



Certificate of Appropriateness

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

Property Description of work

102 W. Vine Street, Brewers Hill Historic District

Install new porch rails, 3-step stair case, skirting and base trim of columns per the attached project specs.

Date issued 7/26/2024

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 the 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.

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 - (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.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Coggs



Existing porch

Job Description:

Demo: Demo existing rails and their attachment plates at columns and walls, skirting, 3-step stair case and it's framing, all trim at base of columns; dispose.

Framing: Frame new stairs up to porch deck out of pressure treated lumber. This will include two new cedar ball top newel posts at the beginning of stair case (see infographic below).

Newel posts will be primed and painted with two coats premium exterior paint. Please list color if available here:

Treads and Risers: New 1x6 pre-primed risers cut from Accoya will be installed using stainless fasteners. <https://www.accoya.com/why-accoya/benefits/>

Risers will be finish painted with two coats premium exterior paint. Please list one riser color if available here:

New 2x6 pre-primed Accoya treads will be installed using exterior grade fasteners. Treads will receive 2 coats of industrial floor paint prior to completion. Please list one tread color if available here:

Columns: Install new pre-primed and painted base trim for each column out of accoya wood using stainless fasteners. Base trim will be painted to match columns.

Rails and Balusters: Construct a new rail system to code.

Our rails and balusters are constructed specially to assist in water run-off with a rounded top rail and notched balusters over a sloped bottom rail (see info graphic below). Rails and balusters are milled from high quality rot deterrent lumber, cypress.

Rails and balusters are assembled in our shop where they are fully glued, clamped and backed up with hidden screws. They are fully primed and painted with two coats premium exterior paint prior to installation.

Rails will be installed into new accoya wood attachment plates featuring a chamfered top at walls and columns (see infographic below).

Please list one rail and baluster color if available here:

Rail Configuration



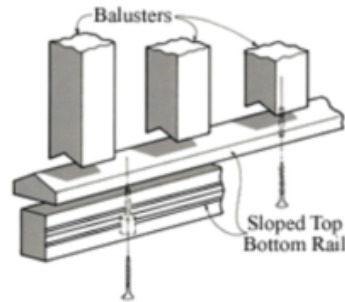
P2 Handrail, Beaded Subrail, and Sloped-top Bottom Rail



This Rail Set fits
3/4" - 1-5/8" (net) Balusters.

Installed Handrail/Subrail is 2-1/2" wide
x 2-3/8" tall. Installed Bottom Rail is 2-
5/8" wide x 3-5/8" tall.

Baluster Installation Infographic



Newel Post at Stairs



Attachment Plate at Walls and Columns



Skirting: Current design uses 1x6 slats. We propose to use 1x4 slats for improved appearance, constructed from select kiln dried tight knot cedar with approximately 1/2" spacing between each slat. Skirting will have a 1x boarder, "picture framed" similar to existing. Bottom board of picture frame will be Accoya given its proximity to the ground. Skirting will be painted with a spray gun including two coats premium exterior paint prior to installation. Skirting will be fit and installed so that it is not in direct contact with the ground using stainless fasteners.

Please list one skirting color if available here:

Touch Ups: Caulk as needed and perform any touchups to paint required post installation.

Clean Up: Immediate job-site will be thoroughly cleaned of all job-related debris and properly disposed.

Project specs