



# Certificate of Appropriateness

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

**Property  
Description of  
work**

**102 E Vine**

Changes to first floor windows on the west side of the house: One large bay window will receive a new tempered glass panel, installed in the original sash and glazed in place using traditional glazing putty. Two transom windows will be built with Sapele lumber and will receive a tempered glass insulated panel. Sashes will be built to match surrounding windows. Two QM combination storm windows will be built using Sapele lumber. A glass insert will be installed on the upper and lower sections; lower section will have a screen insert.

**Date issued**

12/16/2021

PTS ID N/A

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 naturally decay-resistant wood species for exterior finish applications 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, 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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

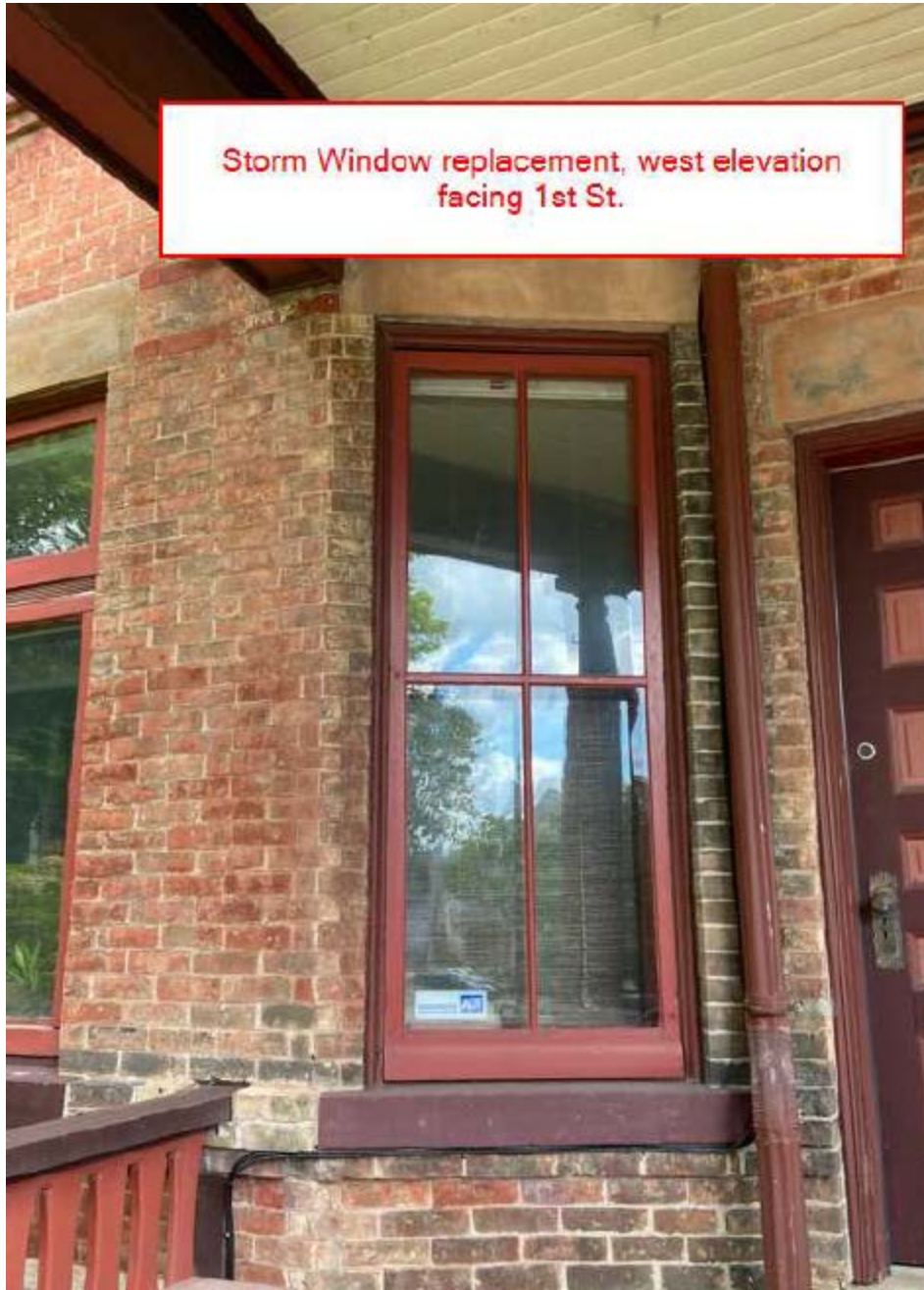
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/permits](http://www.milwaukee.gov/permits), or call (414) 286-8210.

*Jacqueline Drayer*

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. M. Coggs

Storm Window replacement, west elevation  
facing 1st St.





Replacement of  
transom and bay  
window





Replacement of storm window



Replacement of transom only. Existing bay window to remain (this was replaced to insulated glass under a previous owner, unknown if COA obtained).