



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	3019 W. KILBOURN AV.	Concordia Historic District
Description of work	Repairs to front porch will include new top rails, repairs to plinths below columns, and new handrails at front steps. Balusters at handrails along steps will be evaluated. Some may be able to be repaired with an epoxy system, some may need replacing. Select balusters can be cut to match if necessary. If all balusters need replacement, they will match the railing at the porch. The newels at the bottom of the steps may be rebuilt if required and will be capped with a design to shed water.	
Date issued	10/12/2015	PTS ID 106323 COA front porch and 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 to be completed as discussed. All wood is to be painted upon completion. Please note that research has shown that when new, bare wood exposed to the elements for a period of only one or two weeks, the life of the paint job subsequently applied to it will be decreased. The use of naturally decay resistant wood is highly recommended such as western red cedar, domestic Spanish cedar, redwood or white oak. Using a coat of Wood Life preservative prior to priming and painting is also highly recommended to increase decay resistance and hold paint better.

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: chatal@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.

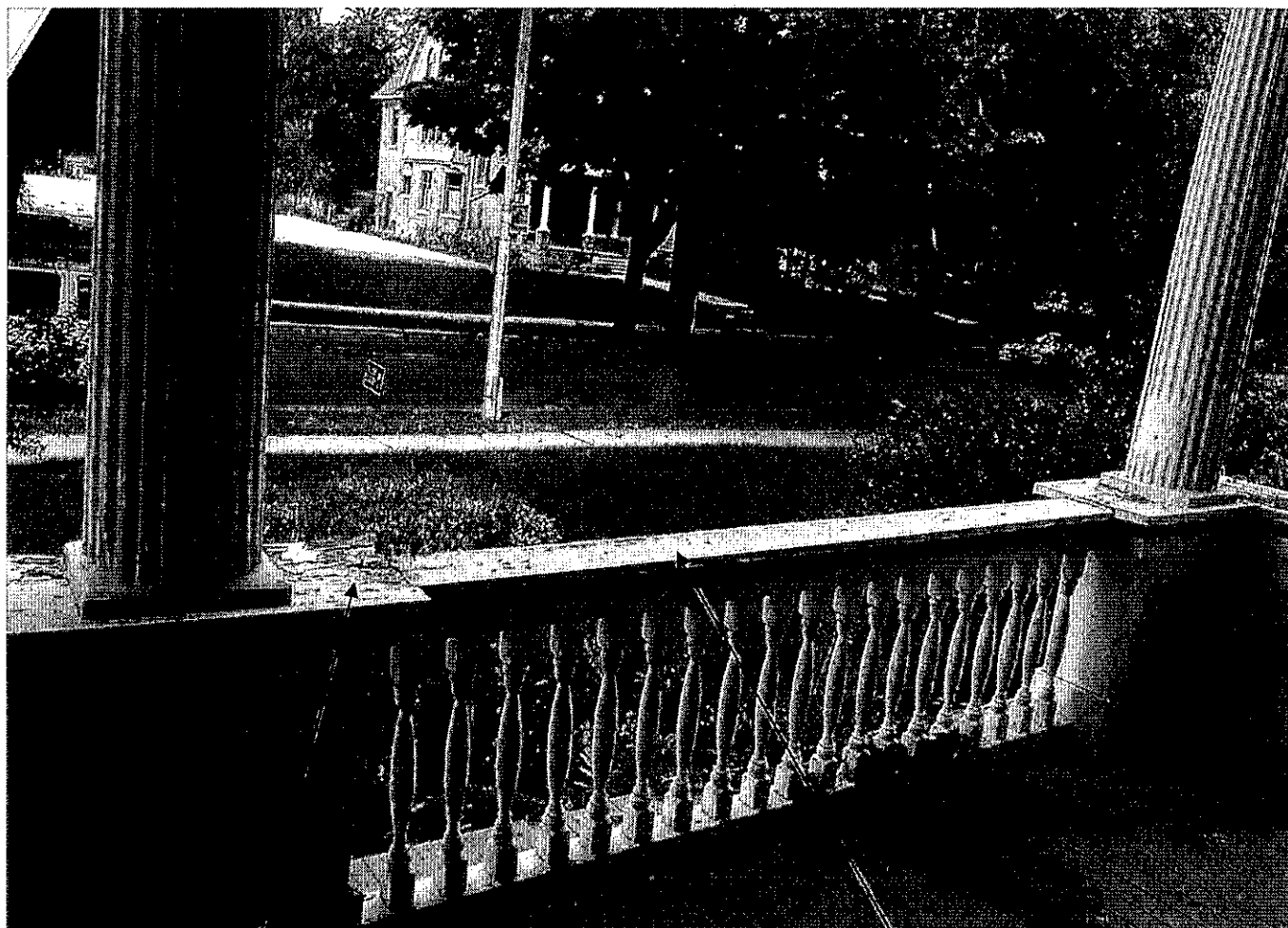
Case / Hatal

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector John Cunningham (286-2538)



Front porch at 3019 West Kilbourn Avenue



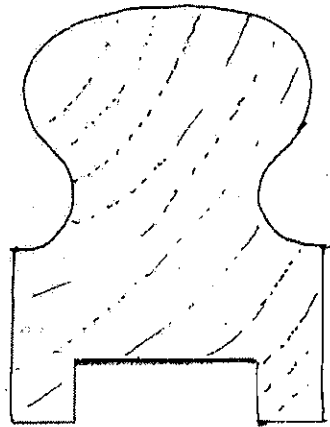
Repairs will be done to plinths at base of columns. The plinths will not be removed. The handrails must be graspable and have a breadloaf -type top rail.



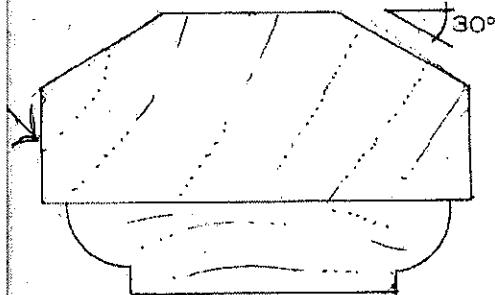
Plinths to be retained but repaired as needed.



Handrail balusters differ from porch balusters and may be originals. It is recommended to preserve and repair as needed. If only a few balusters are severely deteriorated, they can be replicated. Newel at foot of stairs can be rebuilt using a cap that sheds water.

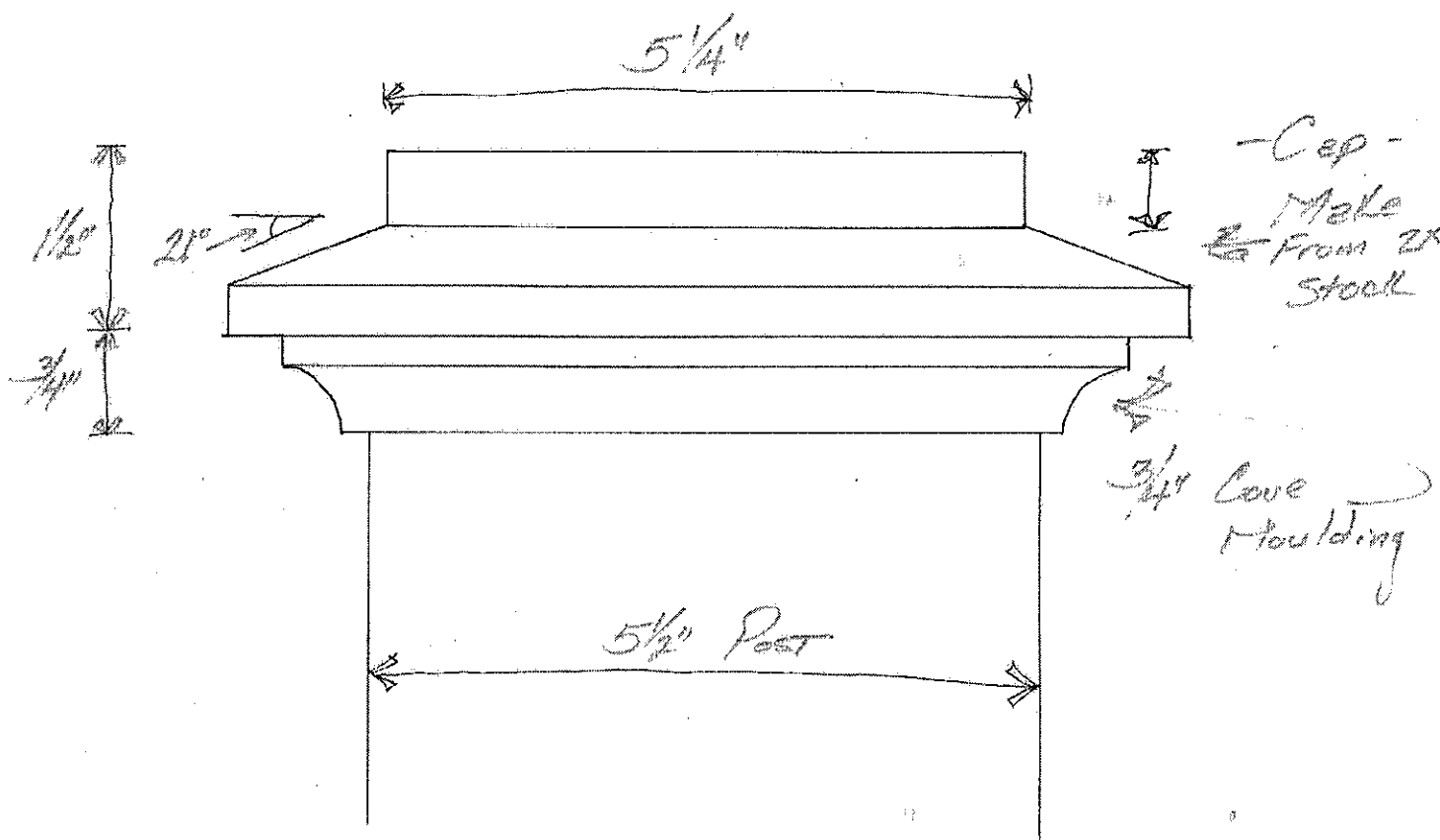


GRASPABLE HANDRAIL
CROWN SPECIALTY MOULDING CO.
#HR-548
WWW.CROWNSPECIALTYMOULDINGS.COM
608-290-1338
MILTON, WI



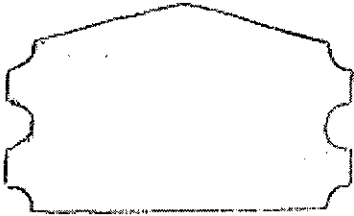
HANDRAIL ON STEPS IS
36" ABOVE NOSING

**“Breadloaf” style
handrails help shed
water and are easy to
grasp.**



Cap for newel at foot of stairs is designed to shed water and is appropriate for this house.

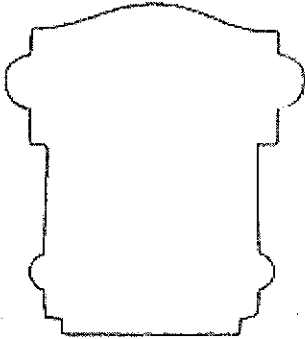
PROFILES SHOWN ACTUAL SIZE, ALTHOUGH MOST MAY
BE VARIED TO MATCH YOUR SPECS.



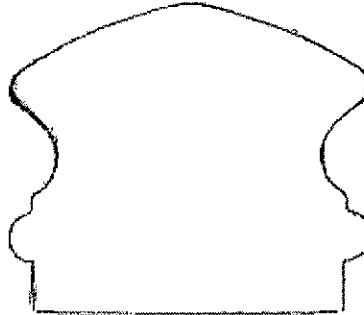
HR 440



HR 441

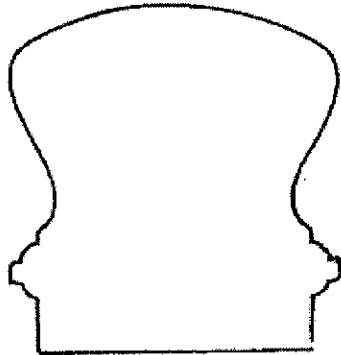


HR 442

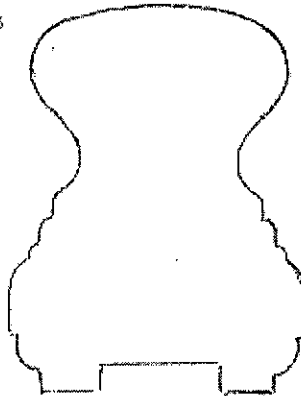


HR 443

HR 444



HR 445



**These styles of top rails
are also appropriate.**

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