

Certificate of Appropriateness

LIVING WITH HISTORY

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

Property

1948-50 N. 2ND ST., Anna San Diego, owner

Description of work

Install new wood water table board at top of foundation to match original. Install new basement bulkhead doors on rear elevation. Install new front and rear porch railings according to attached drawings and specifications. Install new railings and skirting on side porch on south elevation. Replace missing or damaged sidewall shingles with new, clear cedar shingles to match. Repair and replace damaged soffit to match existing. Replace missing or broken basement wood sash windows to match existing. Newell posts on porches to be 6 x 6 clear wood with attached ball finial. Install new metal downspouts as needed. All asphalt siding to be removed and original wood siding and trim to be restored throughout. New front porch posts must be wood and match exactly the original fluted wood posts.

Date issued

5/4/2007

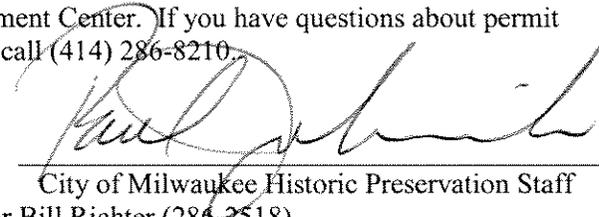
PTS ID 37546 COA, porch railings and exterior repairs

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 will be done according to attached drawings and photos. All finish wood must be clear and free of knots. All wood must be painted upon completion. 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 likely 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) 286-0232 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.



Paul Richter

City of Milwaukee Historic Preservation Staff

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

All asphalt siding to be removed and wood siding and trim restored throughout

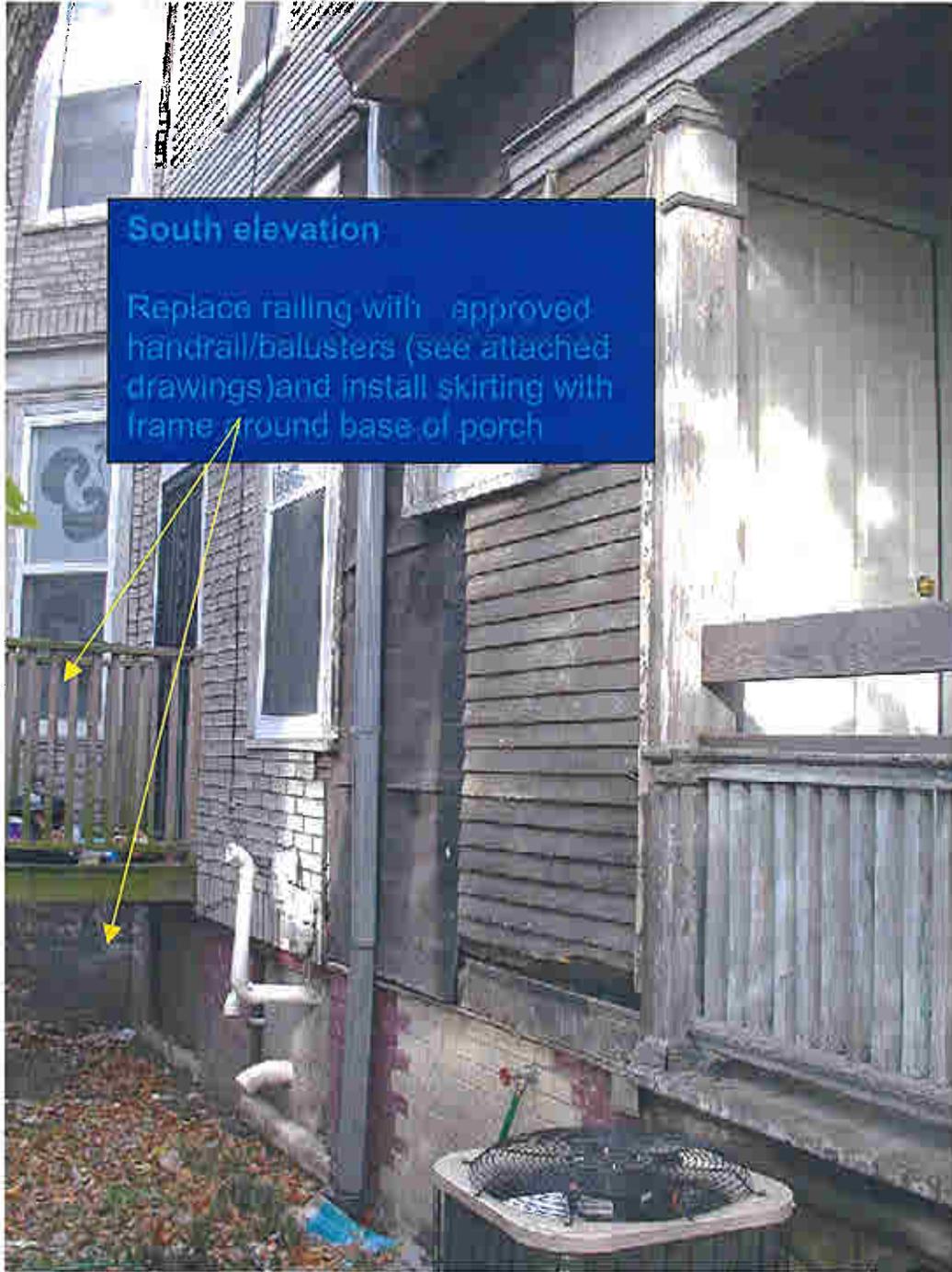
Remove all plywood panels over basement windows and restore wood sash windows

Install 6 x 6 clear wood posts topped with ball finial as newels

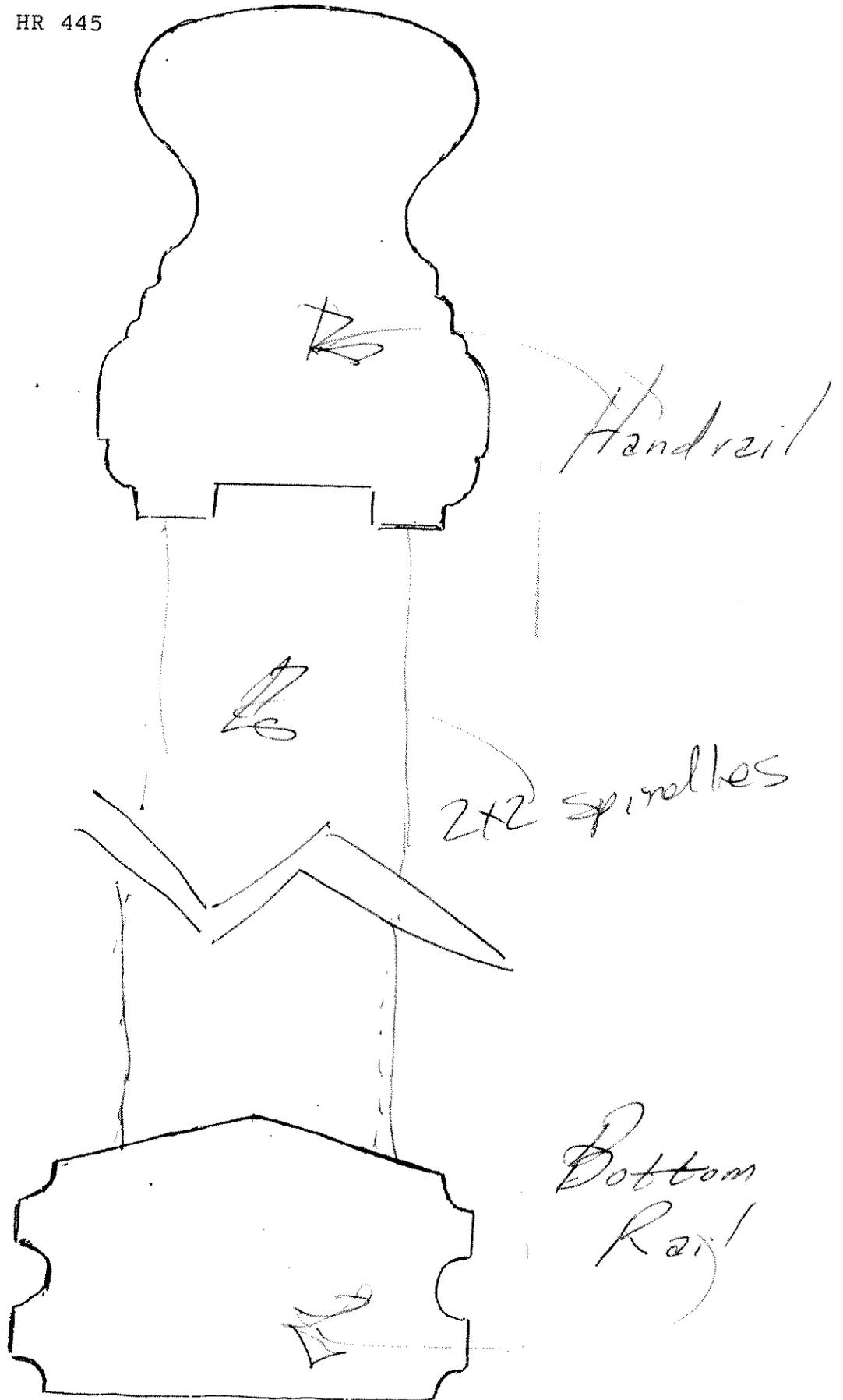


South elevation

Replace railing with approved handrail/balusters (see attached drawings) and install skirting with frame around base of porch



HR 445



HR 440

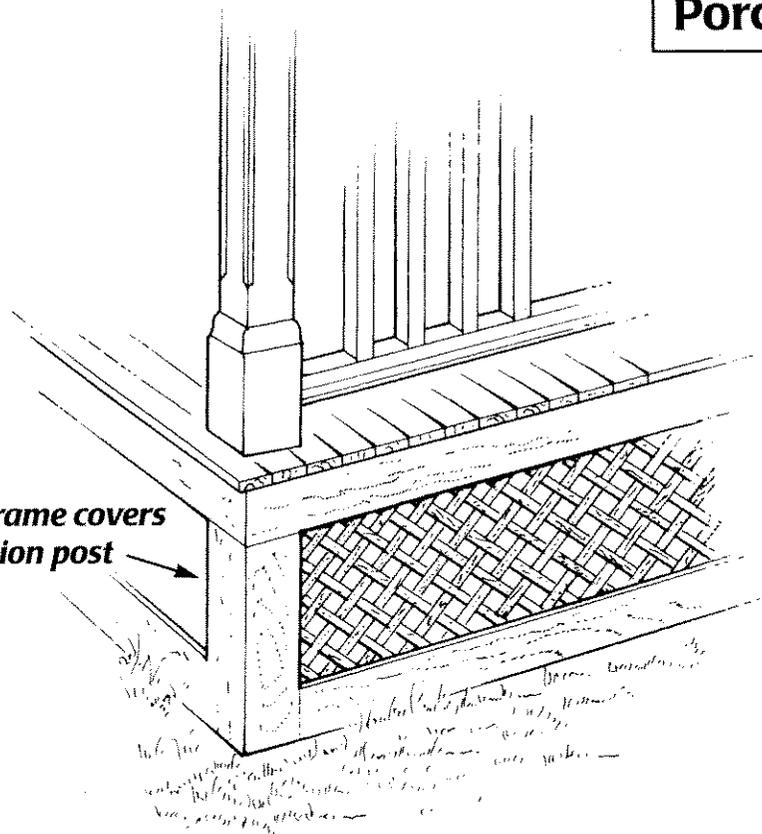
Porches

Yes!



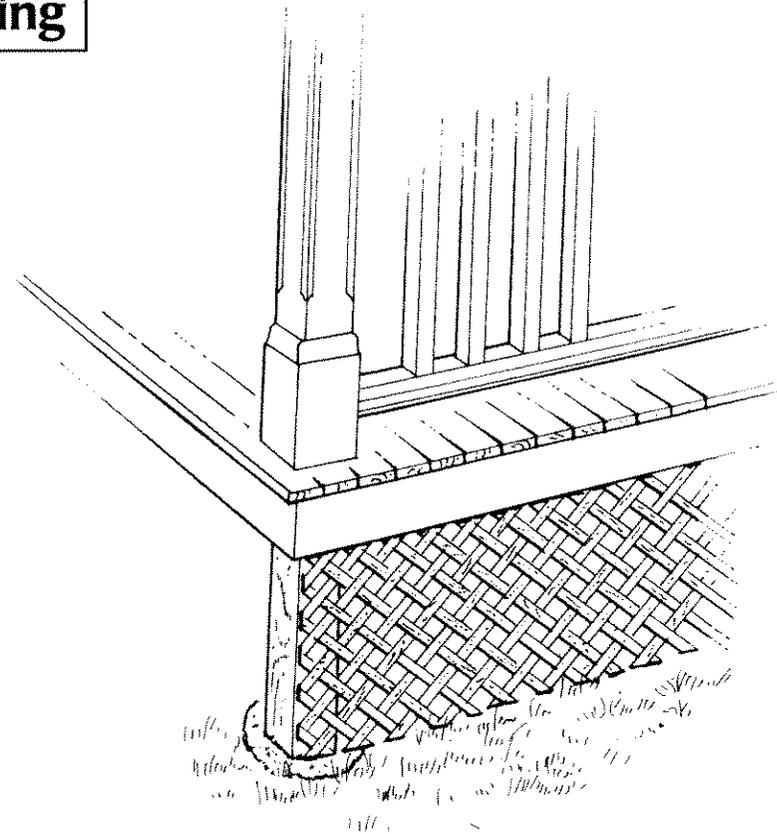
Porch Skirting

Board frame covers foundation post



Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.

No!



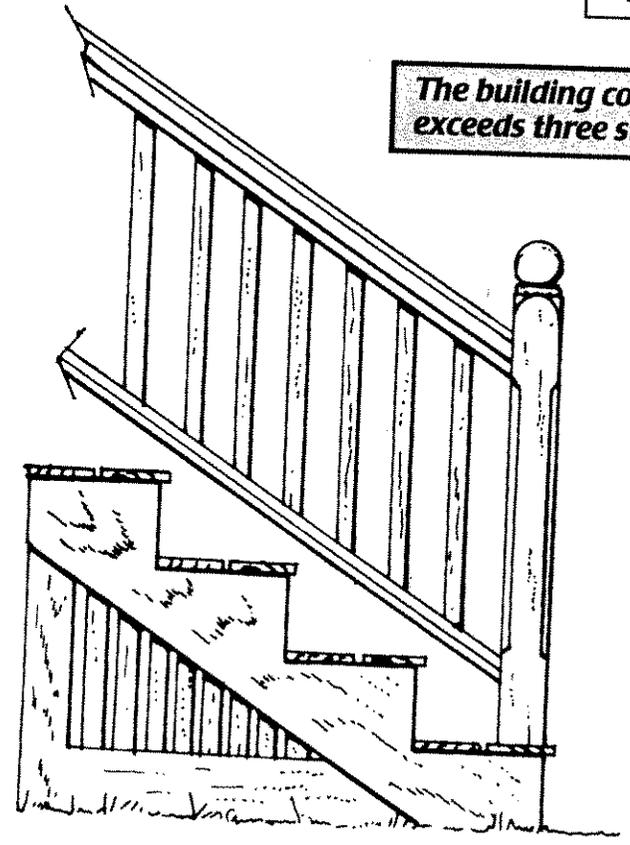
Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the raw edges of the lattice look unfinished.

Porches

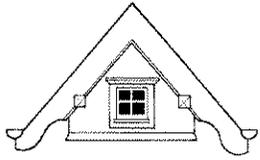


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For Por**

*The building code requires
exceeds three steps in heig*



The design of a staircase handrail should match the railing



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Property

1948 N. 2ND ST.

Description of work

Remove the brick wing walls that flank the concrete steps on the front lawn facing N. 2nd street. Grade the area and replace with grass or a small planting strip. Pour new concrete walk at the bottom of the front porch steps (approximately 8 feet square). Existing concrete steps on the front lawn will be retained.

Date issued

9/25/2006

PTS ID 37546 COA, remove wing walls on either side of concrete steps, new concrete walk

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:

After removal of the walls, the area of the front lawn will be graded to match the bermed lawn. Either grass or a small planting strip (no wider than 2 feet will replace the wing walls).

All work must be done in a craftsman-like manner, and must be completed within 30 days 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@mkedcd.org.

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City of Milwaukee Historic Preservation Staff

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New
Concrete
Walk in
front of
Steps

Remove Wing Walls & Grade lawn to
match existing perm