

Certificate of Appropriateness

LIVING WITH HISTORY

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

Forest County Potawatomi, owner

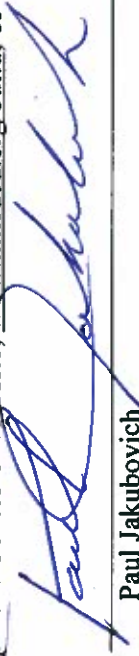
3209 W. HIGHLAND BL., George Koch house, the "Lion House" historic building.

Description of work Tuckpoint building as needed. Rebuild back wooden stairs. Replace wood guardrail and retaining wall at rear of building as needed. Install new asphalt on parking lot. Add three new parking spaces at rear of building.

Date issued 6/13/2010 PTS ID 73184 COA, tuckpointing, rebuild back stairs, resurface park lot, add parking spaces

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 drawings and specifications. New mortar for tuckpointing will match original in terms of hardness, color, texture, Joint width and Joint Finish. Only deteriorated mortar can be removed. Please see "Good For business" for an explanation on why mortar that is too hard is prone to premature failure and can potentially damage the existing brick. Rear stair will be rebuilt in wood with balusters spaced between 1-1/4" and 1-3/4" apart. Guard rail and retaining wall to lower level entrance will be rebuilt in kind using like with like materials in terms of dimension and design. 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.mkedcd.org/build, or call (414) 286-8210.

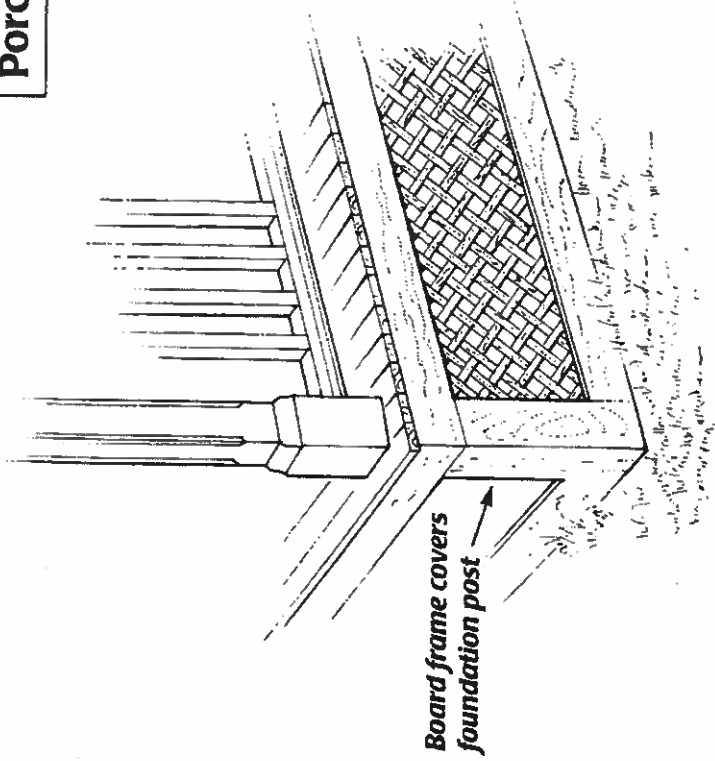

Paul Jakubovich
City of Milwaukee Historic Preservation

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

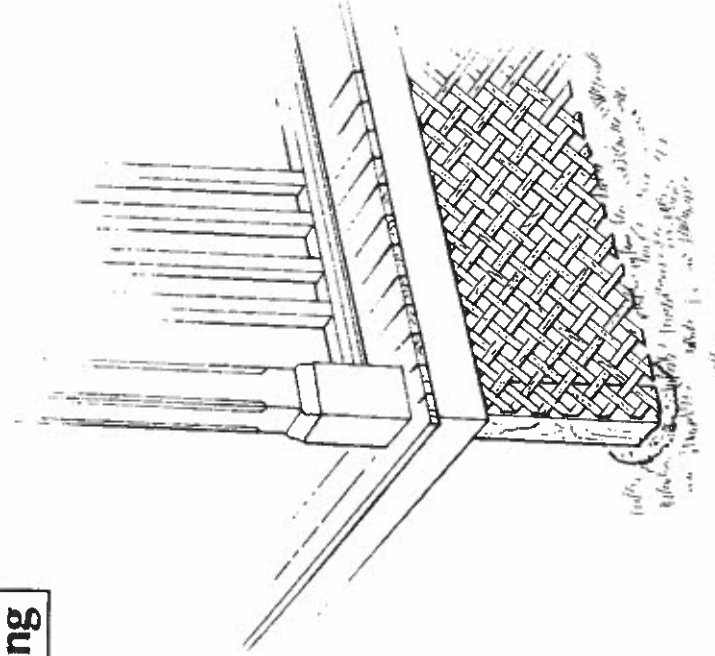
Porches



Porch Skirting

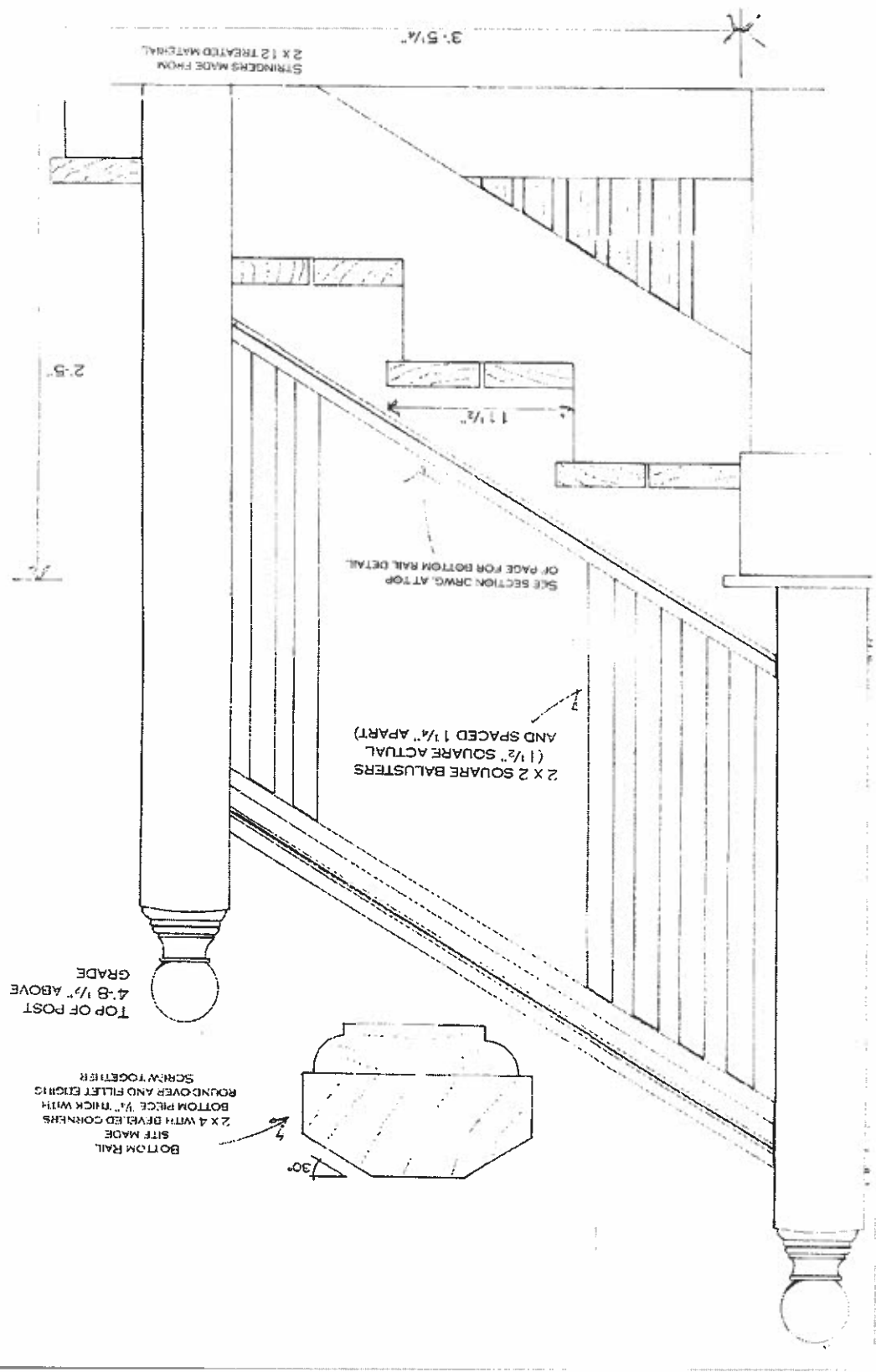


Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.



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.

A skirting will be installed around the base of the new back porch. A skirting composed of 2" wide slats spaced no more than 3/4" apart is an acceptable substitute for the lattice infill shown here.



Detail of porch railing. Note: to meet commercial code, railings will have to be 42" above steps and decks and have a graspable handrail as required by code.