



Certificate of Appropriateness

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

Property Description of work

102 E. Vine Street

Brewers Hill Historic District

Construction of a new front porch on the west side of the home (facing 1st Street). The existing porch will be deconstructed and new footings will be installed. The new porch will have the same footprint as the existing. Care will be taken to salvage the existing handrails and columns. Repairs will be done to the columns and handrails as needed. The handrails for the stairs will be new and care will be taken to match the existing design. New decking will be installed using SS fasteners. New newel boxes and skirting will be constructed to match the design of the porch. All skirting will be made from Cedar lumber. Once complete, painting will be done to the similar color palette as used on other facades. Upon completion of the porch, the existing porch roof material will be torn off and replaced with a similar material. Any visible wood / trim elements above the columns will remain.

Date issued

3/15/2023

PTS ID N/A

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:

Plan exam to verify compliance with zoning overlay where existing dimensions and materials are not being matched. Current porch design pre-dates the overlay. HPC has only verified that column sizes are compliant.

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.



F.F.E. SECOND FLOOR
EL. 112'-6"

F.F.E. FIRST FLOOR
EL. 101'-2"

1 West Elevation
A401 SCALE: 3/16"=1'-0"



2 South Elevation
A401 SCALE: 3/16"=1'-0"



