



Certificate of Appropriateness

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

Property

128 W. BROWN ST. Brewers Hill Historic District

Description of work

Remove and reconstruct northeast corner porch pillar. Build square box of 1x10" in clear, finish grade cedar around a code-compliant structural internal piece of wood or steel for support. Build code-compliant footing for pillar. Rebuild brick pier as red brick or with a brick veneer on north, east, and south faces. If structural work is to be completed on ground floor north porch extension, it shall also be restored to its earlier brick appearance or veneered with new brick to match the pier (see attached 1998 photo). Replace railings and stair rails on north and south porches and north balcony with spindle balusters and rails per attached photos and drawings. Spindles shall be spaced a maximum of 3.5" on center and total height of the railings shall not exceed 36". All wood work is to be primed and painted.

Date issued

8/29/2017

PTS ID 114371 COA: porch work

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 finish wood must be smooth and free of knots and must be painted upon completion. Note: when new, bare wood is left 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. The use of a naturally decay-resistant wood species for exterior finish applications is highly recommended but not required. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

New brick must match as closely as possible the color texture, size and finish of the original brick.

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 the Historic Preservation staff as follows: Phone: (414) 286-5712
E-mail: HPC@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. Milele Coggs, Contractor, Inspector Paul Wolfgramm (286-2590)



Approved spindle sign. Balusters are to spaced 3.5" OC and railing height shall not exceed 36" total.

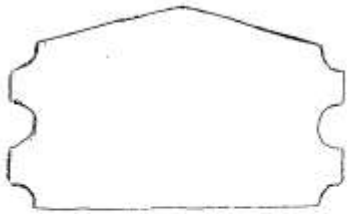


Recent photo (2015)

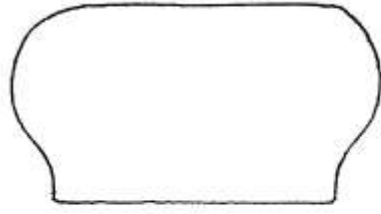


1998 photo showing brick pier and porch extension at right and brick pier at left. Piers must be returned to brick appearance (vener ok). If masonry porch extension is rebuilt, it must be returned to brick appearance (vener ok)

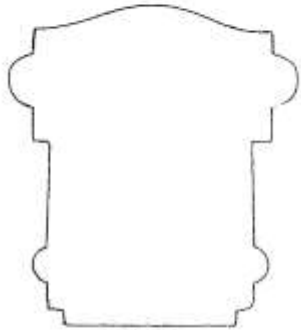
PROFILES SHOWN ACTUAL SIZE, ALTHOUGH MOST MAY BE VARIED TO MATCH YOUR SPECS.



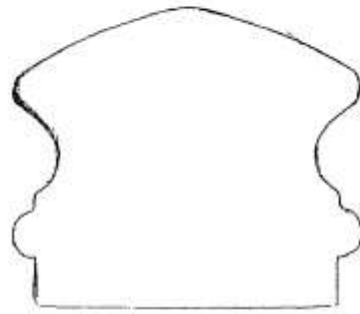
HR 440



HR 441

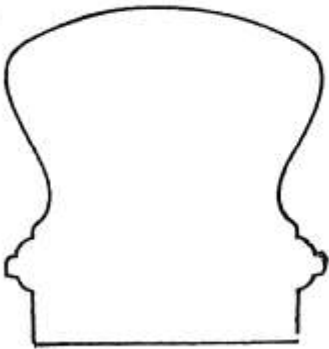


HR 442

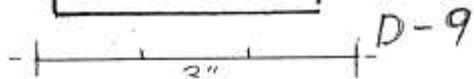
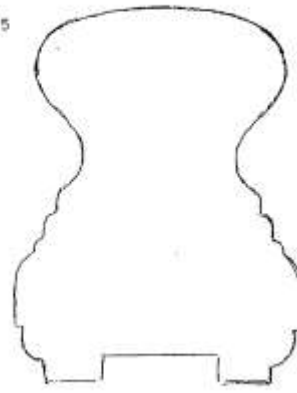


HR 443

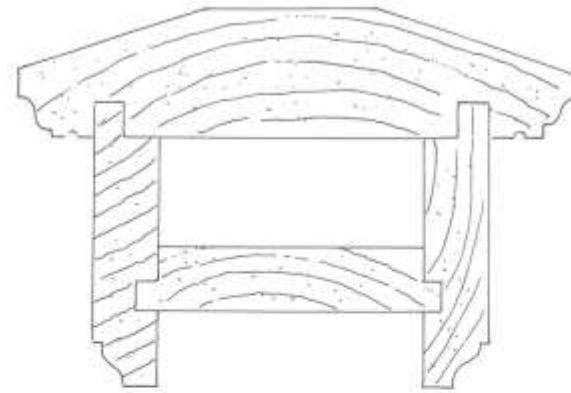
HR 444



HR 445

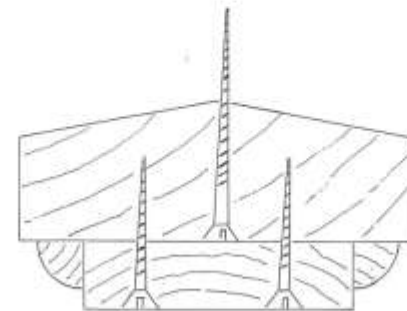


Top rail options.



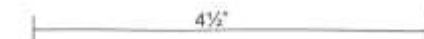
1 1/2"

2 3/4"



1 1/2"

3/4"

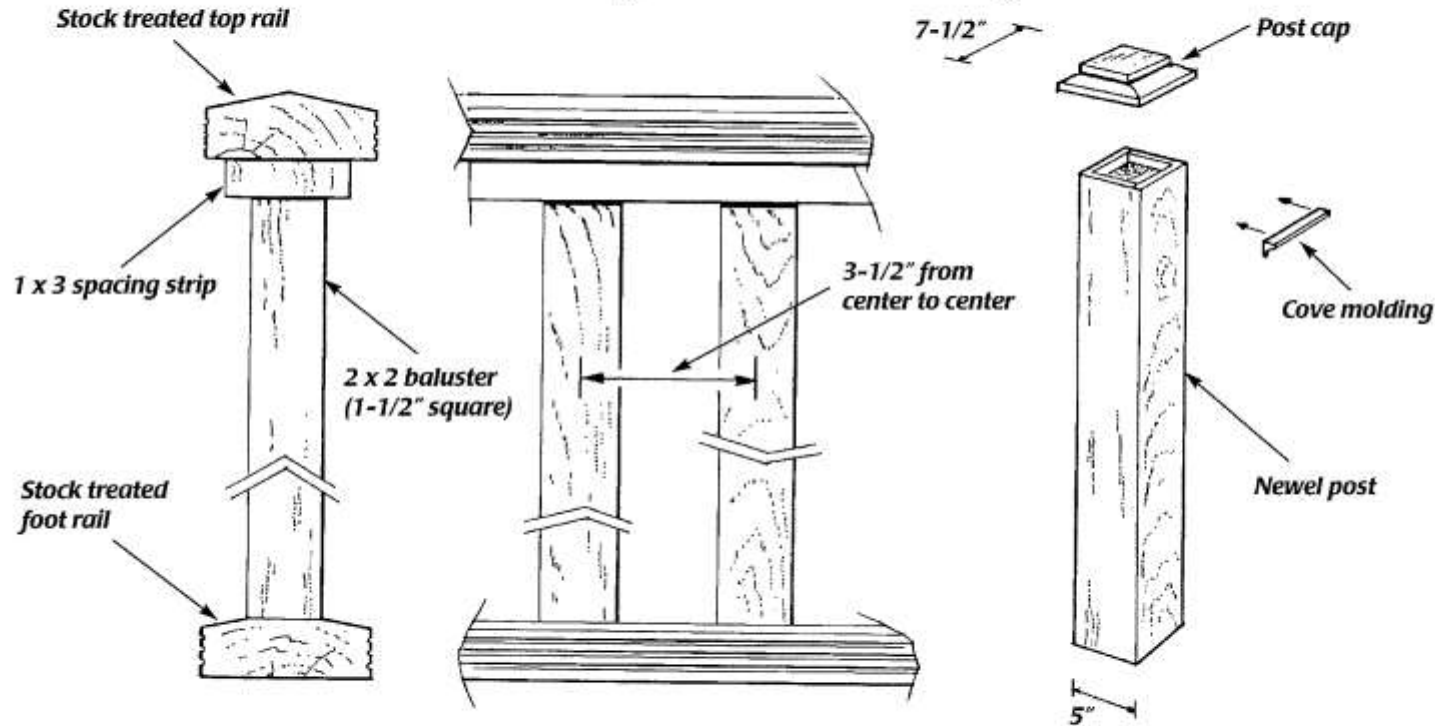


FULL SIZE SECTIONS

Porches



Basic Railing and Newel Post Design



The number of historic handrail and newel post designs is literally endless. The above designs are appropriate for many houses built before 1940 and would be approved by the Historic Preservation Commission for most homes.

53

Top rail *option* with mandatory bottom rail design and minimum required design for newels.