



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 926 N. 29TH ST. **Concordia Historic District**
Description of work Replace two missing porch columns to match existing. Repair/replace porch deck as needed to match existing footprint. Install new guardrails, handrails, steps and skirting.
Date issued 3/9/2012 **PTS ID 78567 COA, porch 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:

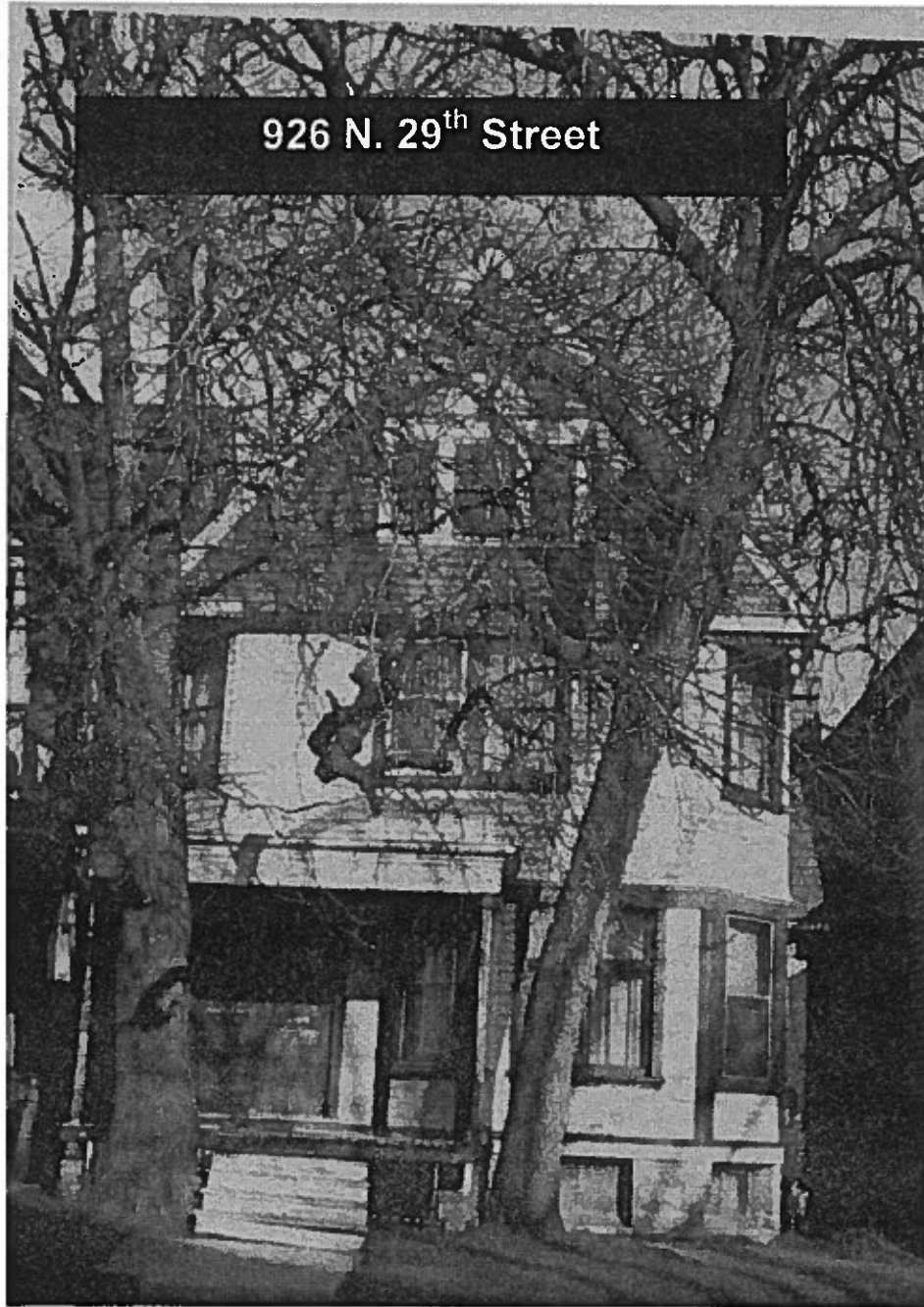
All work will be done according to attached drawings, photos and specifications. All wood must be painted upon completion. Please note that research has shown that when new, bare wood is exposed to the elements for a period of only a week or two, the life the paint job subsequently applied to the surface will be reduced. Azek material can be used to construct the skirting, which is next to the ground, but must be smooth to simulate a dressed wood surface. Two-by-two wood spindles for railings will be spaced no more than 1-3/4" apart and no less than 1-1/4" apart. Handrails must be graspable and an acceptable, standard profile is attached. Other designs are possible with the approval of HPC staff.

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 department as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 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.mkdcd.org/build, or call (414) 286-8210.

Paul Jakubovich
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Inspector Joel Walloch (286-8160)

926 N. 29th Street

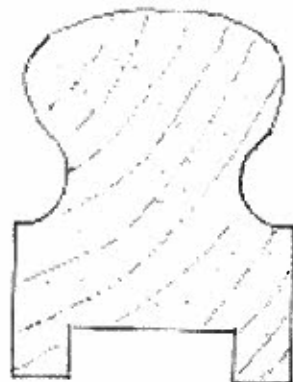


Repairs and replacements
confined to front porch posts,
deck, skirting, handrails,
guardrails, newel posts and
steps



Porch steps to be replaced; new skirting around the porch deck; repairs tongue and grooved porch floor as needed with new tongue and groove material; install two new porch posts at the front corners of the porch to match the existing Doric style columns with entasis next to the house. Install new handrails/guardrails and newel posts.

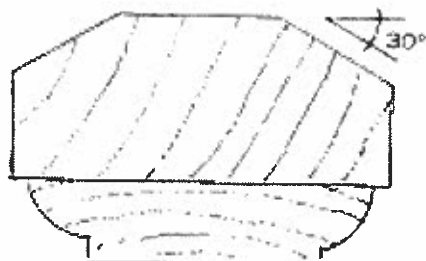
2-1/2"



3-1/4"

Graspable Top
Rail to accept 2x2
balusters

1-1/2"



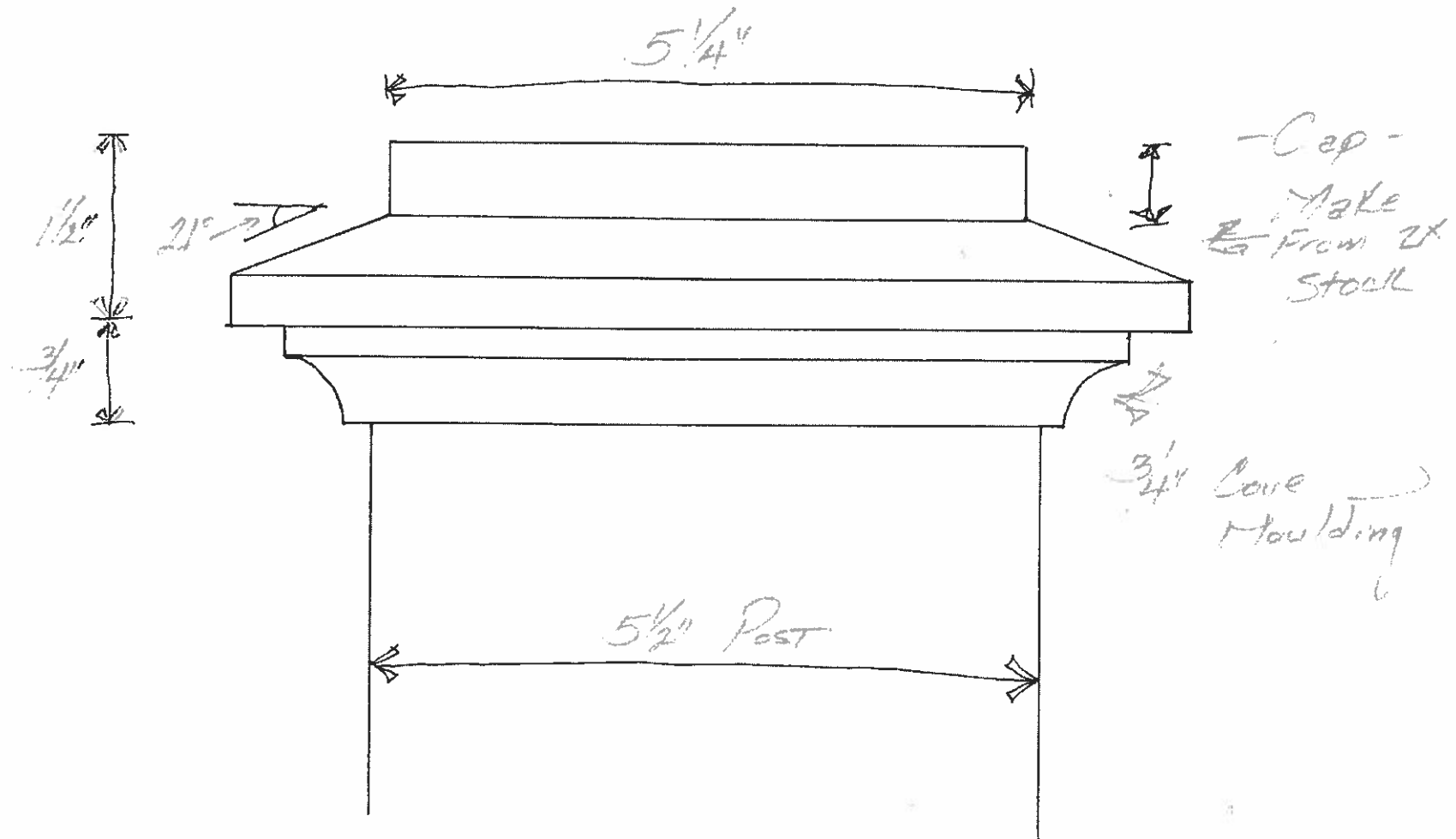
2-1/4"

Built-up bottom rail for
porch balustrade to
accept 2 x 2 square
balusters

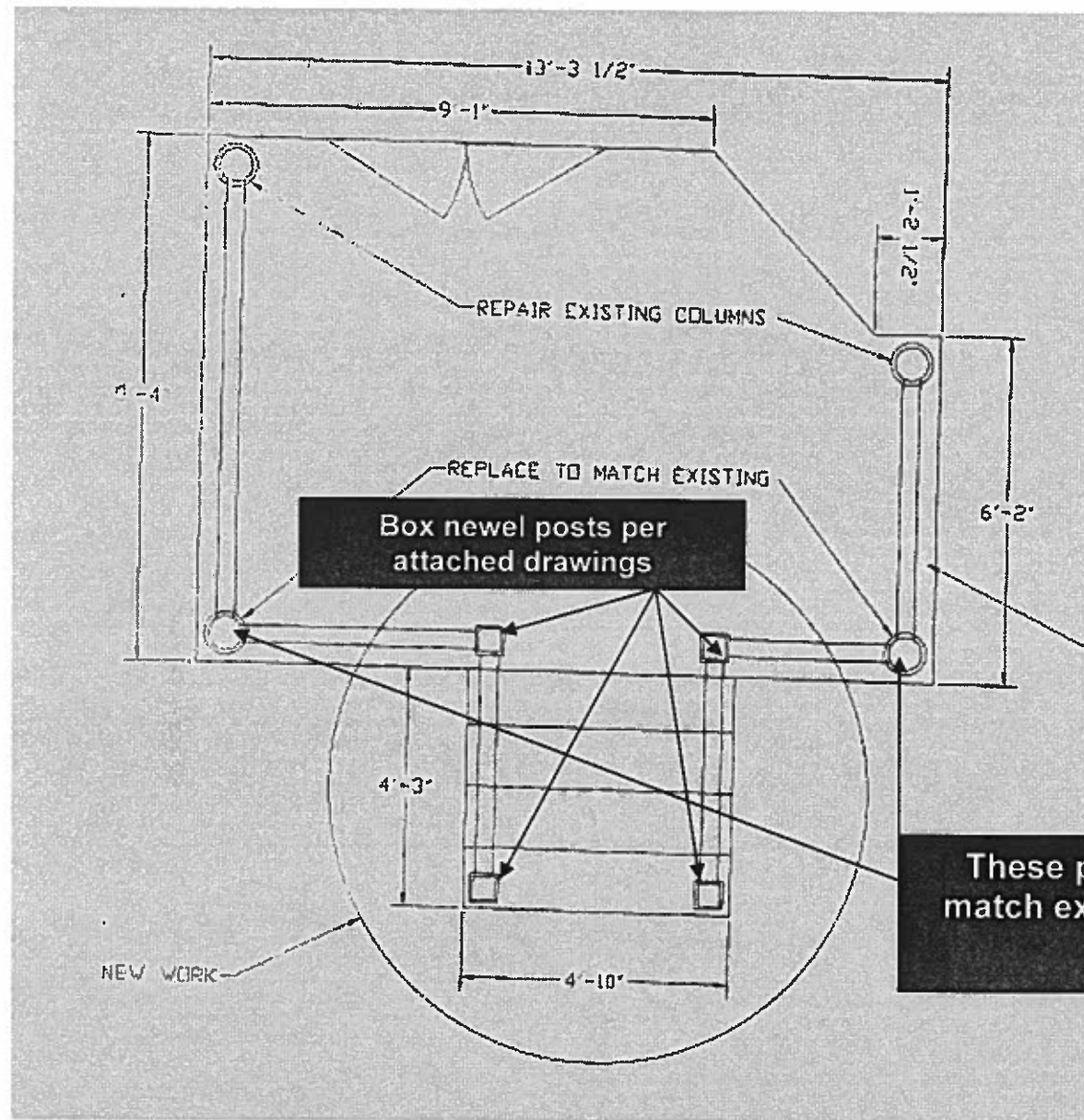
3-1/2"



Section detail of top rail and bottom for porch

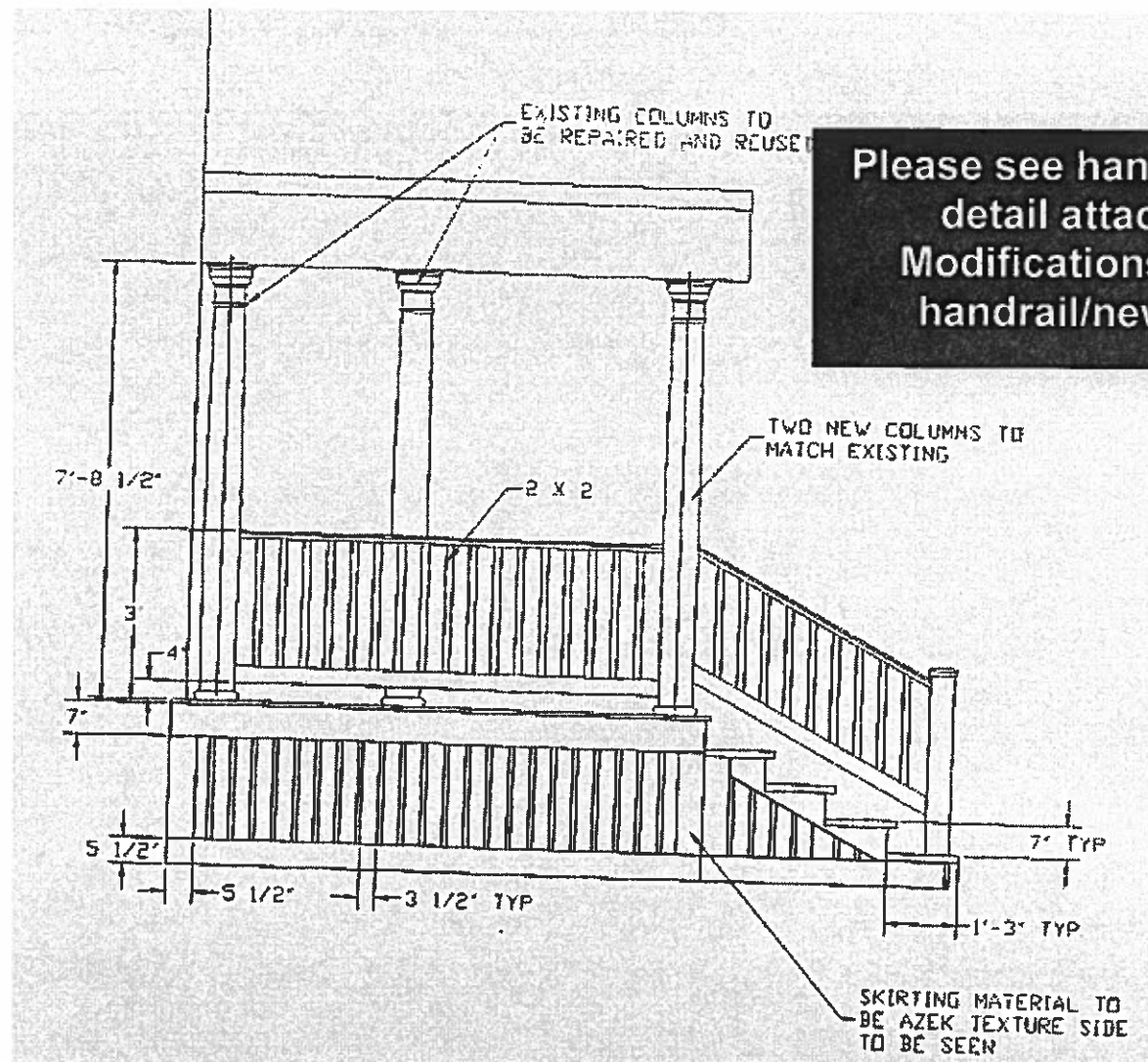


Design for newel post tops at the foot of the steps.



These posts to be replaced to match existing Doric Style posts on the house

Plan of front porch showing columns and newel posts



Please see handrail and newel posts detail attached to this COA. Modifications are needed to the handrail/newel system shown

Elevation of porch. Skirting to be vertical slats 3/12" wide and space 3/4" apart. Note: Frame around skirting must cover all structural members behind it.