



Certificate of Appropriateness

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

Property	1216 N. PROSPECT AV.	First Ward Triangle Historic District
Description of work	The fire-escape stairs at the rear (north side) of the building will be rebuilt. Stairs from third floor porch down to second will be eliminated.	
Date issued	6/24/2016	PTS ID 111745 COA

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:

The dimensions and the design of the work should match the information provided in the attached drawings. The stairs from the third floor to the second will be eliminated.

All parts of the stairs and air porches should be built of naturally decay resistant wood such as domestic Spanish cedar, western red cedar or redwood. The use of Ponderosa pine or western white pine for finish material is not allowed because it can decay rapidly in an exterior setting often in as little as three to five years. Wood should be smooth and free of knots and sapwood. The product Woodlife may be applied to new finish wood and trim before priming and painting. All new wood must be painted or stained upon completion. Please note that formal research has shown that when new, bare wood is 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.

All work to be carried out per drawings submitted.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@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.

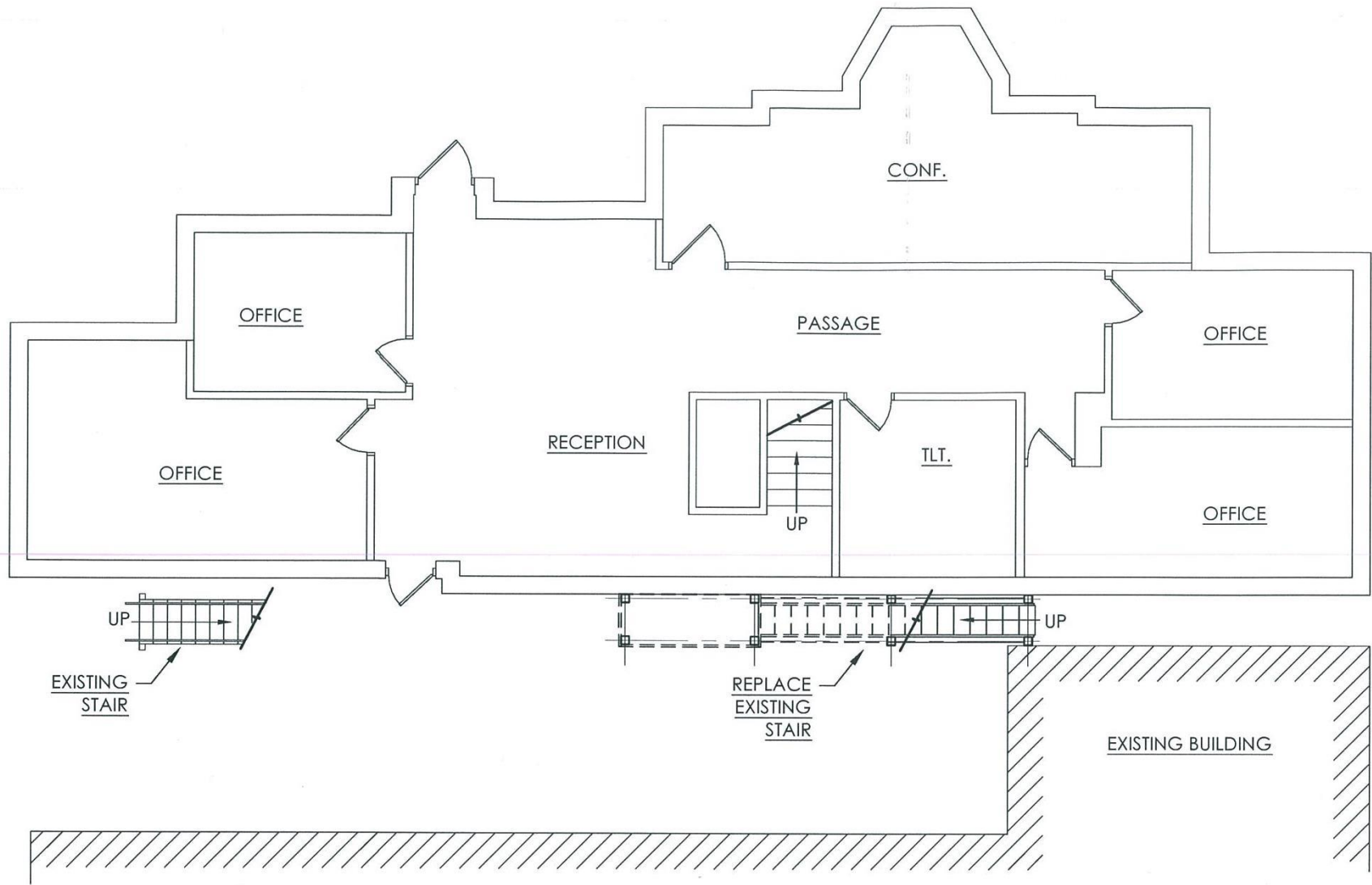


City of Milwaukee Historic Preservation Staff

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





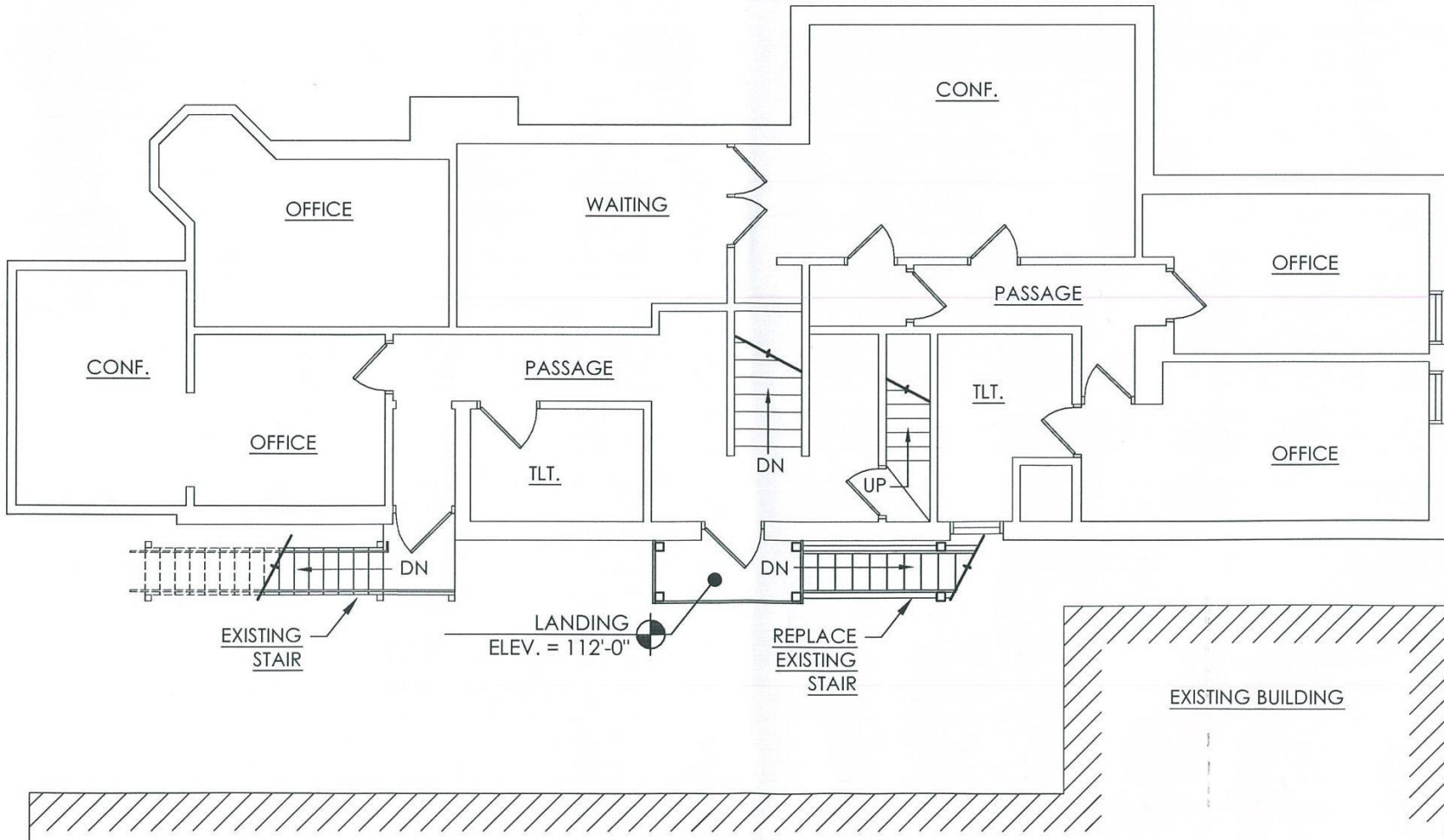


FIRST FLOOR OVERALL

SCALE: 1/8"=1'-0"

01
101

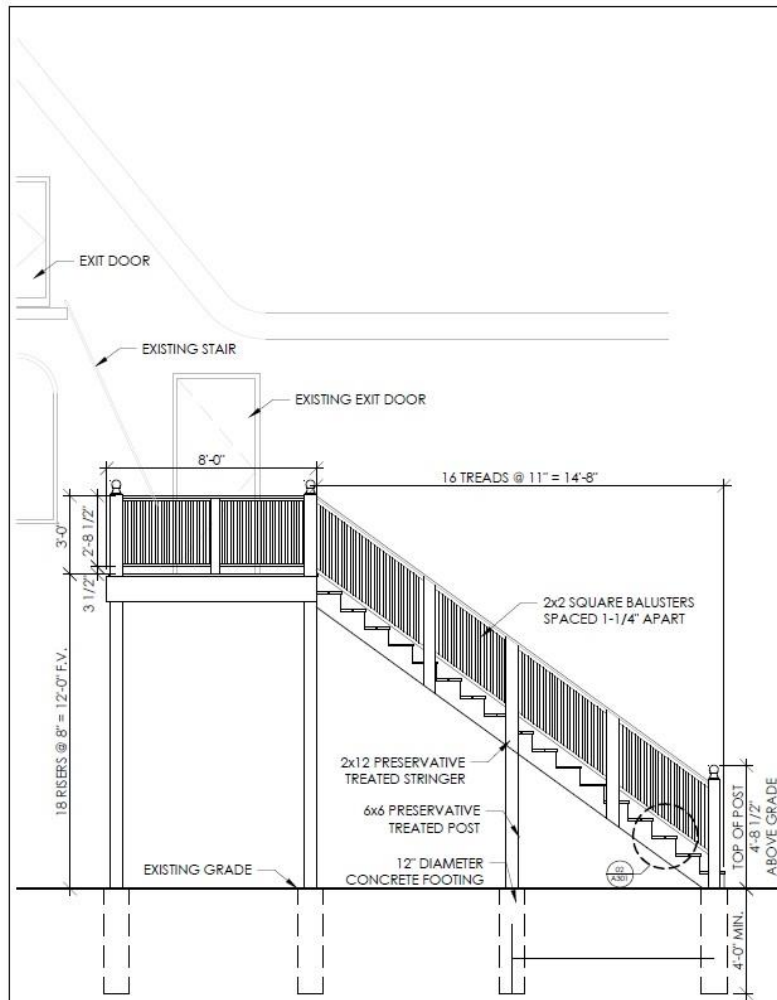




SECOND FLOOR OVERALL

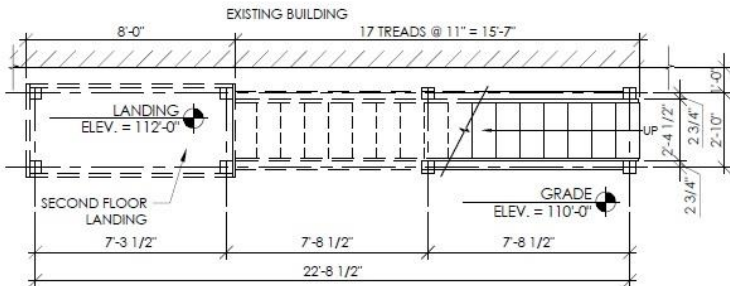
SCALE: 1/8" = 1'-0"

02
101



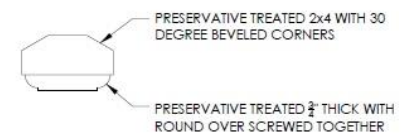
STAIR ELEVATION
SCALE: 1/4"=1'-0"

02
A1



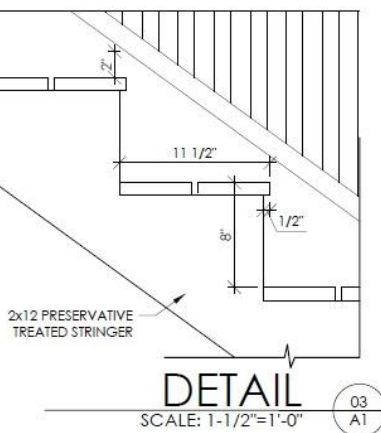
STAIR PLAN
SCALE: 1/4"=1'-0"

01
A1



BOTTOM RAIL
SCALE: 3"=1'-0"

04
A1



DETAIL
SCALE: 1-1/2"=1'-0"

03
A1



ABACUS
ARCHITECTS

MAY 13, 2016
EXTERIOR STAIRS
EQUITY TEAM MANAGEMENT LLC
MILWAUKEE, WISCONSIN
ABACUS ARCHITECTS, 115A MICHIGAN AVE. DREBETON, WISCONSIN 53111 | 920-654-4444 | 31.1702-04118

DRAWN BY: JMR
CHECKED BY: DJL

A
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PROJECT NO. 2016-58