



Conservation District Review

LIVING WITH HISTORY

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

Property 1838 N. HUMBOLDT AV. (East Village Historic District)
Description of work Replace 1st and 2nd story porch following the guidelines in the "Living with History" Publication.
Date issued 9/18/2009 PTS ID 61394 CDR

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:

Joists of the porch shall run parallel to the front of the house and the floorboards shall run perpendicular to the home. Corner and center post shall be constructed as shown on attached pictures. Top rail and bottom rails shall be beveled to allow for water run-off. Balusters shall be spaced no more than 3-1/2" from center to center (not 3-1/2" apart).

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-0232 E-mail: chatal@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

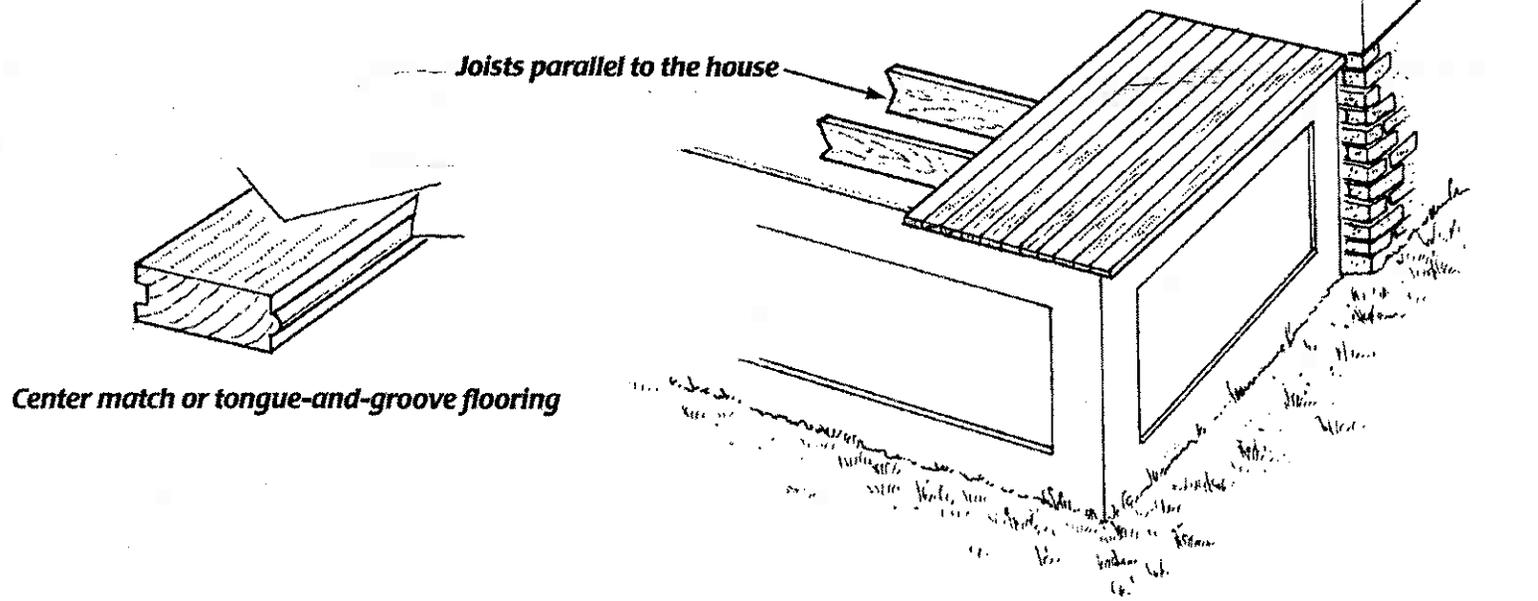
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Jim Friedrichs (286-5982)

Porches



Traditional Porch Floors

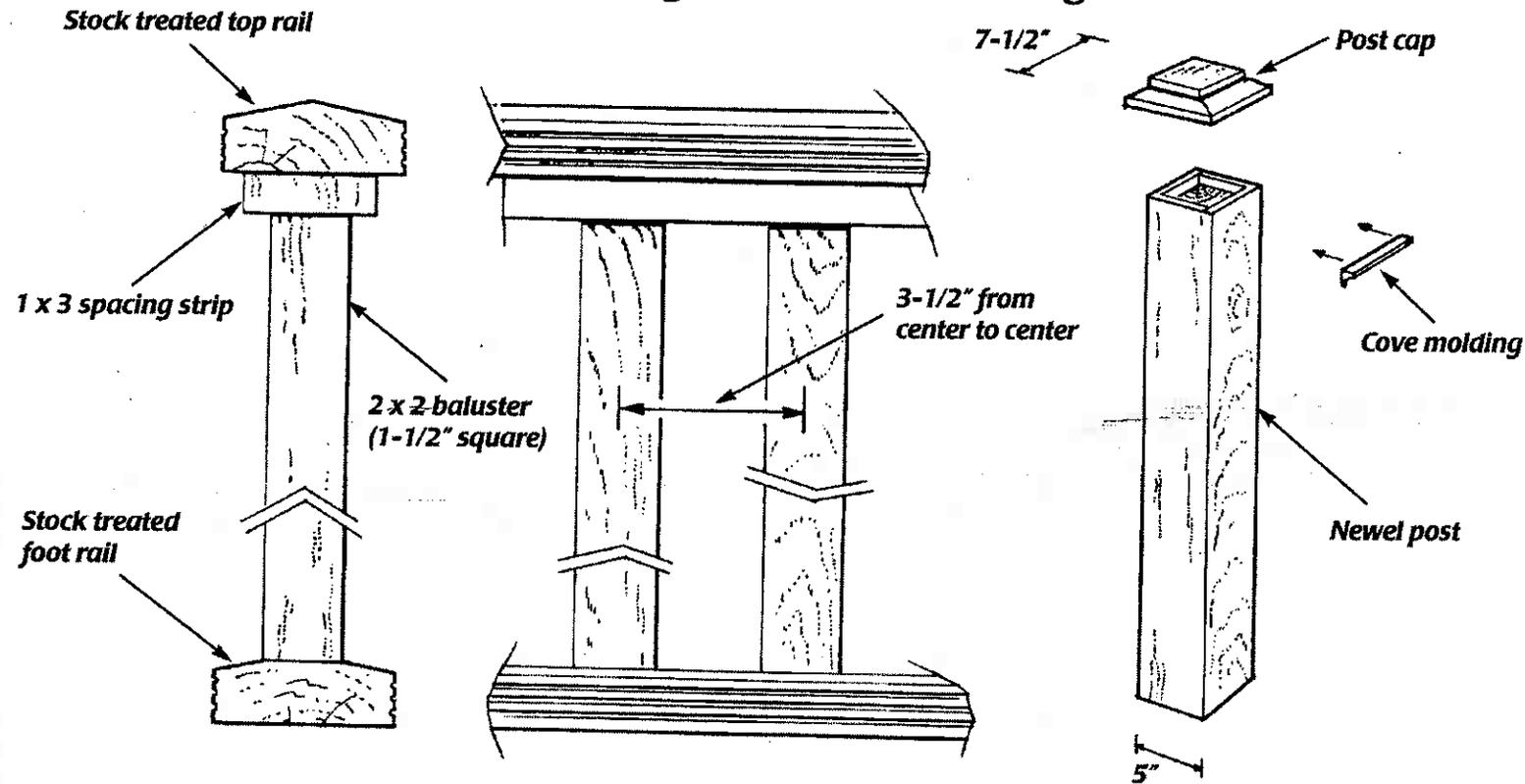
Porch floors should be constructed of center matched or tongue-and-groove wooden flooring, which typically measures 2-1/4" wide by 3/4" thick. This flooring gives the porch a fine finished appearance. The joists, which are the structural framing members to which the flooring is attached, should always 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.



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.

EXAMPLE OF CORNER & CENTER POST DIMENSION

