



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 2664 N. LAKE DR. North Point North Historic District
Description of work Install new 36" tall wooden guardrails on upper deck of rear porch.
Date issued 9/17/2014 PTS ID 97728 COA, porch railings

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:

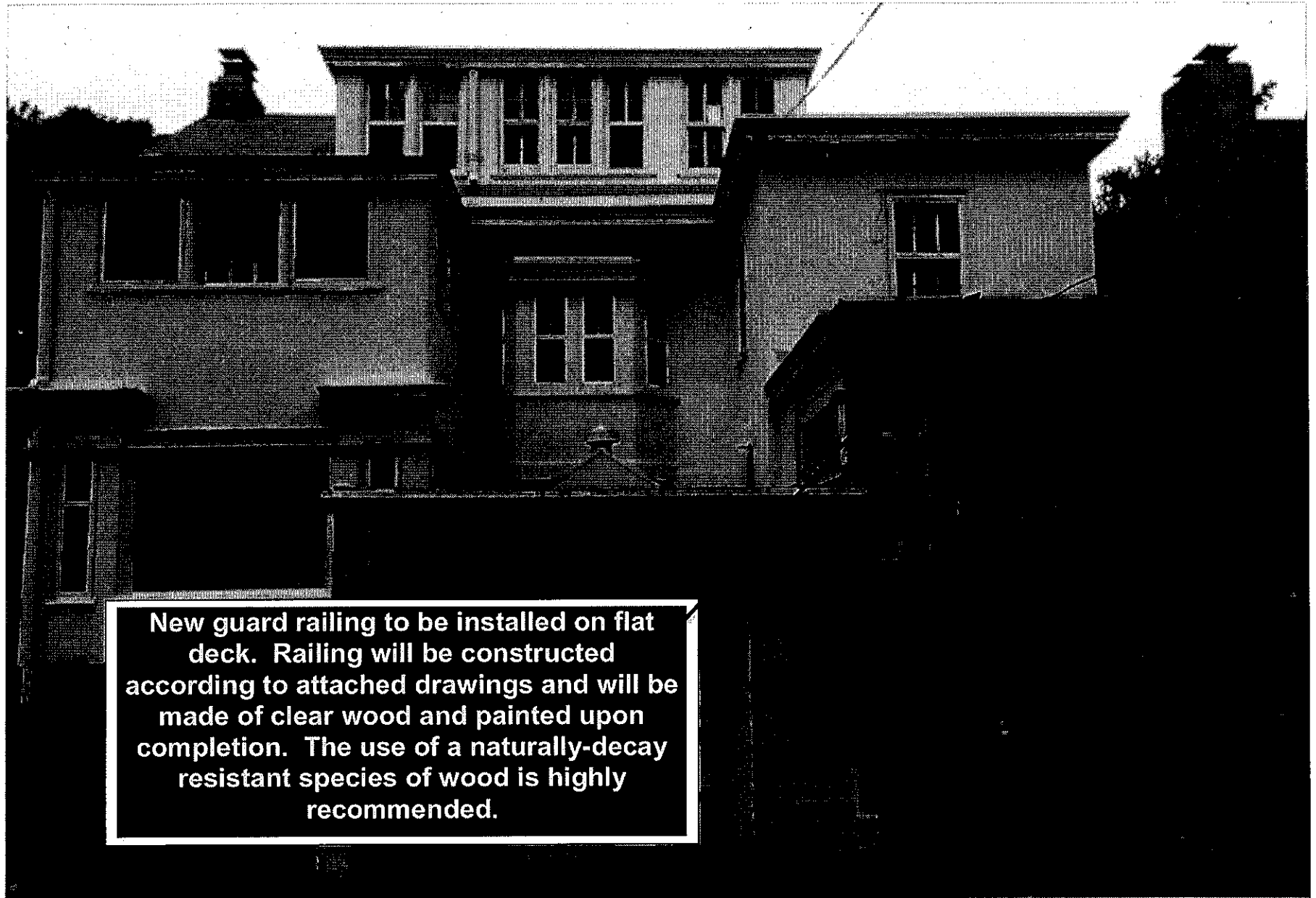
All work will be done according to the specifications and illustrations contained in this COA. Railings will be made of clear finish wood with no knots. All railings will be painted upon completion. Please note that formal research has shown that when new, bare wood is exposed to the exterior elements for a period only a week or two, the life of the paint job subsequently applied to it will be decreased.

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.

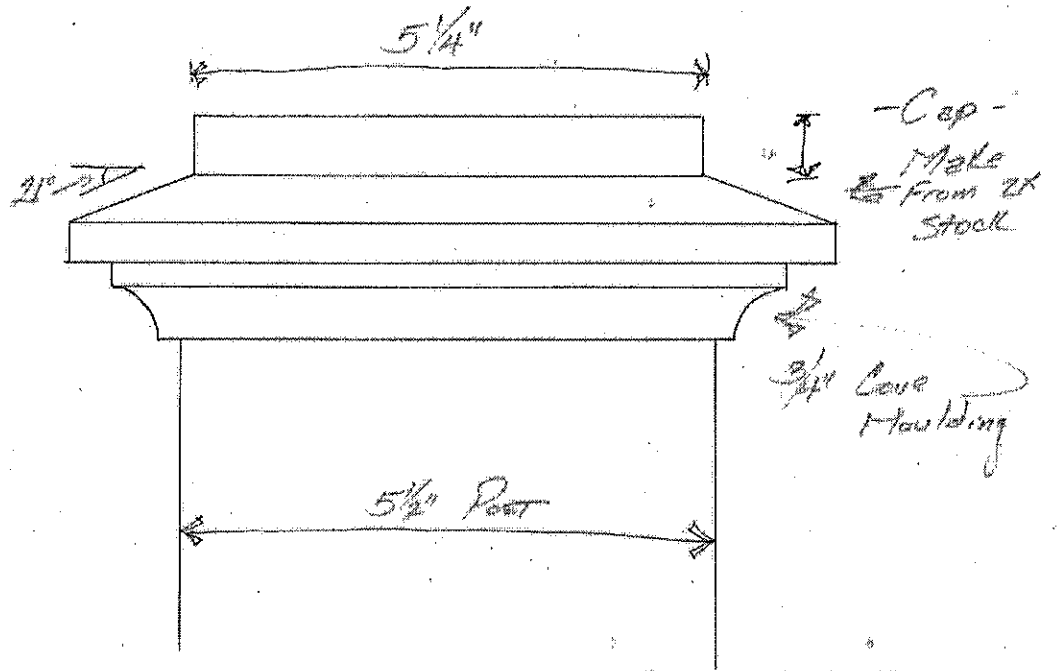
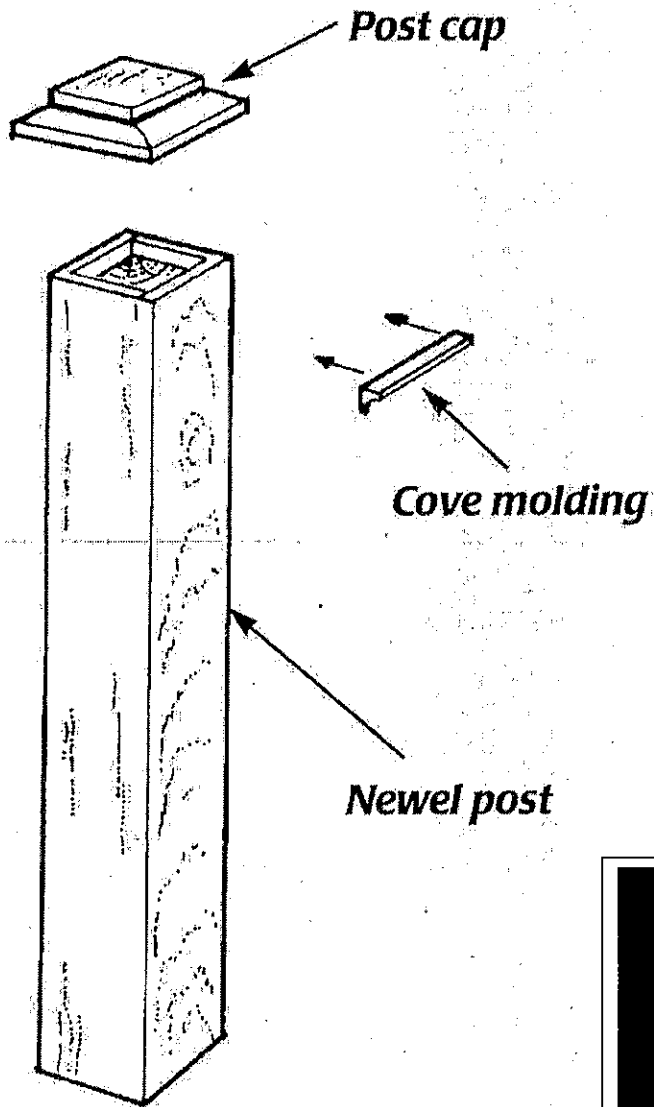
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

Paul Jakubovich
City of Milwaukee Historic Preservation

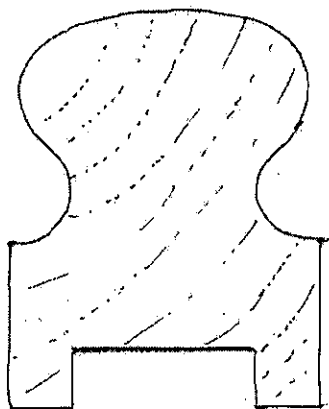
Copies to: Development Center, Ald. Nik Kovac, Contractor Stansen Building, Inspector Mike Mazmanian (286-2537), Inspector Heidi Weed



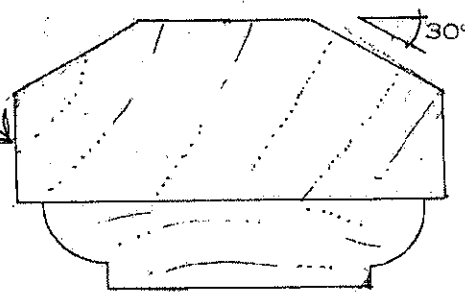
New guard railing to be installed on flat deck. Railing will be constructed according to attached drawings and will be made of clear wood and painted upon completion. The use of a naturally-decay resistant species of wood is highly recommended.



Construction of newel posts with one-piece caps.
Post is 1x material wrapping a sold 4 x 4 post.



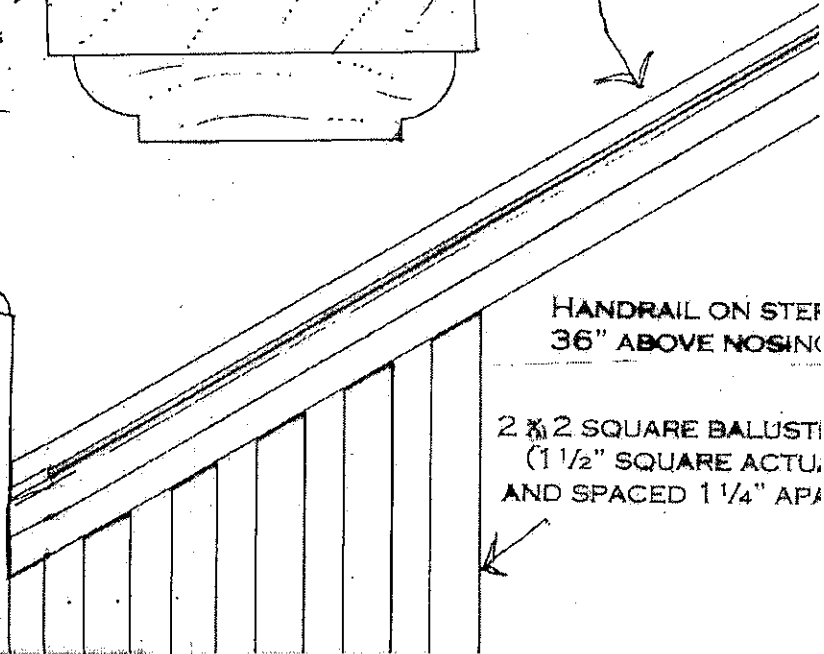
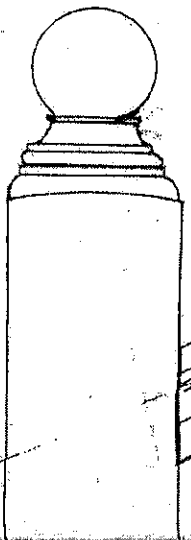
GRASPABLE HANDRA
CROWN SPECIALTY MOULD
#HR-548
WWW.CROWNSPECIALTYMOULD.COM
608-290-1338
MILTON, WI



BOTTOM RAIL
TO BE MADE
WITH BEVELED CORNERS
1/4" THICK WITH
FILLET EDGING
TOGETHER

30°

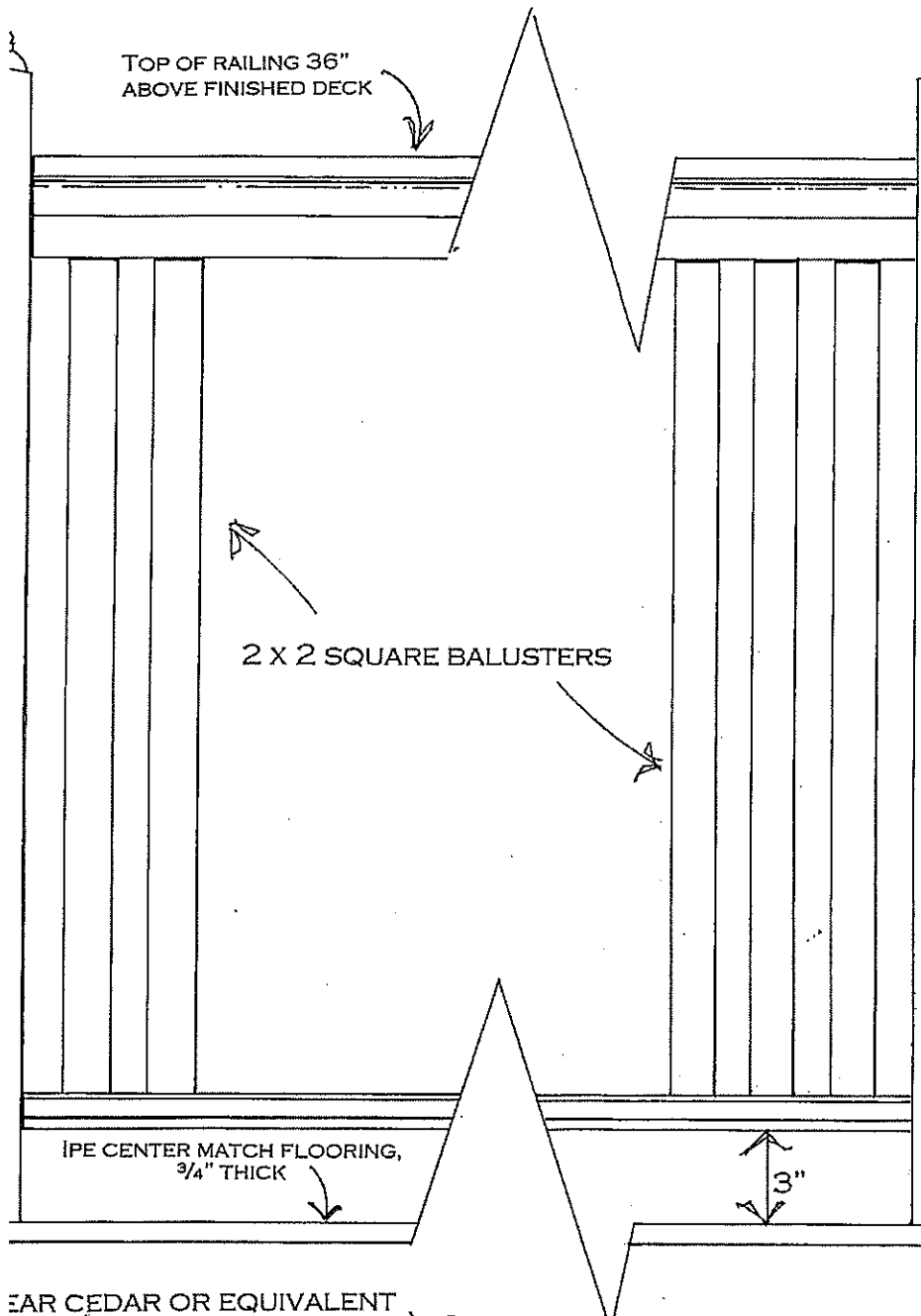
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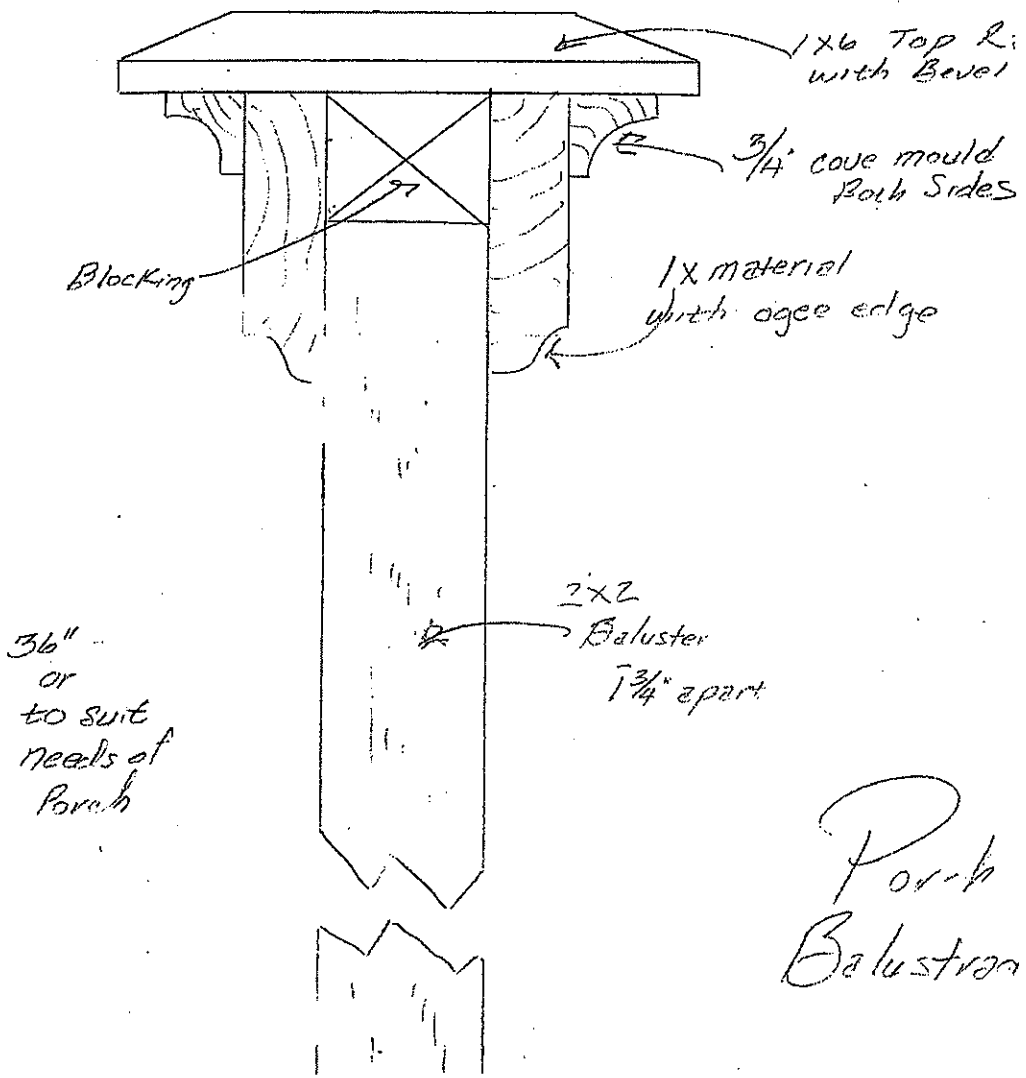
HANDRAIL ON STEP
36" ABOVE NOSING

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

One possible top railing with a built-up bottom railing for better strength and appearance. An alternate top rail appears below in this COA. Note the spacing of the 2 x 2 square balusters.



Typical elevation of new porch railing with bread loaf top rail and built-up bottom rail. Bottom rail has 3" clearance from deck



Optional built-up top railing. Owner can choose either bread loaf or the built-up shown here. The built-up railing does offer some advantages in terms of cost and better resists bowing in longer sections.

Porch
Balustrade