



Certificate of Appropriateness

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

Property	818 E. BRADY ST.	Brady Street HD
Description of work	Replace deck, skirting, and railing on front porch at duplex. Porch deck and skirting are approved as constructed. <ol style="list-style-type: none"> 1. Apply trim shown below to newel posts by February 16, 2017 2. Install a code-compliant wood or metal handrail on the stairs by February 16, 2017. Design is to be submitted to HPC staff for approval before installation. 3. Rebuild all porch and stair railings per design below or re-apply with a new design of equivalent design quality and construction detail quality. Complete within one year of this document (December 19, 2017). 4. New railings to be built with finish grade rot-resistant natural wood (no pressure-treated wood or composite products), sanded smooth, painted, and with all construction details as shown below. Complete within one year of this document (December 19, 2017). 	
Date issued	12/19/2017	PTS ID 114427 COA: porch repairs

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted a certificate of appropriateness for the work listed above. The previously completed work can be remedied to be consistent with preservation guidelines per instructions in this certificate. The following conditions apply to this certificate of appropriateness:

Submission of a substitute railing design will not extend this deadline. Any approved design must be completed by December 19, 2017.

All work must be done in a craftsman-like manner, and must be completed by the dates specified in this document. 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

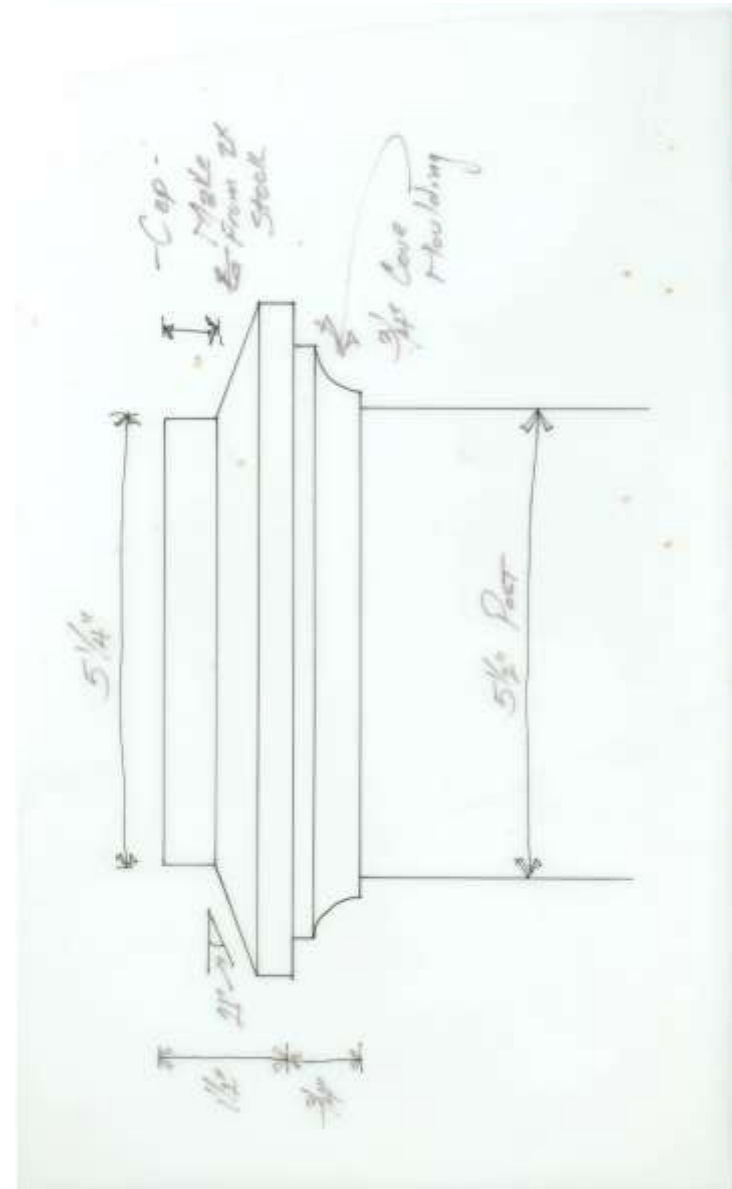
Copies to: Development Center, Ald. Nik Kovac, Inspector Paul Wolfgramm (286-2590), Inspector J. Mazur

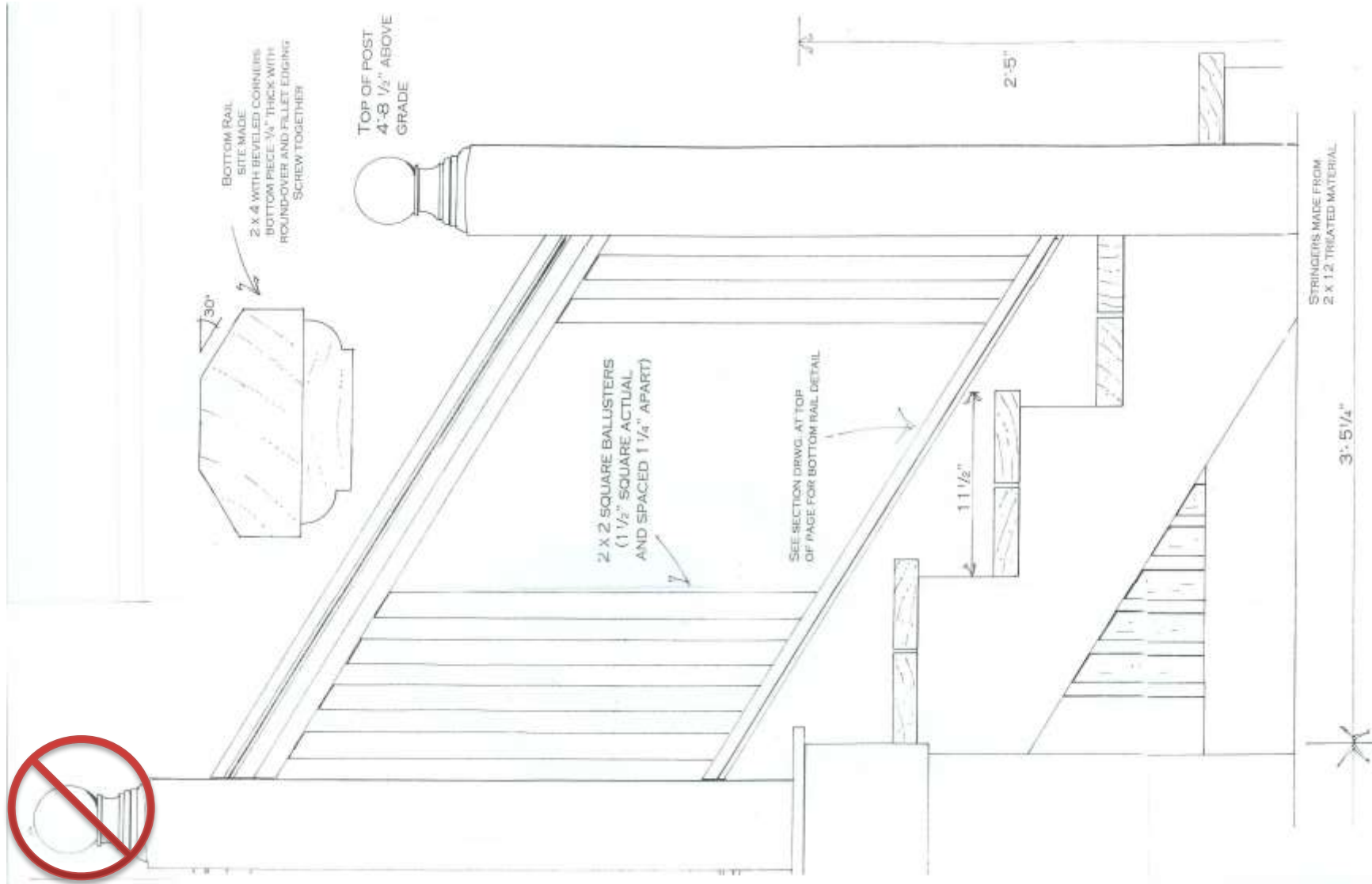


Decking and skirting are approved as built.

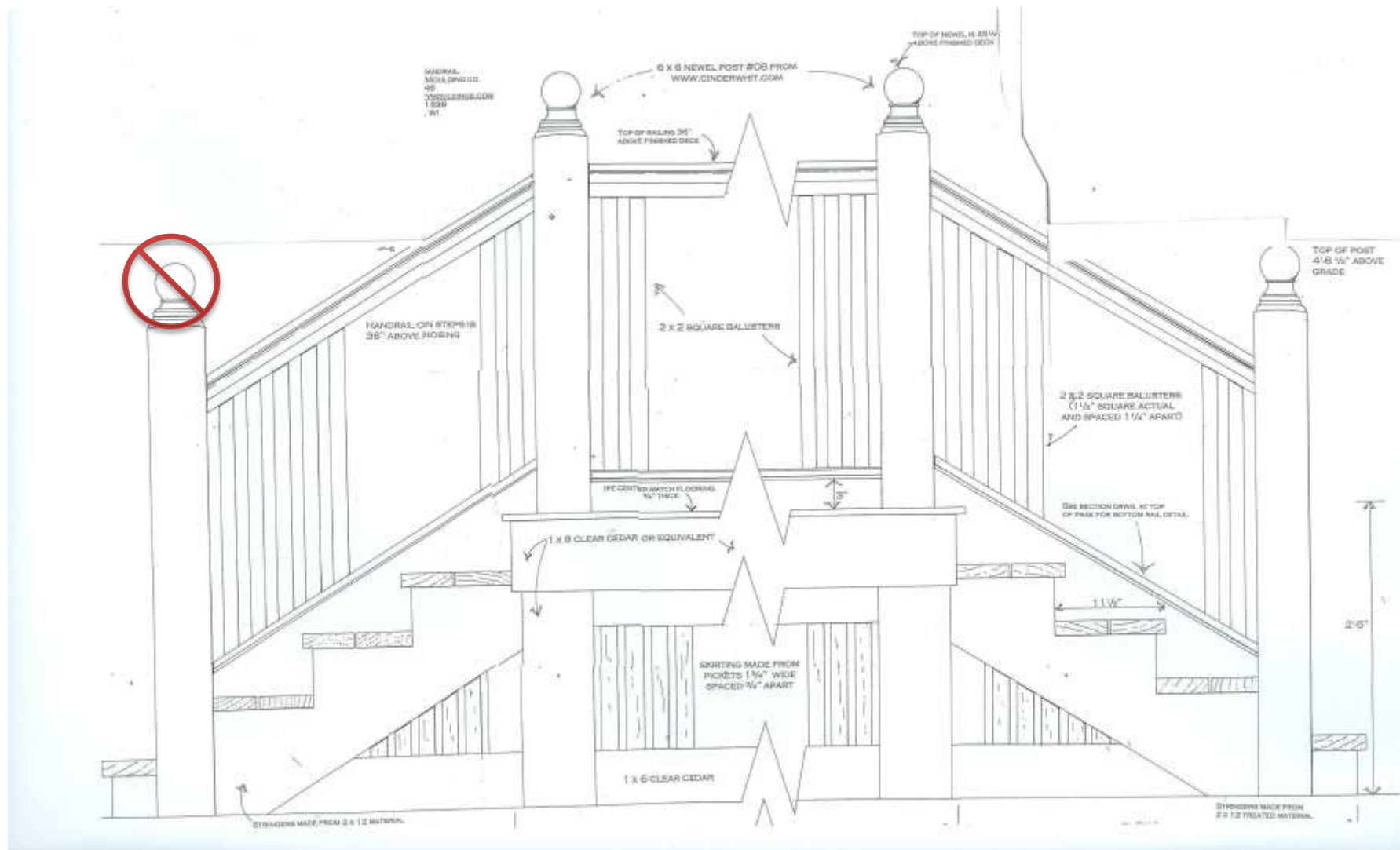


Extend all posts upward by a minimum of 4" to include post caps shown below by February 16,.
Replace railing with painted wood code-compliant handrailing by February 16, 2017.

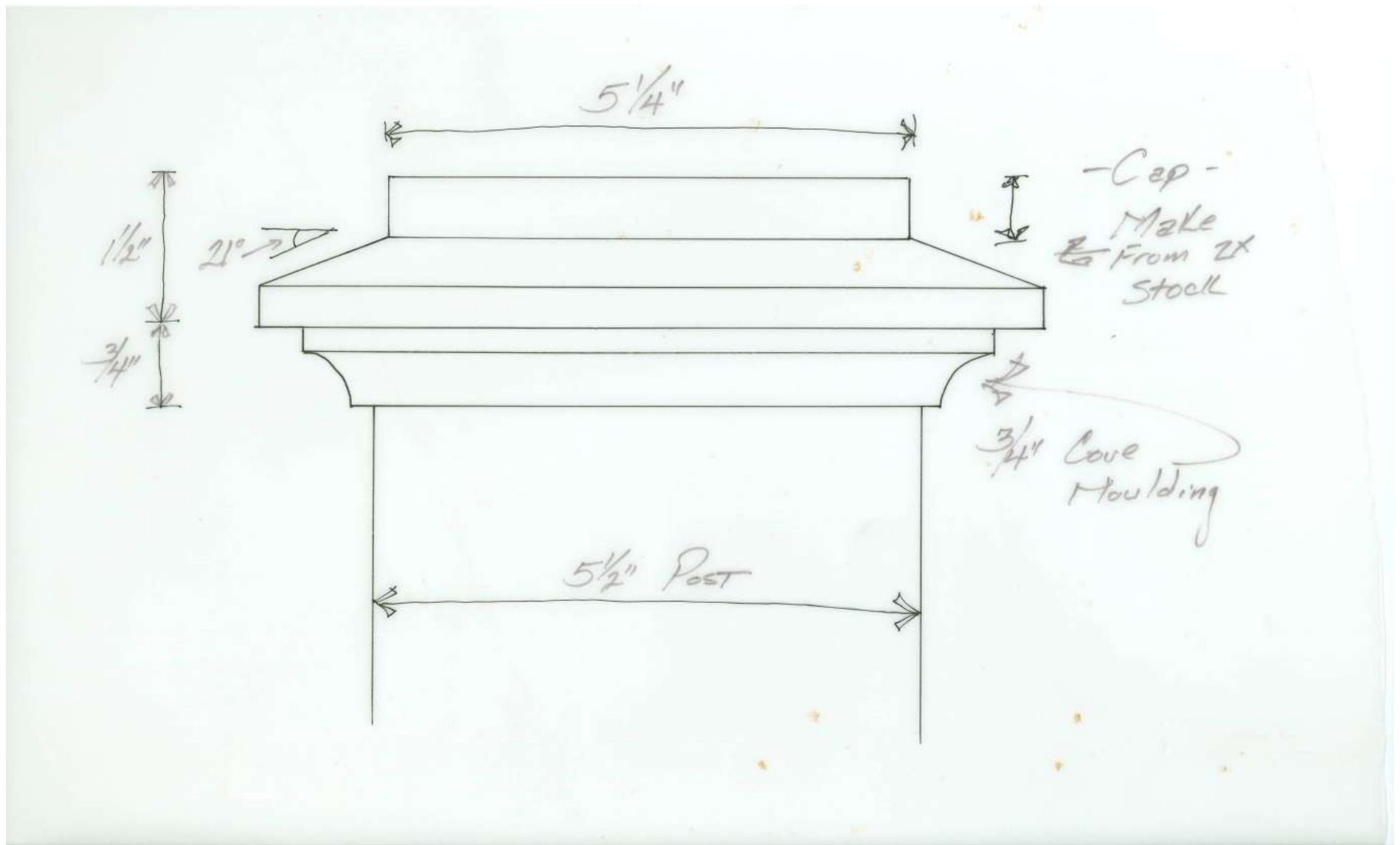




Porch design to be completed by December 19, 2017. **DO NOT USE BALL-FINIAL.** Use square trim post cap as on other pages.



Full porch design. Existing skirting and decking may remain. Railings and posts are to be built to this design by December 19, 2018. **DO NOT USE BALL-FINIAL.** Use square trim post cap as on other pages.



Post cap design for both temporary and permanent railings.