



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** 126 W. RESERVOIR AVE--Condominiums. **Brewers Hill Historic District**  
**Description of work** Remove and replace selected wood railings and guardrails on three Reservoir Avenue condominium units with new all wood railings and guardrails. Railings to be rebuilt include: Back porch railing, Reservoir Avenue handrails on steps including risers and treads and rear condo upper porch railing.

**Date issued** 10/25/2014 **PTS ID** 98594 **COA, railing replacement**

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, photos and specifications. Wood must be clear and free of knots. Please note that research has shown that when new, bare wood of any species 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. though not required, but strongly recommended is the use of a naturally decay-resistant wood such as western red cedar, domestic Spanish cedar, or redwood to name a few. the use of western white pine or ponderosa pine in an exterior setting can lead to problems with pre-mature decay of the wood, often in as little as three years.

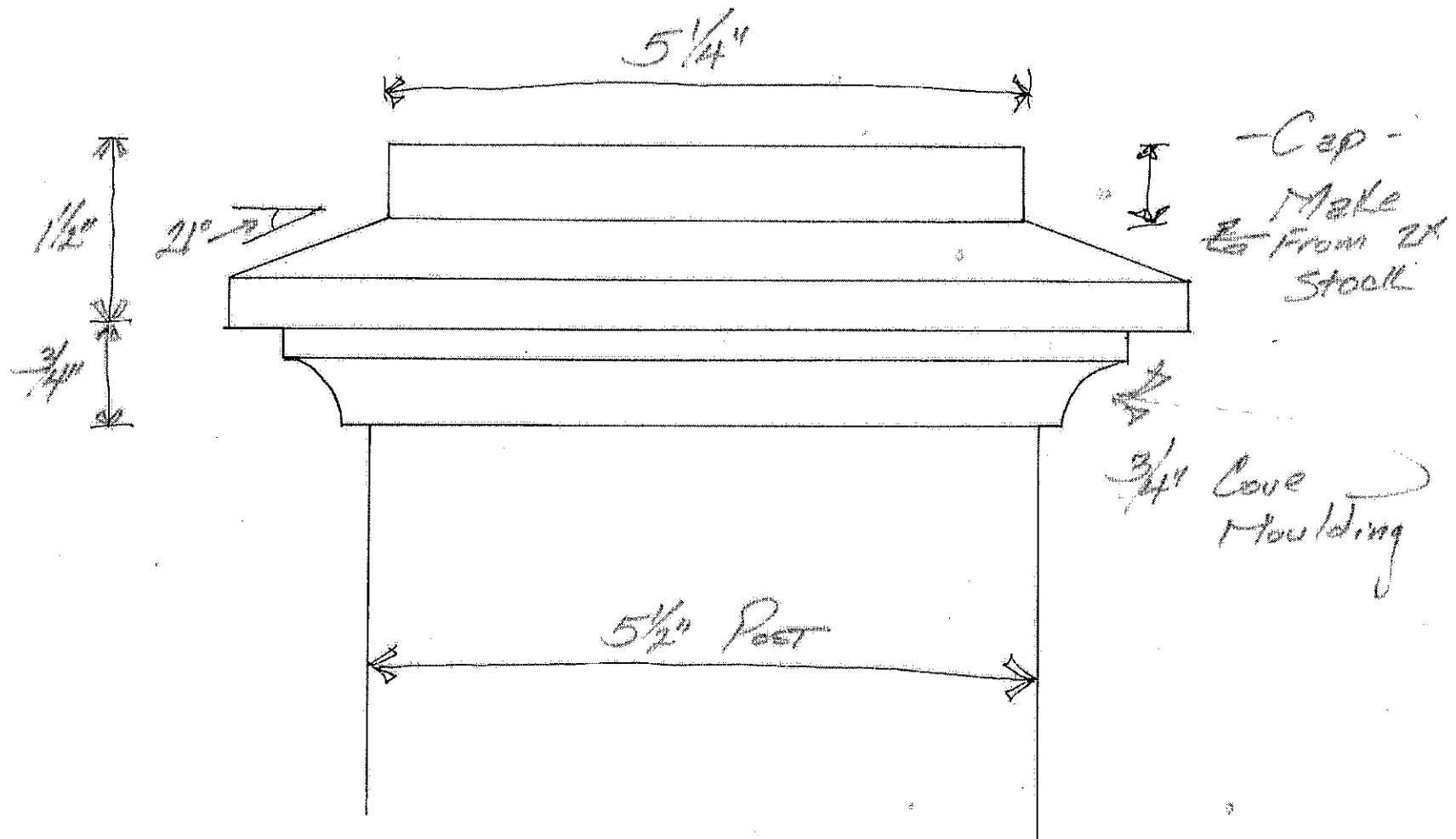
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Paul Jakubovich", written over a horizontal line.

Paul Jakubovich  
City of Milwaukee Historic Preservation

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



Detail of newel post tops that are to be replaced



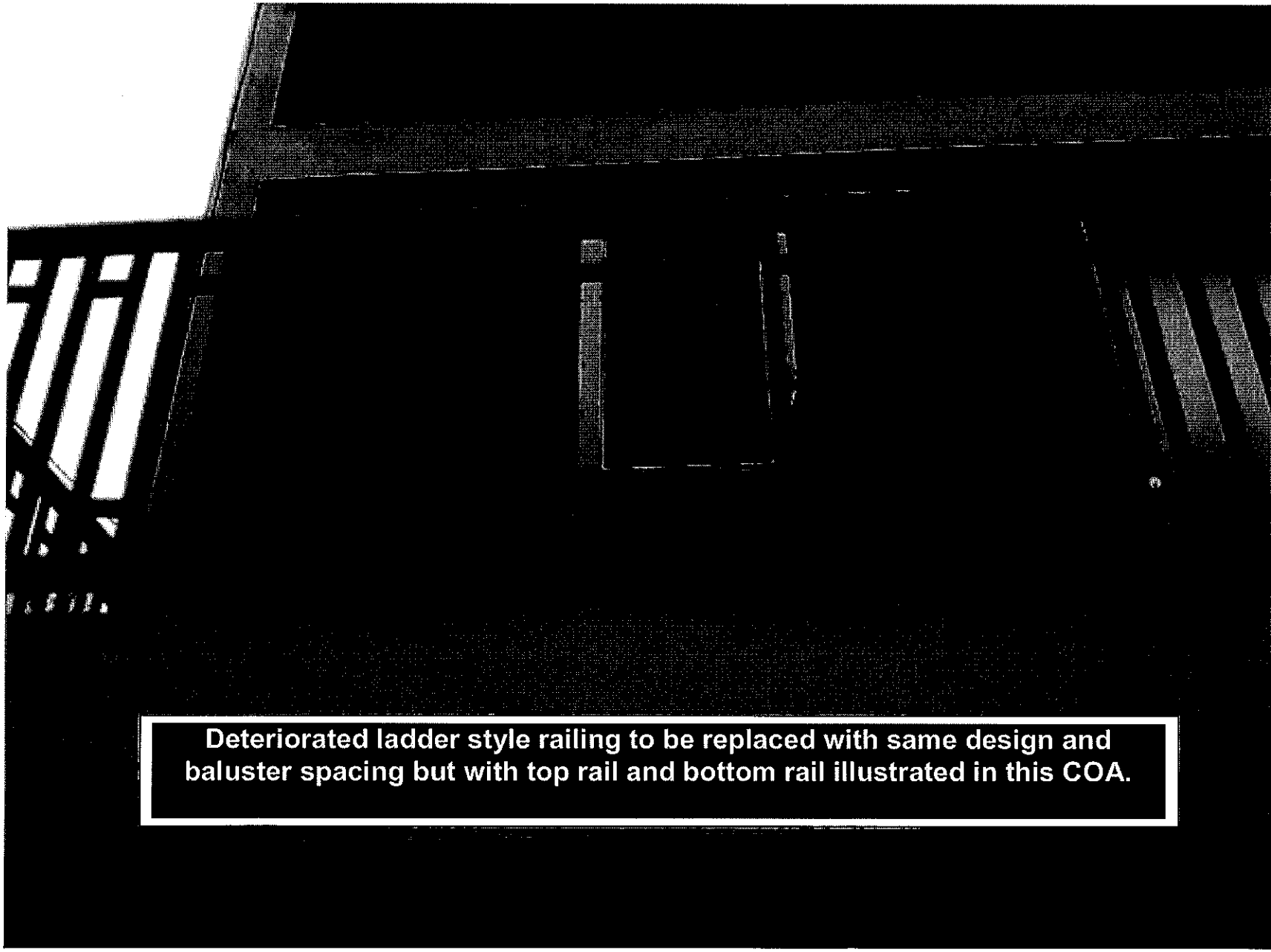
Typical front porch railings on steps. Railings will be replaced in kind with same design for spindles and new top rail and bottom rail design which is included in this COA.



Detail of "ladder style" balustrade which will be duplicated where it presently exists and will be removed.

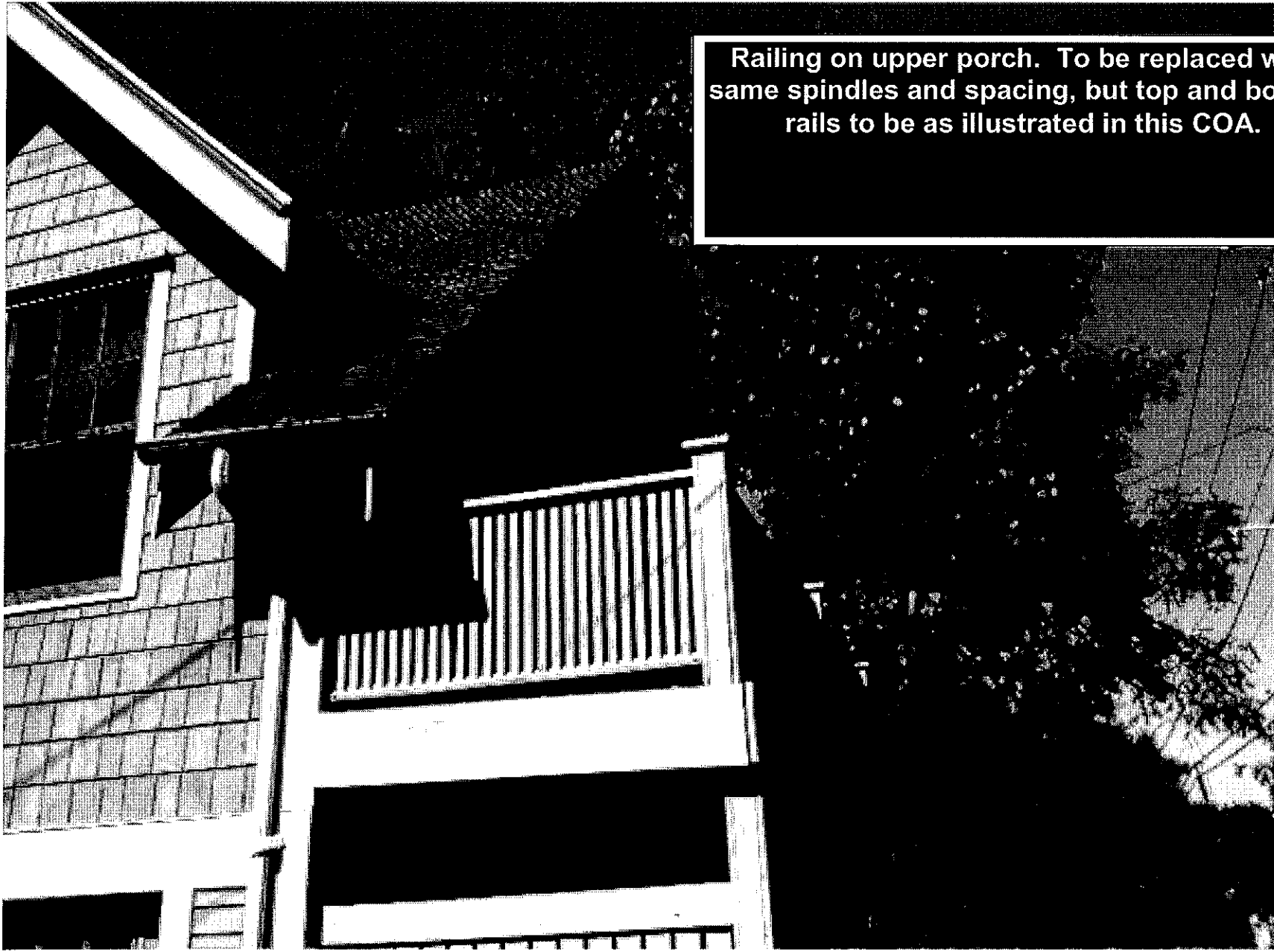
All new railings on steps must be graspable per the photo of the railing sample included in this COA.



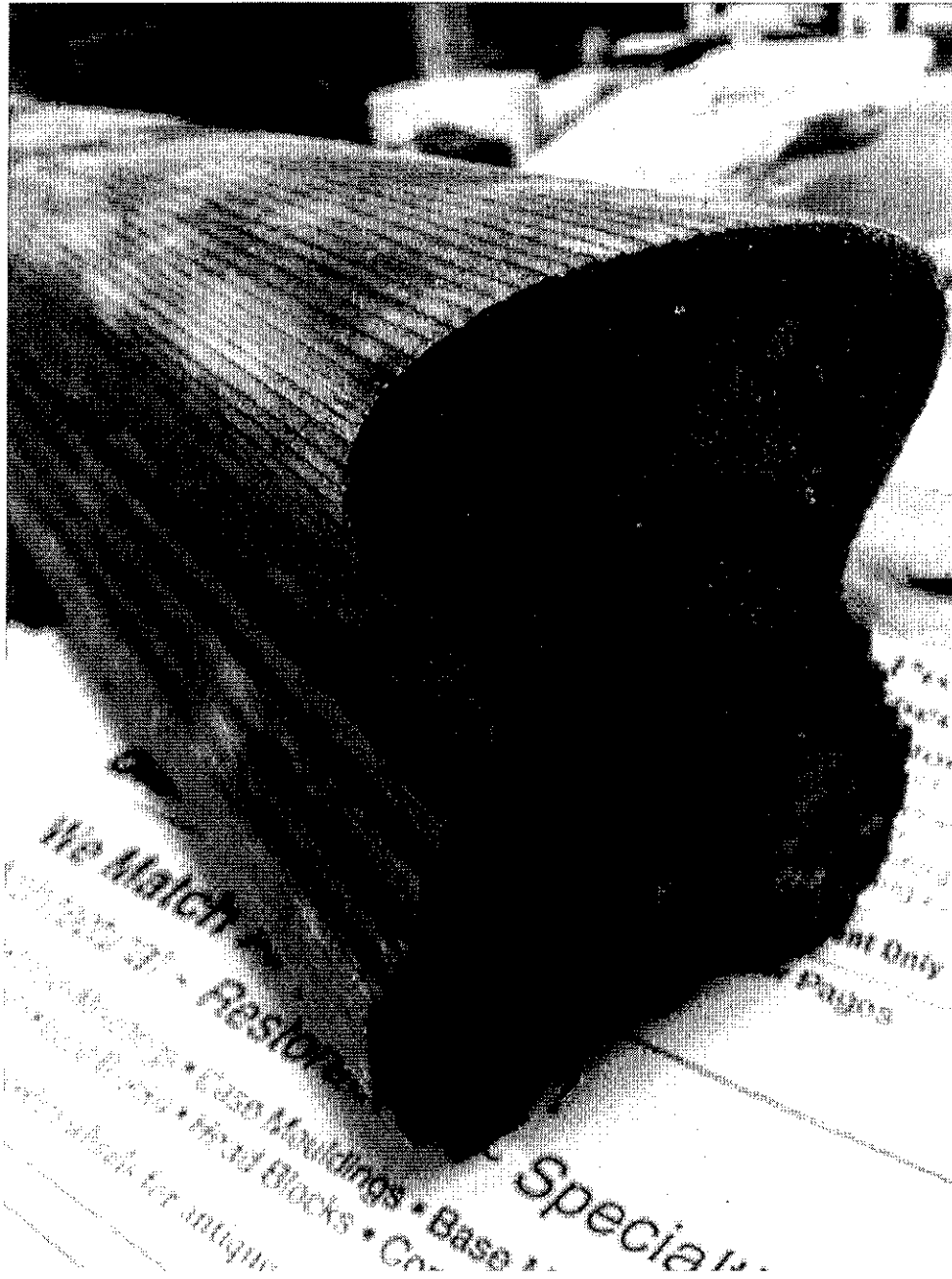


**Deteriorated ladder style railing to be replaced with same design and baluster spacing but with top rail and bottom rail illustrated in this COA.**

Railing on upper porch. To be replaced with same spindles and spacing, but top and bottom rails to be as illustrated in this COA.



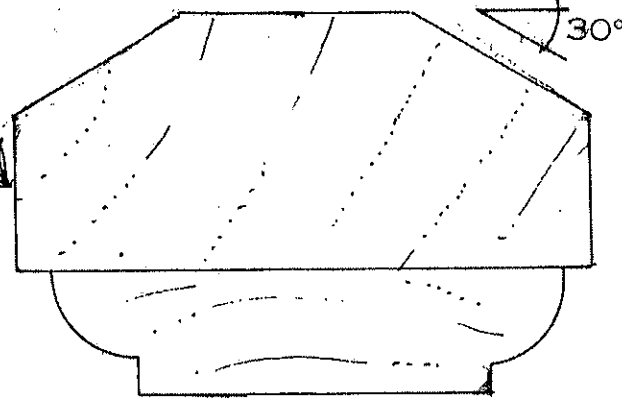
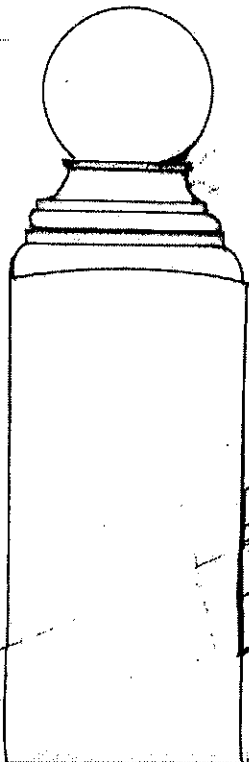




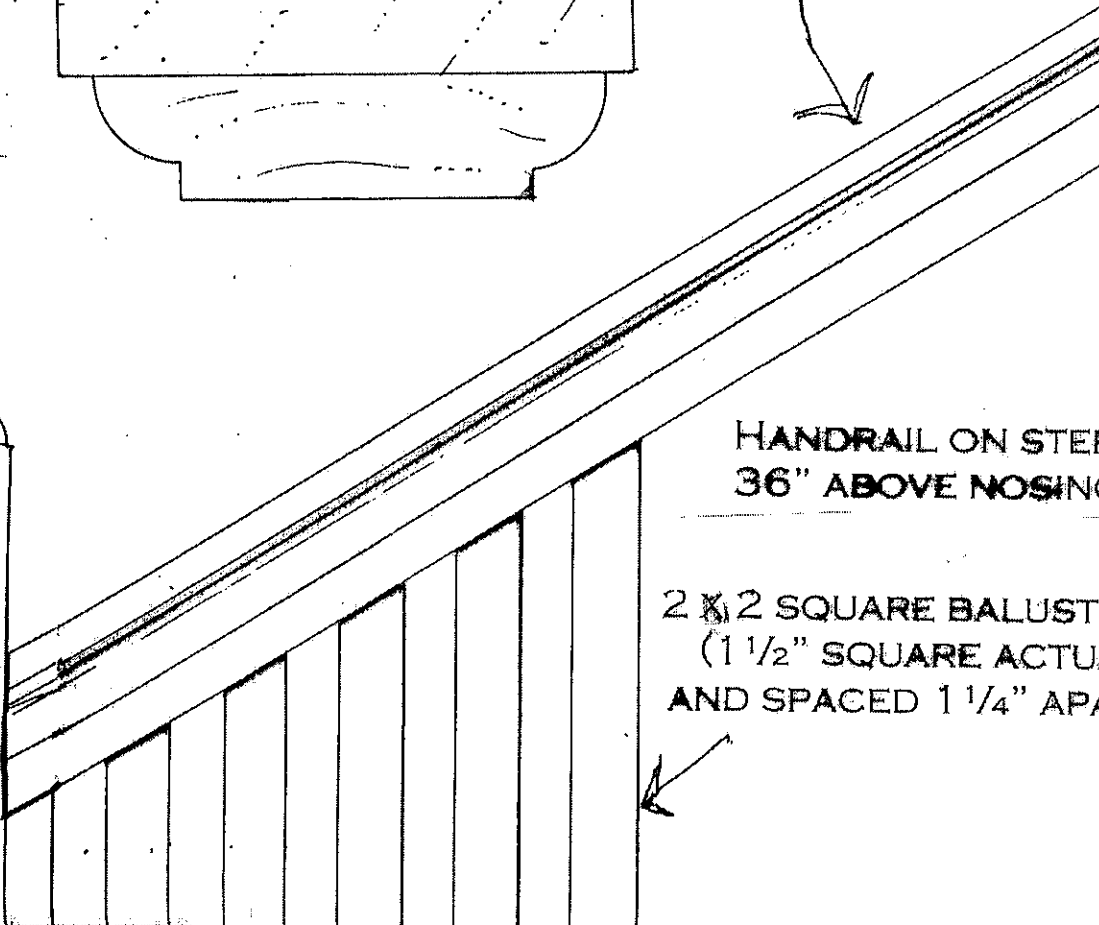
Sample of graspable top rail that will be used for re-building hand railings and guard railings.

BOTTOM RAIL  
TO BE MADE  
OF BEVELED CORNERS  
OF 3/4" THICK WITH  
FILLET EDGING  
TOGETHER

POST  
TO BE



30°



HANDRAIL ON STEP  
36" ABOVE NOSING

2 X 2 SQUARE BALUSTERS  
(1 1/2" SQUARE ACTUAL)  
AND SPACED 1 1/4" APART

Section of site-built, built-up bottom rail to be used on all new hand railings and guard railings.