



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property 4471 N. 25TH ST. Garden Homes Historic District
Description of work Applicant rebuilt front porch without a Certificate of Appropriateness. Porch guard rails, handrails and skirting will be changed to meet guidelines and building codes.
Date issued 5/29/2015 PTS ID 103197 COA

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 work will be carried out according to attached drawings. No additional features of the house are to be removed or replaced without consultation with Historic Preservation staff and a Certificate of Appropriateness.

Decay resistant wood should be used to ensure the longevity of the porch. Such woods as western red cedar, redwood, or domestic spanish cedar are appropriate. Wood should be smooth and free of knots. All wood to be painted after porch alterations are made.

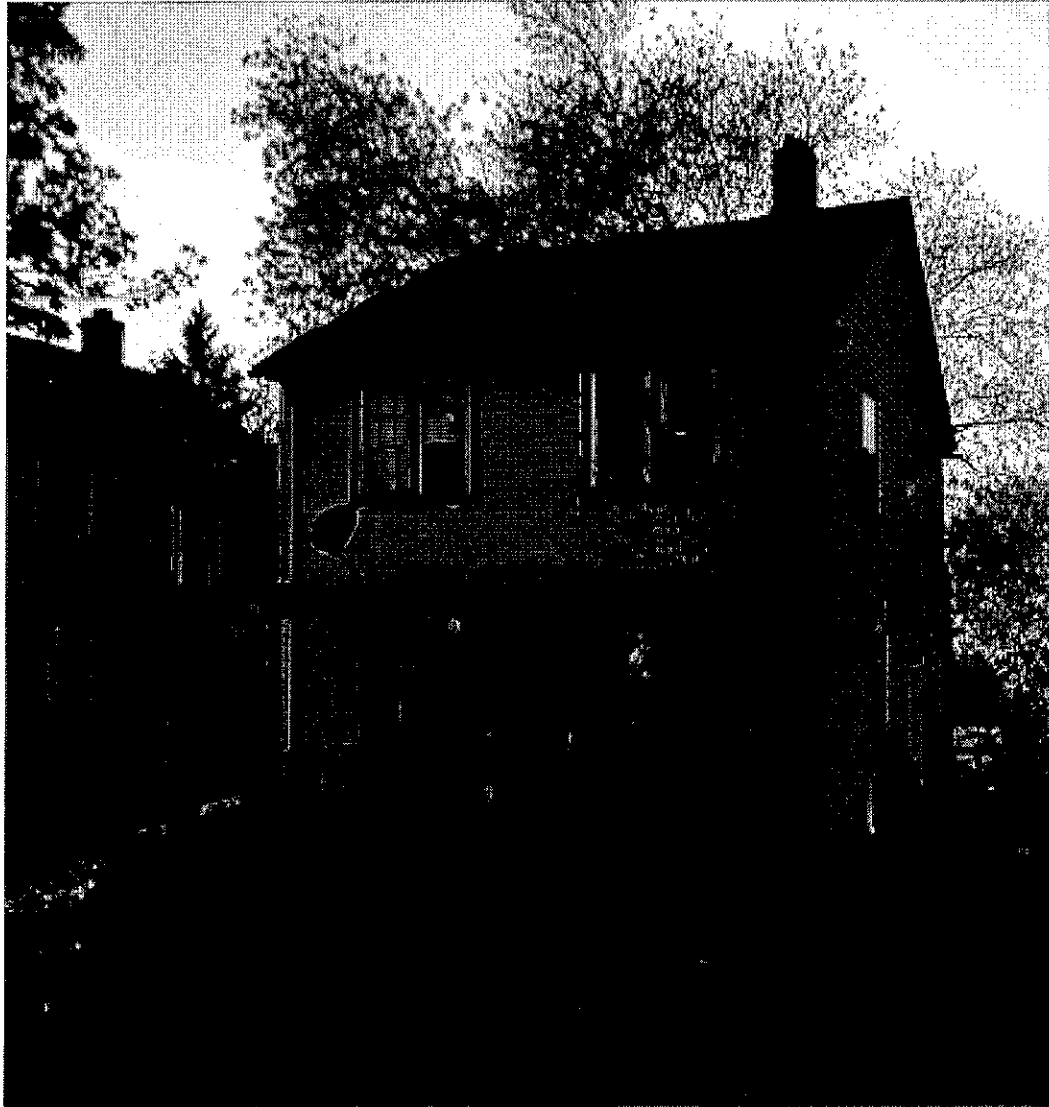
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3044 E-mail: chatal@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. Ashanti Hamilton, Contractor, Inspector Construction Inspector (286-2513)



**4471 North 25th Street
showing porch that was
built without a Certificate of
Appropriateness**

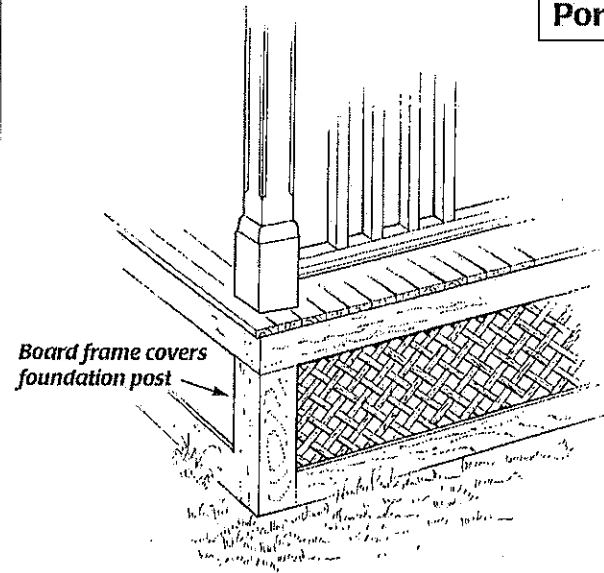


Porch guard rails to be removed and replaced with appropriate ones. Skirting to be framed. Handrails down the steps to be rebuilt.

Porches



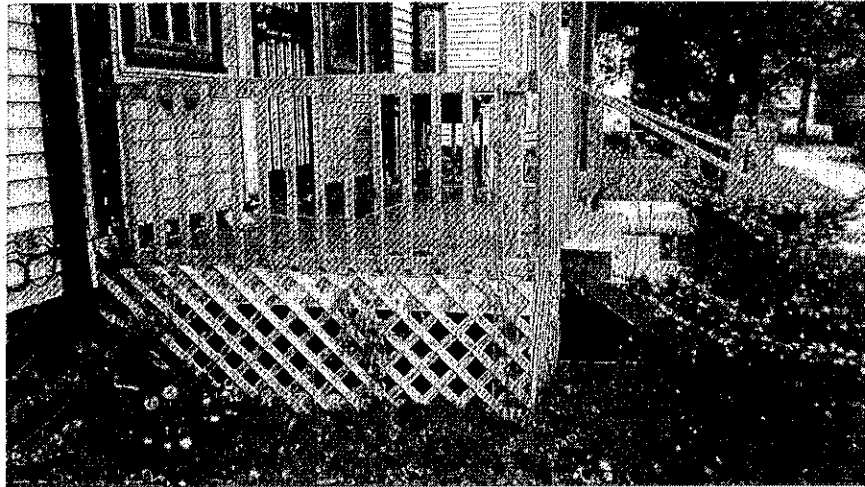
Porch Skirting



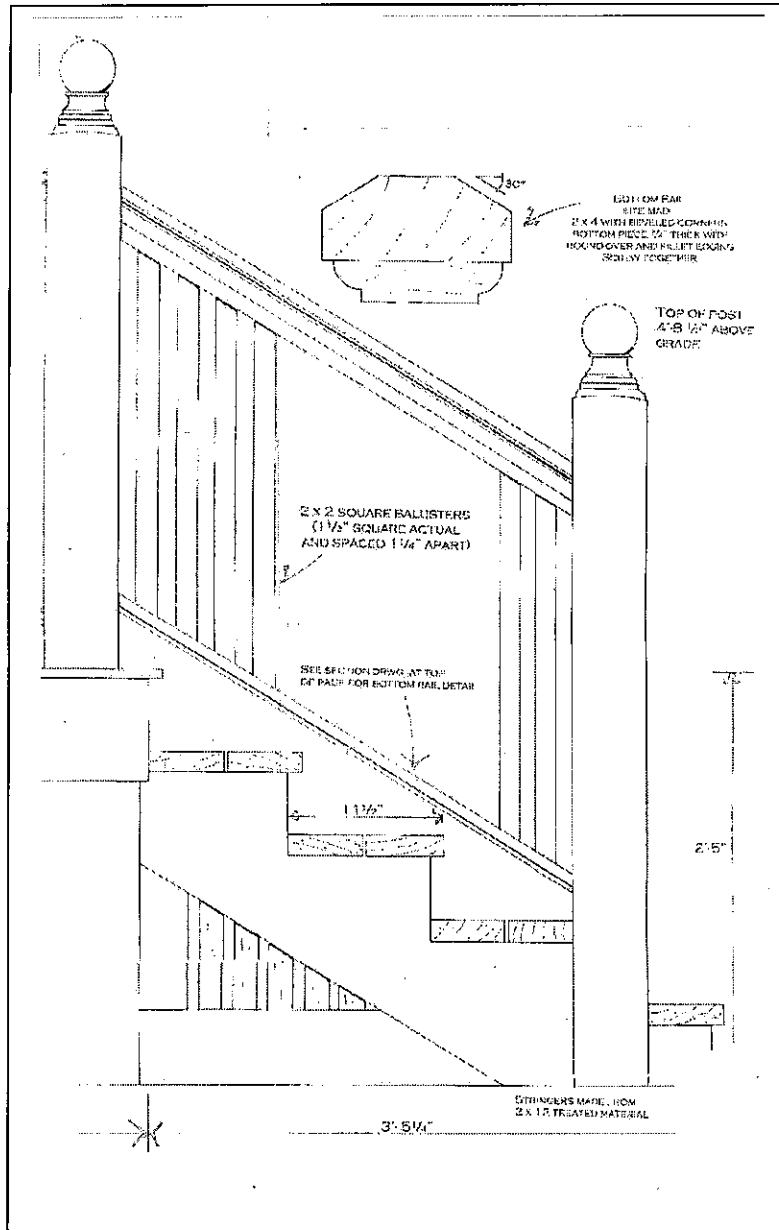
Board frame covers foundation post

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.

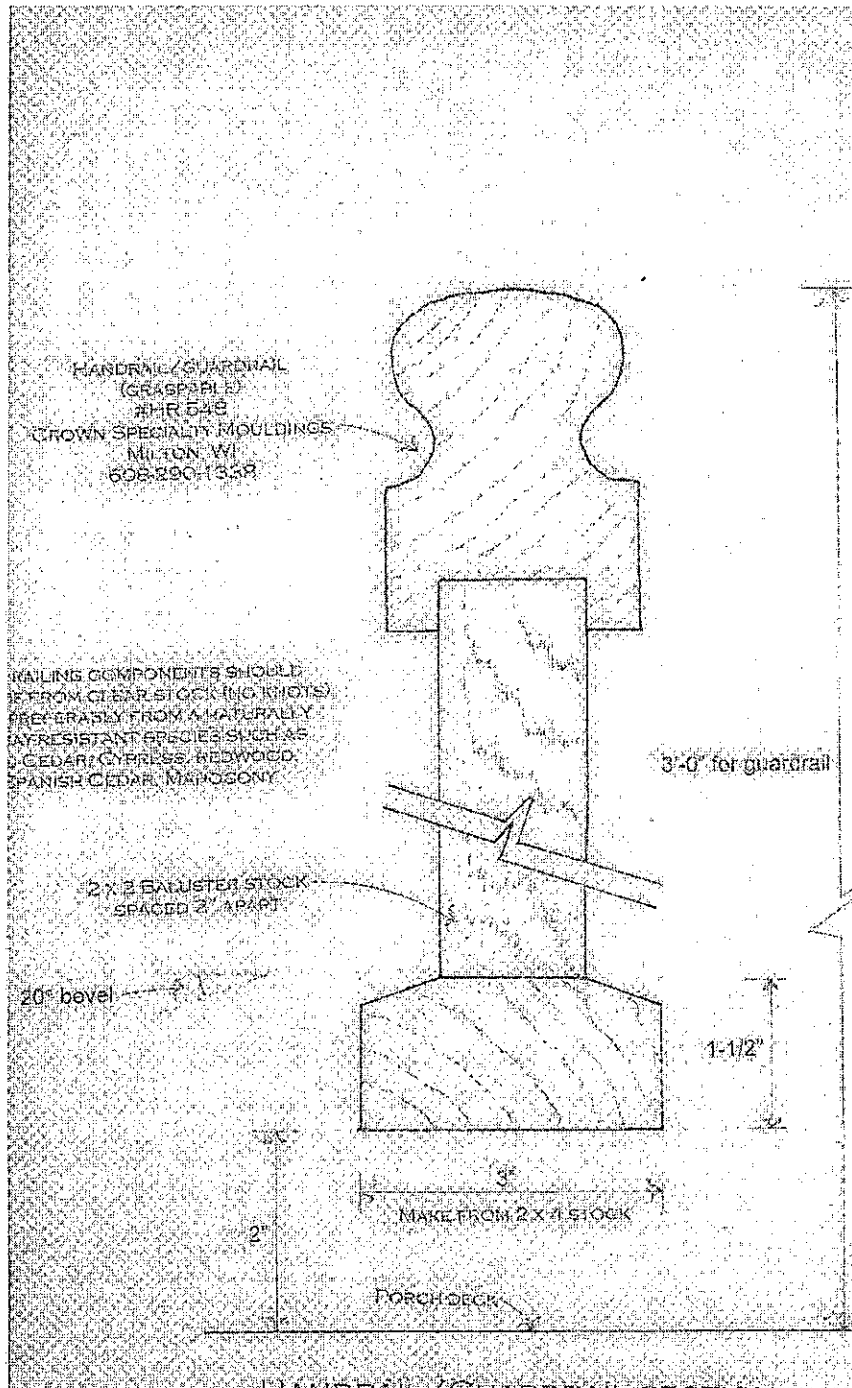
Do not let
The rough
through



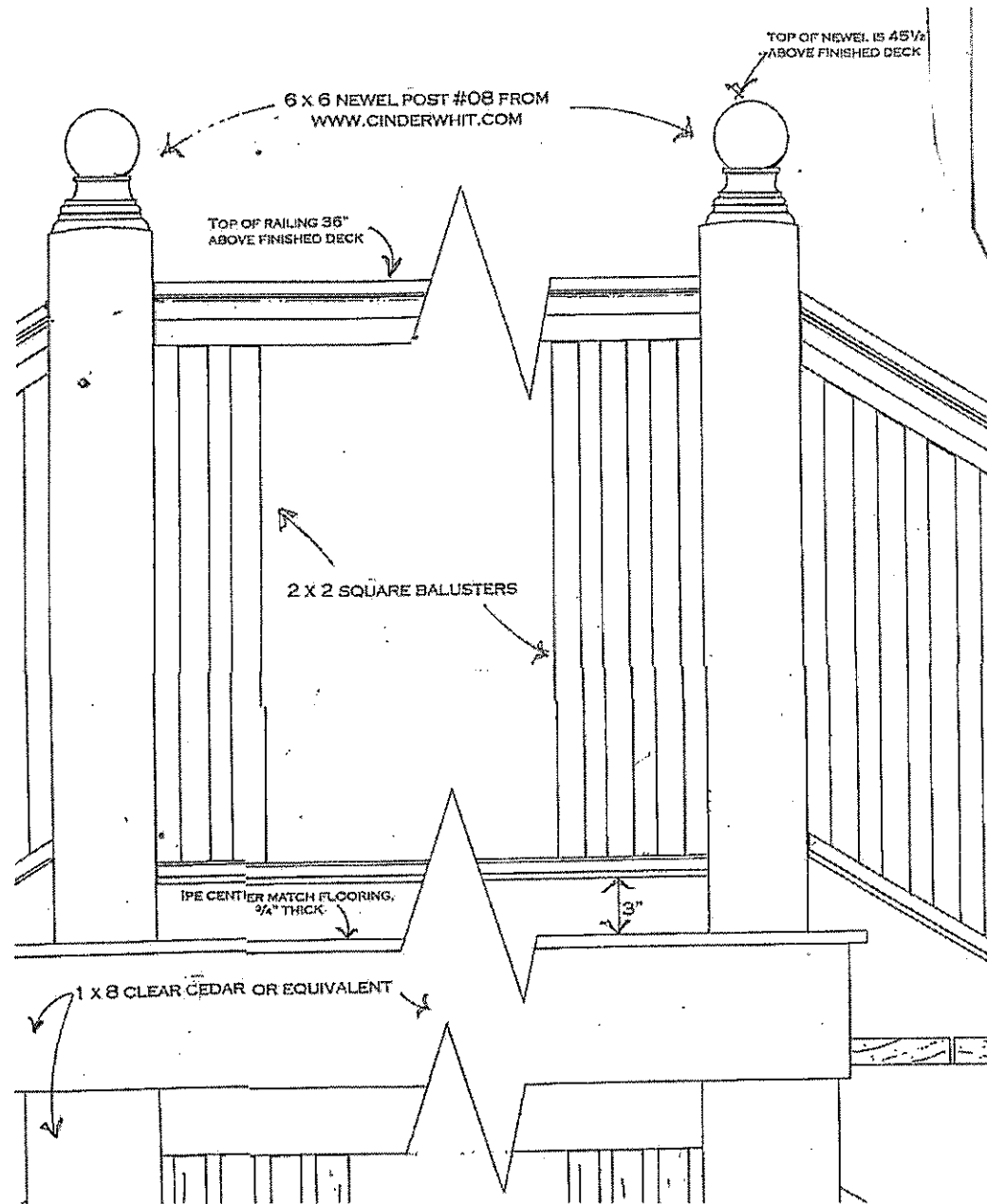
Porch skirting is meant to give the porch a finished look and provide strength to the skirting.



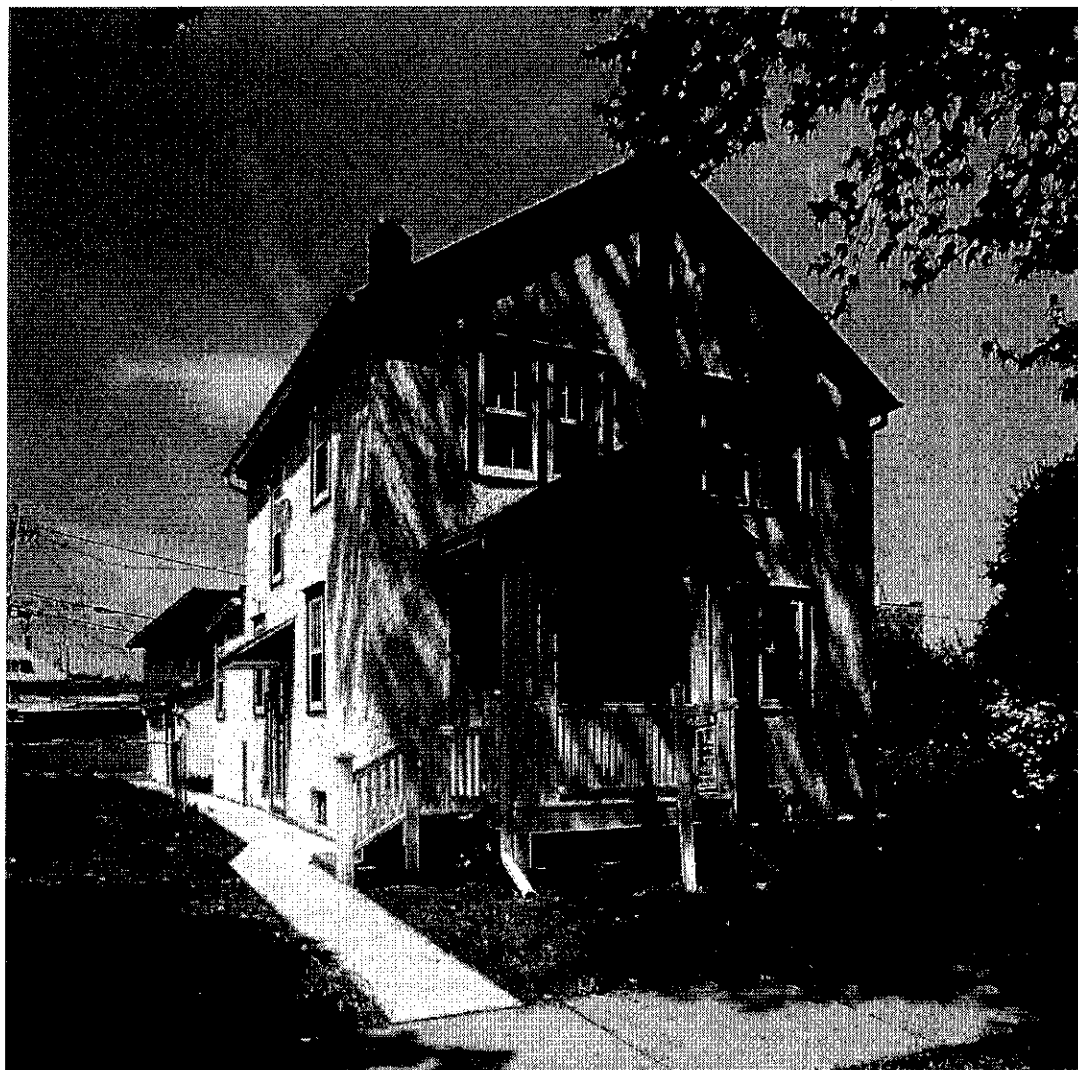
This is an appropriate hand rail for the steps. Square picket balusters are to be spaced 1-1/4 inch apart. Newel should be square to match original designs. See 4381 North 26th Street



**Top rail for both guardrails
 and handrails has to be
 graspable and shaped as in
 drawing. Bottom rail needs
 beveled edges to shed water
 and avoid rot.**



Note: Bottom rail of guardrail is 3 inches above porch deck. Balusters are 2 inches by 2 inches and set 1-1/4 inch apart. Tops of newels are 45-1/2 inches above porch deck. Top railing is 36 inches above porch deck.



The house at 4381 North 26th Street was restored to near original appearance. Applicant can copy measurements from this porch to use for handrails and guardrails and newels at the steps.