



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 2723 E. BRADFORD AV. North Point North HD
Description of work Replace rear balcony door with new wood door and wood storm. New cedar railings for back balcony. Replace two storm windows with new douglas fir wood storms on east side of building. All per attached specs. Railing to be installed to current building code requirements.
Date issued 8/9/19 PTS ID 114822 COA: replace door, install balcony railing, some new storms

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 finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left 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. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)

1) Replace second floor, rear steel door with single pane, wood frame glass door that is consistent with first floor, rear doors. Also add single pane storm door to protect second floor rear door. Replacement door and storm door specifications attached.

2) This proposal will detail the amendment to the Master Bedroom new porch railing project to be completed. The proposal will include the materials and labor needed to complete the work. All debris generated by my work will be removed and safely disposed of. The original deck installation project will be completed, but this proposal will detail different material solution for the project. This new railing system will still satisfy the local safety and building codes.

The new rails will be constructed of cedar lumber, both formed handrails and the turned spindles. The new materials will be shaped to blend with the historic nature of your home. the new rail system will be primed and painted prior to installation. The rails will be installed with threaded fasteners and adhesives.

3. Two windows on the east side of the home are the focus of the project. The third floor gable end has two round top storm windows measuring 24"x63" and the meeting rail is centered. The existing storm windows are in overall good shape but they are installed backwards making it difficult to remove the glass/screen inserts. The inserts will be installed from the exterior and secured in place. The surrounding exterior trim will need repairs.

Norbert Rodriguez of Quaint Milwaukee can build a new fixed storm window. A fixed storm window has a fixed piece of glass on the top and bottom halves of the storm window, there are no removable glass/screen inserts. Each storm window is built from 'Clear vertical grain' Douglas fir lumber and uses traditional mortise and tenon joinery for assembly. Each piece of glass has a traditional glazing putty detail.

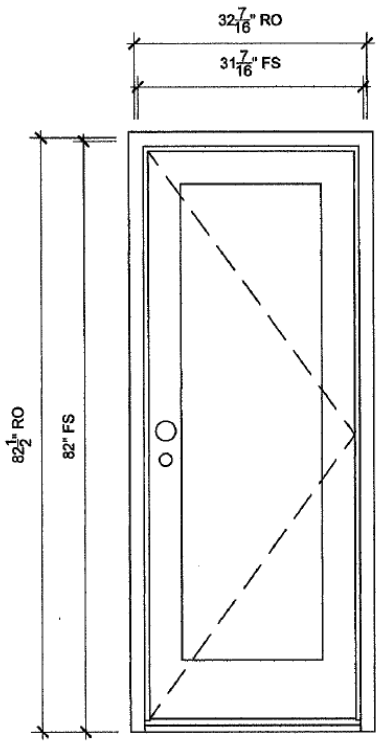
Detailed project description.



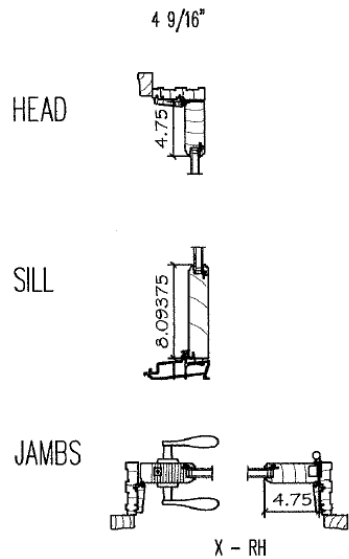
Photos indicate windows where new storm windows will be replaced on the top floor and the railing to be replicated for the back balcony.

Photo below shows rear balcony to have railing added and door replaced.





WOOD ULTIMATE INSWING FRENCH DOOR
SECTION DETAILS - OPERATING



MARVIN PROJ/JOB: RQ ENTERPRISES / MARVIN WOOD DOOR
DIST/DEALER: LISBON STORM SCREEN & DOOR
SHEET 1

New wood storm door



(Door only - upper window not part of remodel)

Feedback

Was this article helpful?

Storm door picture (will be painted white)

Door proposal. Transom will not be used.