



LIVING WITH HISTORY

## Reissued/Amended Certificate of Appropriateness

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

**Property**

132 E. LLOYD ST.

**Description of work**

- Remove existing enclosed front porch, which was built ca. 1925 and enclosed during the 1970s.
- Install new side door of appropriate design.
- Build a new porch stoop of appropriate design.
- Install new front door of appropriate design.
- Restore wood skirting around foundation of house.
- Restore all original wood casement windows on the front and side elevations.
- Restore and spot repair original wood siding and trim.
- Paint all exterior wood surfaces.
- Rebuild porch stoop and railings on east elevation according to attached drawings.
- Remove all shrubs and trees from front lawn.
- Restore grass-covered bermed front lawn.
- Install new concrete steps on bermed front lawn.
- Landscape side and rear yards.
- Repair hole in roof of rear kitchen section.

**Date issued**

9/19/2007

PTS ID 20752 COA, Exterior rehabilitation.

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:

- ❑ **Work must be done to meet the conditions of the restoration agreement between owner and the Department of Neighborhood Services and conditions of this Certificate of Appropriateness.**
- ❑ **All drawings/specifications approved by HPC and HPC staff for exterior rehab are part of the sales agreement between the owner and the City of Milwaukee.**
- ❑ All work to be done in accordance with restoration agreement made with Department of Neighborhood Services
- ❑ **Buyer must follow** all HPC guidelines and specifications of the COA.
- ❑ **Wood siding and trim will be retained and repaired.** Damaged or missing siding may be replaced with new wood siding that **matches exactly** the size and profile of the old siding. Substitute siding may not be installed on the house.
- ❑ **Front porch must be built exactly according to drawings using the posts spindles and railings that are illustrated.** All finish wood must be smooth and free from knots and sapwood. **Doors must be all wood, no clad or metal doors allowed. Design for front and side doors must be reviewed & approved by HPC staff.** All wood must be painted or stained 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.
- ❑ The front yard will be cleared of its trees and shrubs and subsequently planted with a bermed grass lawn. No front yard retaining walls are allowed. New concrete steps will be placed in the front of the wooden porch stoop.
- ❑ **All original wooden casement windows in the front and sides of the building will be retained and repaired. They may be removed only for repair. No vinyl or aluminum or metal clad windows allowed. Any other replacement windows must be reviewed and approved by HPC staff.**
- ❑ The wood skirting around the foundation of the house may be repaired or replaced as needed but it **must** match the original size and profile.
- ❑ Any new garage design must be reviewed and approved by the Historic Preservation Commission.

- ❑ Remove/repair wall studs as necessary to repair fire damage.
- ❑ Small shed-roofed addition covering basement steps will not be removed.
- ❑ Any proposed demolition of exterior features must first be reviewed and approved by HPC staff.

**All work must be done in a craftsman-like manner, and must be completed within the terms of the restoration agreement made with the Department of Neighborhood Services. 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](mailto: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](http://www.mkedcd.org/build), or call (414) 286-8211.

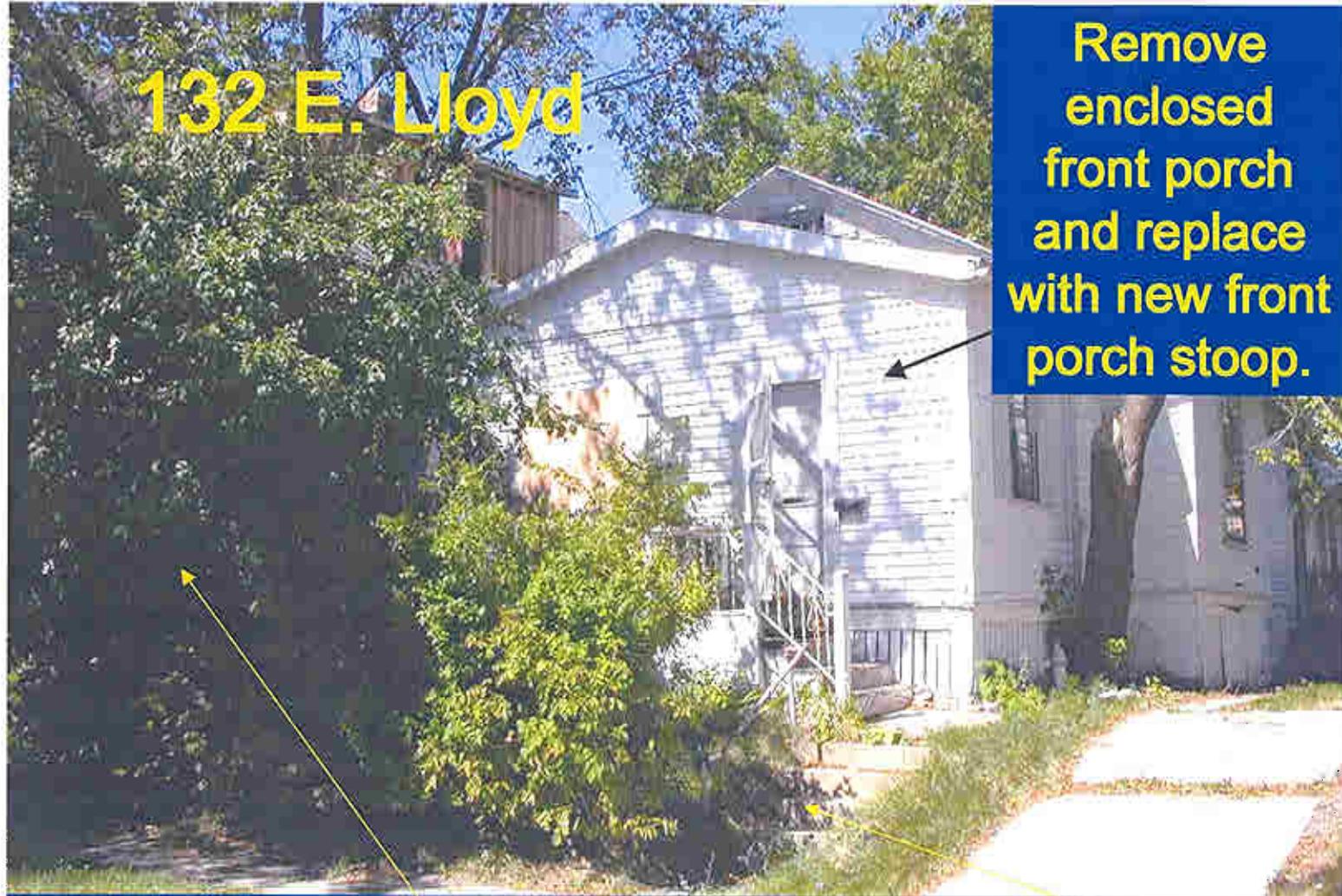


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael McGee, Chris Kraco (DNS), Todd Vandre (DNS), Jim Swanson (DNS), Ronald Roberts (DNS), Karen Taylor (DCD Real Estate), Inspector Bill Richter (286-2518)

**132 E. Lloyd**

**Remove enclosed front porch and replace with new front porch stoop.**



**Remove bushes and trees from front lawn, install new concrete steps and plant new grass on berm. Condition in September**



**Existing condition of house as of 9/20/2007.  
South and east elevation.**



**Existing condition of house as of 9/20/2007.  
North and east elevation.**



**Restore round gable window as originally built.**

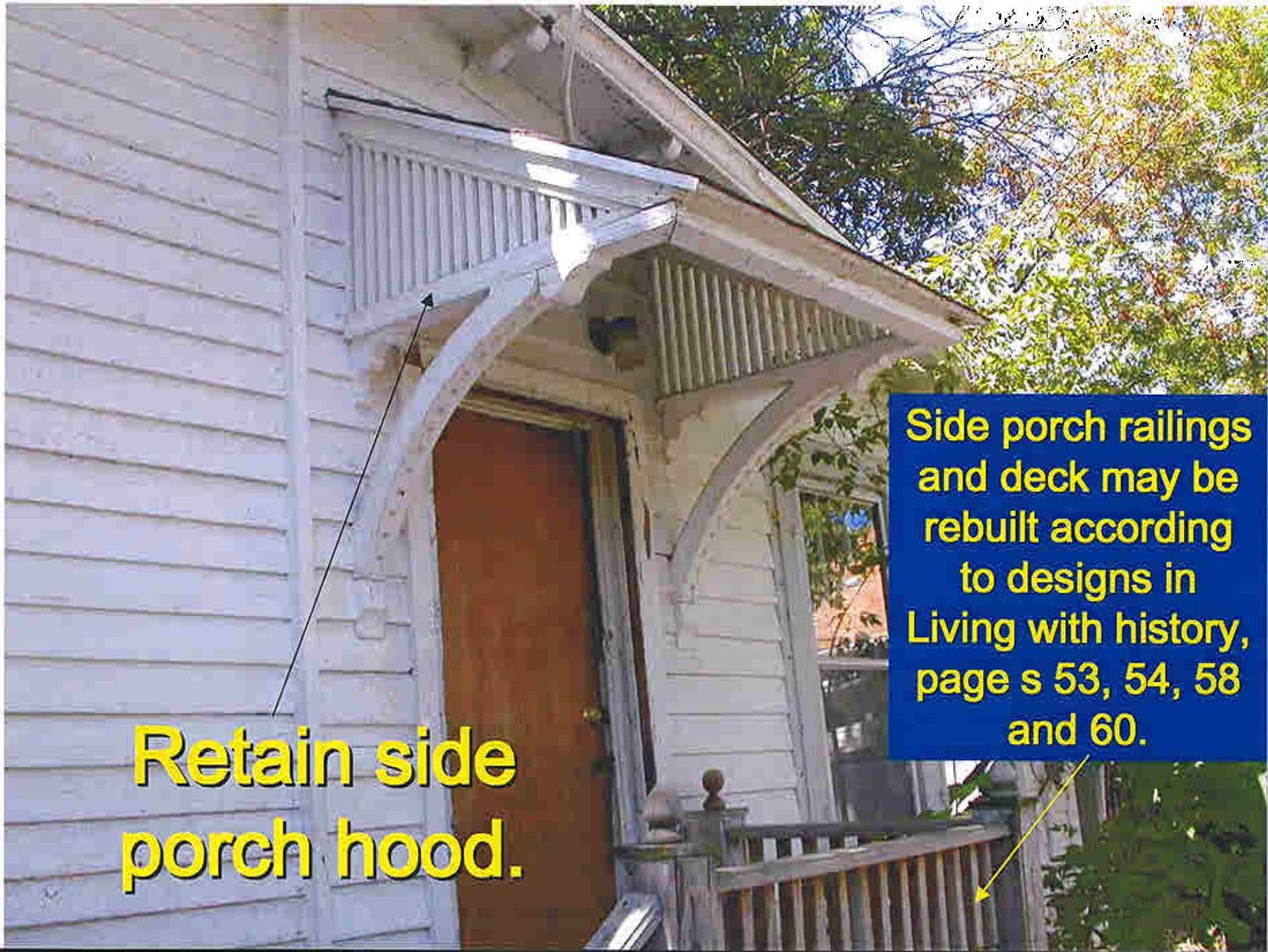


**Retain / repair ALL original casements.**



**Aluminum storm windows  
will be removed and  
replaced with wood storm  
windows that match the  
configuration of the muntins  
in the prime windows.**

**Original casement  
windows, ca.  
1855-65, remain  
on side and front.**



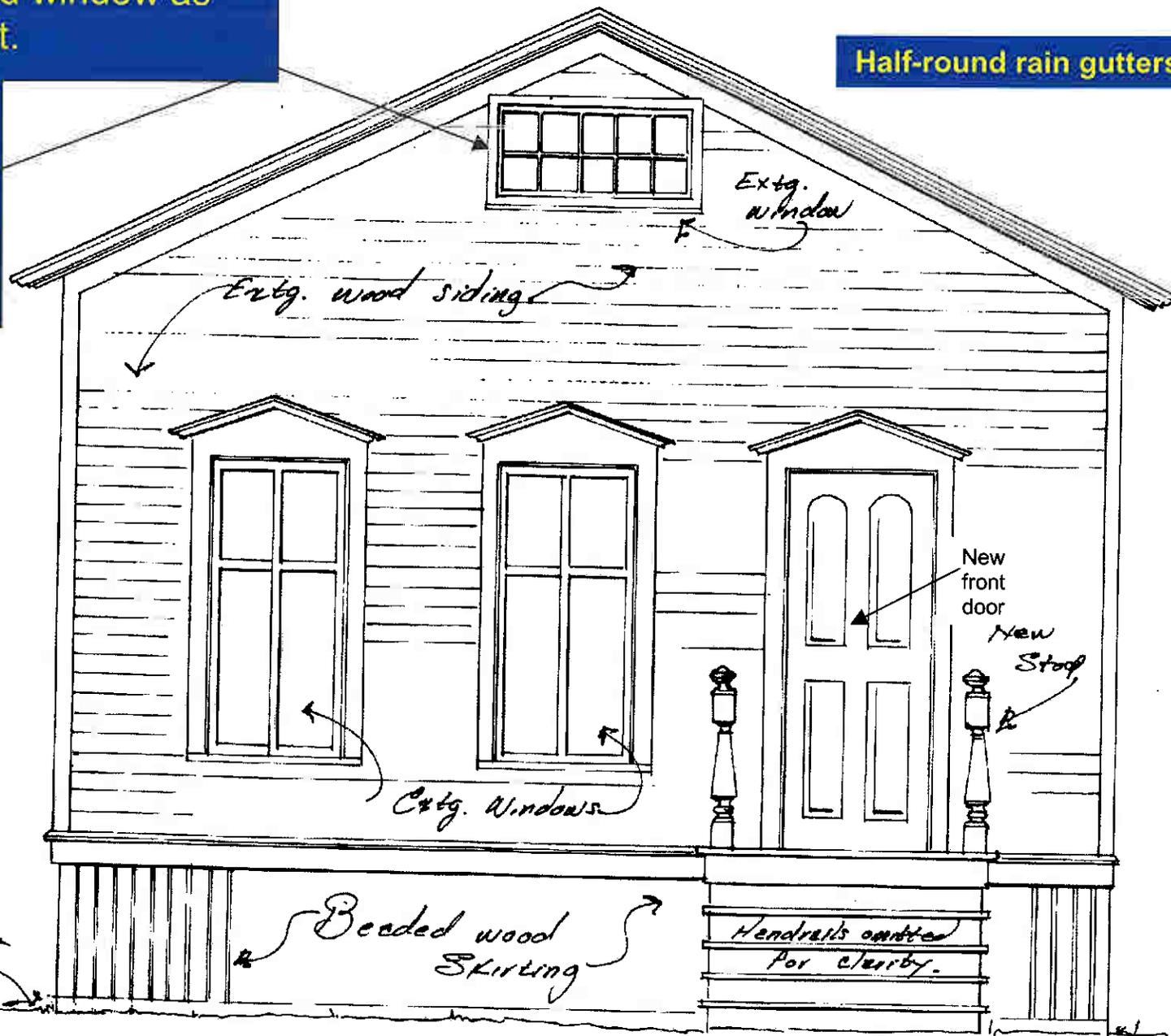
**Retain side porch hood.**

**Side porch railings and deck may be rebuilt according to designs in Living with history, page s 53, 54, 58 and 60.**

Restore round window as originally built.



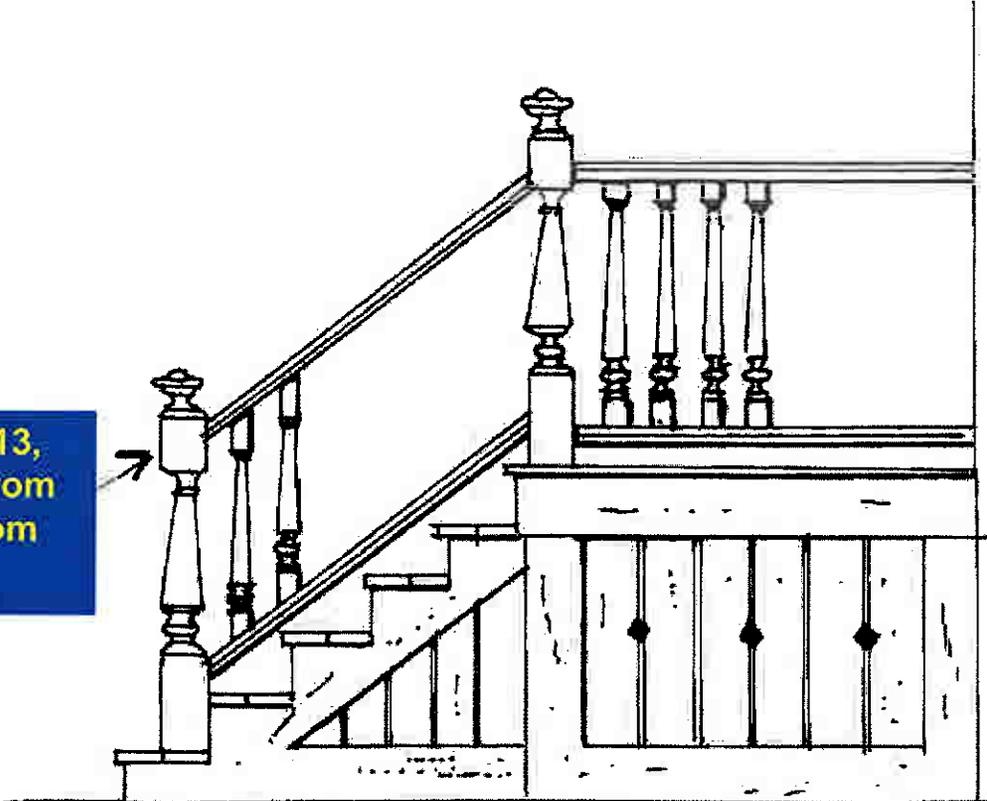
Half-round rain gutters only



1/0 Basement

Beeded wood Skirting

Hendrails omitted for clarity.



Newel post #13,  
6 x 6 square from  
cinderwhit.com

Spindles are design #9,  
3" square from  
cinderwhit.com

Top and bottom rails are  
design #4 from  
cinderwhit.com

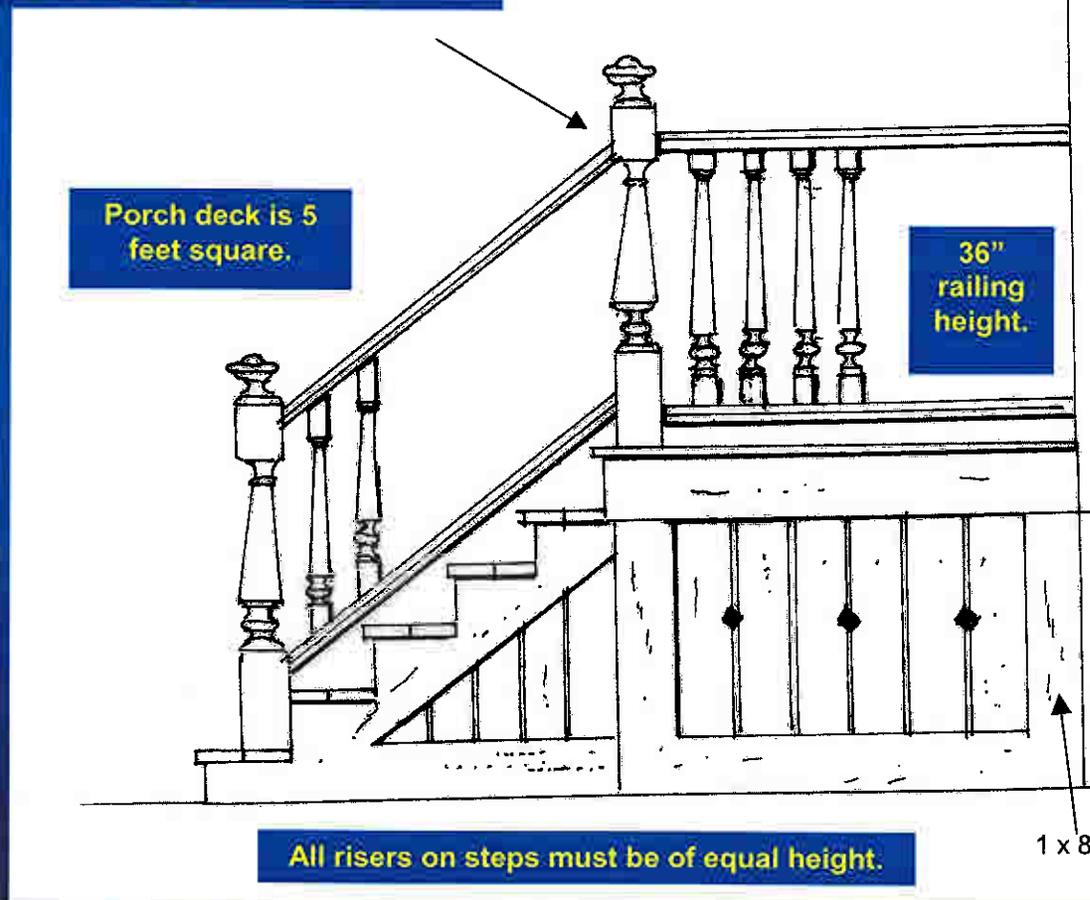
**New front stoop  
East Elevation**

Porch deck should be made of IPE  
wood.

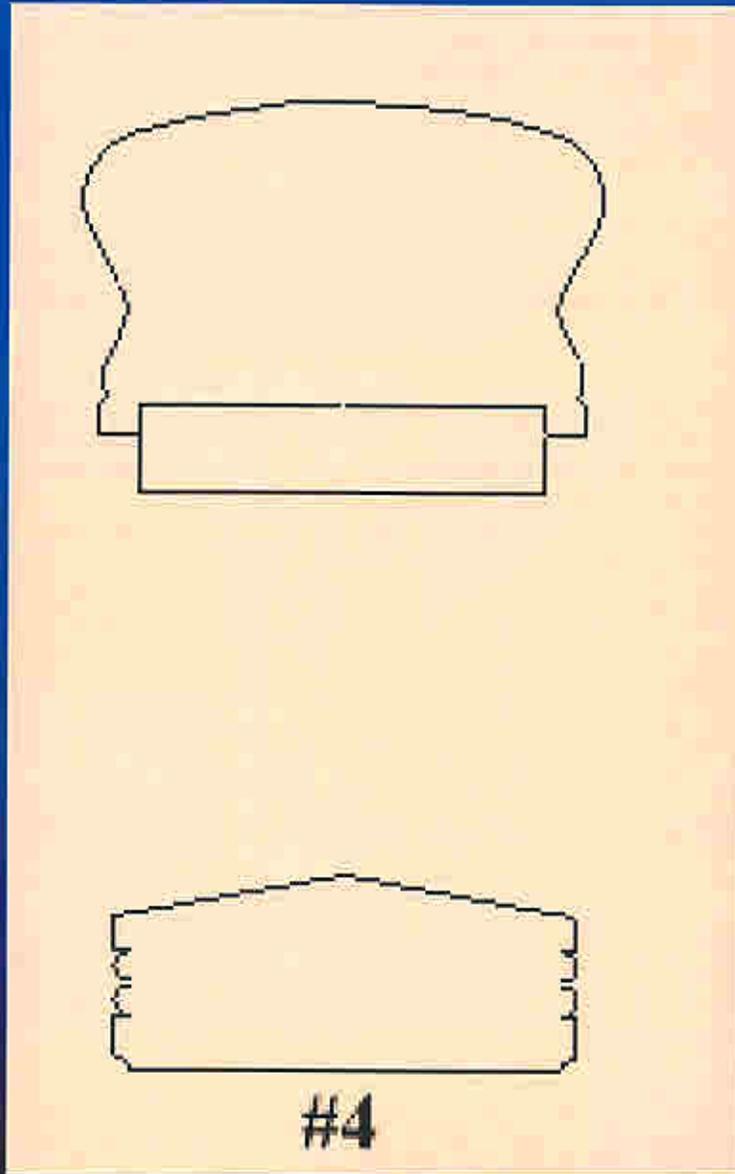
All new wood trim must be clear and  
free from knots and sapwood, and  
be naturally decay resistant (i.e.  
cedar, redwood, cypress)

**Note: bottom of post should extend all the way to grade.**

**Spindles 2-3/4" apart and approximately 3" square must be cinderwhit.com design #09.**



**Side elevation of new front porch.**



**Top rail and  
bottom rail from  
[cinderwhit.com](http://cinderwhit.com)  
for front porch  
railings.**

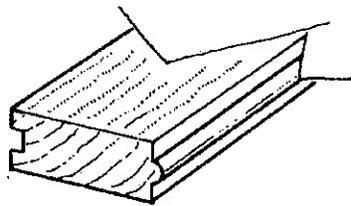
# Porches



**Front and side porch deck construction method.**

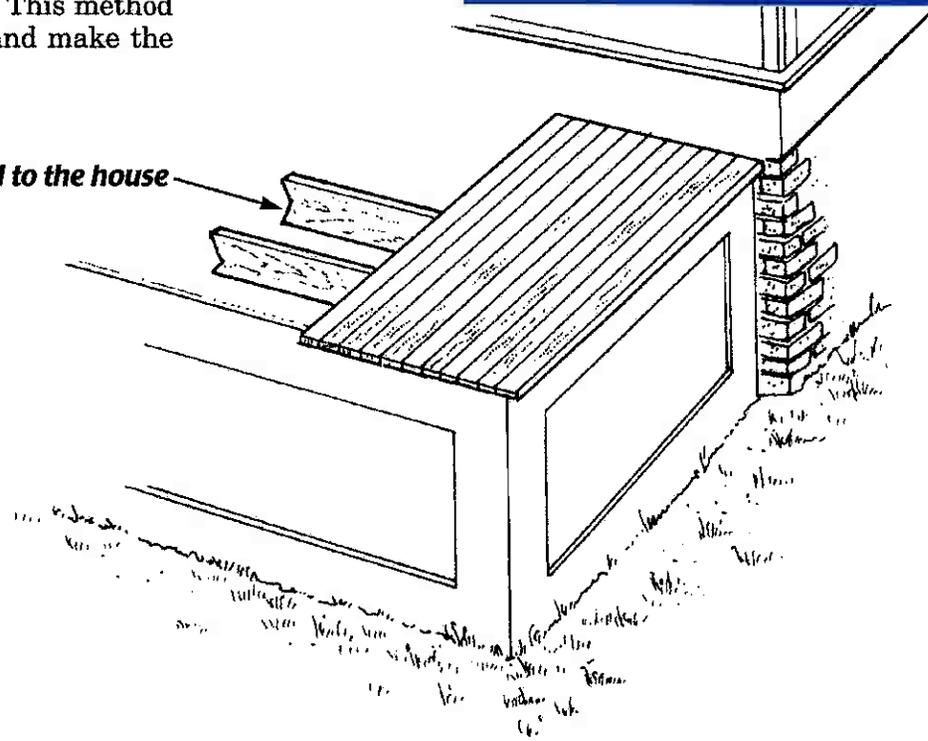
## Traditional Porch Floors

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.

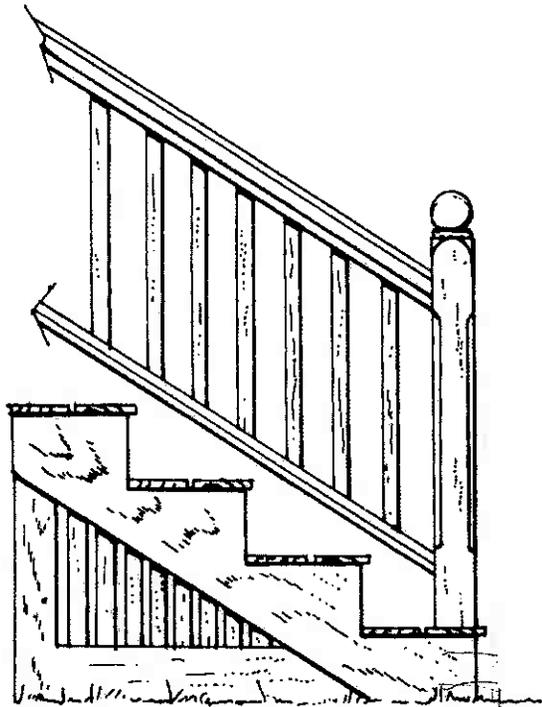


**Center match or tongue-and-groove flooring**

*Joists parallel to the house*



## Porches



**Side porch  
construction  
with solid  
newel post.**

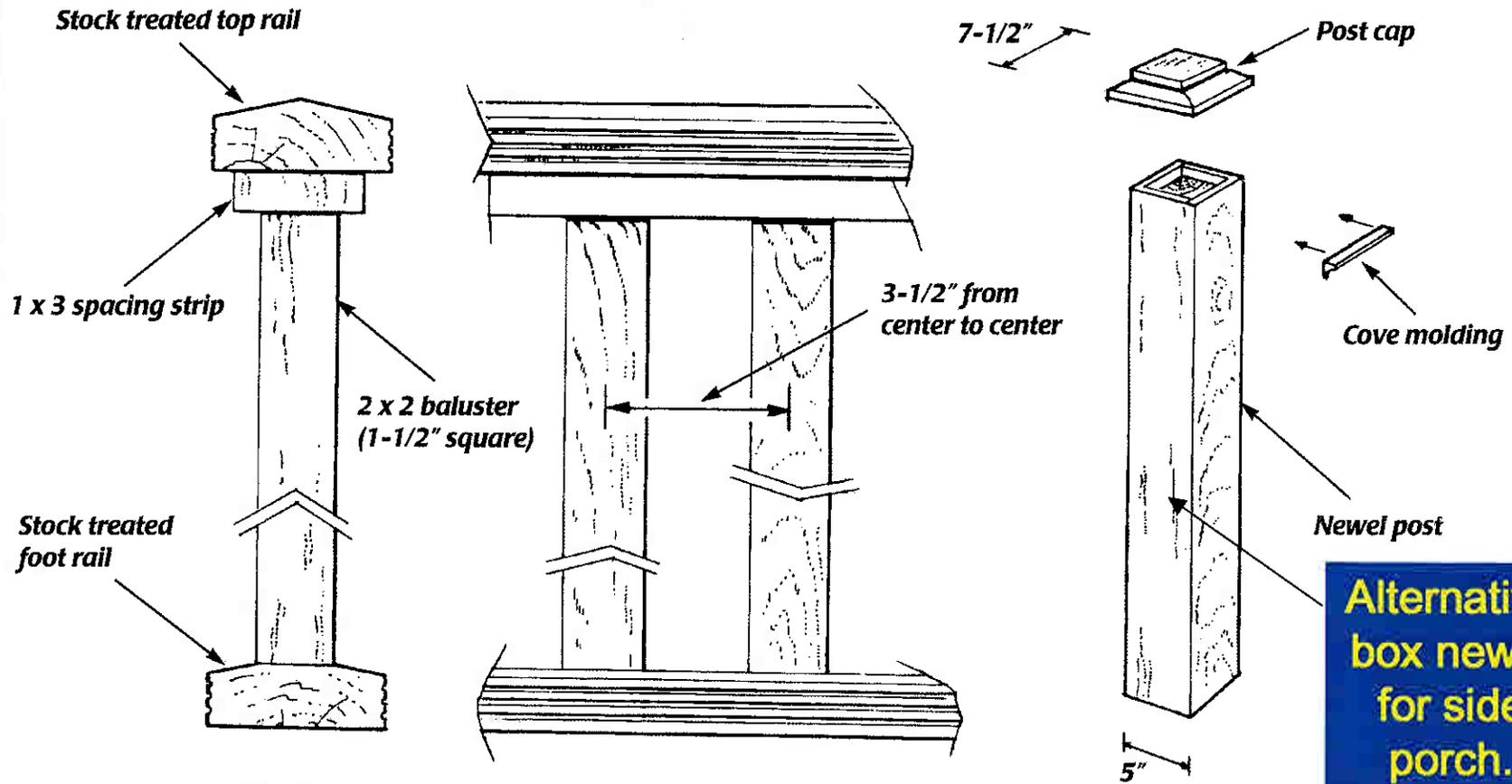
*The design of a staircase handrail should match the railing around the porch deck.*

# Porches



**Side Porch only.**

## 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.*

# Porches

Yes! 

No! 

## Porch Skirting

Board frame covers foundation post 

**Skirting for side porch.**

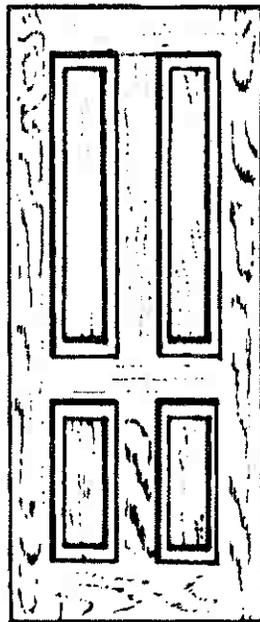
Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.

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.

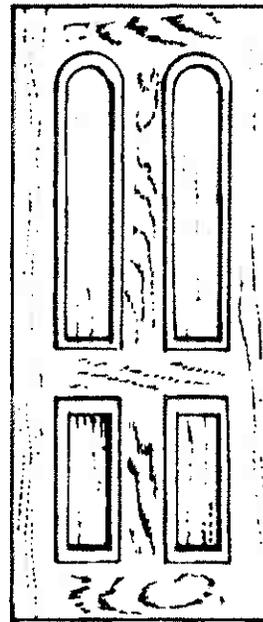
# Doors

Glass may be substituted for the two top panels if desired.

*Traditional door designs*



All styles  
1860-1910



Italianate  
1860-1875

Front and side door will be replaced with a period-appropriate door such as one of these from page 25 of *Living with History*.

A full view wood storm door may be installed over the prime door.