

Certificate of Appropriateness

LIVING WITH HISTORY

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

Property

3020 W. MC KINLEY BL.

Description of work

Install new guardrails on second story of front porch; rebuild second story airing porch on rear elevation.

Date issued

11/14/2010

PTS ID 63415 COA, new porch guardrails; replace wood under eaves

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:

All work will be done according to attached drawings and photos. Balusters will be at least 1-1/2 inches square and spaced no more than 3-1/2" from center to center. New guardrails on both front and rear porches will match the design of railings on side ramp. Rear airing porch braces to match originals in terms of size, design and placement. New wood for eave replacement will match exactly the size, and profile of the original wood. All wood to be painted upon completion.

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 staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@milwaukee.gov.

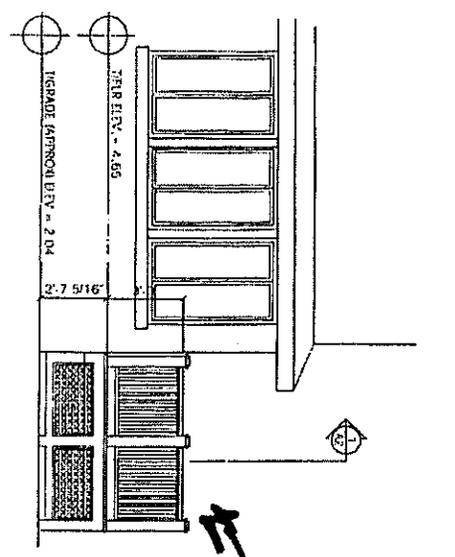
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkedcd.org/build, or call (414) 286-8210 or 8211.

Paul Jakubovich
City of Milwaukee Historic Preservation

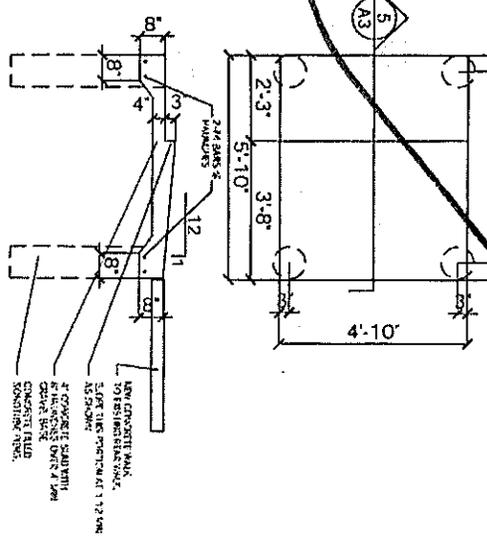
Copies to: Development Center, Ald. Robert Bauman, Contractor HammerHorse, Inspector Joel Walloch (286-8160)

TIVA WEASURY

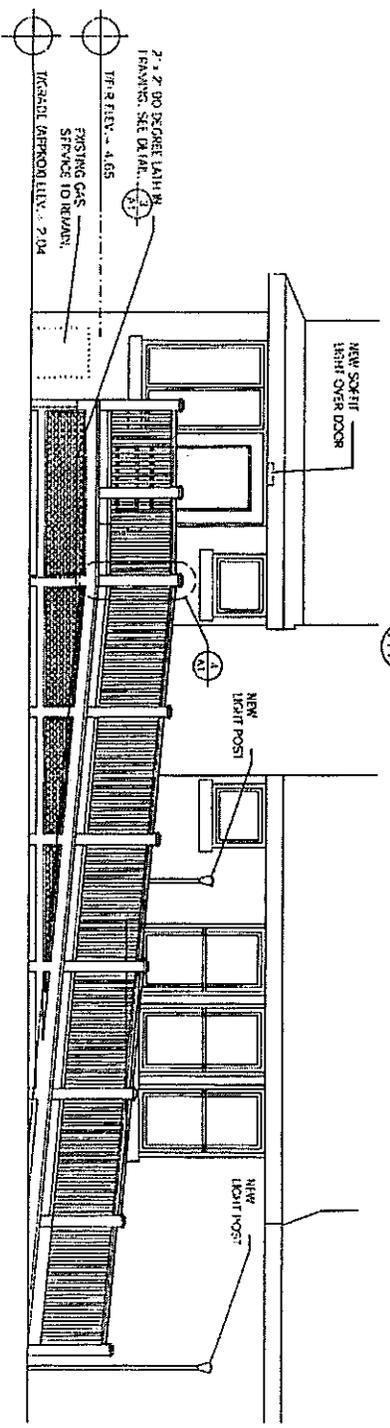
FRONT & REAR GUARDRAILS TO MATCH RAILINGS ON RAMP



1 RAMP FRONT ELEVATION
A1 1/4" = 1'-0"



3 CONCRETE PLATFORM
A1 3/8" = 1'-0"



2 RAMP SIDE ELEVATION
A1 1/4" = 1'-0"

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BY *Julie Meyer*
(Authorized Signatory)
HAMMERHORSE INCORPORATED

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Burlington, WI 53105
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Website:

DATE: 08/18/09
05/04/09

REMODELING TO RESIDENCE OF:
JOB NO. MATTIE ECHOLS
3020 McKinney Blvd.
Milwaukee, WI
0902
DRAWN BY: RJK
DATE: 08/08/09
SHEET: A1

JULIO W. MCKINLEY

REPLACE GUARDRAIL



REPLACE EAVES IN KIND

REPLACE AIRING PORCH



HAMMER



HORSE

INCORPORATED

Remodeling Solutions

SPECIFICATIONS

Soffitt Repair and Rear Porch Re-Build

For: Mattie Echols
3020 W. McKinley Blvd.
Milwaukee, Wisconsin 53208

Labor and Materials for the following scope:

- 1) Demo existing 3-1/4" T&G soffit material in its entirety around the house with the exception of the gable at the rear elevation (North). This gable is in good condition and is need of paint/scraping only
- 2) New 2 x 4 soffit blocking as necessary to provide proper nailing surface for new materials
- 3) New pre-primed 3-1/4" T&G soffit at all areas to include: front porch, 1st floor eaves, 2nd floor eaves, and 3rd floor dormers
- 4) New cedar railing at 2nd floor porch/flat roof area (South elevation). New railing to comply with historical specifications
- 5) Demo existing 2nd floor porch at rear elevation (North)
- 6) Re-build porch to comply with historical specifications. Pressure treated under-structure and cedar finish materials
- 7) New pre-primed 1x4 fascia at all eaves
- 8) Caulk all new work as necessary
- 9) All wood pre-primed in color chosen by Owner. New porch to be pre-stained to match new ramp – Sherwin Williams Deck Seapes Semi-Transparent stain.
- 10) 15 yd. Dumpster provided for all debris. Will be placed in front yard.

DESIGN/BUILD SINCE 1951
GENERATIONS OF BUILDING

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Phone: 414-466-4646
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Website: www.hammerhorse.com

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