

Brewers Hill H.D.



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5212

Property 113 W. VINE ST.
Description of work 10-foot addition to back of house for a new kitchen and closet.
Date issued 8/28/2007

PTS ID 44664 COA - House Addition

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:

The work must be done according to the attached drawings and/or photos, any changes must be approved by HPC staff.

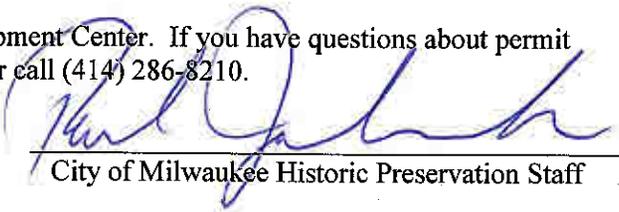
Balusters must be 3-1/2" on center. Note detail sheets for railings, corner boards, water table and newels.

All windows are solid wood inside and out. Window units should be ordered with sill ear extensions of 5". Extensions should be trimmed back to a maximum of 1" from outside edge of casing. Window units can also be ordered ready-made with flat trim boards attached at the factory along with extended sill ears. Window and door top moldings can be field installed. Windowsills should be at least 1-3/4" thick at the outside edge. As an alternative, the sill can be made of "Azek" material for greater durability. "Norco Premium", produced by Jeld-Wen is one manufacturer that makes new windows to this specification. All finish wood must be smooth and free from knots and sapwood. All wood must be painted or stained as soon as possible to protect from weather. 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 of the paint job applied to it is likely to be decreased.

Foundation above grade to be finished with "Hewn Stone" rusticated concrete block made by Best Block. Color to match existing foundation as closely as possible.

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.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael McGee, Inspector Bill Richter (286-2518)

PLAT OF SURVEY

THE EAST 30 FEET OF THE WEST 70 FEET OF LOT AND THE EAST 30 FEET OF THE WEST 70 FEET OF LOT 4, SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

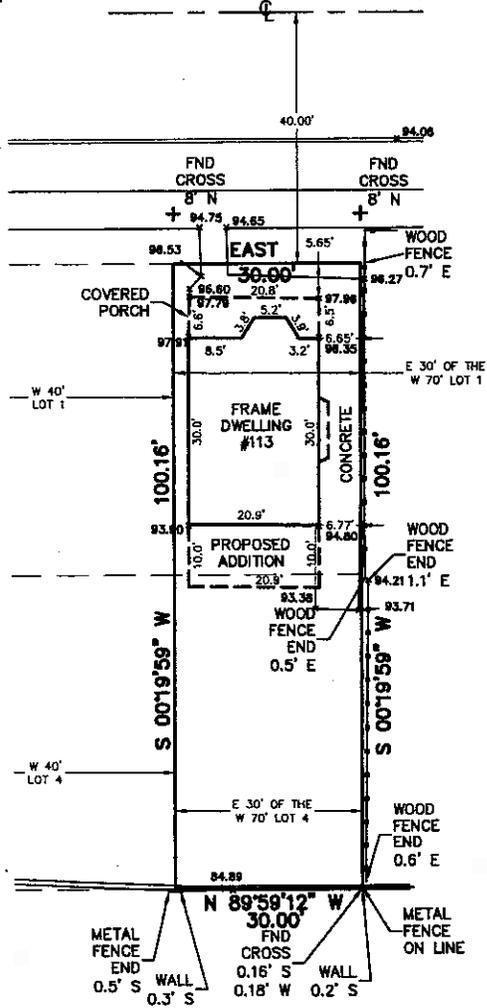
CONTAINING 3,005 SQUARE FEET



CAPITOL SURVEY & ENGINEERING
 11430 W BLUEMOUND ROAD, SUITE 11
 WAUKESHA, WISCONSIN 53226
 PH: (414) 302-4580
 FAX: (414) 302-8906
 WWW.CAPITOLSURVEY.COM

PREPARED FOR:
GEORGE BARITT
 113 W VINE ST
 MILWAUKEE, WI

EAST VINE STREET (80')



SCALE 1"=20'



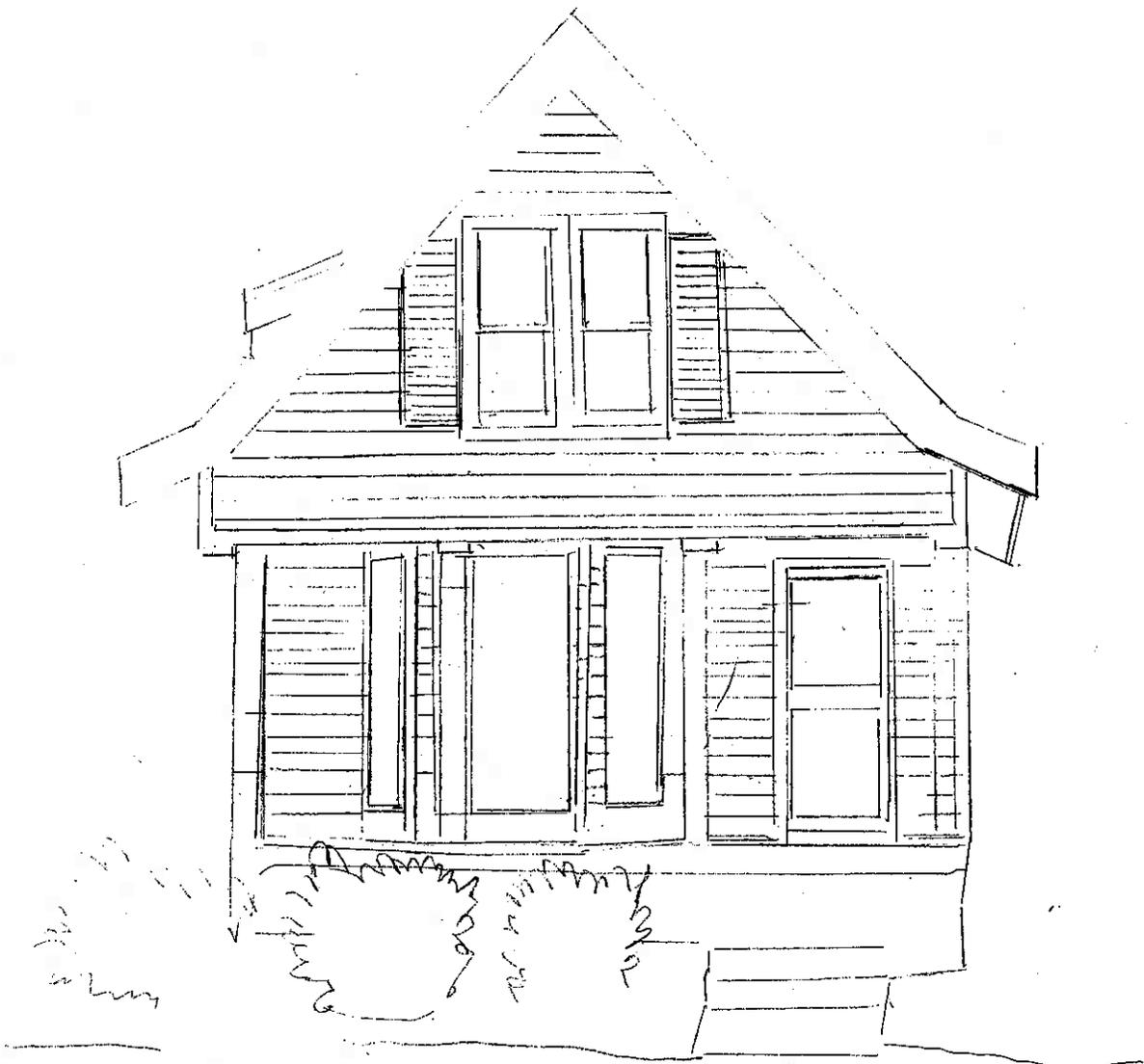
I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JULY 16, 2007
 DATE

Michael J. Berry
 MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545

X:\MIS\GIS-2007\mjs\05-256-0-113.dwg, 7/16/2007 3:28:26 PM, 10MB, 1296, 129

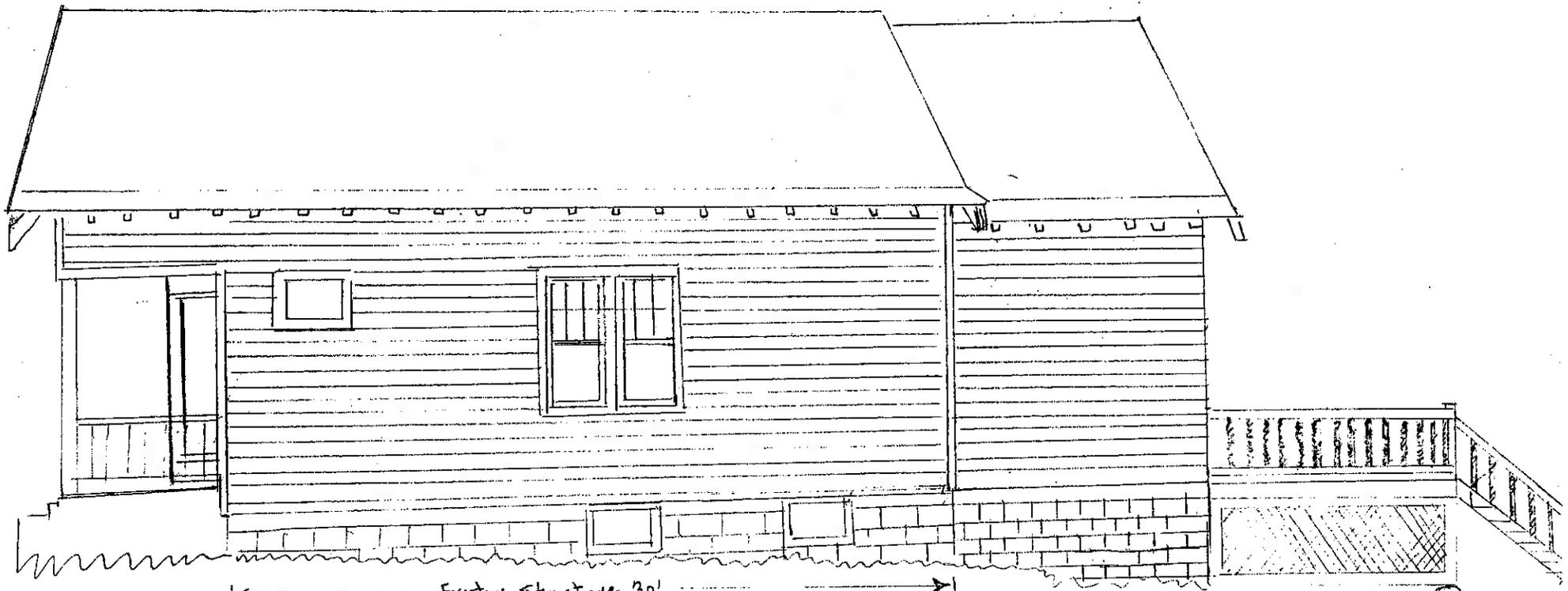
*Print @ HP
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 a*



1/4 Scale

113 W. VINE ST 53212

Owner George Baritt 262-784-8663



Existing Structure 30'

113 W VINE WEST VIEW

10 ft addition

10 ft Deck addition

Concrete footings

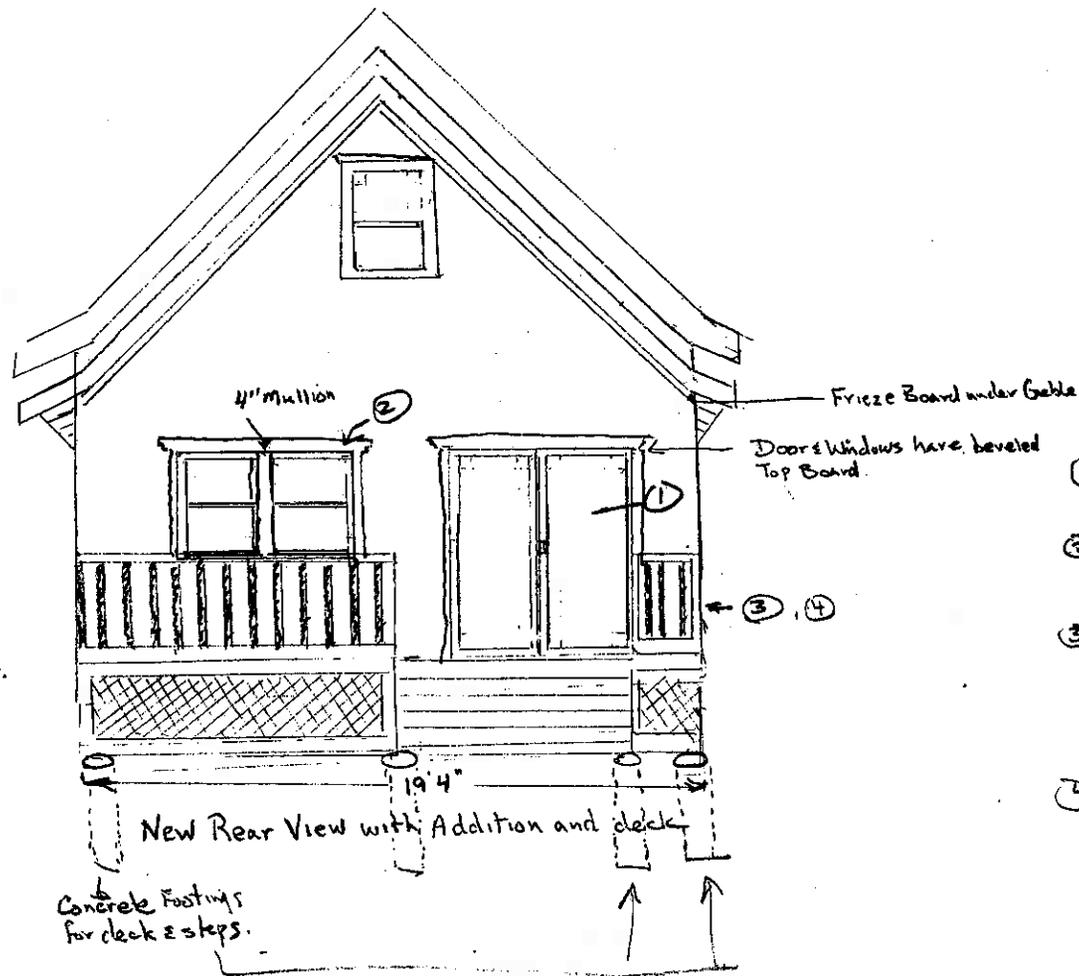
1/4 Scale

Balusters
 $3\frac{1}{2}$ " o.c.

Note detail
 sheets attached
 for Railings,
 corner boards,
 water table &
 Newels.

Deck Info:

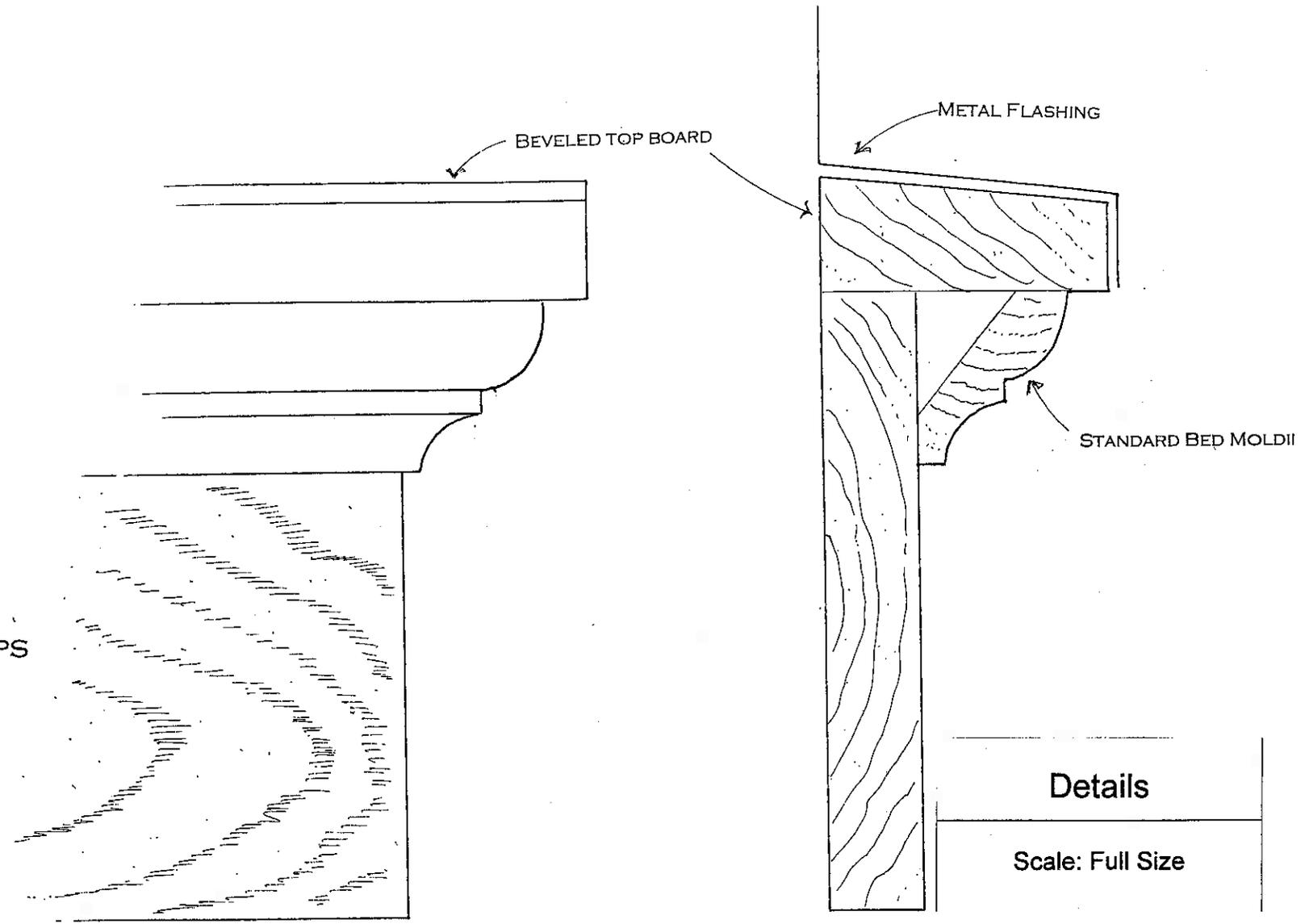
1. Floor joist parallel to house
2. Cedar Deck 1x4 T&G
3. Skirting - may be (a) or (b)
 (a) Lattice with board frame around it.
 (b) Craftsman style as pictured p61
 of "Living with History"
4. 2x2 baluster - railing height 36"
5. Top rail as pictured p52
6. Newel Post with baluster hand rail
 on both sides of steps from porch



Legend

- ① Jeld-Wen Sliding Patio Doors w/ 5/4" 2x6 Trim and.
- ② Windows - Double Hung Jeld-Wen w/ 5/4 Flat Trim
- ③ 6" Clear Cedar Siding - 4" exposure
- 1/4" scale
- ④ Corner boards with Quarter Round

WINDOWS AND DOOR TOPS
FULL SIZE



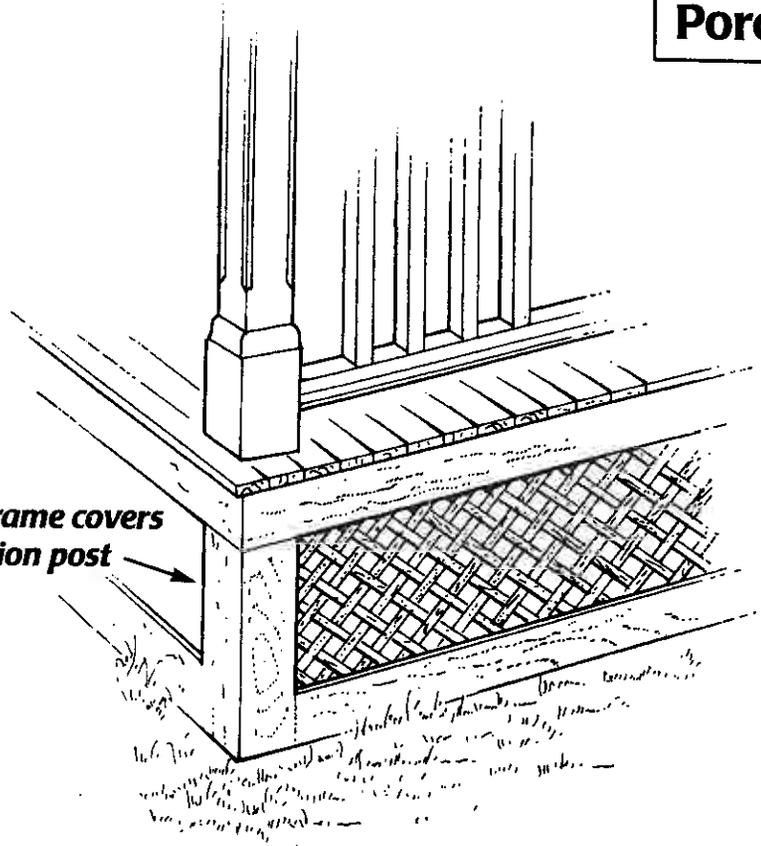
Porches

Yes!



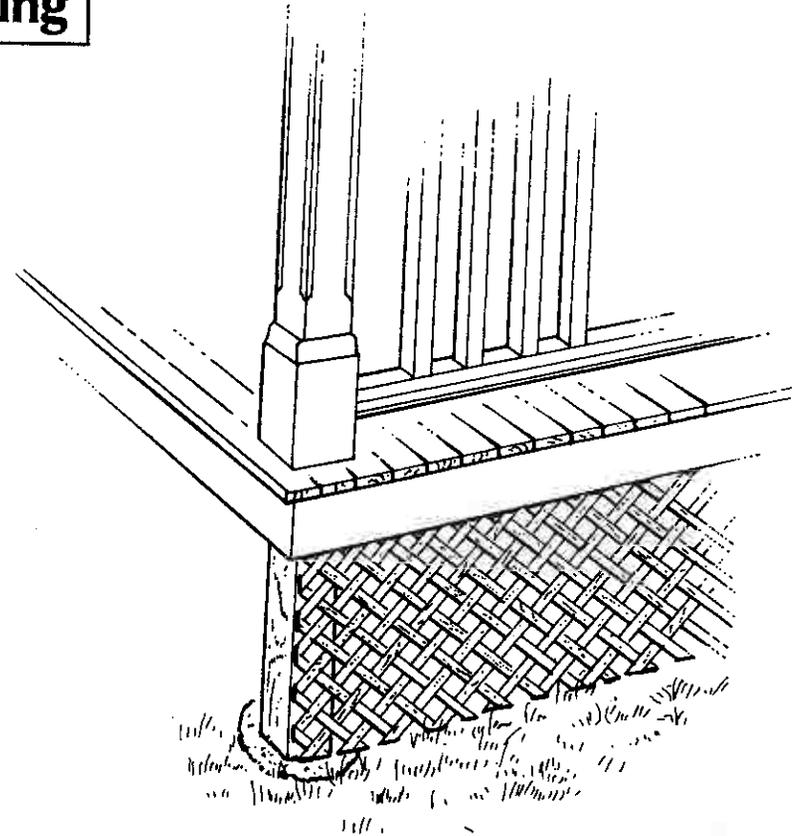
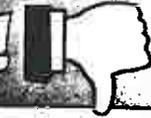
Porch Skirting

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.

No!



Do not install a lattice skirting without a frame around it. The rough framing lumber that supports the porch will show through and the raw edges of the lattice look unfinished.

HANDRAIL/GUARDRAIL
(GRASPABLE)
#HR 548
CROWN SPECIALTY MOULDINGS
MILTON, WI
608-290-1338

ALL RAILING COMPONENTS SHOULD
BE MADE FROM CLEAR STOCK (NO KNOTS)
AND PREFERABLY FROM A NATURALLY
DECAY-RESISTANT SPECIES SUCH AS
RED CEDAR, CYPRESS, REDWOOD,
SPANISH CEDAR, MAHOGONY

2 x 2 BALUSTER STOCK
SPACED 2" APART

20° bevel

3'-0" for guardrail

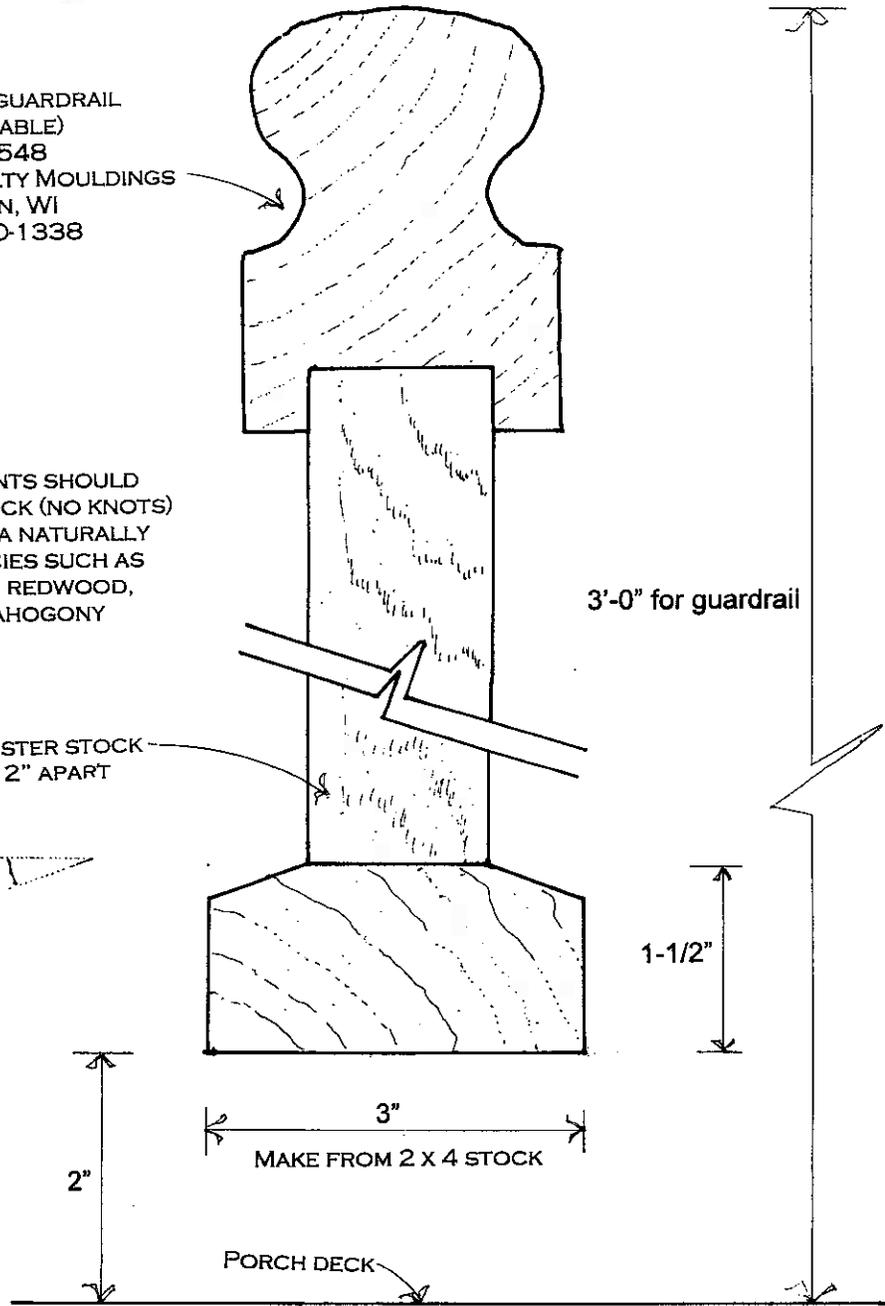
1-1/2"

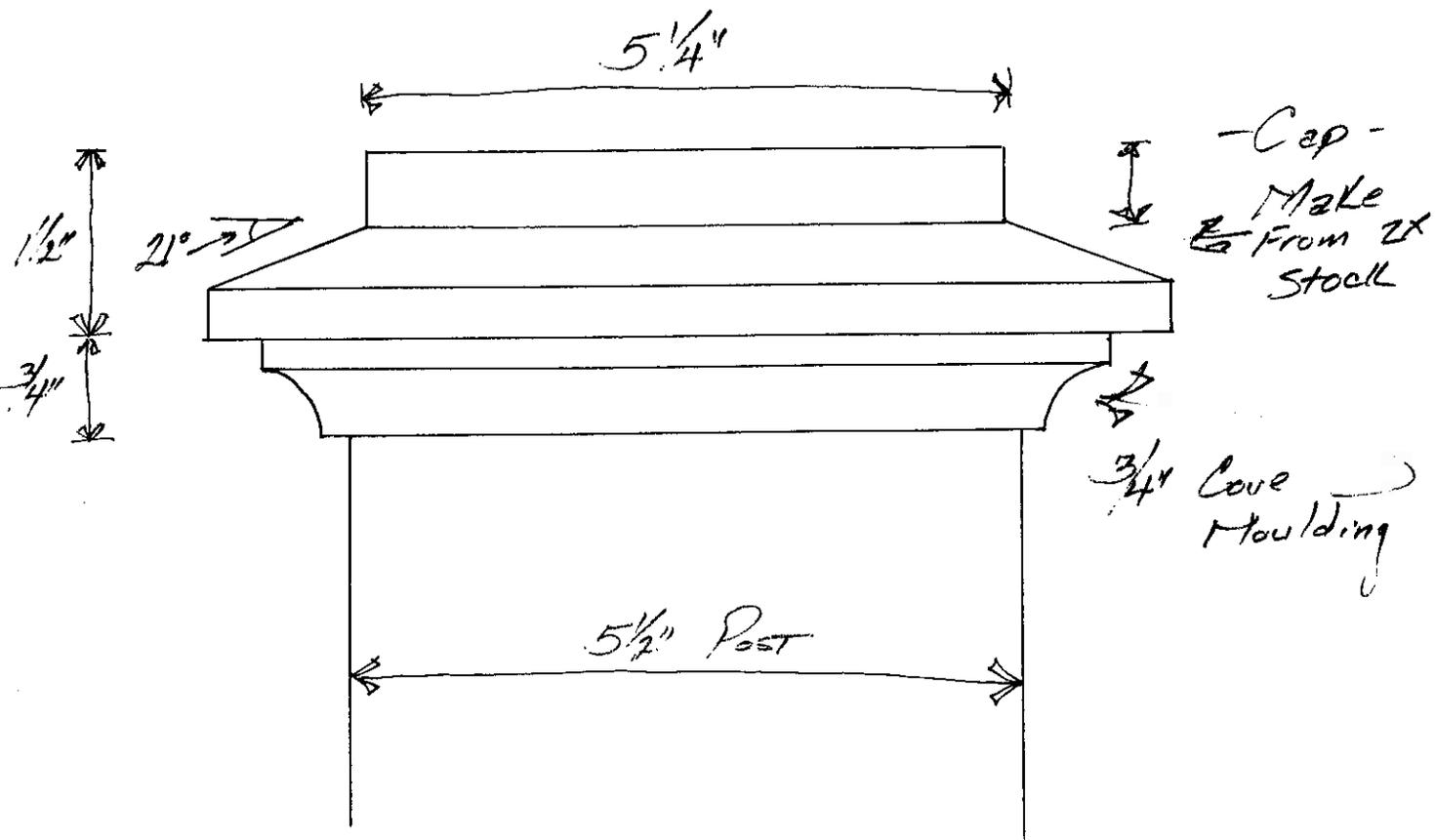
2"
3"

MAKE FROM 2 x 4 STOCK

PORCH DECK

HANDRAIL/GUARDRAIL SECTION FULL SIZE

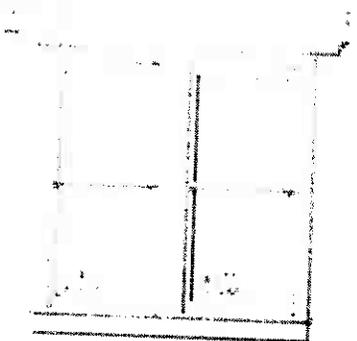




ALL WINDOWS ARE SOLID WOOD INSIDE AND OUT. WINDOW UNITS SHOULD BE ORDERED WITH SILL EAR EXTENSIONS OF 5". EXTENSIONS SHOULD BE TRIMMED BACK TO A MAXIMUM OF 1" FROM OUTSIDE EDGE OF CASING. WINDOW UNITS CAN ALSO BE ORDERED READY-MADE WITH FLAT TRIM BOARDS ATTACHED AT THE FACTORY ALONG WITH EXTENDED SILL EARS. WINDOW AND DOOR TOP MOLDINGS CAN BE FIELD INSTALLED.

WINDOWSILLS SHOULD BE AT LEAST 1-3/4" THICK AT THE OUTSIDE EDGE. AS AN ALTERNATIVE, THE SILL CAN BE MADE OF "AZEK" MATERIAL FOR GREATER DURABILITY. "NORCO PREMIUM", PRODUCED BY JELD-WEN IS ONE MANUFACTURER THAT MAKES NEW WINDOWS TO THIS SPECIFICATION.

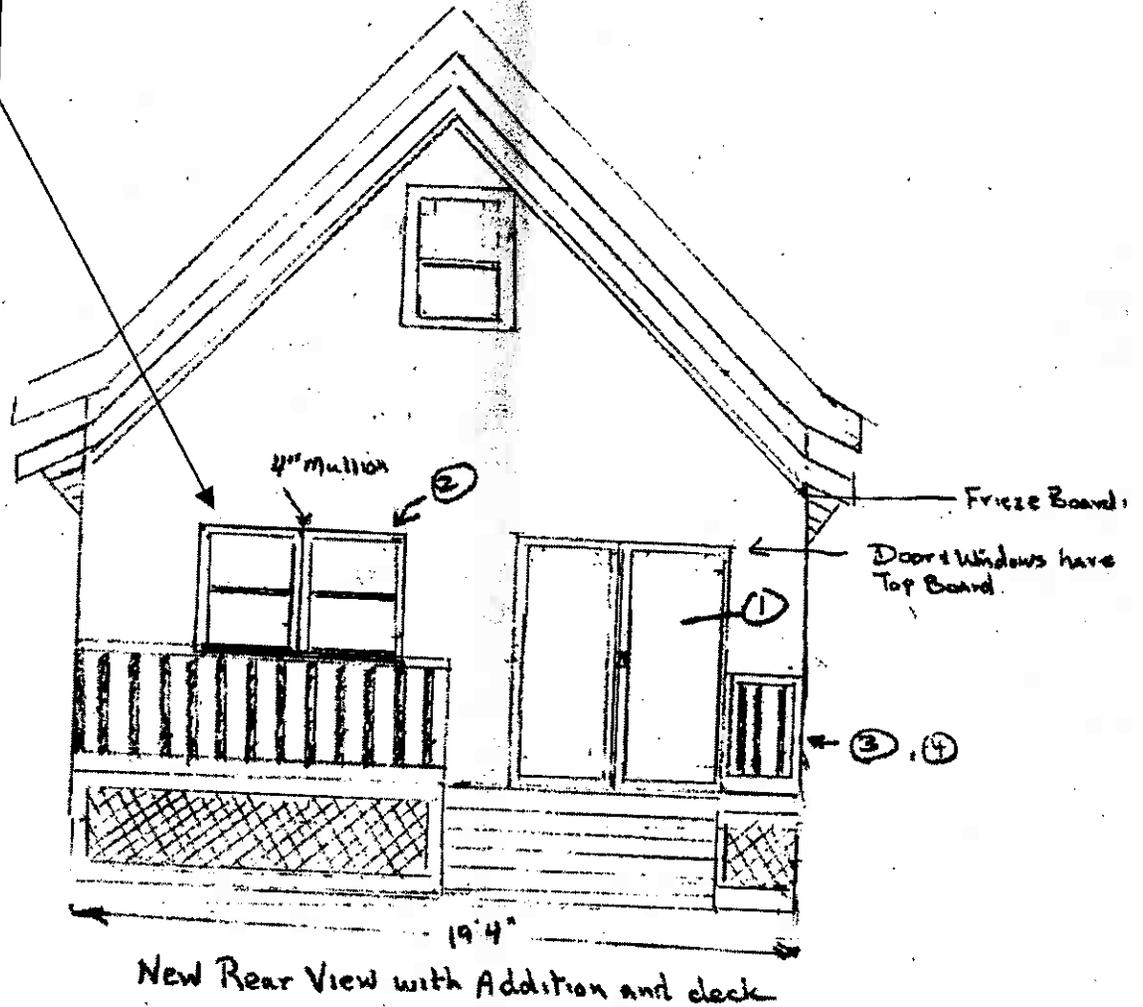
Flat Board Trim 1-3/4" Thick Sill



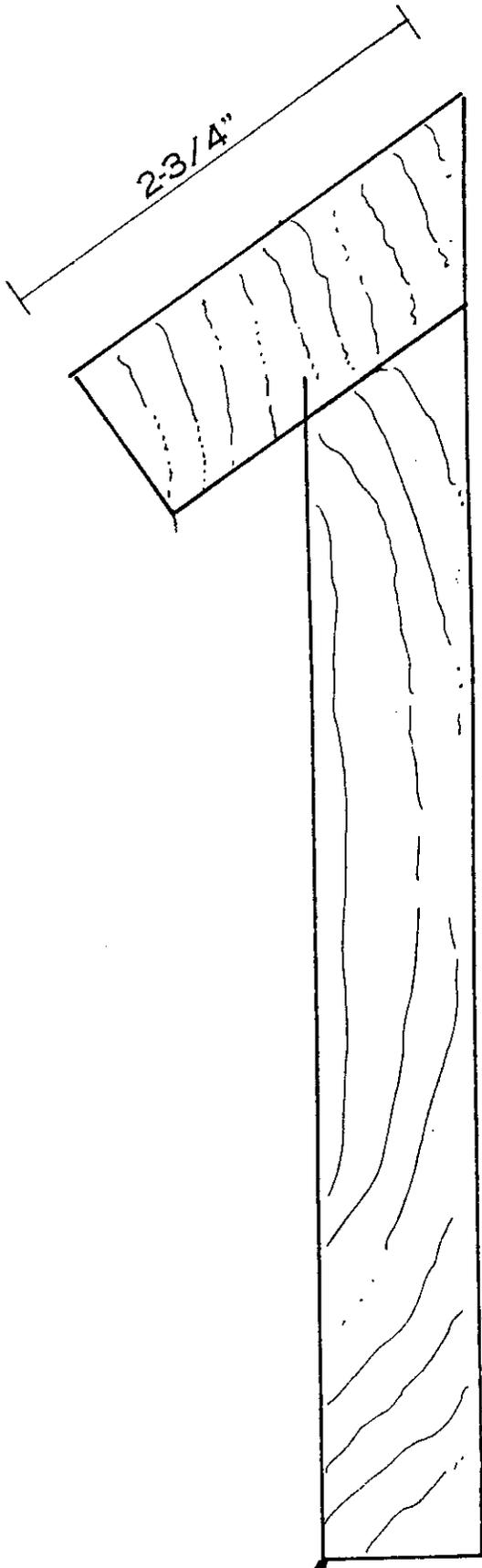
(this example not to scale)

Deck Info:

- Floor joist parallel to house
- Cedar Deck 1x4 T&G
- Skirting - may be (a) or (b)
 - (a) Lattice with board frame around it.
 - (b) Craftsman style as pictured p61 of "Living with History"
- 2x2 baluster - railing height 36"
- Top rail as pictured p52
- Newel Post with baluster hand rail on both sides of steps from porch



New Rear View with Addition and deck



NOTE: $1\frac{3}{16}$ " OR $\frac{3}{4}$ " MATERIAL
MAY BE USED FOR ANGLED BOARD

**WATER TABLE
AT TOP OF FOUNDATION**

Details

Scale: Full Size
