



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

3025-27 N. SHERMAN BL. **North Sherman Boulevard Historic District**

Description of work

Remove deteriorated 3-tab asphalt shingles from southwest corner of building. This is a spot repair. Replace with new 3-tab asphalt shingles to match original color, size and design.

Rear porch: replace all handrails and guardrails. Install new steps from 1st floor deck. Install new skirting and replace any deteriorated structural members as needed. Install new footing to respond to any Permit Center or Dept. of Neighborhood Services requirements.

Date issued

4/25/2013

PTS ID 86915 COA, rear porch and roof repairs.

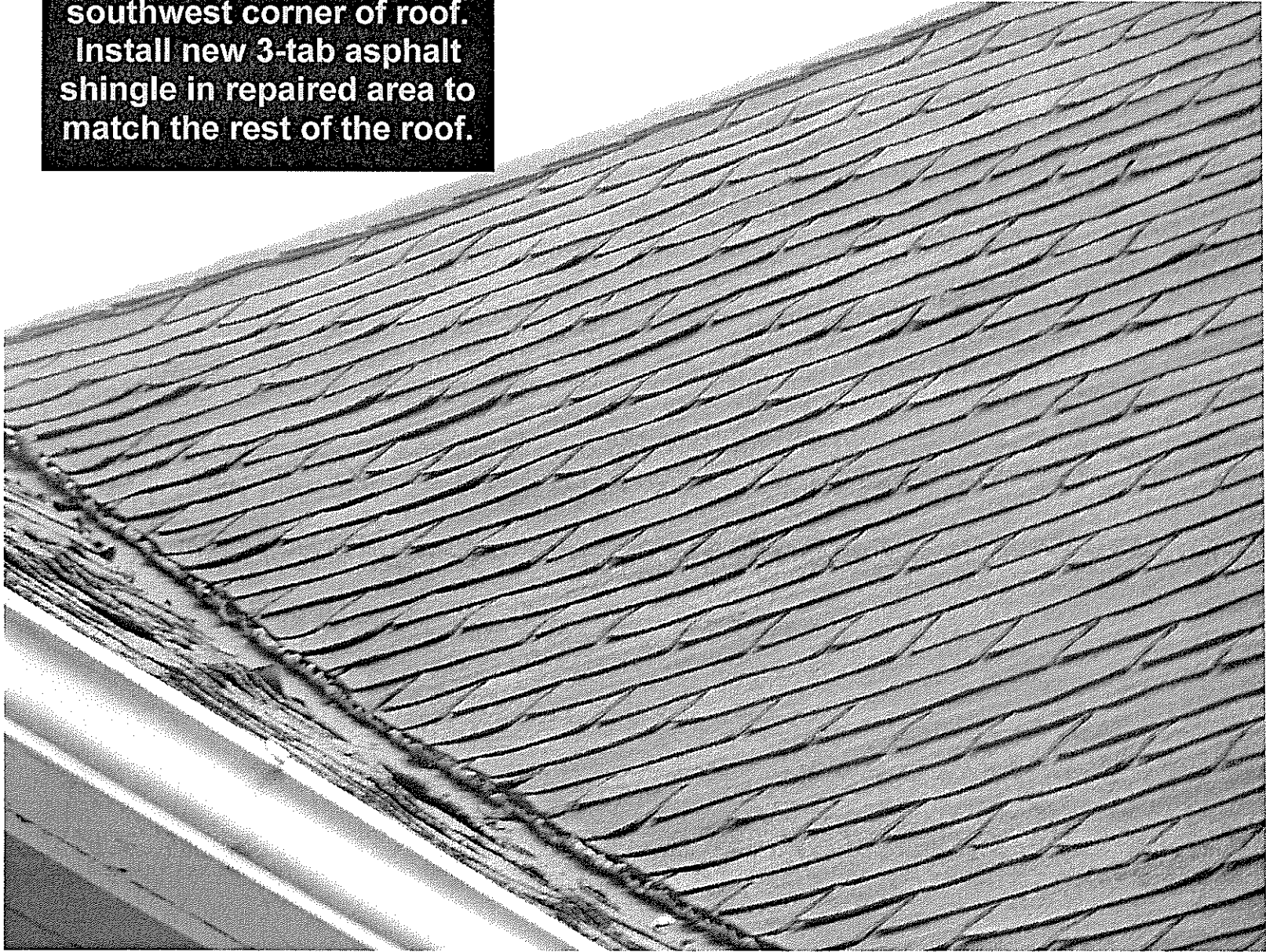
In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness: All work will be done according to attached drawings and photos. All wood must be painted upon completion (with the exception of the deck boards).

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. Willie Wade, Contractor Dexter Strong, Inspector Chris Buzzell (286-2519), Inspector Heidi Weed

Remove deteriorated 3-tab asphalt shingles at southwest corner of roof. Install new 3-tab asphalt shingle in repaired area to match the rest of the roof.





**Install new guardrails
and handrails top
and bottom**

**Retain porch posts and
structural members
that are sound**

**Repair deck as needed
and install new skirting
according to attached
drawings.**

**Install new steps and newel
posts**

Yes! 

No! 

Porch Skirting

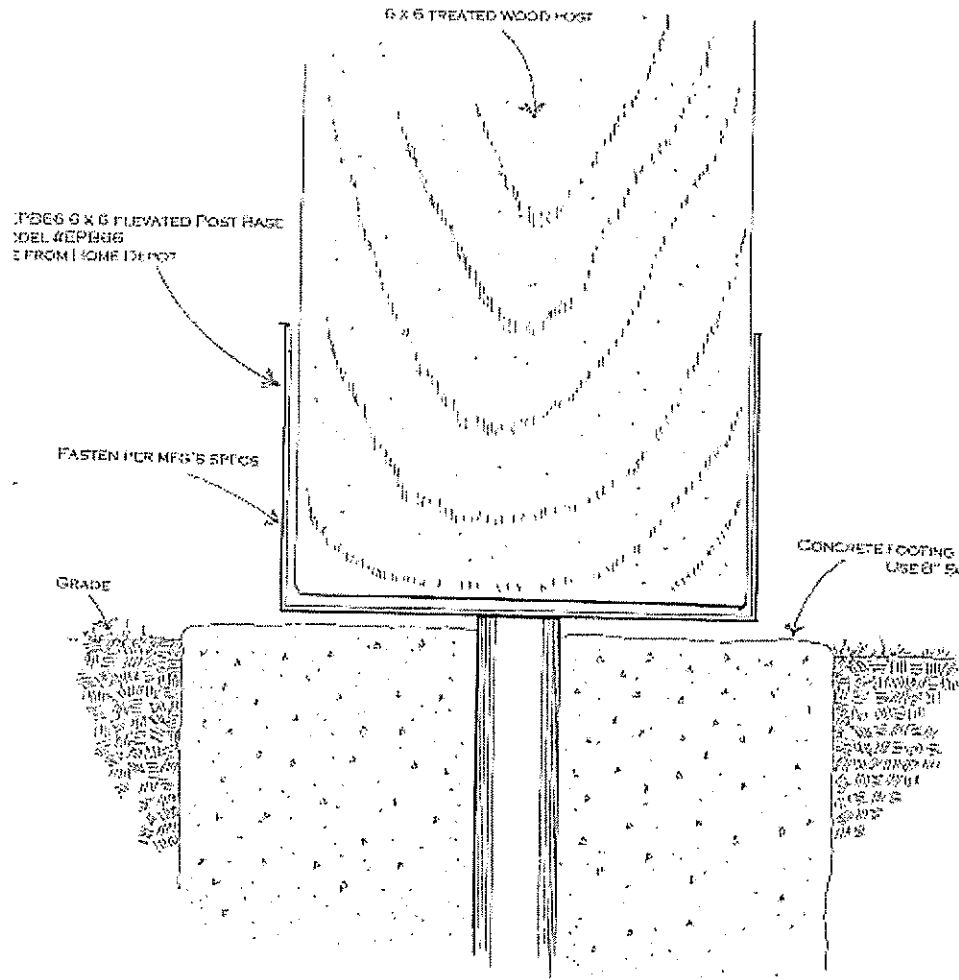
Board frame covers
foundation post

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.

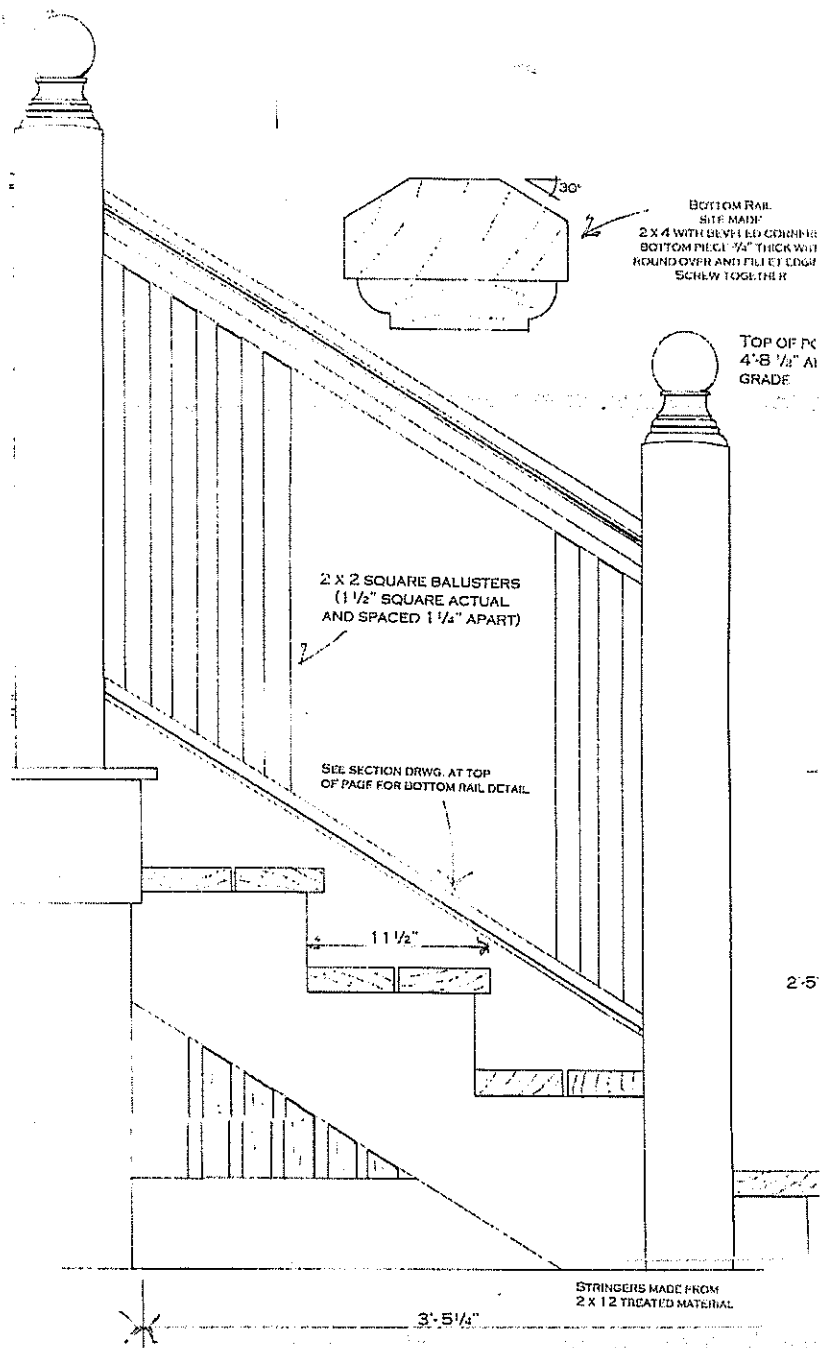
Either lattice or vertical pickets can be used for infilling the skirting boards. Please see other illustration for configuration of vertical board method.

Garde
Home
4381 N. :

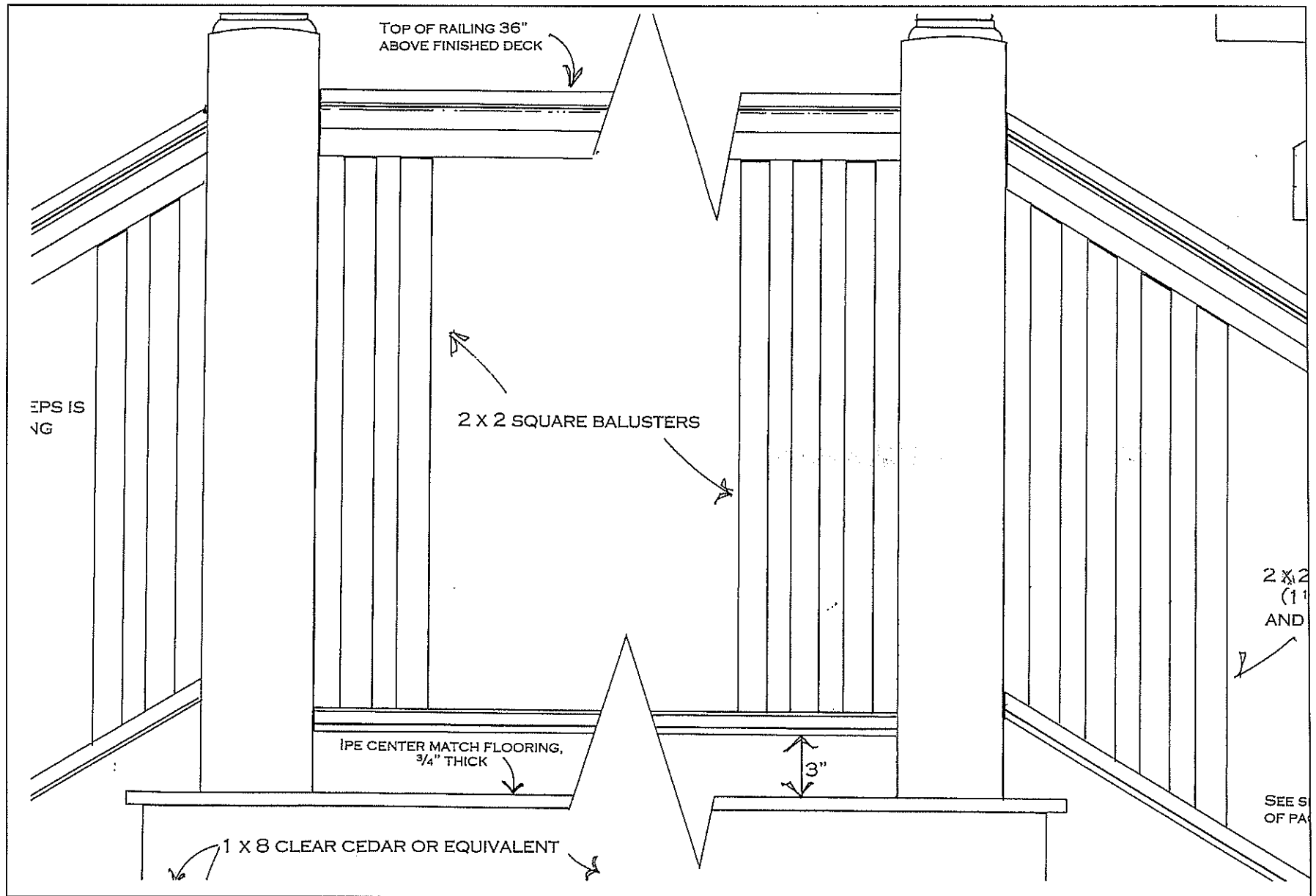


POST AND FOOTING DETAIL
FOR OUTSIDE CORNERS OF
PORCH DECK
FULL SIZE

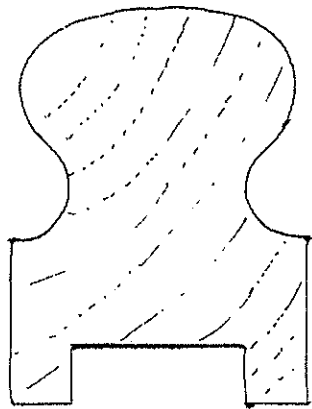
One suggested method for
construction of new
footings, if needed.



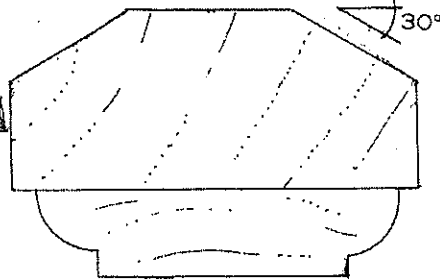
Porch handrail. Newel post can be 6/x6 with ball finial as shown here, or a box newel illustrated elsewhere in this COA.



Note spindle spacing and guardrail configuration.

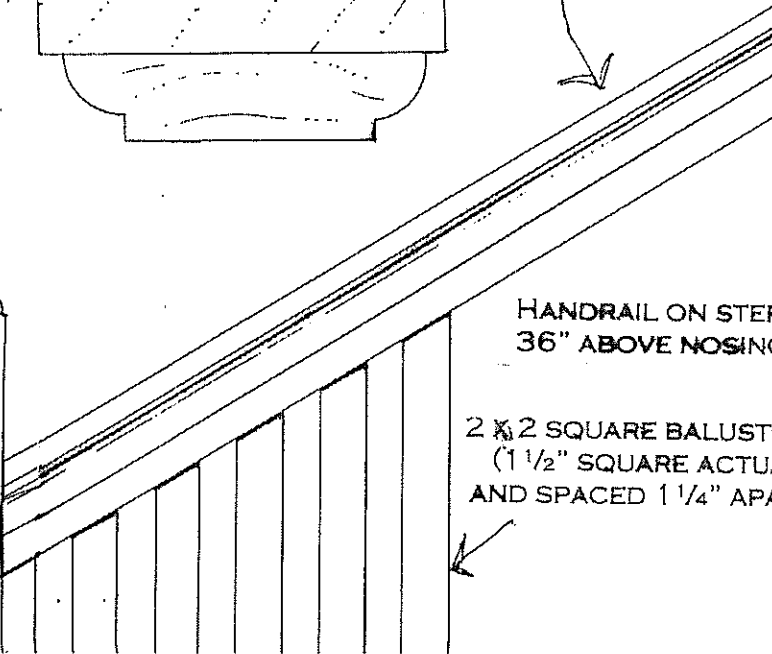
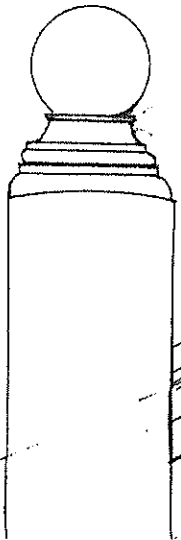


GRASPABLE HANDRA
CROWN SPECIALTY MOULD
#HR-548
WWW.CROWNSPECIALTYMOULD.COM
608-290-1338
MILTON, WI



TOP RAIL
TO BE MADE
WITH BEVELED CORNERS
EDGE 3/4" THICK WITH
FILLET EDGING
TOGETHER

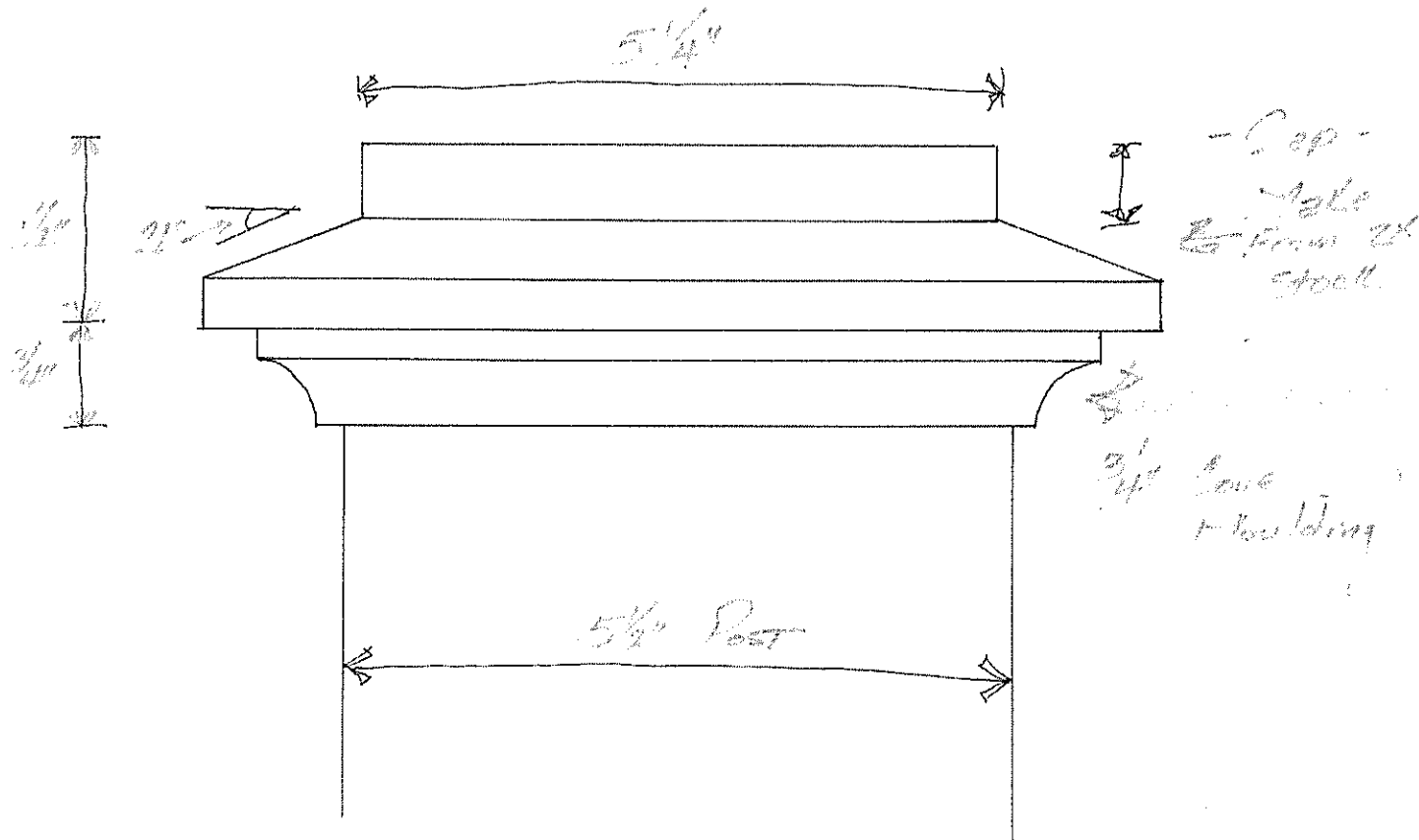
STEP
DOWN



HANDRAIL ON STEP
36" ABOVE NOSING

2 X 2 SQUARE BALUSTERS
(1 1/2" SQUARE ACTUAL)
AND SPACED 1 1/4" APART

Design for bottom and top rails of all guardrails and handrails on back porch.



Built-up newel posts composed of 4 x 4 post wrapped with 1 x material (clear). This post cap is preferable to the ball finial.

