

Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property

116 E. VINE ST., Brewers Hill Historic district. Barbara Janczak, owner

Description of work

Rebuild front porch to match existing; replace deteriorated wood on side porch as needed.
Replace deteriorated siding on front of house as needed.

Date issued

6/23/2010

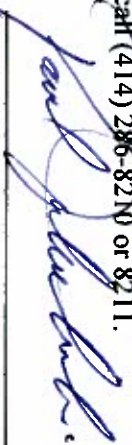
PTS ID 66514 COA, rebuild front porch; repair side porch

In accordance with the provisions of Section 308-81(9) 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 attached photos and drawings. Front porch will feature an Ipe wood deck with very closely spaced board (about the thickness of a piece from a cardboard box) Spindles and newels to match existing, however spindles that are 1-1/2" square must be spaced no more than 1-3/4" apart. Replacement pieces for side porch to match existing. Any siding replacement must be all wood and match the existing in terms of size, profile and exposure. All wood will be painted upon completion.

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) 286-0232 E-mail: 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.mkedcd.org/build, or call (414) 286-8210 or 8211.


Paul Jakubovich

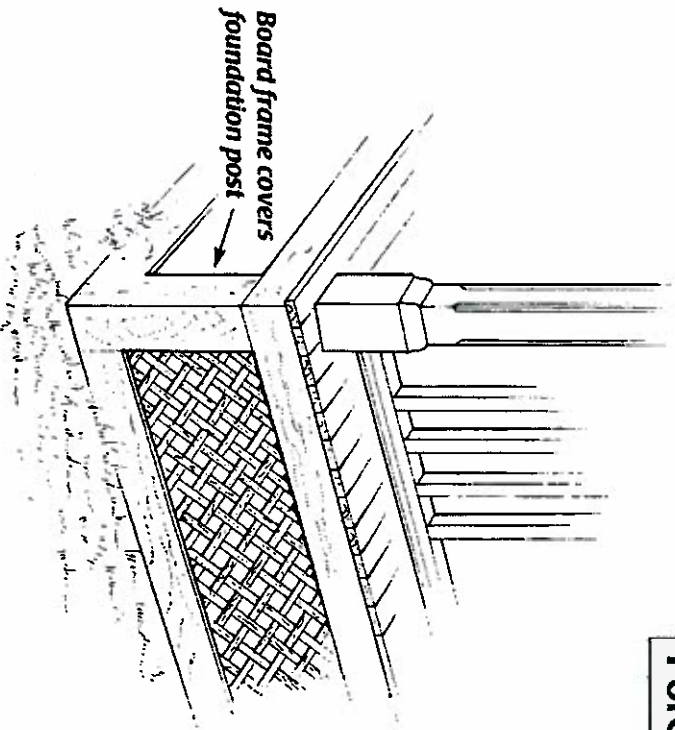
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Inspector Bill Richter (286-2518)

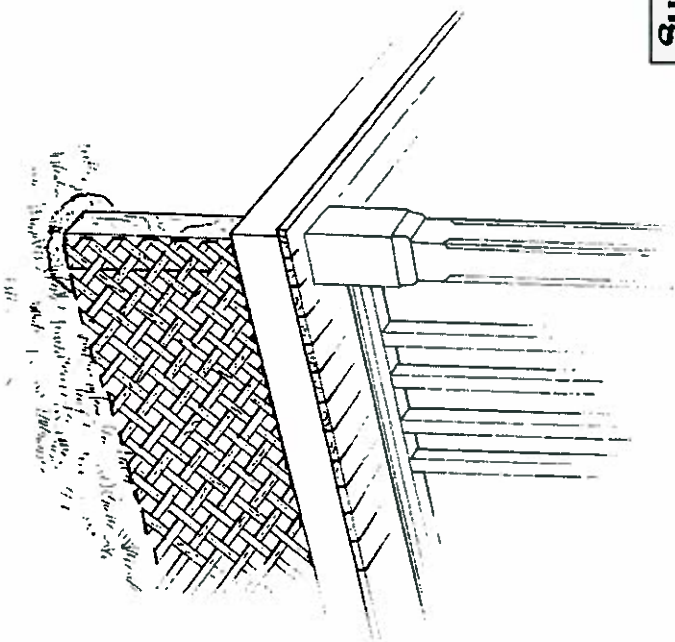
Porches



Porch Skirting

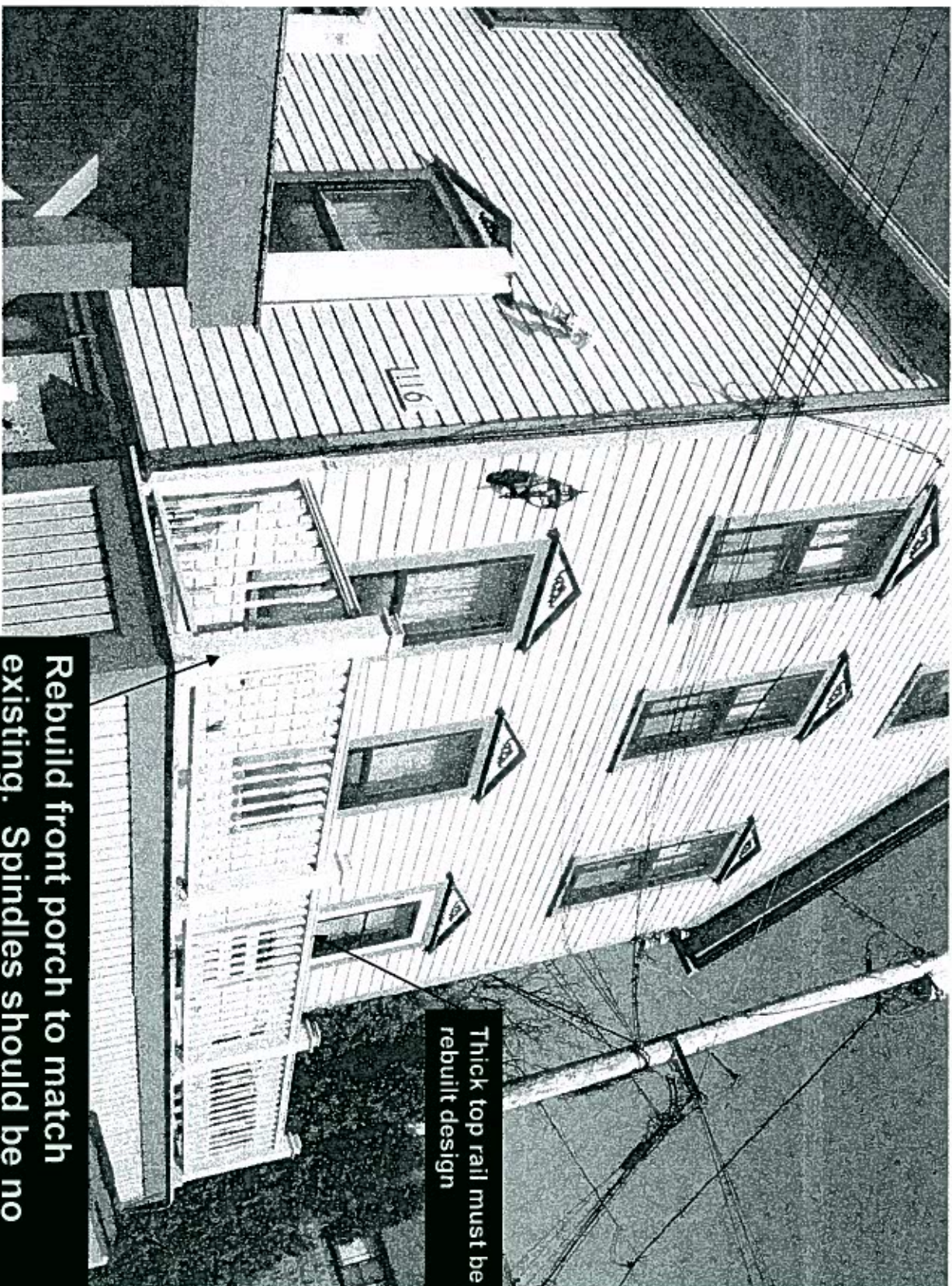


Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.



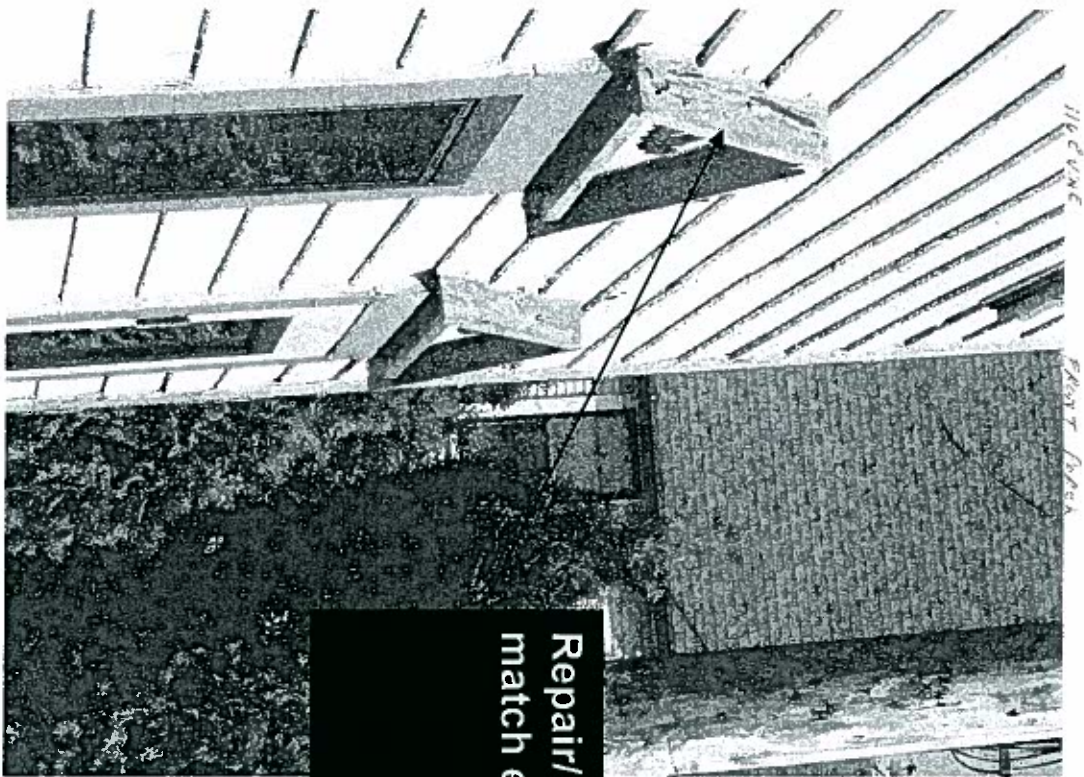
Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the raw edges of the lattice look unfinished.

Skirting around base of porch should have a complete frame as illustrated above. Infill can be straight boards with a small space between, as existing, or a lattice as illustrated above.



Thick top rail must be part of rebuilt design

Rebuild front porch to match existing. Spindles should be no more than 2 inches apart



Repair/replace wood to
match existing as needed



Detail of newel post on side porch to be duplicated.



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

BREWER'S Hill

ADDRESS OF PROPERTY:

2. NAME AND ADDRESS OF OWNER:

Name(s): BARBARA A. JANCZAK

Address: 116 E VINE ST.

City: MILWAUKEE State: WI ZIP 53212

Email: BARBARA.JANCZAK@BRADLEYCORP.COM

Telephone number (area code & number) Daytime: 262-893-4779 Evening: 262-893-4779
4779

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Email: _____

Telephone number (area code & number) Daytime: _____ Evening: _____

4. ATTACHMENTS

A. REQUIRED FOR ALL PROJECTS:

☒ Photographs of affected areas & all sides of the building (annotated photos recommended)

☐ Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

☐ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

☐ Floor Plans (1 full size and 1 reduced to 11" x 17")

☐ Site Plan showing location of project and adjoining structures and fences

☐ Other (explain) _____

PLEASE NOTE: **YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

Front Porch - Spindles & flooring is rotting/deteriorating
see pic

Side/Back Porch - Some pcs of T&G flooring has rotted.
Many of the spindles have rotted
Front - a few pcs of cedar siding needs replaced

Photo No. _____

Drawing No. _____

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

Front Porch - Tear off decking & railing system.
Replace T&G flooring w/ straight IPE wood close together,
but not T&G. Replace spindles & railing system
w/ almost identical to current. Caps & spindles will
be cedar rather than current pine. Railing system
will be primed & painted w/ same cedar.

Side/Back Porch - Replace 3 rotted boards replace rotted
spindles - paint - Replace caps w/ cedar caps
Replace a few pcs of deteriorated siding on front of house.

Photo No. _____

Drawing No. _____

Paint house in same cedar.

6. SIGNATURE OF APPLICANT:

Barbara Janczak
Signature

BARBARA JANCZAK
Print or type name

Date

6/11/10

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver Form to:
Historic Preservation Division
Department of City Development
809 North Broadway - 1st Floor
Milwaukee, WI

or

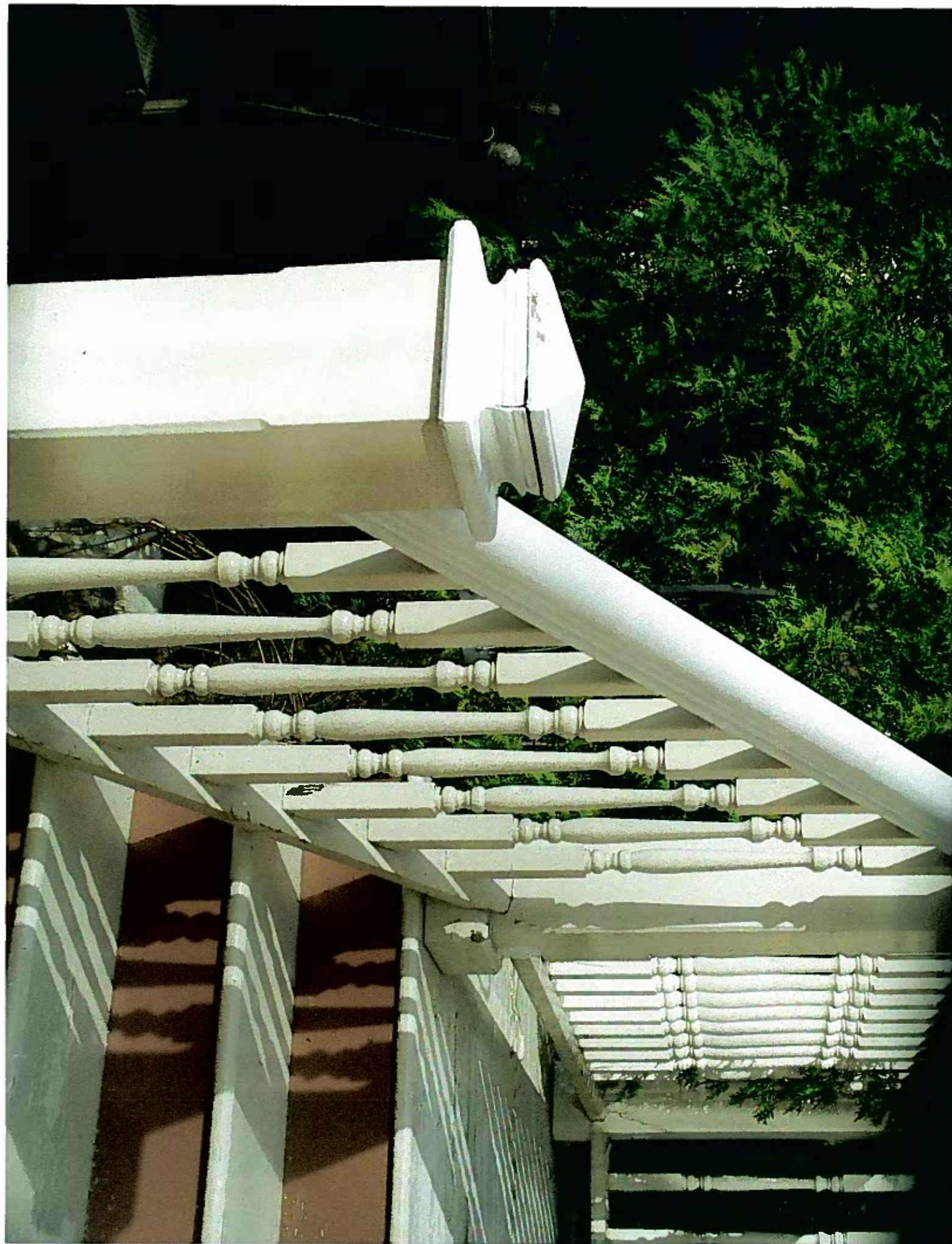
Mail Form to:
Historic Preservation Division
Department of City Development
1st floor
Milwaukee, WI 53202-3617

PHONE: 414.286-5722

FAX: 414. 286-0232

www.mkedcd.org/planning/historic

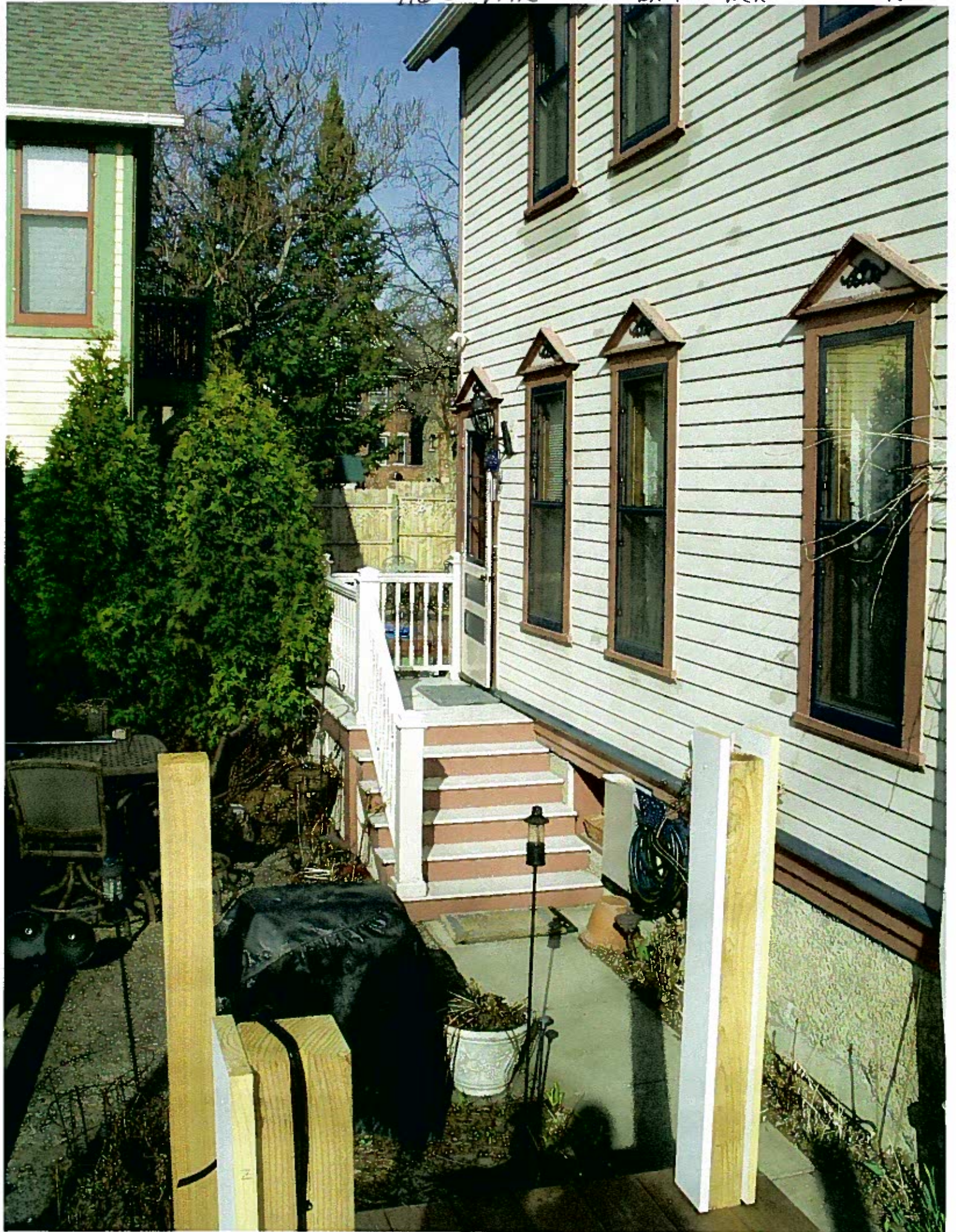




116 E VINE

DACK CREEK

SOUTH



1166 VINL

FRONT PORCH



116 C VINE

BACK PORCH

SOUTH



