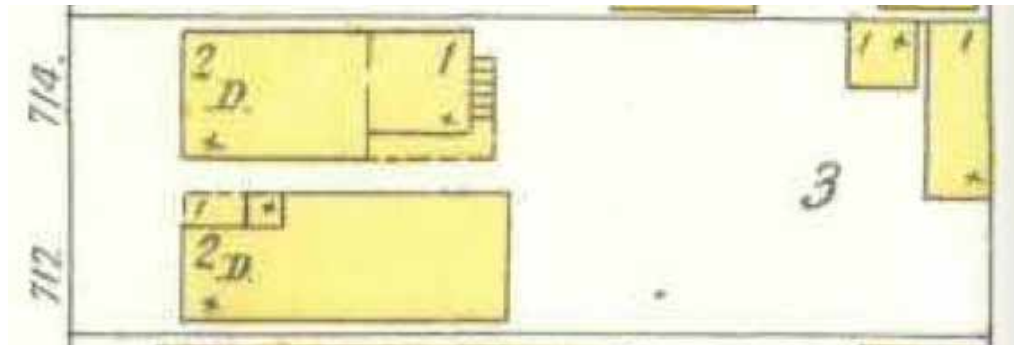
Year Built:1899

Additions:1899

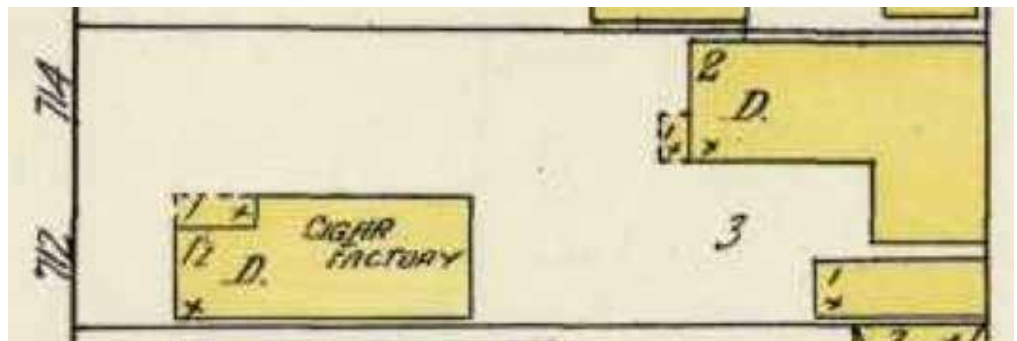
Foundation: 1909

Additions: 1947

1894



1910



It is suspected that the existing street-facing home was moved to the back of the lot, accounting for the overall Victorian shape of the home itself that is more in-line with the style of neighboring houses. The late addition of the foundation (and likely the expanded porch area) also accounts for the Craftsman/Bungalow style (~1910's) details found on the house including the stone-face block (featured on the porch columns and the building foundation) that's currently in need of repair, the style of the tapered upper columns on the porch, and the Jerkinhead roof style found only on the porches.

Suspected timeline...

Front House Built: 1890

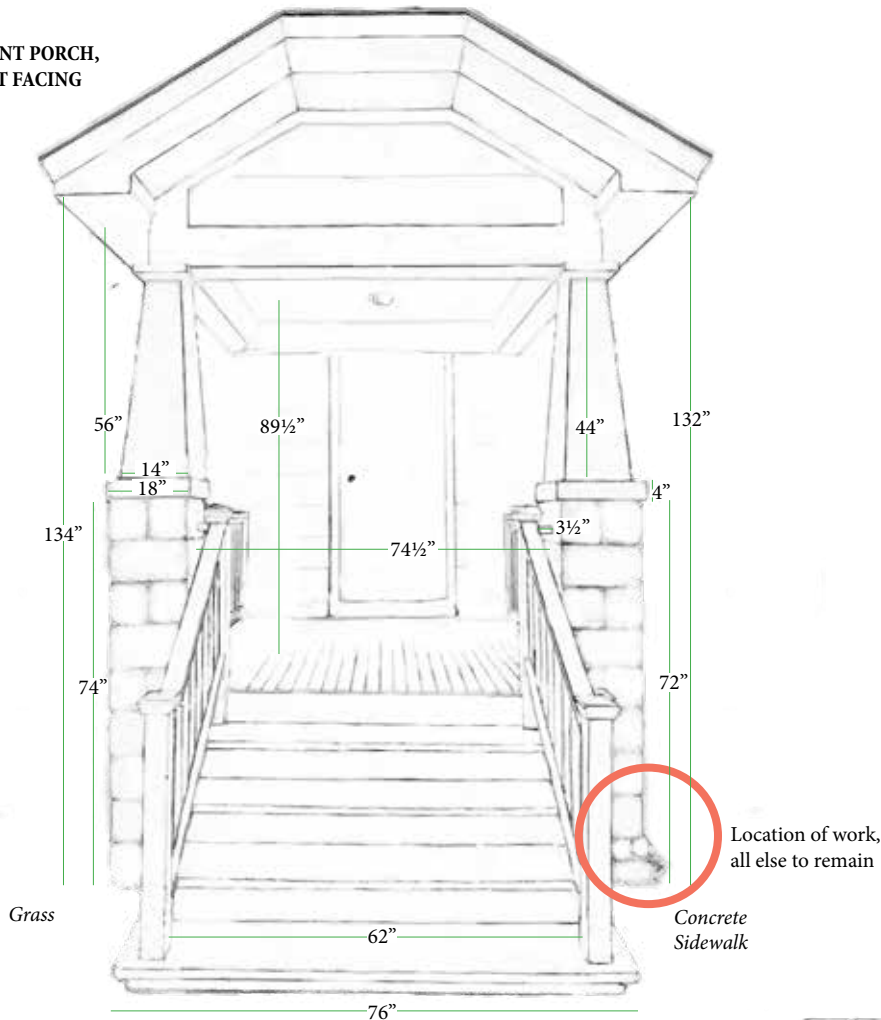
House Moved to Rear of Lot and Southern Expansion: 1899

Foundation (and Porches) Added: 1909

This unique history is relevant to the proposed scope of work found in the following pages. For this home, preserving its history seems to invite preserving its origins and early evolution rather than making it directly reflective of 1890's style, at least in the case of the porch columns.

PORCH DETAIL

FRONT PORCH,
EAST FACING



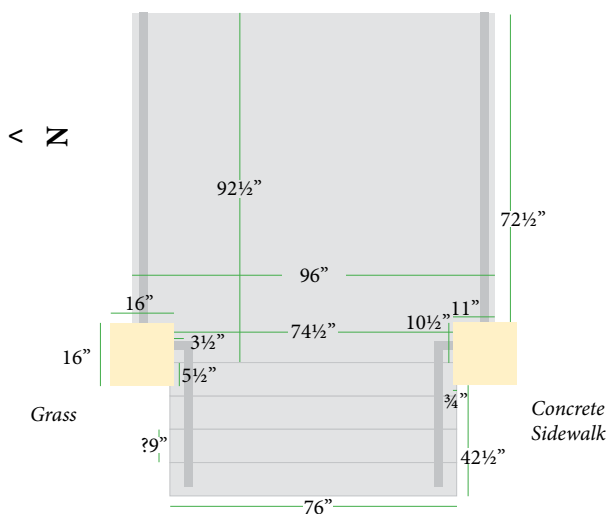
City permitting requirements:

- The size and height of the deck or porch (above grade, to floor surface, to roof (if applicable)).
- The type of construction (beam size and spans, size and spacing of joist, decking material, etc.)
- Footing size and placement (unless existing to remain)
- Steps, guardrails, railings, etc. (unless existing to remain)
- Show sufficient surrounding information to show where on the building the work is located, the extent of the work area, any other connections/structure affected, etc.
- Mark items as "existing to remain" if they are not changing.

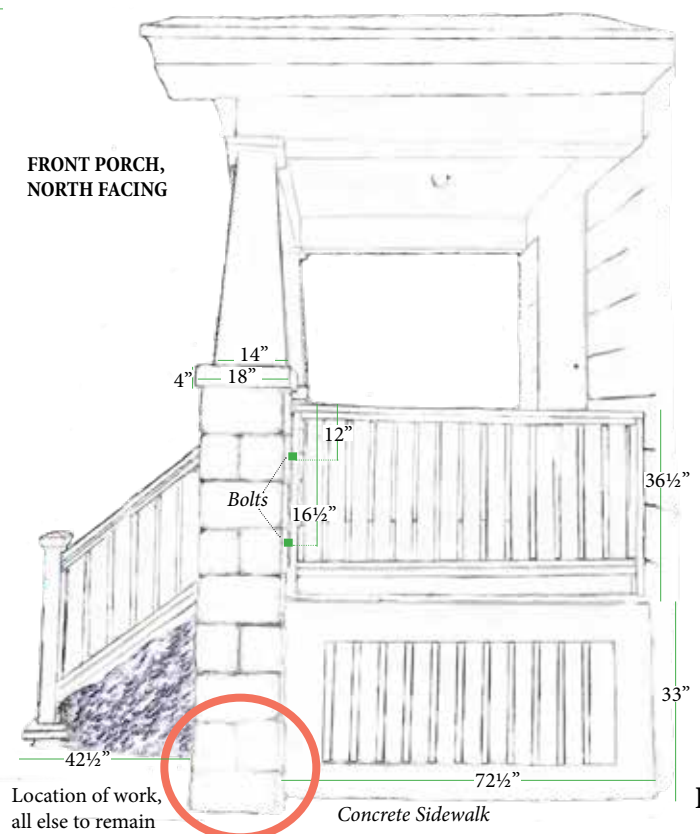
Porch Elevation

Scale: 1 inch = 1/2 mm

Front Entrance



FRONT PORCH,
NORTH FACING

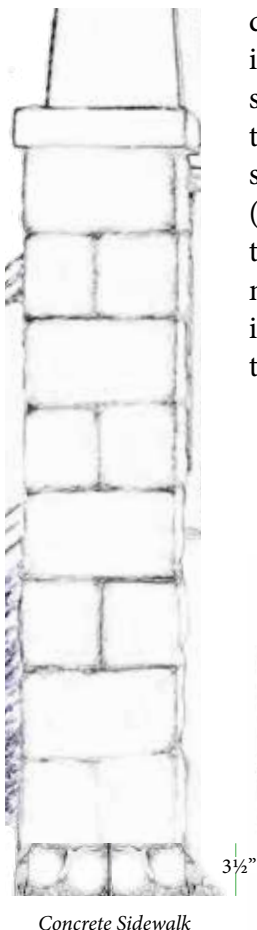


LOWER COLUMN DETAIL

Total Height =
9 Courses,
2 Blocks Each

Blocks
To Be
Salvaged
If Possible
(7 Courses)

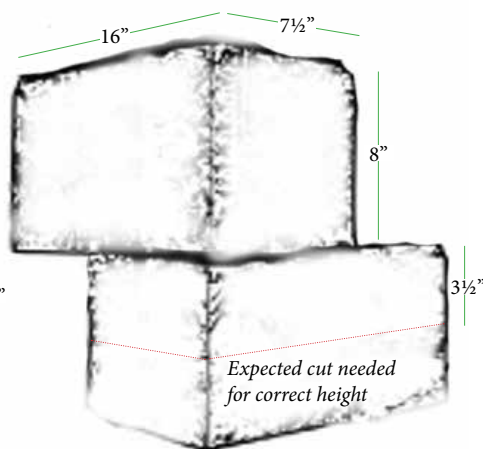
Blocks
Requiring
Replacement
(2 Courses)



The new block work will replicate the existing pattern and dimensions before damage. An estimated total of 4 replacement blocks (2 blocks, 2 courses) will be installed at the foot of the column after the upper portion is carefully removed and salvaged. Because the Southern block column sits directly on concrete sidewalk, there is no footing requirement like on the Northern column. To account for the slight (~2") change in grade, the lowermost replacement blocks will need to be cut (see images on pg 2) to maintain overall block/column height, taking it's cue from the existing block pattern. The exact measurement of the cut can not be determined until damaged blocks have been removed to account for any potential inlay in the concrete sidewalk. If the grade is consistent with the concrete sidewalk at the time of removal, the cut would be 3½" from the top of the block.

Replacement Courses

Block dimensions are approx. to account for surface changes in rock pattern

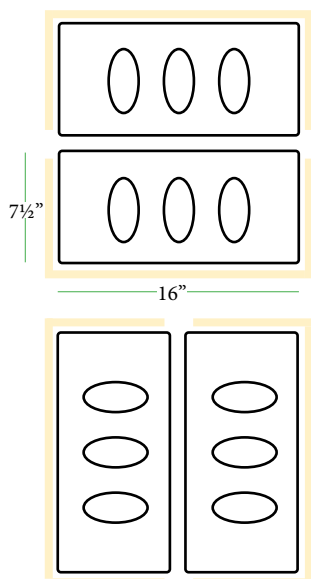


City permitting requirements, cont.:

- The dimensions of the column pier, including a dimension string for the portion being replaced.
- Written description/notes should be included to accurately describe the removal and repair. The "amount & quantity" isn't as important as specifying the sizes of the stone, a pattern name (if available), if it is to match existing, etc.

Elevation of Alternating Horizontal Cross Section Pattern of Courses

Scale: 1 inch = 2 mm



Each existing course =
16" x 16" x 8"

Replacement course =
16" x 16" x 8"

Lower most
replacement course =
16" x 16" x ~3½"

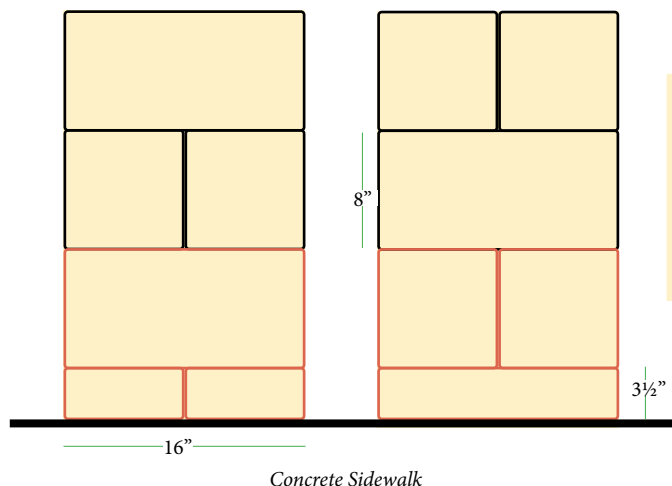
Rock-face pattern
featured on 3 sides
of each block

2 courses to be
repaired and replaced
at bottom of column

VERTICAL STACK PATTERN, FACING EAST

VERTICAL STACK PATTERN, FACING NORTH

Scale: 1 inch = 2 mm



3-sided rock-
face pattern
results in
visible pattern
on all parts
and sides of
the column
(see more on
pg 7)

UPPER COLUMN CONSIDERATIONS

There is currently a metal flashing encasing the original tapered columns, applied by a previous owner. On the column in disrepair, there seems to be no change or damage to this upper section to either the metal flashing or the somewhat visible original interior, however it will be further assessed during the deconstruction process.

In the case of damage...

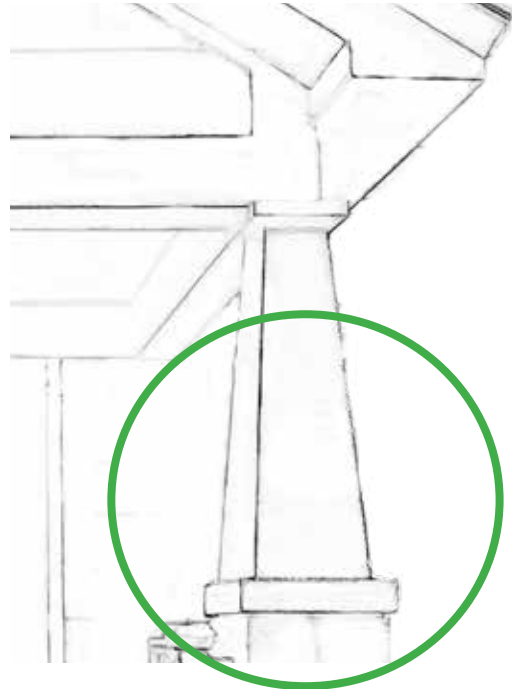
The Thoughtful Craftsman group of Milwaukee has been consulted for both the repair of the upper column and the potential removal of metal flashing, restoring the column's exterior to feature more original materials. This work will take place as soon as necessary with a separate COA application if the falling block column has caused noticeable structural issues, otherwise the work on the upper columns will be performed before 2028 in an attempt to slowly restore the building's exterior.

Original option...

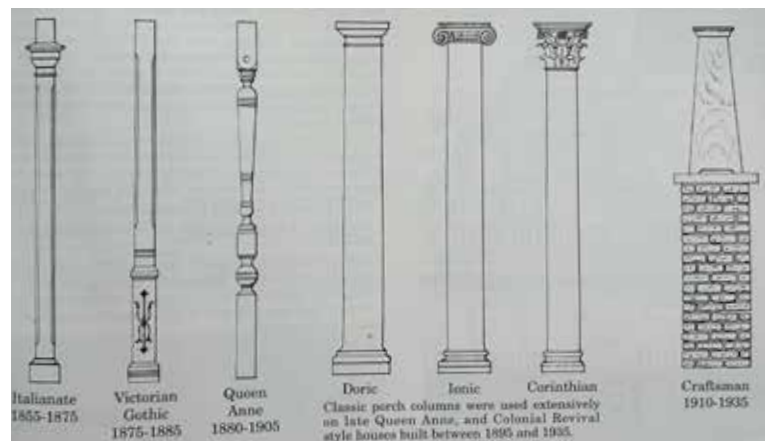
Historic photos indicate that a scalloped or triangular detail once existed and it would also be incorporated and shared with the Historic Preservation Commission in a supplementary COA application. Additionally the HPC has suggested that the tapered sides are easily rebuilt with marine-grade plywood which would likely serve as the material.

Alternative historic option...

Due to the dates associated with the house, The Thoughtful Craftsman group has also suggested removing both block columns in favor of a more Victorian-style post, however, as page 3 of this document suggests, and especially considering the matching block foundation, preserving the house's history includes preserving the somewhat unexpected Craftsman elements - however, this remains a potential option if the commission prefers it.



2044 N 2ND ST
~1950



LIVING WITH HISTORY, A GUIDE TO THE PRESERVATION STANDARDS
FOR HISTORICALLY DESIGNED HOUSES IN MILWAUKEE; PG 9

BLOCK DETAIL

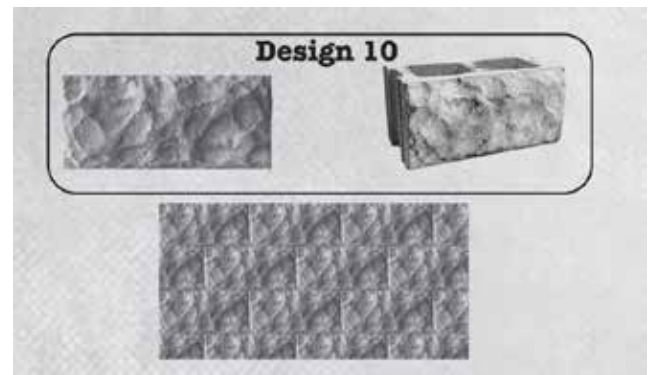
Historic photos of the home show that there was once three columns with porch extended across the front of the home. While the once Northern-most column is no longer there, ~10 of its blocks have been living quietly under the main porch for many years and are in still good condition. We will utilize them to repair the column that's currently in disrepair, making sure to salvage one on the off chance it needs to be reproduced for future needs.



In the unexpected case that many more of the bricks will be unable to be salvaged as the contractor begins taking the middle of the column down to build it back up, a historic brick provider has been identified. Classic Rock Face Block specializes in historic blocks has identified the exact style in order to reproduce the brick to be stylistically accurate on all 3 sides. They are located in Indiana and run approx. \$30 per block not including transportation, taxes, or fees.



Removal of the existing blocks will first require porch reinforcement. 4"x4"s have been set at each corner of the porch for roof support. From there, the upper column will be carefully removed in one or if necessary, many pieces in order to salvage as many potential blocks before building the column back up.



BLOCK HAS BEEN IDENTIFIED AS DESIGN 10
PER THE TEAM AT CLASSIC ROCK FACE BLOCK
1623 S Indiana Ave, Auburn, IN 46706, 260.755.1056 classicrockfaceblock.com

While classically historic mortar mixes are no longer in use, the relative thickness and consistency found upon the removal of the damaged blocks will be matched to the best of the contractors ability.

Paint for the project will simply match the existing green color the home is currently painted in the style of with an oil-based acrylic for longevity.

City permitting requirements, cont.:


- Written description/notes should be included to accurately describe the removal and repair. The "amount & quantity" isn't as important as specifying the sizes of the stone, a pattern name (if available), if it is to match existing, etc.

ONGOING WORK

As mentioned previously, I will be pursuing additional updates to my house in the coming years, particularly to the porch section of the home as it is much easier to work on in comparison to the asbestos shingles siding at this time.

It is likely that I will start with removing the metal flashing from the tapered upper column and restoring what's underneath. These updates could also include fixing or replacing the planks, railings and skirting of the porches which haven't been particularly well-cared for in the past. I welcome thoughts from the commission regarding any stylistic changes at that time to perhaps better reflect its history. The previous COA for the porch noted that it was meant to match the bungalow style of the porch roof but may not take the house's whole history into consideration.

Brianne Bill Hoffman



Certificate of Appropriateness

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

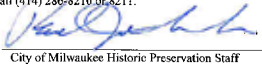
Property 2044 N. 2ND ST.
Description of work -Rebuild front porch deck and railings to be consistent with the bungalow style porch roof.
Date issued 10/27/2008 PTS ID 51575 Front Porch Mod.

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:

Applicant has worked with IPC to complete the necessary repairs. All work was painted upon completion. All work was done according to the attached photograph.

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.mkedcd.org/build, or call (414) 286-8210 or 8211.


City of Milwaukee Historic Preservation Staff

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



Thank you again for reviewing my application. Please let me know if you have any questions or concerns about the proposed work and if you have any ideas regarding future restoration of the property.

Tara Peterson

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tarajordanpeterson@gmail.com

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