

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 124 W. VINE ST. **Brewers Hill Historic District**
Description of work Rebuild back/side yard retaining wall using genuine Niagara formation limestone blocks in a terraced design. Remove 8' x 20' one-story front addition, which is a contemporary addition, and rebuild it in the same footprint with some modifications to the roof, porch, doors and window.
Date issued 8/20/2014 **PTS ID 96286 COA Rebuild 8 x 20 front entry pavilion**

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 attached drawings and photos. All siding and trim must be clear, knot free wood (no aluminum, steel, fiberglass or wood composites are allowed). Siding expose must match the siding on the rest of the house. All new windows and doors must be made of clear, knot-free wood. Please note that research has shown that 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 outside porch deck will be finished with center match (also called tongue and groove) decking and will be made of Ipe wood, by the owners choice. Because of the unique properties of this wood, it can be left natural or it can be stained or sealed with a product intended for this very dense and decay-resistant wood. The window on the west elevation must be all wood, have flat, 5/4" trim boards, extended sill ears and a historically-correct 1-3/4" sill which are features all available from major window manufacturers today.

All work must be done in a crafts worker-like manner, and must be completed within one year of the date this certificate was issued. Historic Preservation 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.

A handwritten signature in cursive script, reading "Paul Jakubovich", written over a horizontal line.

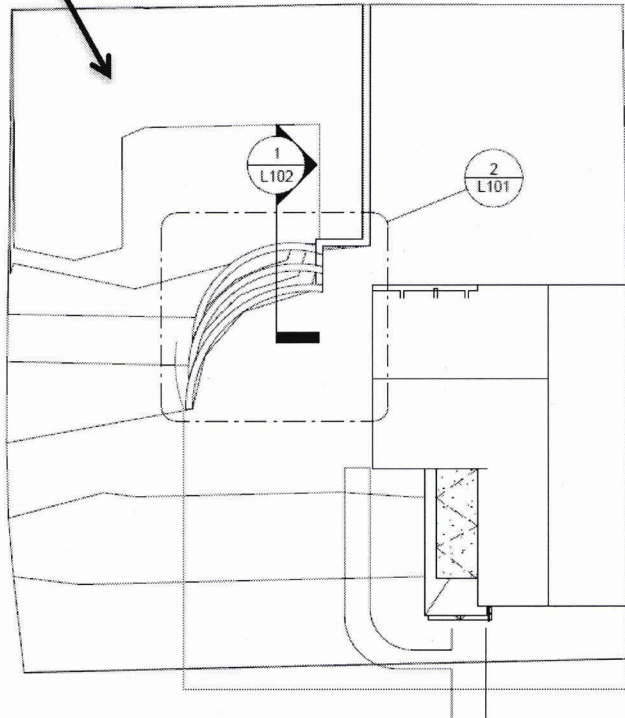
Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Inspector Bret Radke (286-2553), Inspector Heidi Weed

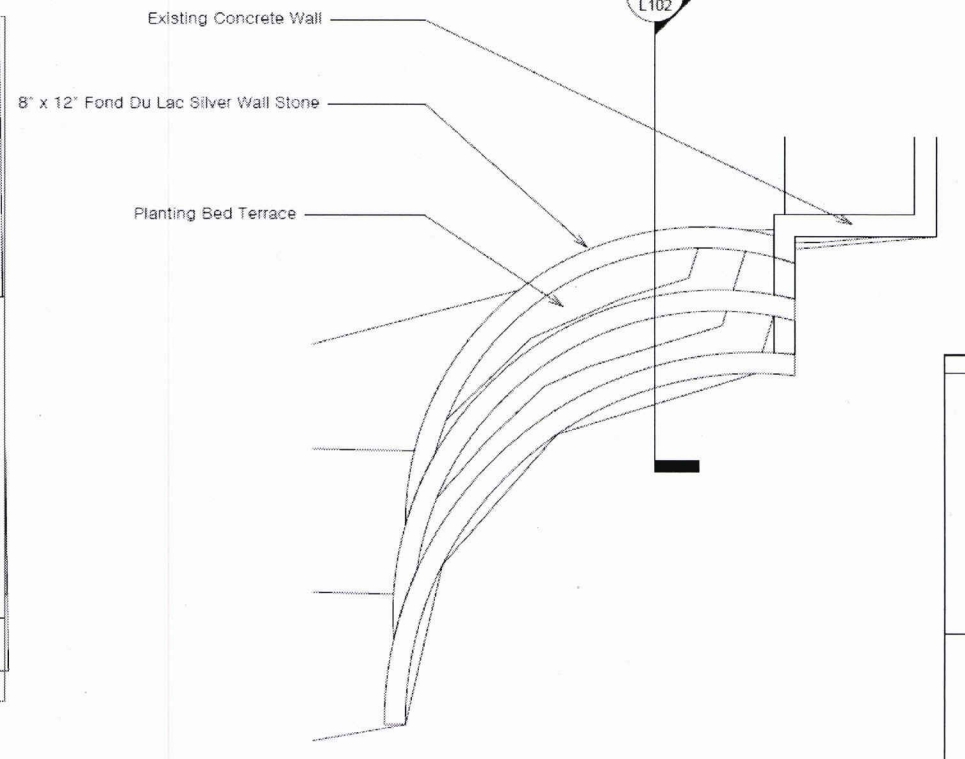


Remove existing, contemporary side entry pavillion down to the foundation and rebuild it with minor modifications as detailed in this COA

Site plan detail showing location of re-built terraced stone retaining wall



① Copy of Site Plan
1/16" = 1'-0"



② Callout (2) of Site Plan
3/16" = 1'-0"

Rebuild side/backyard retaining wall in a terraced design using genuine Niagara format ion limestone blocks

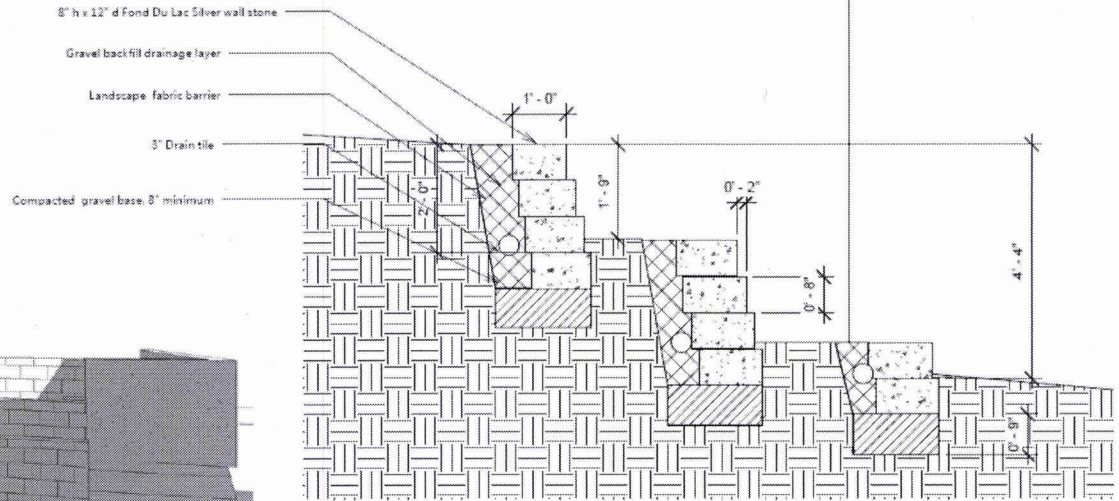
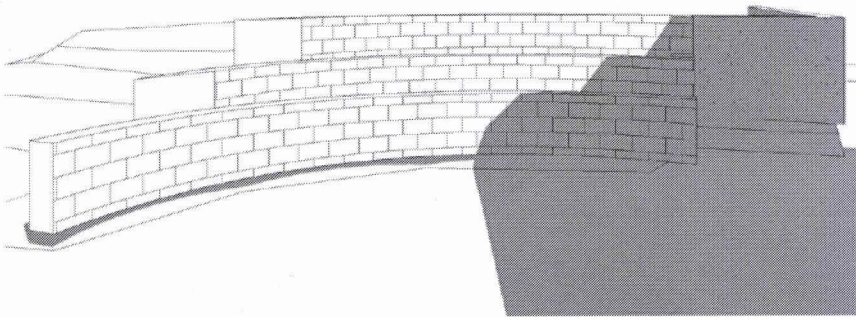
Calculations:

High Density Limestone:

Density: 160 lb cubic foot = .093 lb cubic inch
Compressive Strength, min: 8000 psi
Maximum Compression: 2' (24") x .093 = 2,232 psi

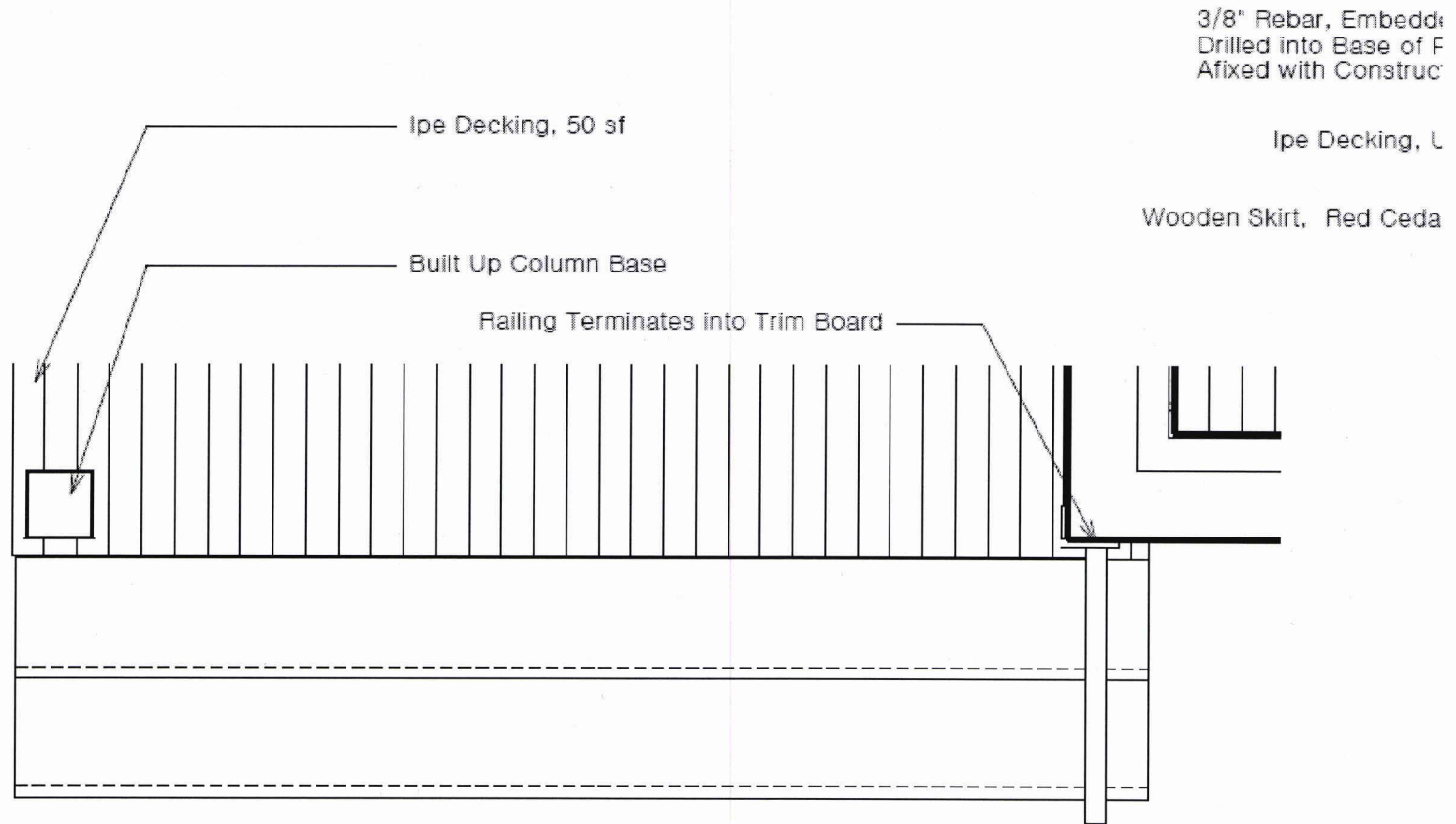
Medium Density Clay Soil:

Unconfined Compressive Strength: .5-1 tons/sqft
1000-2000 lbs sqft = 6.95 psi-13.9 psi
Maximum Compression = 2,232 psi



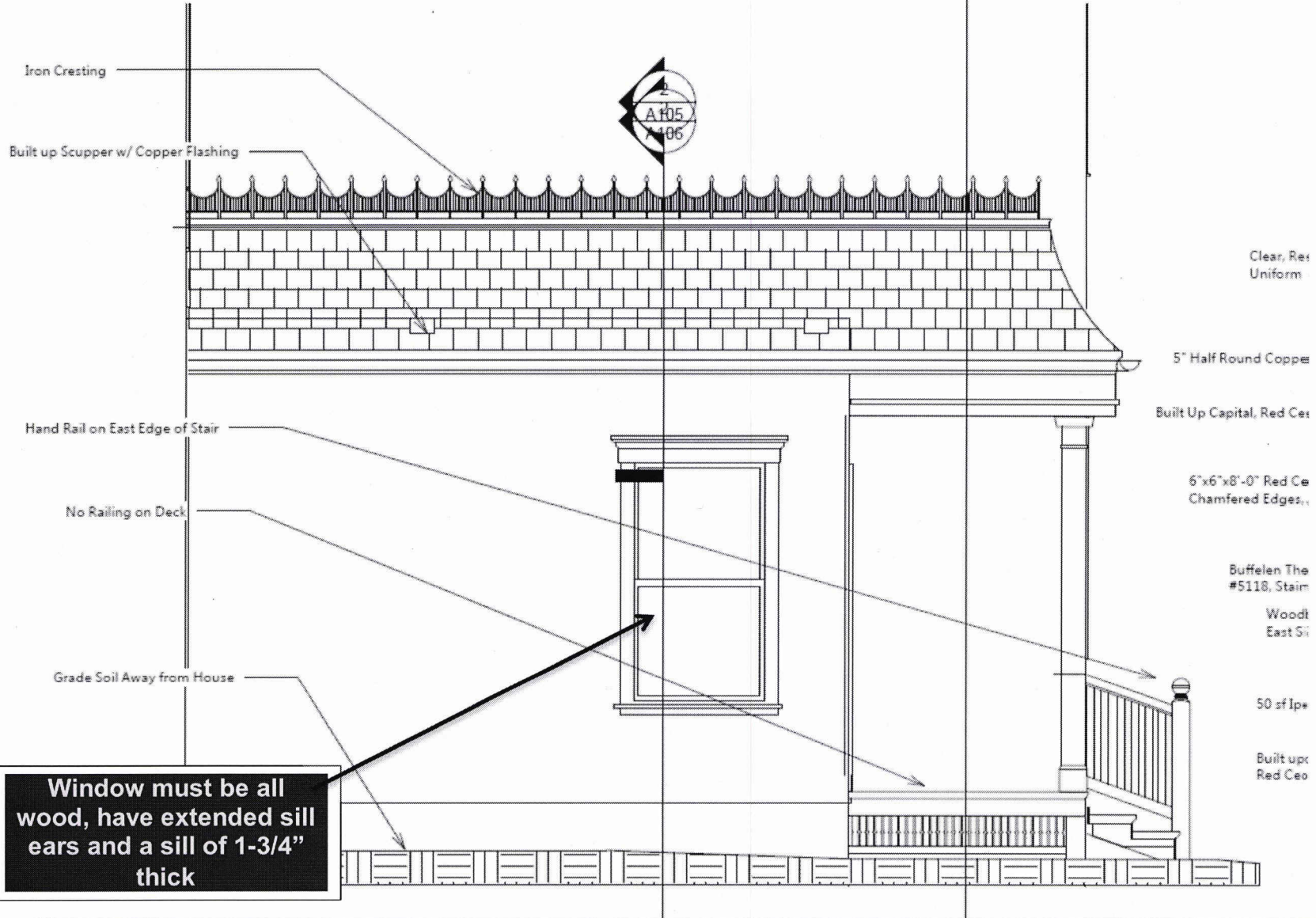
① Retaining Wall Section
1/2" = 1'-0"

Section of new terraced retaining wall to replace an old one. Genuine Stone will be used throughout.

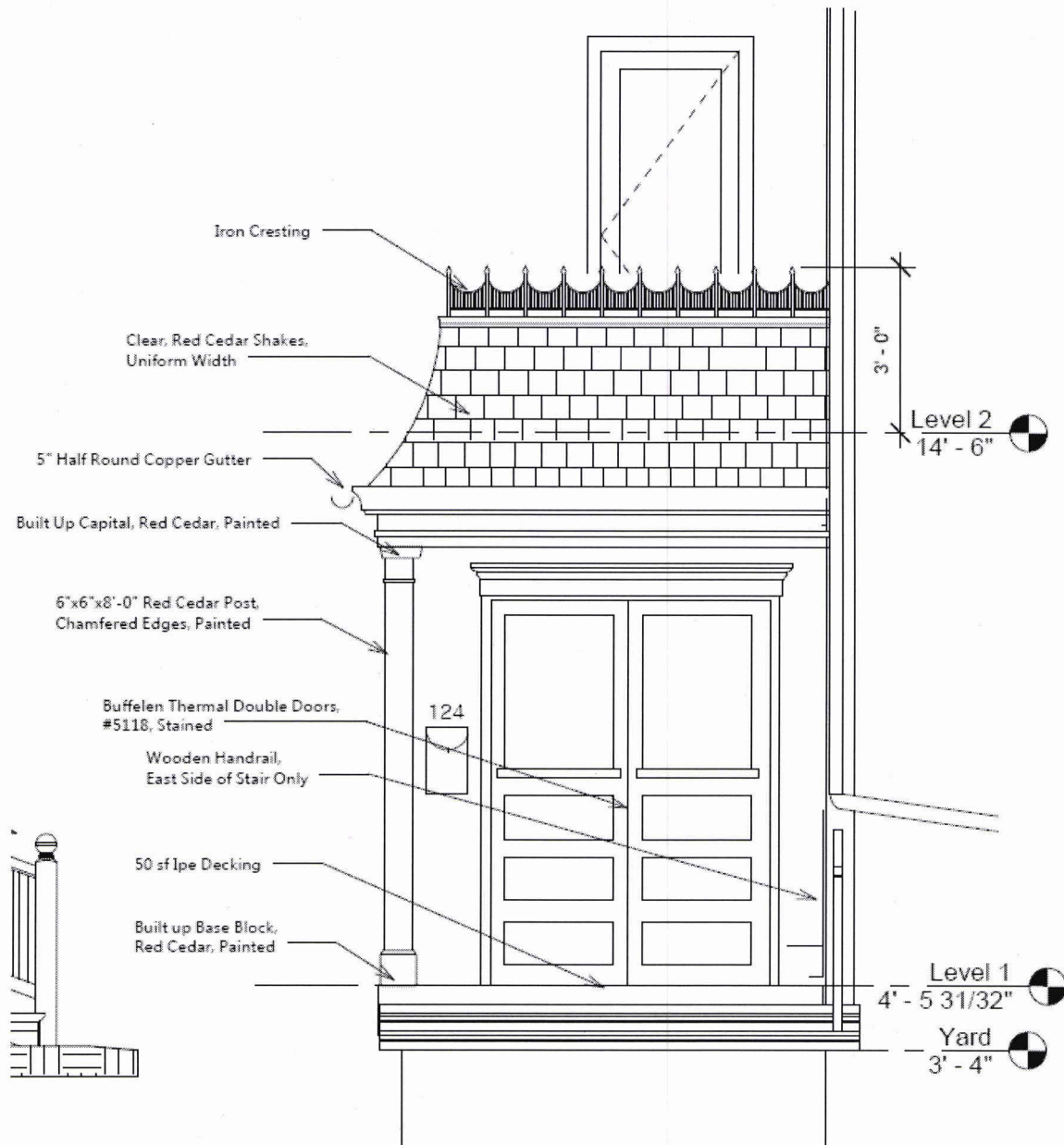


② Stair Plan Callout
 3/4" = 1'-0"

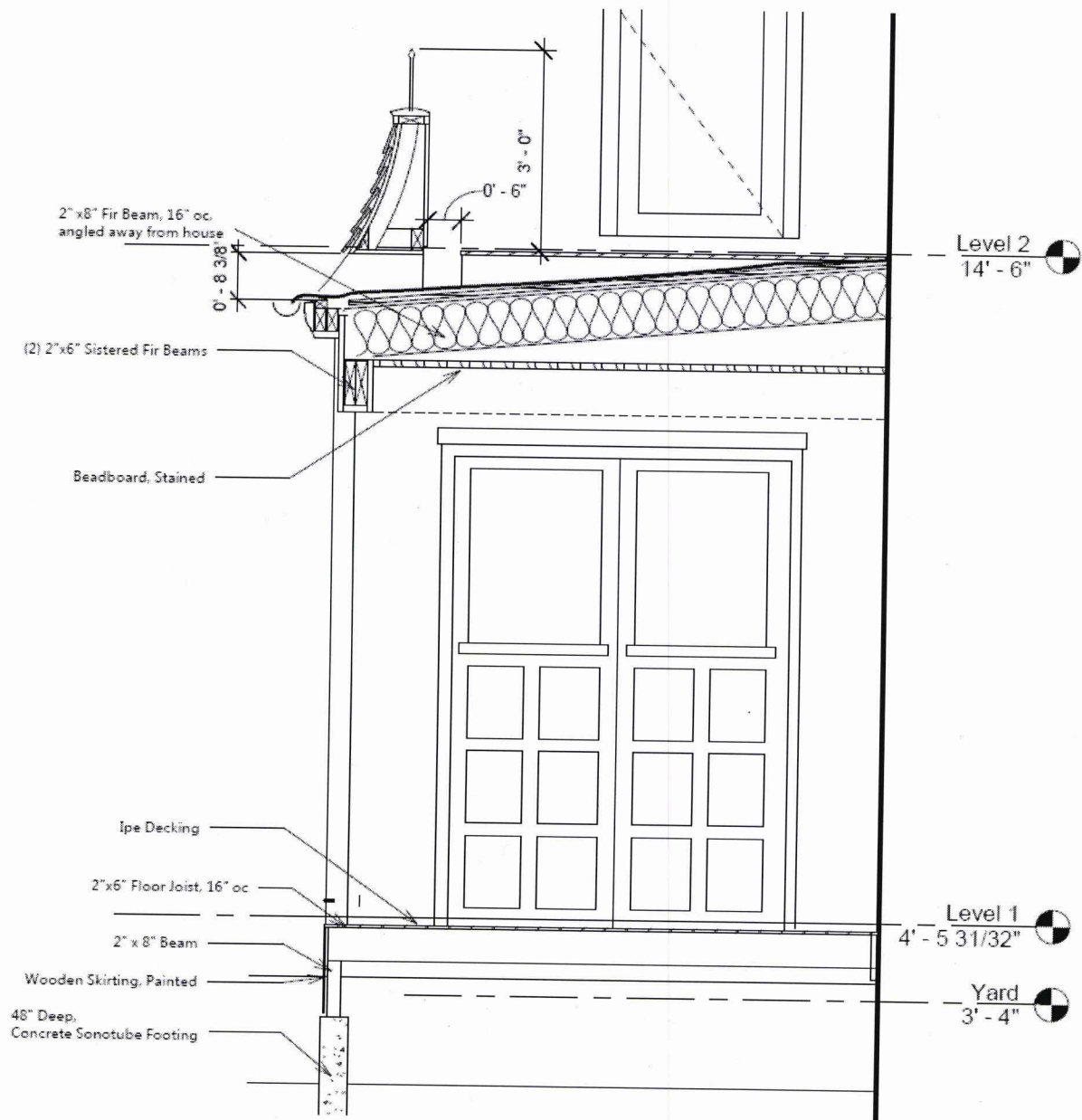
Plan of new porch and steps showing center-match (also called tongue and groove) decking made of Ipe wood. This wood can be sealed or left natural. All other parts of the addition must be painted.



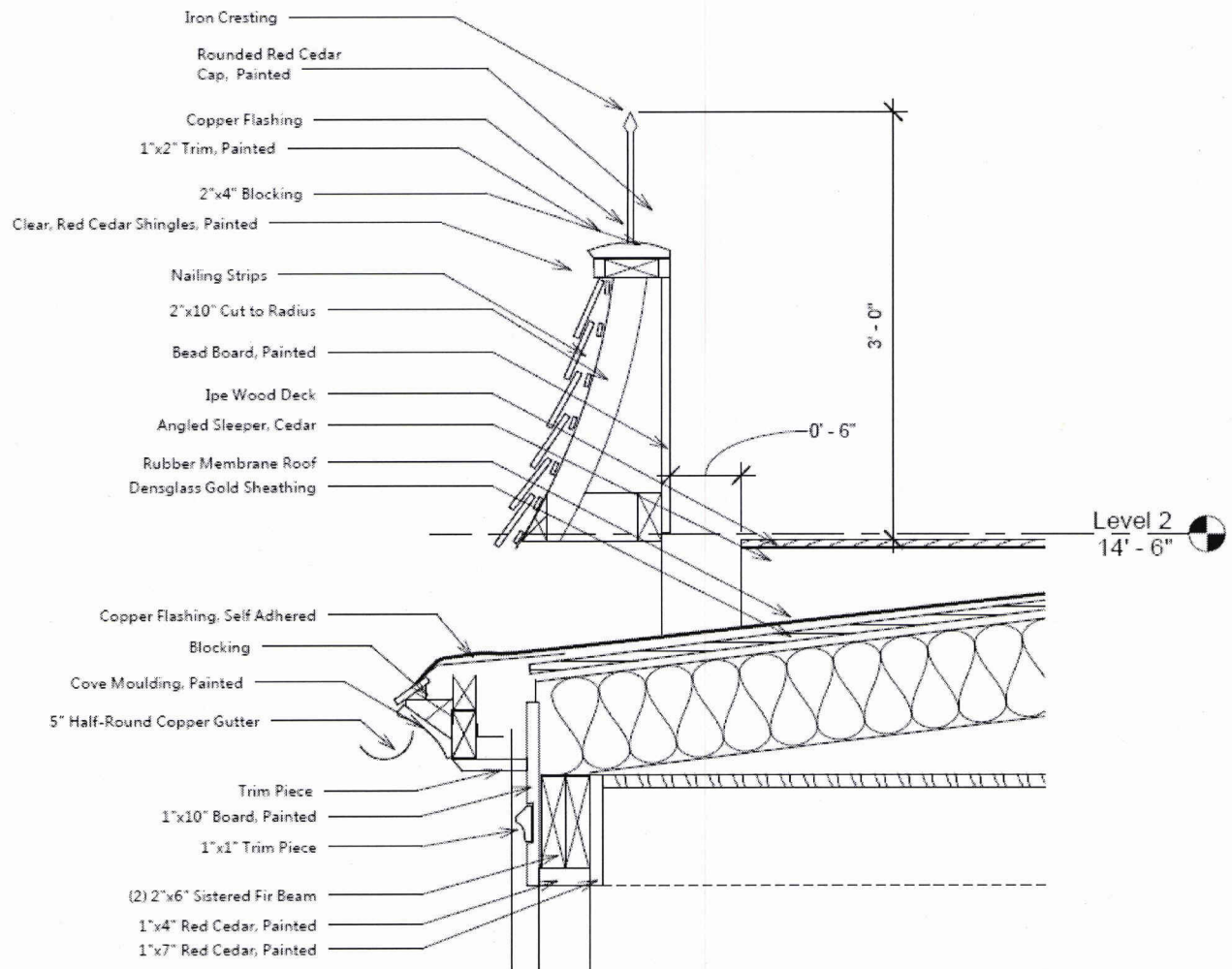
New West elevation of entry pavilion showing Iron Cresting and wood shingles on roof. All siding and trim must be genuine wood and clear and free of knots. All wood siding and trim must be painted upon completion.



New front elevation (south) of entry pavilion showing solid wood, double leaf doors.



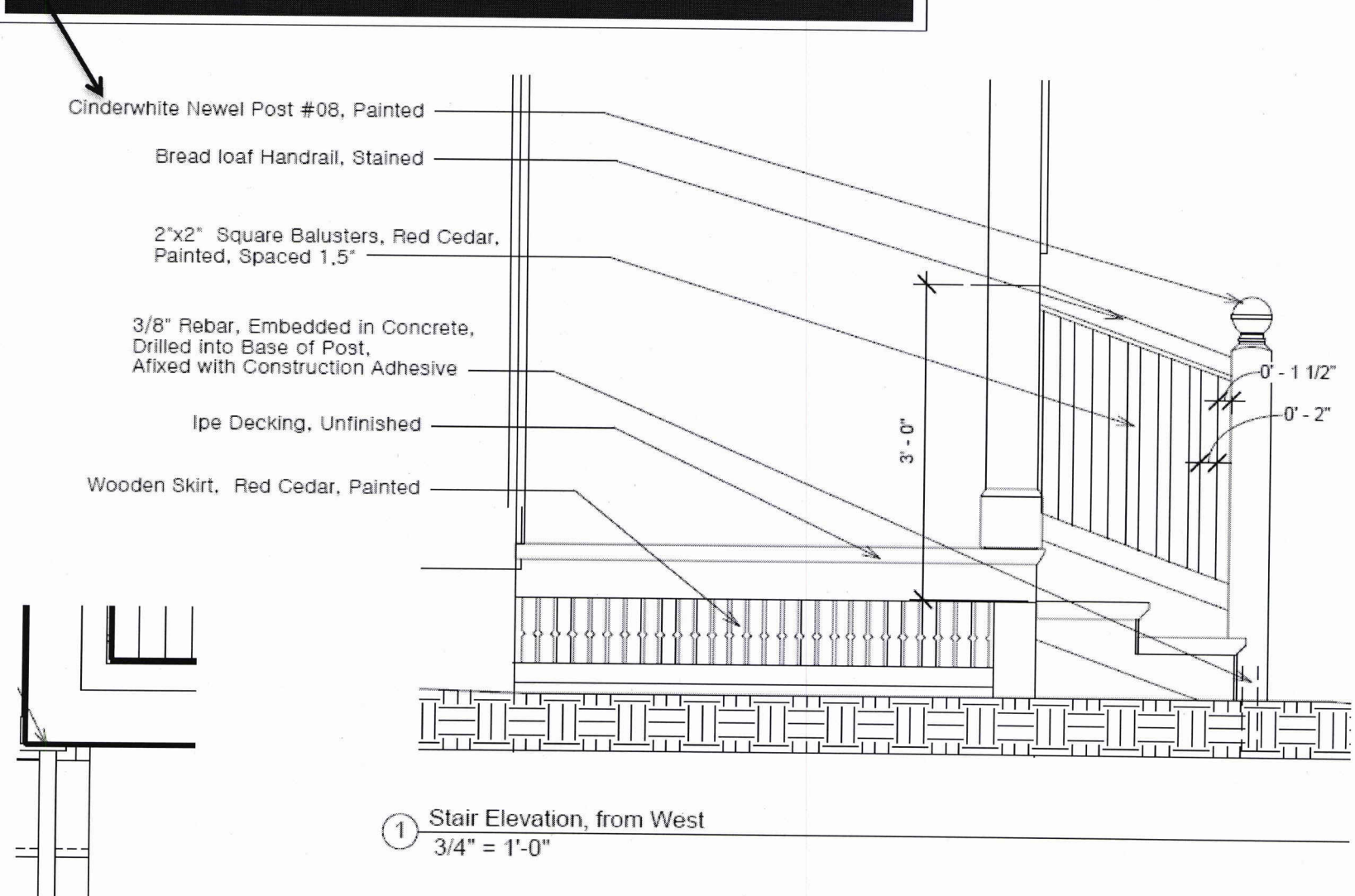
Section drawing looking north



① Parapet Detail at Scupper
1" = 1'-0"

Detail of roof section

Handrail on steps will be built according to the specifications attached below



Side elevation facing west showing post, railing and skirting details