

Certificate of Appropriateness

LIVING WITH HISTORY

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


Property 912 N. 28TH ST., Concordia Historic District
Description of work Replace in kind deteriorated boards and trim on rear jump porch.
Date issued 7/26/2010 PTS ID 67179 COA, repair back jump porch

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 photo and replacement pieces will match the existing. All wood will be painted upon completion. Spindles on porch must not allow a 4" ball to pass through them. Please note that guidelines typically require spacing of 2 x 2 balusters at 2 inches apart.

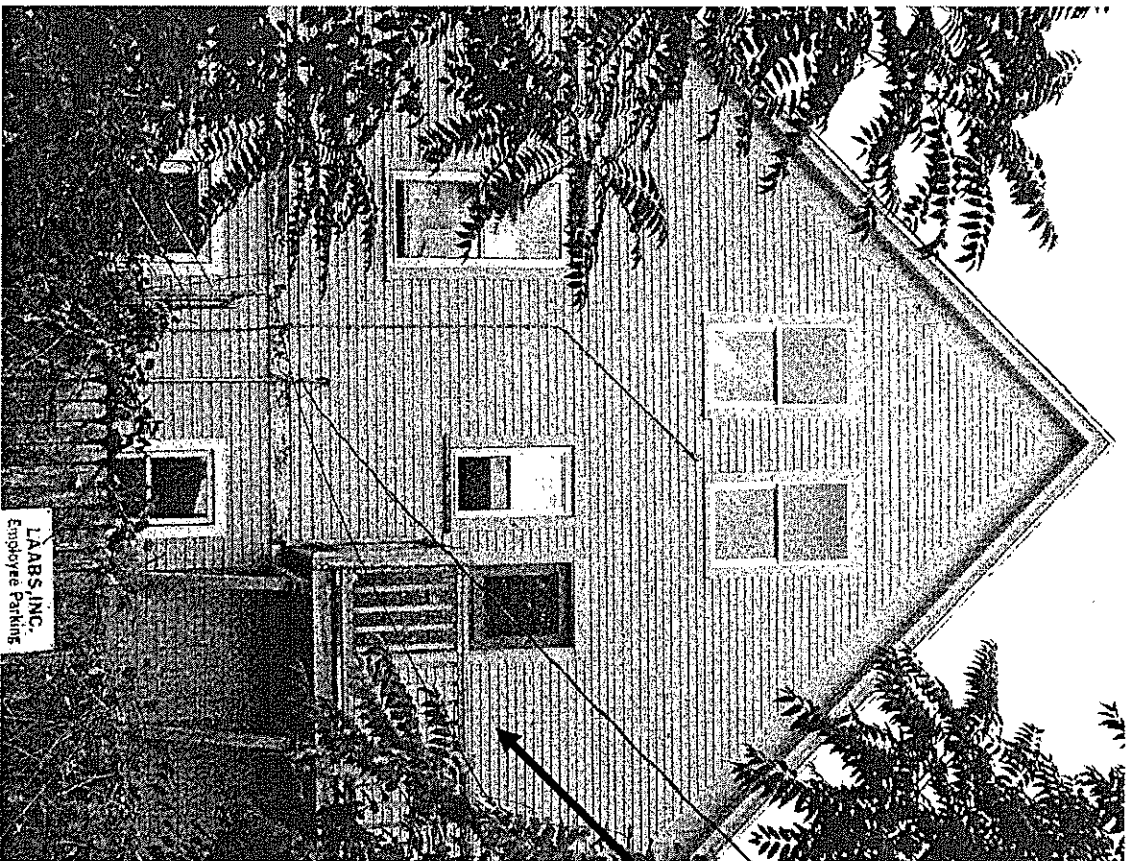
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact 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.mkdcd.org/build, or call (414) 286-8210 or 8211.



Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Inspector Joel Walloch (286-8160)



Replace deteriorated boards with matching material in terms of size, profile and placement. Porch will be painted upon completion.

Please note that the building code requires that the balusters be spaced so that a 4" ball may not pass between them. The preservation guidelines (see Living With History) require a spacing of 2" apart. If the current spacing meets the basic building code, then the balusters can remain as they are. However in the event they don't meet code, then they should be spaced according to the preservation guidelines of 2" apart.



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

2. NAME AND ADDRESS OF OWNER:

Name(s): Robert K. Johnson

Address: 914 N. 28th

City: Milw.

State: WI

ZIP 53208

Email: bojohanson@wi.rr.com

Telephone number (area code & number) Daytime: 414.839.7801 Evening: same

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Same

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. ATTACHMENTS

A. REQUIRED FOR ALL PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

Photo No.

Drawing No.

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

Replace deteriorated wood as needed. on rear jump porch.

Photo No.

Drawing No.

6. SIGNATURE OF APPLICANT:

Robert H. Johnson
Signature

Print or type name

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver Form to:
Historic Preservation Division
Department of City Development
809 North Broadway – 1st Floor
Milwaukee, WI

or

Mail Form to:
Historic Preservation Division
Department of City Development
1st floor
Milwaukee, WI 53202-3617

PHONE: 414.286-5712

FAX: 414. 286-0232

www.mkedcd.org/planning/historic



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