



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 827 N. CASS ST. Cass/Wells Historic District
Description of work Remove existing metal uprights and guardrails from front porch. Install new columns and wood turned balustrades according to drawings.
Date issued 6/19/2014 PTS ID 95677 COA, porch repairs and new built-in gutters

In accordance with the provisions of Section 320-21 (11) and (12) 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 for porch will be done in decay-resistant materials. Cedar Balusters and rails and will be made of clear cedar with no knots and will be painted upon completion. Please note that research has shown that when new, bare wood is exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. No visual changes will be made to the built-in gutter system.

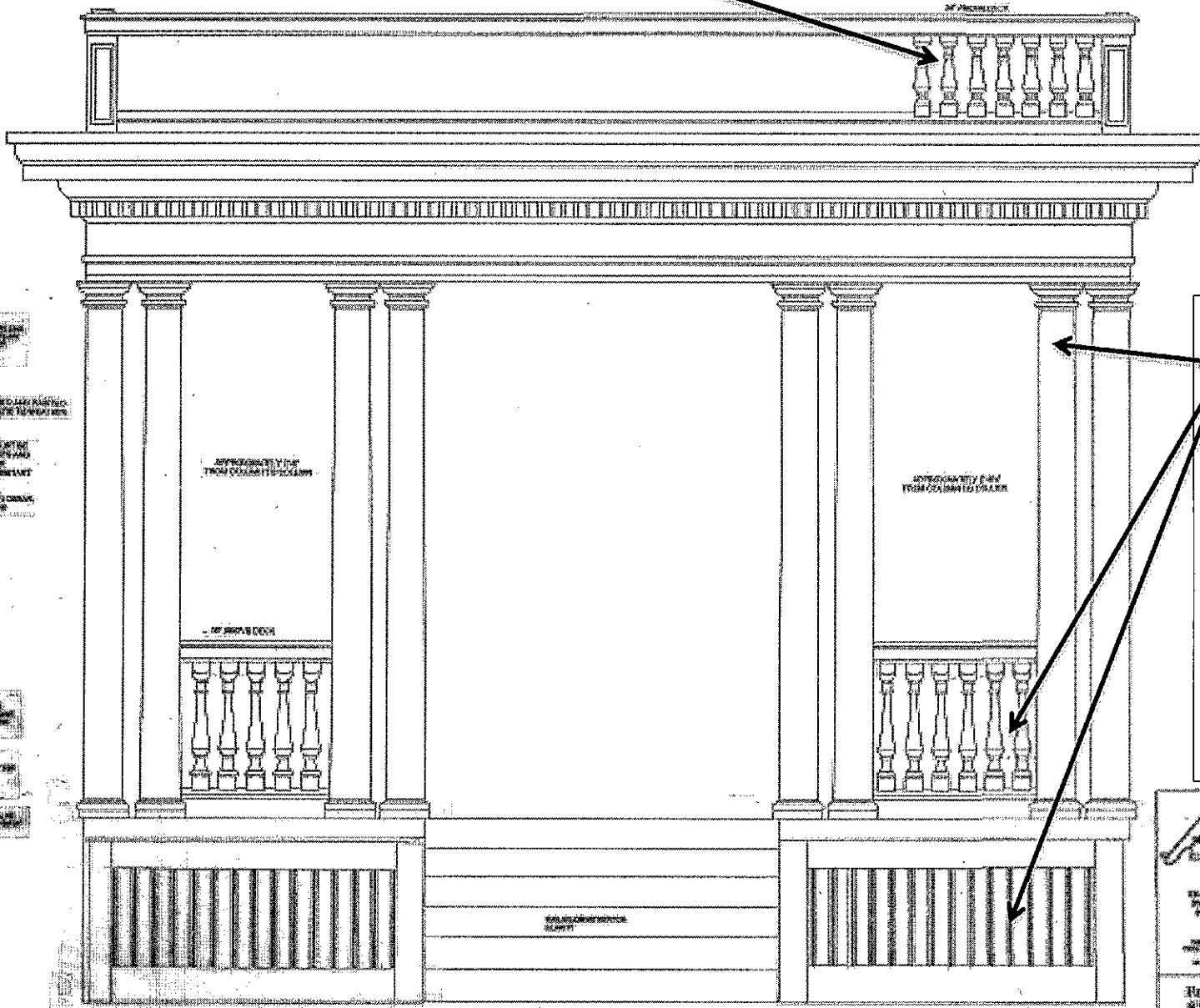
Built-in gutters will be relined with new copper material and all joints will be soldered. Decayed moldings on eaves will be spot-reared with new moldings that are made to match exactly the originals.

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) 286-3004 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.milwaukee.gov/build, or call (414) 286-8210.

Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Contractor Brian Hollenbeck, Inspector Bill Richter (286-2518), Inspector Heidi Weed

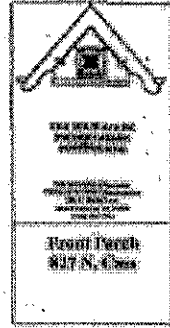
Balustrade at top of porch is option and can be installed at a later date if desired.



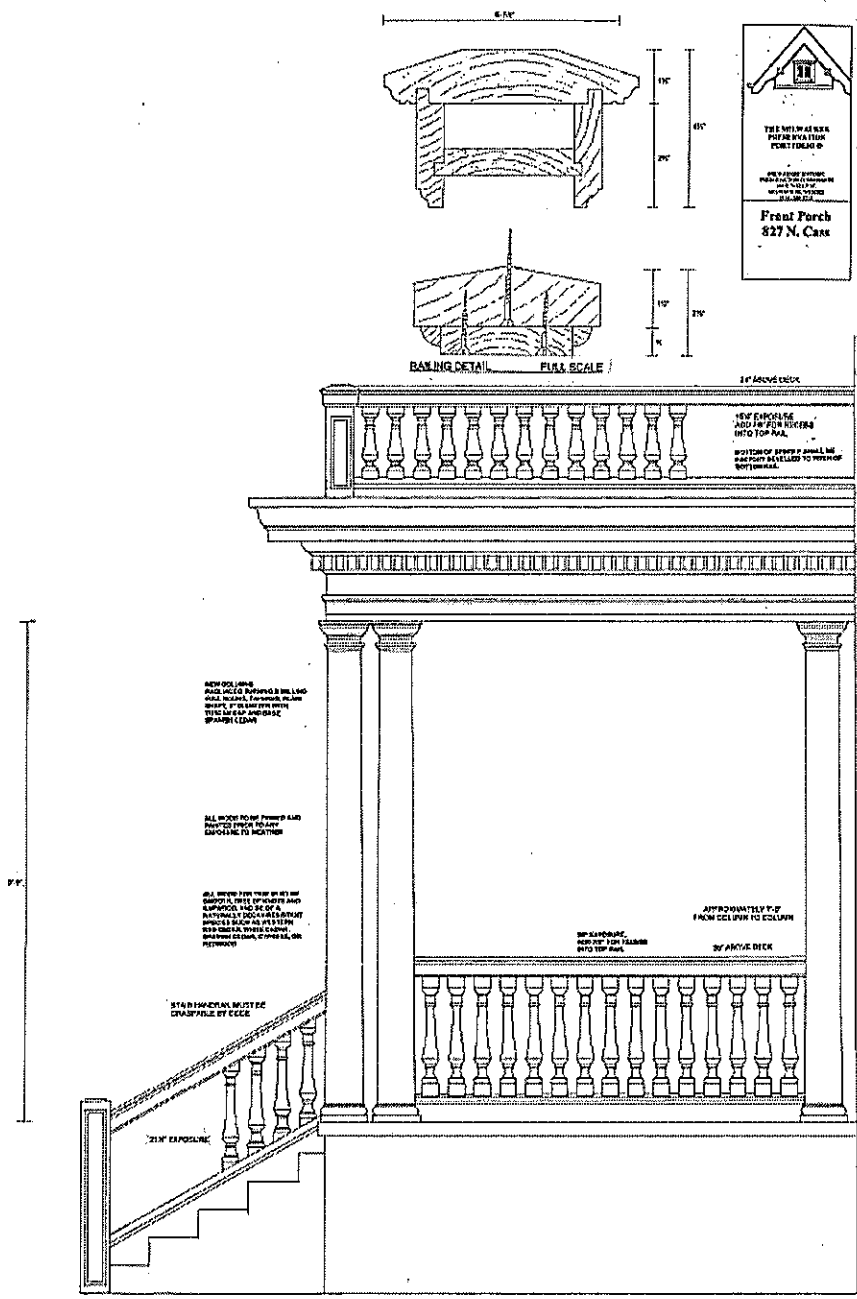
New posts and balustrade and porch skirting. Full size plans have been furnished to owner and contractor and these should be followed for actual construction

ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CHICAGO BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

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SCALE ELEVATION 1/4" = 1'-0"



Side elevation showing detail of built-up handrail and bottom rail that is to be used for guardrail. A 3/4 round pole is to be attached to the center of the handrail on the steps to provide graspability