



Certificate of Appropriateness

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

Property	2245 N. LAKE DR.	North Point South Historic District	CCF #170388
Description of work	Repair damaged porch, all materials to be wood except stairs: replace decking with new tongue and groove wood decking with flat end facing Lake Drive, build new railings to code per attached designs for full porch and stairs, repair structure in any sound manner that is hidden by deck and skirting, remove existing concrete stairs pour new concrete stairs, rebuild skirting with recessed panel design with piercing echoing the triglyph element in the porch frieze. Newels will be constructed to match existing, but built to necessary code height and with a recessed panel rather than surface-mounted trim.		
Date issued	6/22/2017	PTS ID 114310	COA: repair porch

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 wood is to be painted or treated with an opaque stain. Submit photograph final design of porch skirting design for staff approval before completing installation. Stair railings shall match porch railings and be pitched and angled appropriately. Submit photograph of prototype design of porch skirting design and newel posts for staff approval before completing installation. When approved, these photos will be added to the Legistar record under CCF #170388 without amending this COA.

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 Tim Askin of 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. Nik Kovac, Contractor



Current conditions



Photos of damage



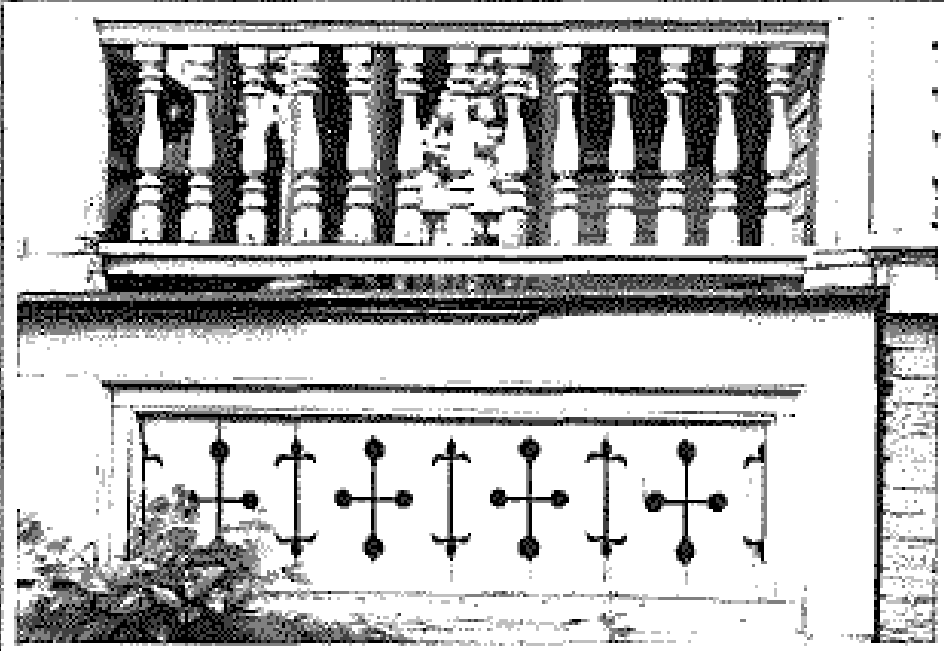


Examples of rail type to be used.



Classic

3 – 4” cedar baluster of this style at height to meet code.



Proposed skirting style. Piercings will have wider spacing and resemble a triglyph



Typical triglyph as used on porch frieze



Typical existing newel. This will be replicated at a code-compliant height with a recessed panel with trim rather than surface-applied trim.