



Certificate of Appropriateness

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

Property	2928 W. MC KINLEY BL.	Cold Spring Park HD
Description of work	<ol style="list-style-type: none"> 1. Replace front balcony flooring/porch roof with new membrane roof removing all prior layers of metal and membrane, and replacing deck boards if necessary. 2. Replace railing with new wood railing and spindles. Design must match railing on lower porch or attached HPC standard design. Neither present railing is original. 3. If feasible, built-in gutters should be revealed and exposed to prevent future water damage. Filled-in original gutters are a known primary cause of porch roof rot and decay. Recommended methods for relining said gutters will be sent separately. 	
Date issued	6/22/2021	PTS ID 115159 COA: ROOF AND RAILING REPAIRS

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:

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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 naturally decay-resistant wood species for exterior finish applications is required for porch areas.

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 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/build, or call (414) 286-8210.

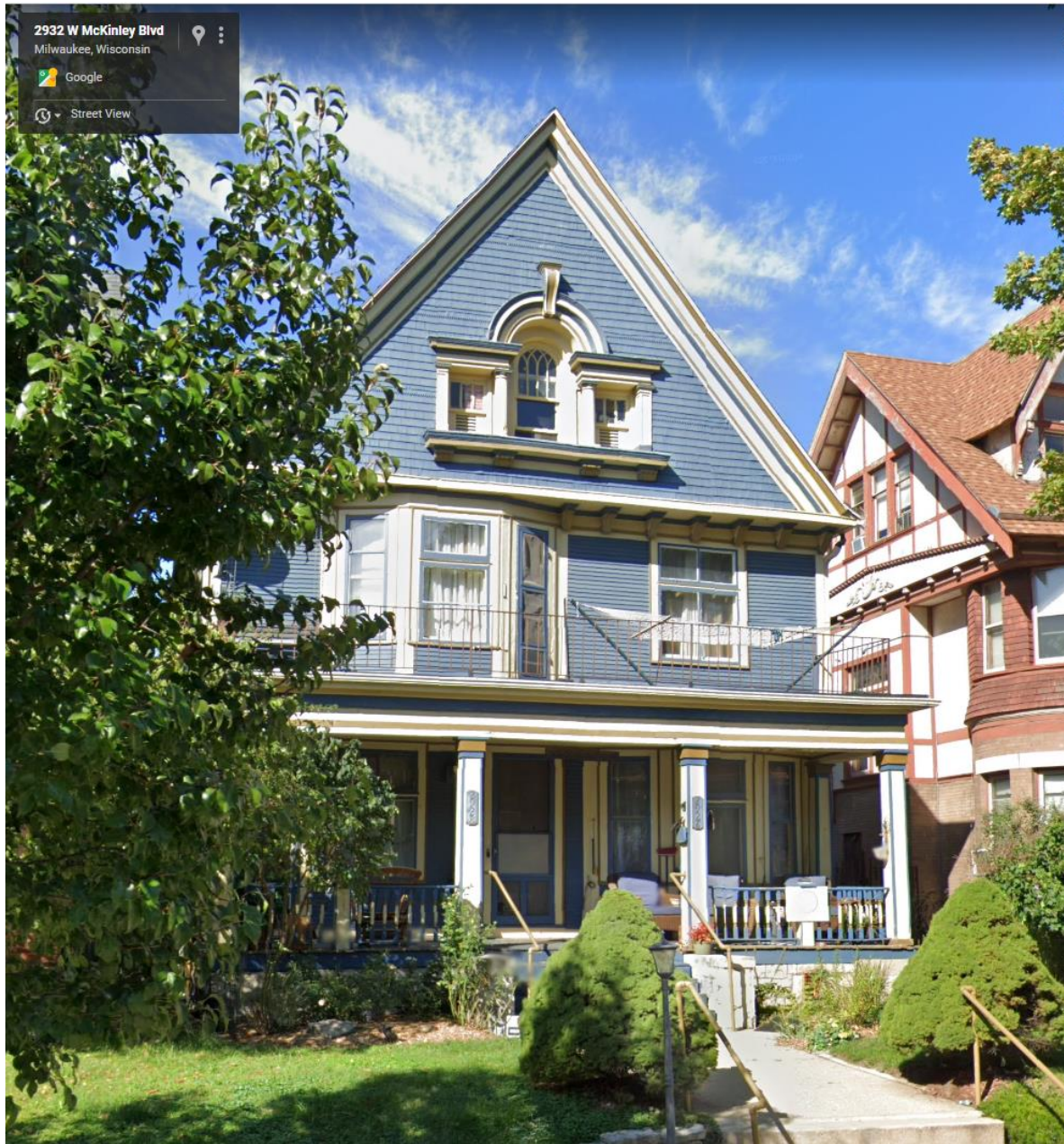


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor



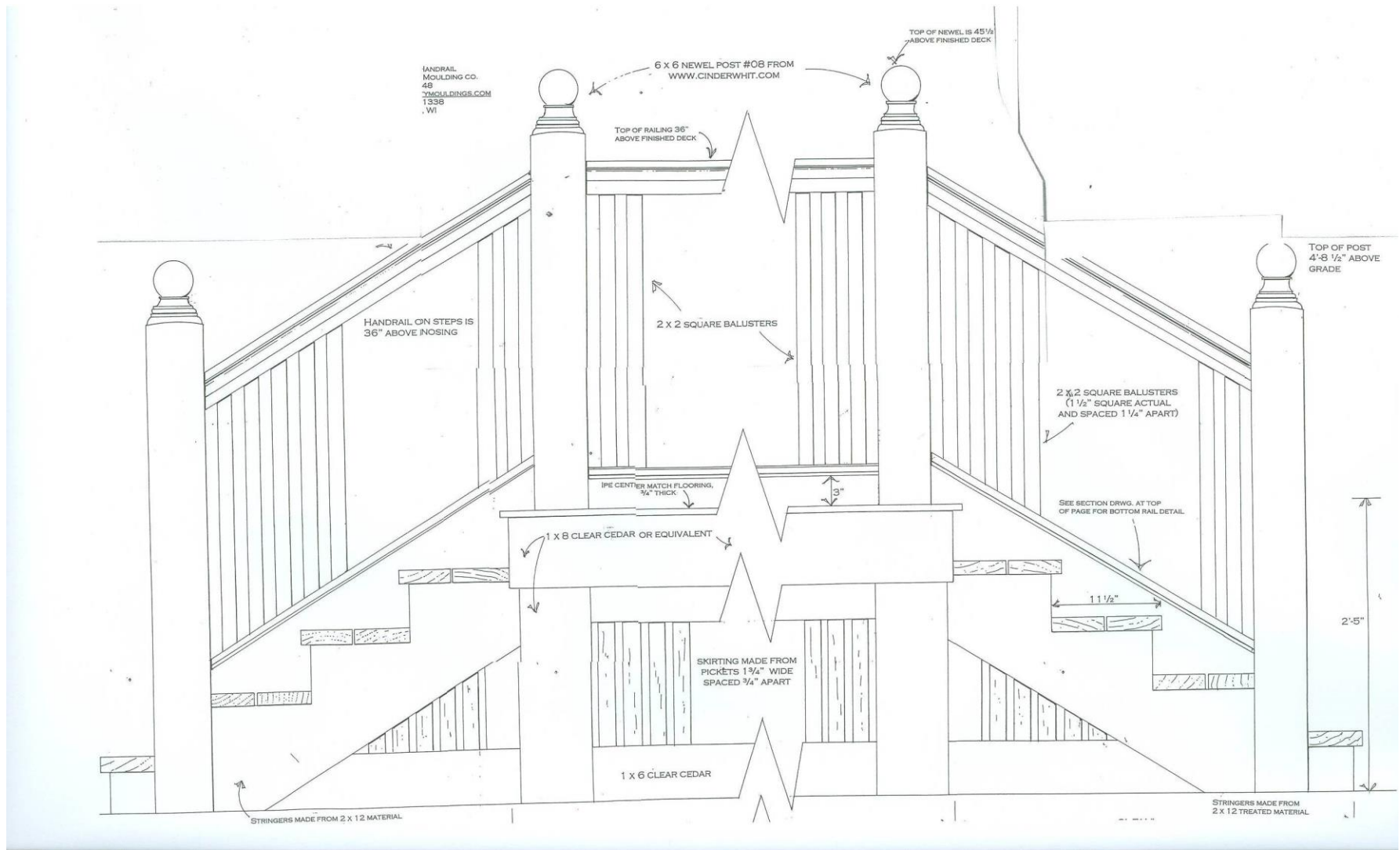
House in 1984 with no ground floor railing.



Current appearance



Typical balcony condition

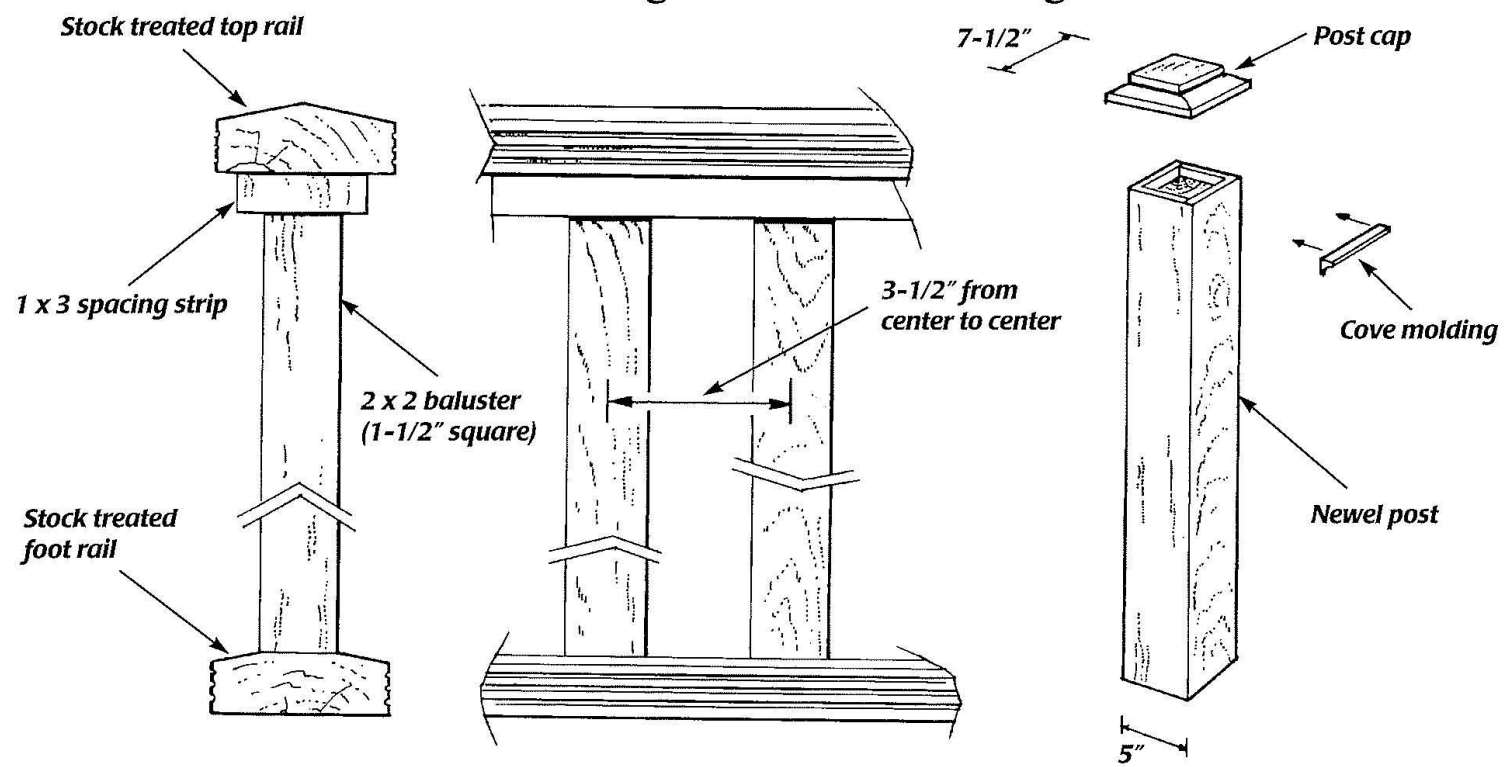


Railing Option 1.

Porches



Basic Railing and Newel Post Design



The number of historic handrail and newel post designs is literally endless. The above designs are appropriate for many houses built before 1940 and would be approved by the Historic Preservation Commission for most homes.

Railing option 2