



RES-RPR-18-00441  
ORD-18-05322

## Certificate of Appropriateness

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

**Property**

4378 N. 25TH ST. Garden Homes Historic District

**Description of work**

Rebuild/repair porch railings to original design as shown in attached 1988 photo. Design and existing height of 33.25" is acceptable as a registered historic building and this has a permit as a repair. If required to extend height to 36", the design as shown consists of simple mitering and is flexible enough to be extended to that height or the rail may be raised higher from deck surface to achieve 36".

Replace stair railings per attached design at 33" or 36" at the discretion of the building inspector.

Paint all work upon completion. This COA is in response to a violation order created by the Department of Neighborhood Services ORD-18-05322.

**Date issued**

6/13/2018

PTS ID 114550 COA: rebuild porch railings

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:

**Rot-resistant wood is required by building code for porches. Such wood is typically red or white cedar, redwood, white oak, or cypress.**

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.

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/permits](http://www.milwaukee.gov/permits), or call (414) 286-8210.

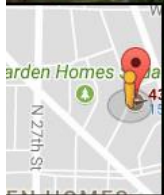


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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Ashanti Hamilton, Contractor , Planner Kathy Adsit, Inspector Gary Armstrong

4377 N 25th St  
Milwaukee, Wisconsin  
Google, Inc.  
Street View - Oct 2016



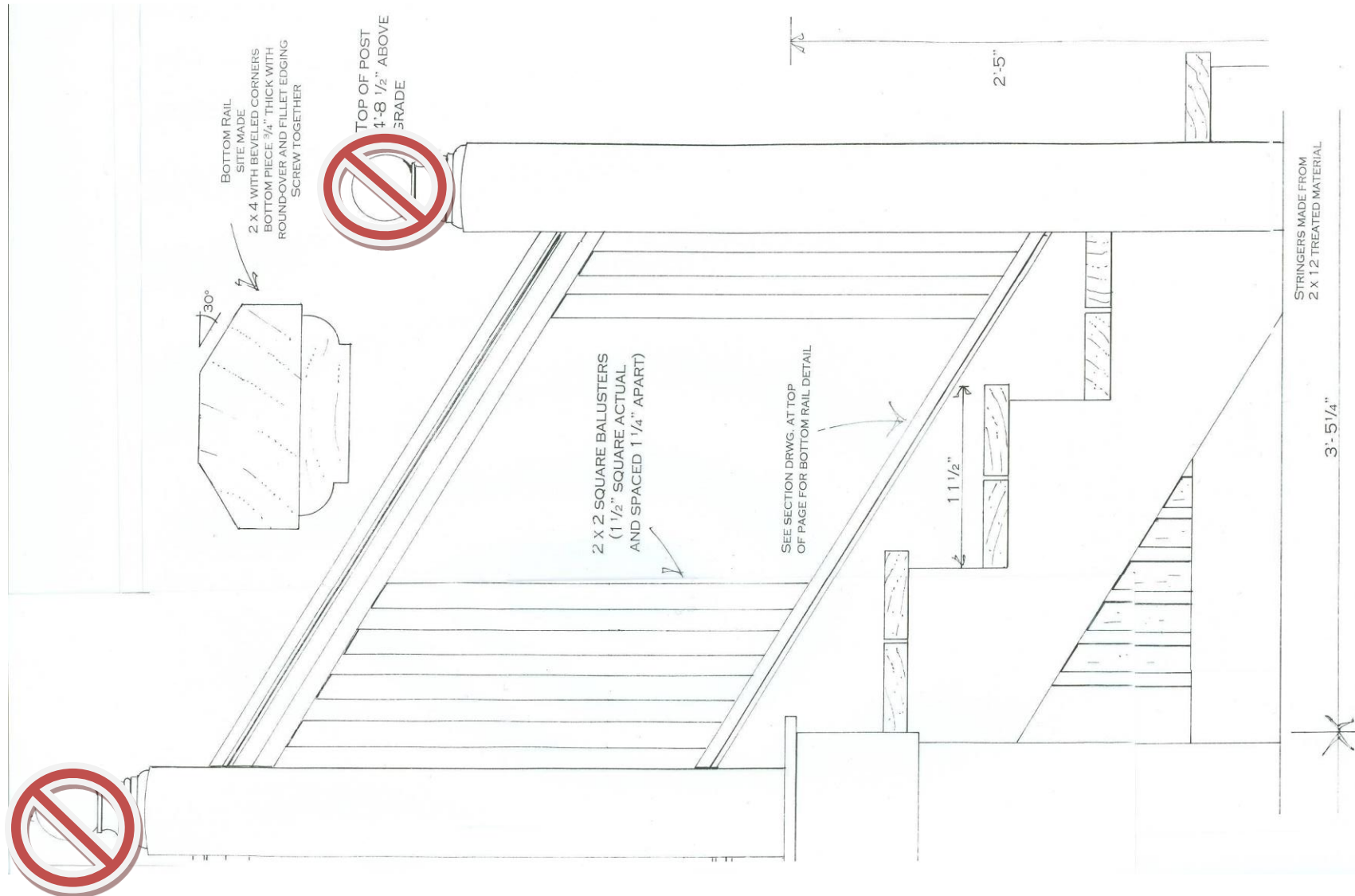
Google

Image capture: Oct 2016 © 2018 Google United States Terms Report

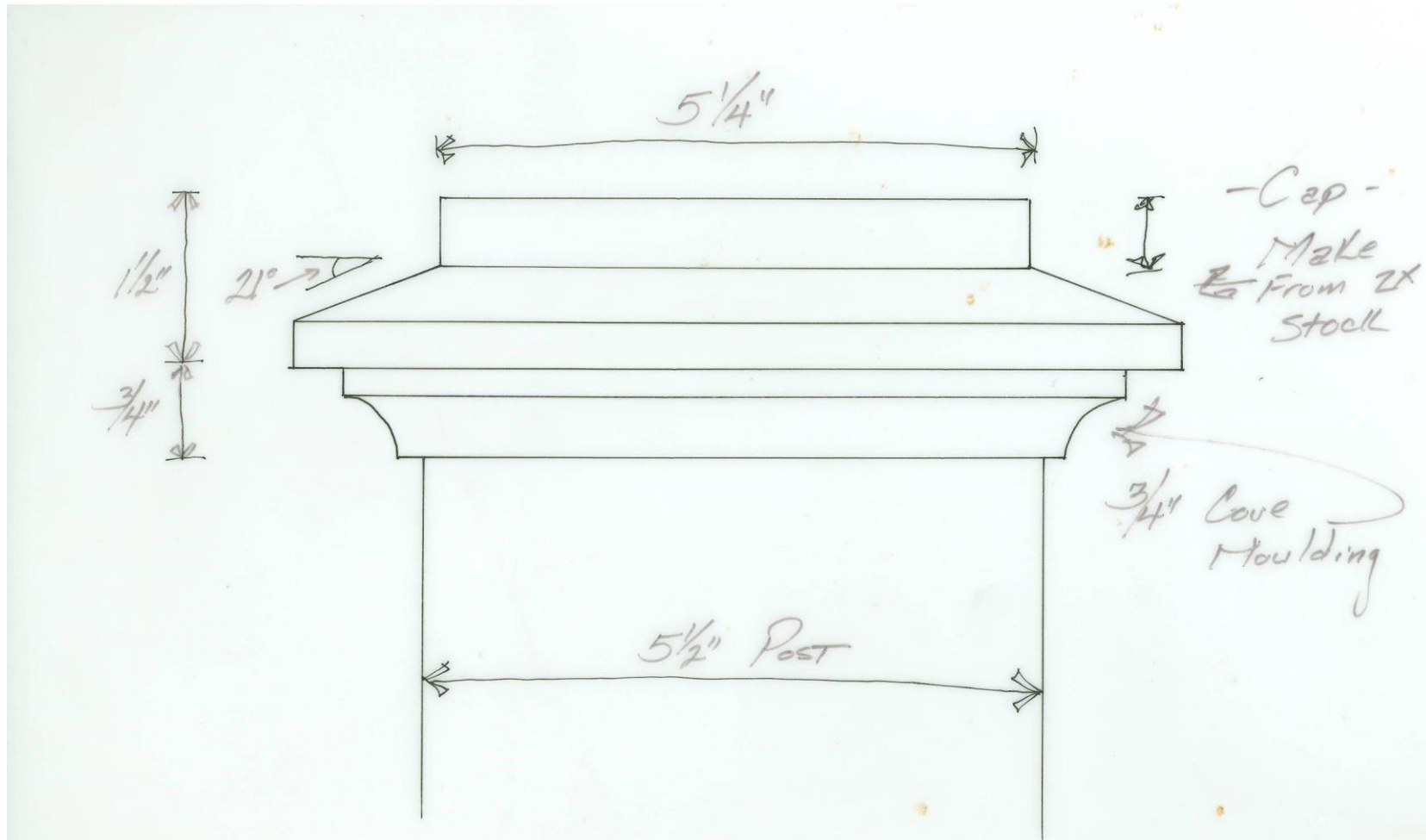
Current conditions at property



Original porch design as existing in 1988. Rebuild as shown with 2x2 square balusters, spaced 1.5" apart. Starburst design at center of each panel is required

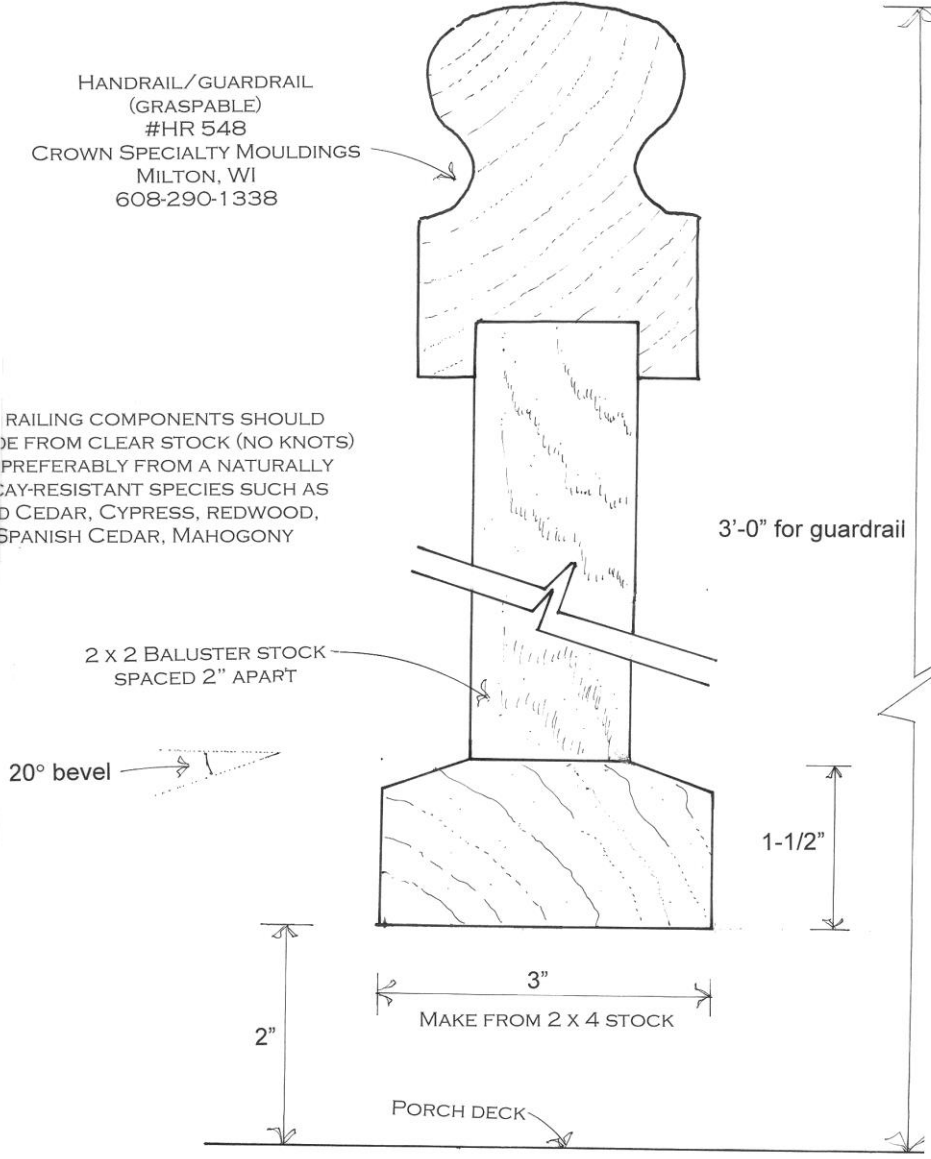


Example design for stair railing. **A graspable handrail is required, but the balusters and bottom rail may be skipped on stair railing.** Attach to existing column at top. Do not use ball newel cap. Newels shall be square. Use newel cap design on next page



Newel cap design for bottom newel of stair railing.

Recommended handrail design for stair railing.  
May use this design for porch railing. Beveled  
bottom rail is required if bottom rail is replaced.

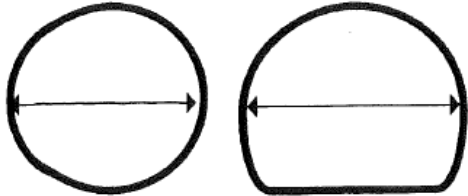


HANDRAIL/GUARDRAIL SECTION

**21.04(2)(a)5.**  
**HANDRAIL SHAPES**

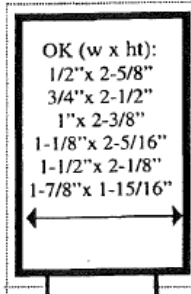
Alternate stair hand rail options.  
 Do not use for porch top railing.  
**Rectangular designs are strongly discouraged.**

**ROUND**

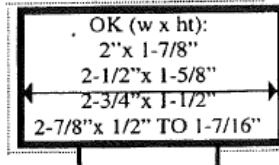


**MAXIMUM 2"**  
**DIAMETER**

**RECTANGULAR**



OK (w x ht):  
 1/2"x 2-5/8"  
 3/4"x 2-1/2"  
 1"x 2-3/8"  
 1-1/8"x 2-5/16"  
 1-1/2"x 2-1/8"  
 1-7/8"x 1-15/16"

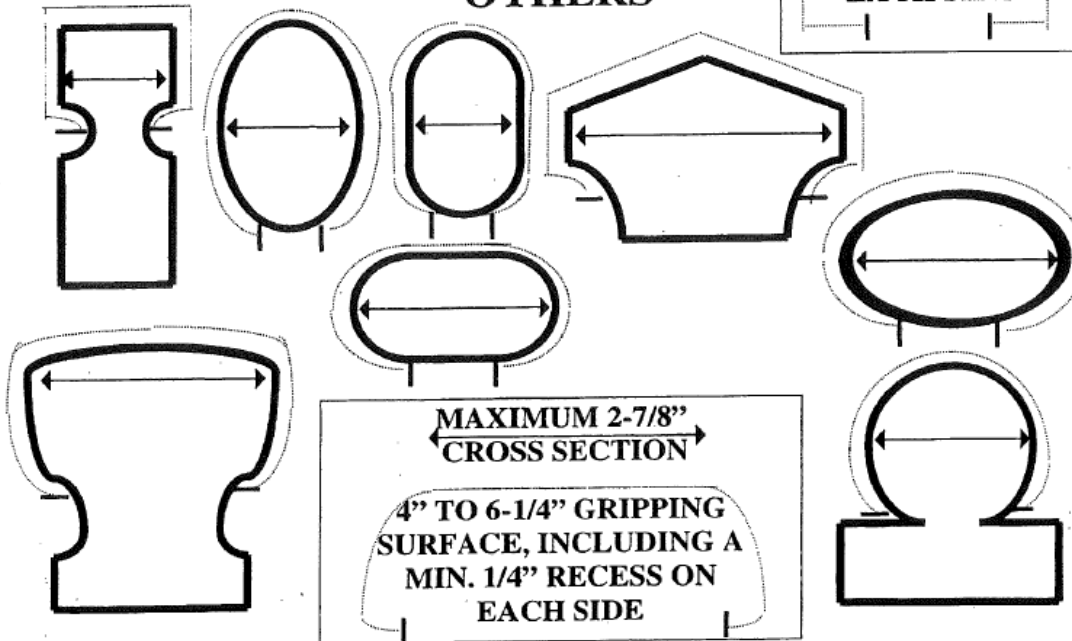


OK (w x ht):  
 2"x 1-7/8"  
 2-1/2"x 1-5/8"  
 2-3/4"x 1-1/2"  
 2-7/8"x 1/2" TO 1-7/16"

**MAXIMUM 2-7/8"**  
**CROSS SECTION**

**MAX. 6-1/4"**  
**GRIPPING**  
**SURFACE INCL.**  
**MIN. 1/4"**  
**RECESS ON**  
**EACH SIDE**

**OTHERS**



**MAXIMUM 2-7/8"**  
**CROSS SECTION**  
**4" TO 6-1/4" GRIPPING**  
**SURFACE, INCLUDING A**  
**MIN. 1/4" RECESS ON**  
**EACH SIDE**