



Conservation District Review

LIVING WITH HISTORY

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

Property 2501 N. RICHARDS ST. (Brewers Hill-Harambee Conservation District)
Description of work Replace front porch decking, railings, stairs and skirting. Install new railing on 2nd floor.
Date issued 07/28/2009 PTS ID 60972 CDR

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:

Porch shall not change in size or height. All wood within 18" of grade shall be pressure treated. All replacement components shall match the original and comply with all current codes. The railings on the porch shall not exceed 36" in height in order to keep the proportion correct. The balusters on the railings shall be 2"x2"(1-1/2" square.) Spacing of the balusters shall be 3-1/2" from center to center (not 3-1/2" apart.) Top rail and foot rail shall have a beveled top edge for water run-off. Stair treads, risers, and handrails shall comply with building codes. Skirting shall be similar to attached photo. Wood shall be painted as soon as possible. Studies have proven that the less time raw wood is exposed to the elements, the greater the paint adhesion.

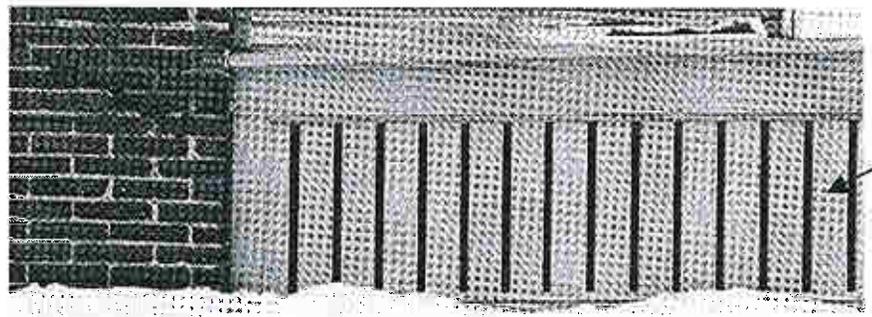
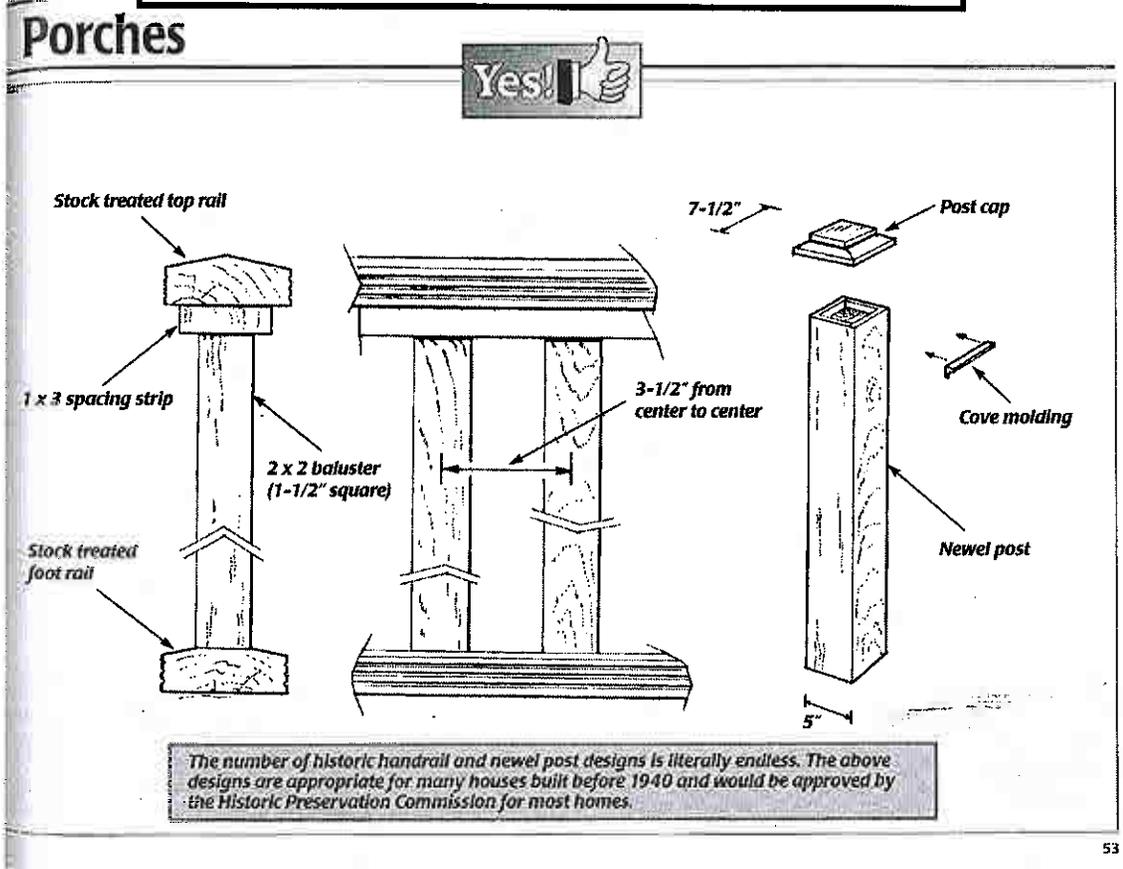
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. **Work that is not completed in accordance with this certificate may be subject to correction 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) 286-0232 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.mkedcd.org/build, or call (414) 286-8210 or 8211.

Carlen Hatala
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Contractor, Inspector Jim Friedrichs (286-5982)

TYPICAL RAILING AND POST DESIGN



ACCEPTABLE SKIRTING



SHINGLES REMOVED ARE TO BE REPLACED WITH MATCHING SHINGLES AND PAINTED

CORNER AND CENTER POSTS MUST BE LARGER DIAMETER TO PROVIDE ADEQUATE STRENGTH

EXAMPLE OF CORNER & CENTER POST DIMENSION

