



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### **214 E. Vine St., Brewers Hill Historic District**

Replace deteriorated wood front steps, railing, and stoop. Replace stone steps with concrete. New steps to be one foot wider than existing. Framing to use pressure treated lumber, steps, rails, baluster, and decking to use untreated pine. Balusters to be 3.5" center to center.

## Date issued 9/27/2024

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 decay-resistant wood for is required for porch areas. 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. 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) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

## Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

*Andrew C. [Signature]*

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Coggs



Existing steps and stoop



Item	Description	Unit price	Total price
Wood deck/stairs	1.) Demo and clean up and haul away of all current deck and stairs. Removal of current stone steps to be left on-site for home owners use. 2.) 12"x48" Sonotubes installed and filled with concrete to form the base for deck and stairs 3.) Old ledger board removed and new installed to house rim joist 4.) Flashing installed to divert rain and snow melt away from house walls 5.) Pressure Treated CedarTone wood deck system including 4"x4" posts, 2"x8" framing, 2"x12" stair stringers, railings and spindles, as well as 5/4"x6" WeatherShield decking boards. 6.) Fasteners are galvanized or dipped to increase longevity during exposure to outdoor elements 7.) CAMO brand hidden fastener screws on surface boards for reduced splitting, cracking and easier maintenance 8.) 36" tall Pressure Treated CedarTone Deck Hand Rail system installed 9.) Joist hangers and corner brackets galvanized for strength and longevity	\$2,250.00	\$2,250.00
Labor	Demo, digging, deck and stair install, and clean up	\$1,600.00	\$1,600.00
Concrete steps	1.) Remove old stones and set aside for owners use 2.) Formes built for concrete formation centered with new wood stairs 3.) Old of current materials to suit 4" thick concrete walk and steps 4.) Concrete poured to a minimum thickness of 4" edged and seamed with a brushed finish for a non-slip surface 6.) Removal and disposal of forms and any concrete waste	\$1,050.00	\$1,050.00
Labor	Grading, Form construction, Flat Work and Clean Up	\$1,200.00	\$1,200.00
Notes:	Thank you for considering WR Construction for your next home project. If you have any questions please don't hesitate to reach out. Estimate is valid for 90 days from the date of submission. 50% of project is due up front to order materials and schedule project dates		
		Subtotal	<b>\$6,100.00</b>
		Adjustments	\$0.00
			<b>\$6,100.00</b>

Top rail design and scope of work. Note: pressure treated lumber only used for structural framing.