

# Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5705

**Property** 1851 N. 2ND ST.  
**Description of work** Front porch restoration (phase one – deck & posts only)  
**Date issued** 9/7/2006 PTS ID 37149 COA

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:

**Owner/contractor will contact HPC staff when deck and steps are finished before proceeding with any other work.** Deck boards must be center matched (tongue and groove) only. Rebuild front porch deck and steps only. Install original porch posts. All finish wood must be smooth and free from knots and sapwood. All wood must be painted as soon as possible to protect from weather. Please note that research has shown that when new bare wood is exposed to the elements for a period of only a week or two, the life of the paint job applied to it is likely to be decreased. Staff suggests wood be of a naturally decay resistant variety.

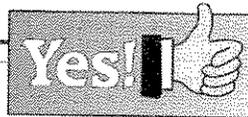
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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) 286-5712 E-mail: [pjakub@mkedcd.org](mailto:pjakub@mkedcd.org).

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](http://www.mkedcd.org/build), or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

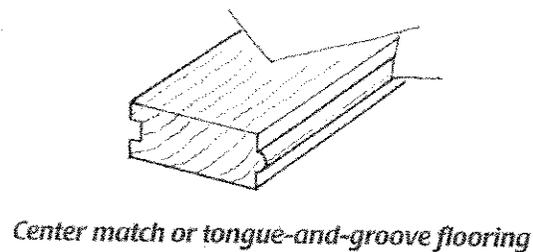
Copies to: Development Center, Ald. Michael McGee, Inspector Bill Richter (286-2518)

# Porches

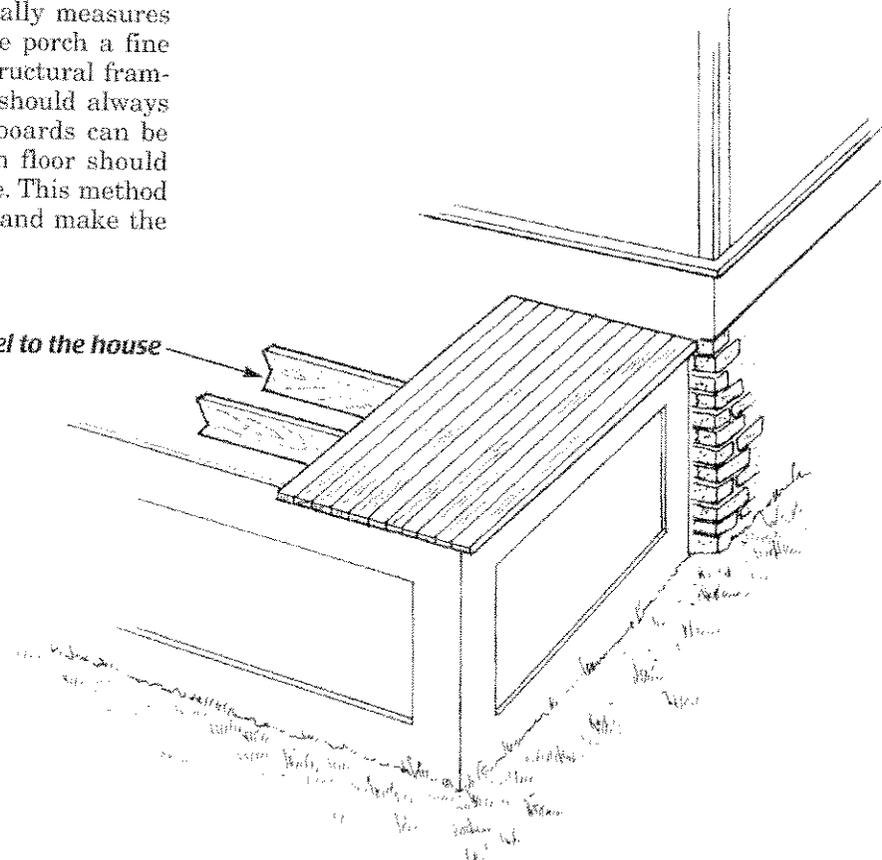


## Traditional Porch Floors

**P**orch 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.



*Joists parallel to the house*

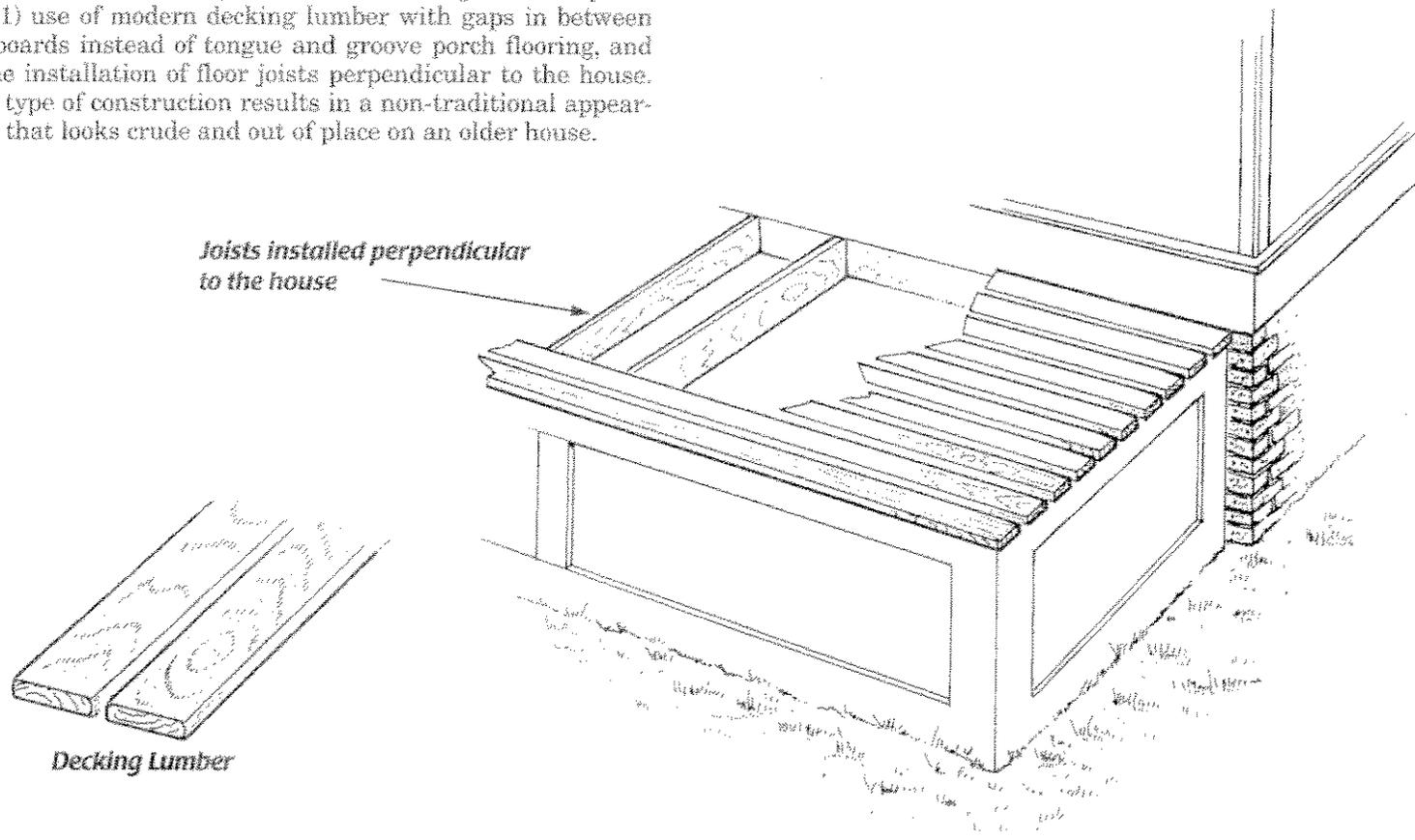


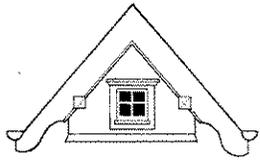
# Porches

No!

## Deck Lumber Floors: Joists Not Parallel to the House

Two errors commonly made in rebuilding an older porch are: 1) use of modern decking lumber with gaps in between the boards instead of tongue and groove porch flooring, and 2) the installation of floor joists perpendicular to the house. This type of construction results in a non-traditional appearance that looks crude and out of place on an older house.





# Certificate of Appropriateness

**LIVING WITH HISTORY**

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5705

**Property**

1851 N. 2ND ST.

**Description of work**

Rebuild front porch roof. Reuse original, historic porch posts and corbels.

**Date issued**

10/31/2006

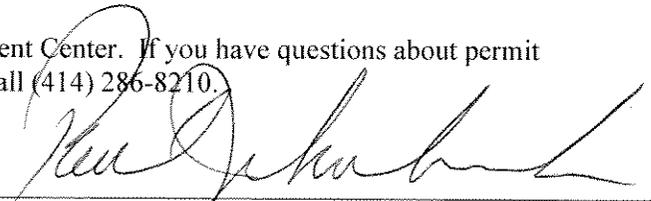
PTS ID 37149 COA, phase 2 rebuild porch roof

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 must be done according to attached drawings and photos. The original wood corbels atop the porch posts must be reinstalled or duplicated as part of the original design seen in the 1920's photo (attached) All finish wood must be smooth, free of knots and sapwood. Naturally decay-resistant species such as cedar, cypress and redwood are recommended. Railings will not be installed at this time and will require a separate COA. Owner will call HPC staff before choice of roofing material is made. All wood must be painted to protect it from the weather. Please note that research has shown that when new, bare wood is exposed to the elements for a period of only a week or two, the life of the paint job applied to it will be decreased.

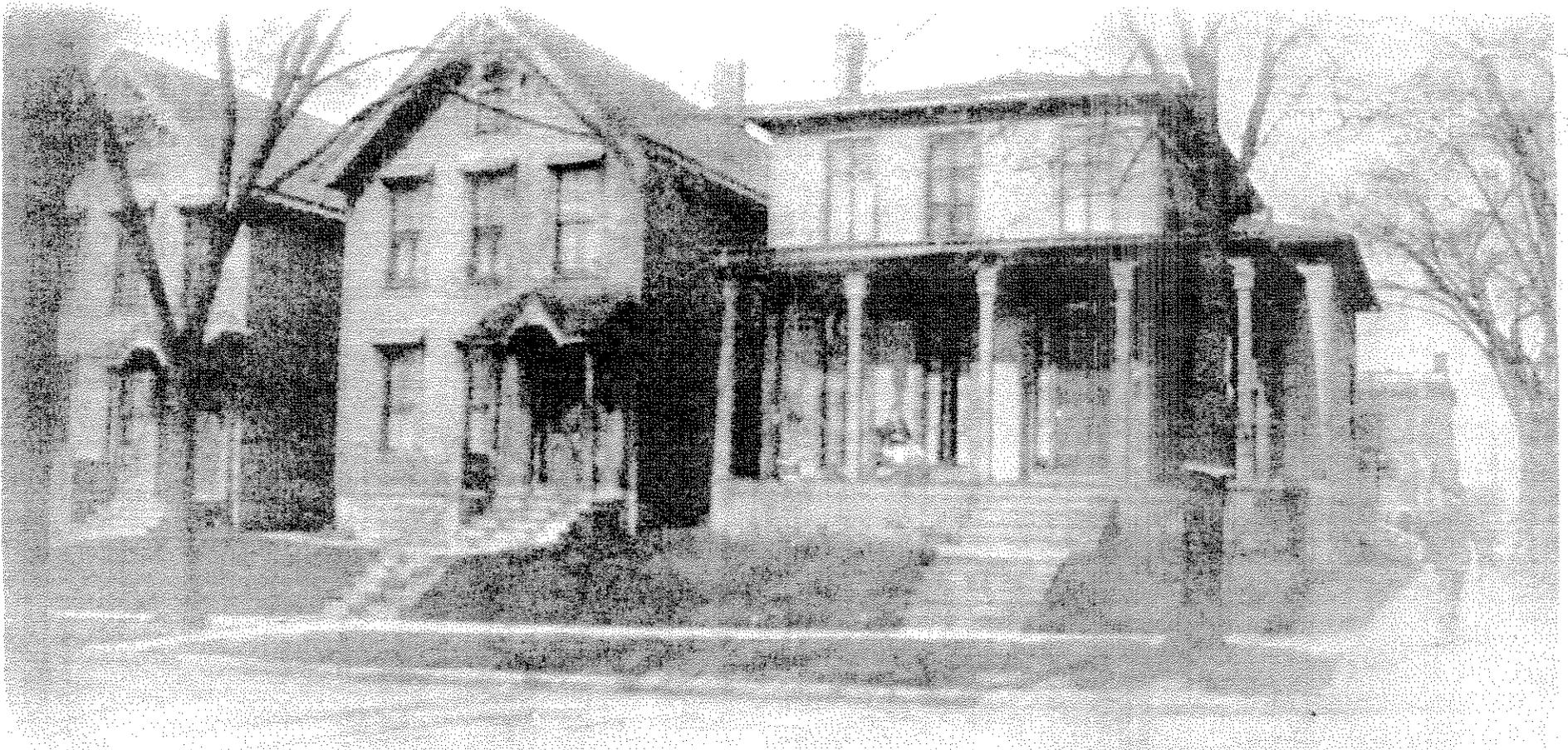
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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) 286-5712 E-mail: [pjakub@mkedcd.org](mailto:pjakub@mkedcd.org).

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](http://www.mkedcd.org/build), or call (414) 286-8210.

  
\_\_\_\_\_  
City of Milwaukee Historic Preservation Staff

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

OLD MRS STREMLOW  
(PAULS MOTHER) ON PORCH



2nd Reservoir





