



LIVING WITH HISTORY

ORD-20-00007
CCF 191696

Certificate of Appropriateness

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

Property

2757 N. LAKE DR. North Lake Drive HD

Description of work

Repair porch and replace railings and deckboards as indicated in project description.

We are replacing the existing rotten lumber boards, posts and steps on our porch.

The size of the new boards will be the same as the existing boards (see photos 1 and 2). The new boards will be painted the same color as the old boards.

We will be replacing the existing posts with new posts. We are keeping the same number of posts as was previously on the house. The new posts will be the same size as the old posts and will be in the same location as the old posts. We are also replacing the existing rotten steps with new steps. The new steps will be the same size lumber and will be painted in the same color as the old steps.

The only change will be to the railing. There are currently three different types of railings installed by the previous owners. A painted metal railing (photo 3), a rounded metal railing (photo 4), and a wooden spindle railing (photo 5).

None of these railings are original to the house and even the wooden spindle railing was installed within the last fifteen years. We intend to install new wooden spindles that will last longer and appear to be more appropriate to the time (photo 6).

Date issued

2/10/2020

PTS ID 114909 COA: porch repairs

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 or treated with an opaque stain 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 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.

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. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590), Inspector Todd Vandre

Work in progress (left). Google view (right)



2014



New deck boards and existing railings.





Stair railing to be replicated, but with new balusters as at right.

