



Certificate of Appropriateness

LIVING WITH HISTORY

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

Property 1208 E. LOCUST ST.
Description of work Install a 6-foot high Privacy fence to replace old and inappropriate stockade type fencing and to screen from a truck repair shop and utilities abutting the property.
Date issued 5/1/2009 PTS ID 58329 COA

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 privacy fence will be install per pictures and attached notes. The fence will be 6 feet high with 1x6 Dog Eared Vertical Boards. The fence shall consist completely of cedar and the finished side of the fence must face the neighbor's property or public right of way.

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 Jakobovich 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.



City of Milwaukee Historic Preservation Staff

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



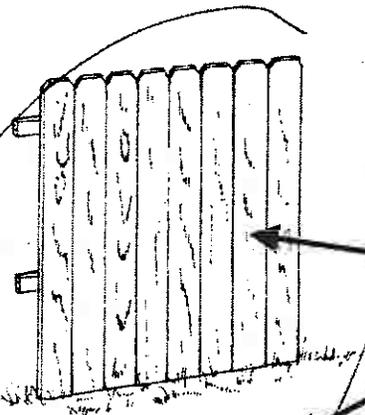
Screen Utilities and neighboring property

Replace



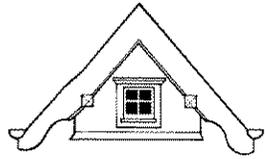
Common Privacy Fences

A privacy fence, which is intended to obstruct the view into a yard, should only be built in rear yards. The privacy fences on this page are compatible with most houses built before 1940. Most of these styles are available at building supply stores in ready-made sections or can be built from stock lumber. The finished side of a privacy fence must always face out to the public right-of-way or the neighboring property.



Dog Ear Vertical Board

Fence type to be installed



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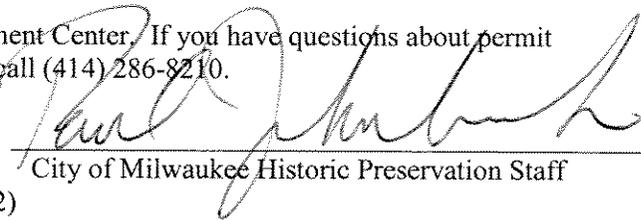
Property 1208 E. LOCUST ST.
Description of work New front porch railing and new front screen/storm door.
Date issued 10/19/2006 PTS ID 36852 COA - Front porch and door.

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. Storm /screen door will be made of wood and will be of the full view style as illustrated on page 28 of "Living With History". Front railing of steps must be attached to porch post. Handrail on steps must be graspable according to city code. Porch skirting must be completed within the guidelines specified in "Living With History" pages 60 and 61. All finish wood must be smooth and free from knots and sapwood. All wood must be painted 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.

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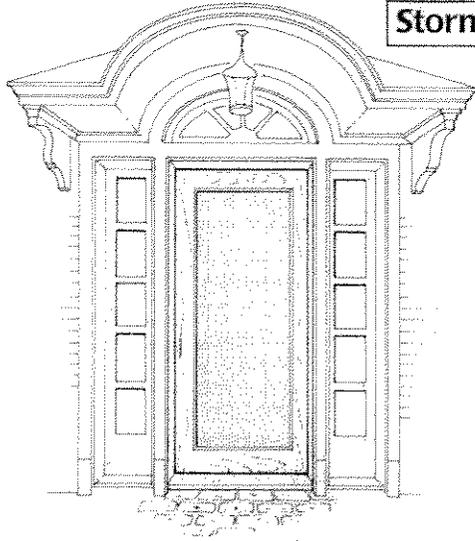


 City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Michael D'Amato, Inspector Jim Friedrichs (286-5982)

Doors

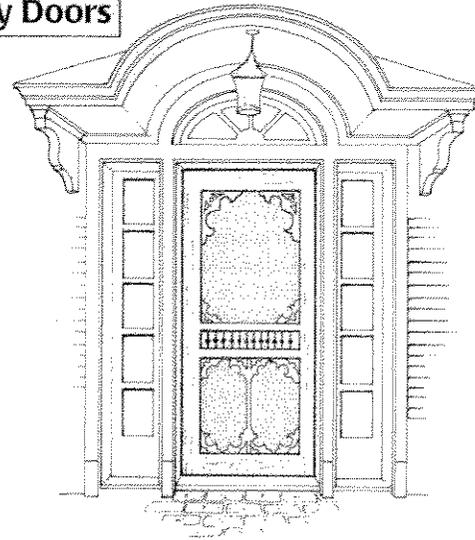
Yes! 



Storm and Security Doors

Older houses were fitted with finely crafted front doors that were meant to be seen and not covered with a storm or security door. However, if you need a storm or screen door it should match the style of the house or at least obscure the view of the prime door as little as possible without calling attention to itself. The full view combination storm and screen door shown here is the most versatile and will go with nearly any style of house.

No! 

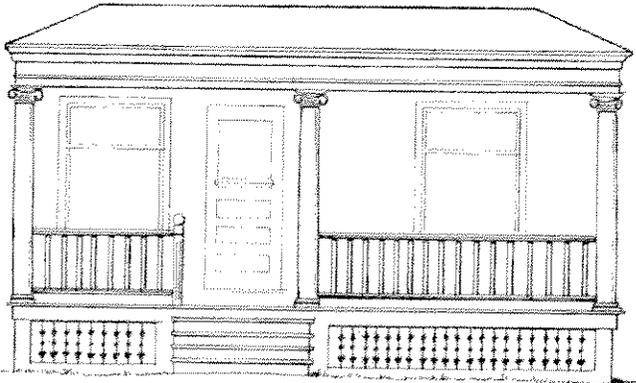


Do not install an inappropriate style door, such as putting a Victorian style storm/screen door on a colonial style house.

Porches



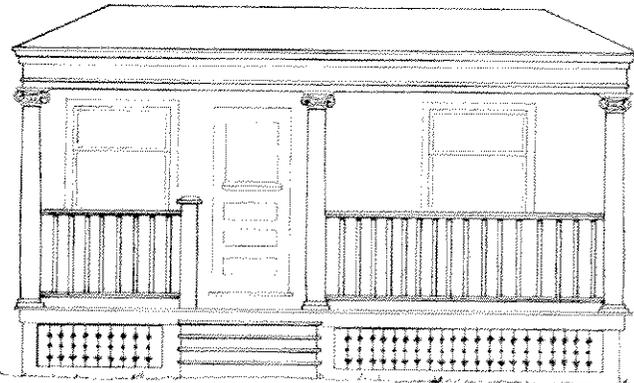
**New Railings Should Not Exceed
36" in Height**



Railing height is pivotal to the proper appearance of an older porch. Historically, porch railings were designed to be fairly low in order to make the house look bigger. Preserve the traditional, historic appearance of an older porch by limiting the height of a replacement railing to 36", which is the minimum height required by the building code. Retain your historic railing at its original height if at all possible.



Railings That are Too Tall

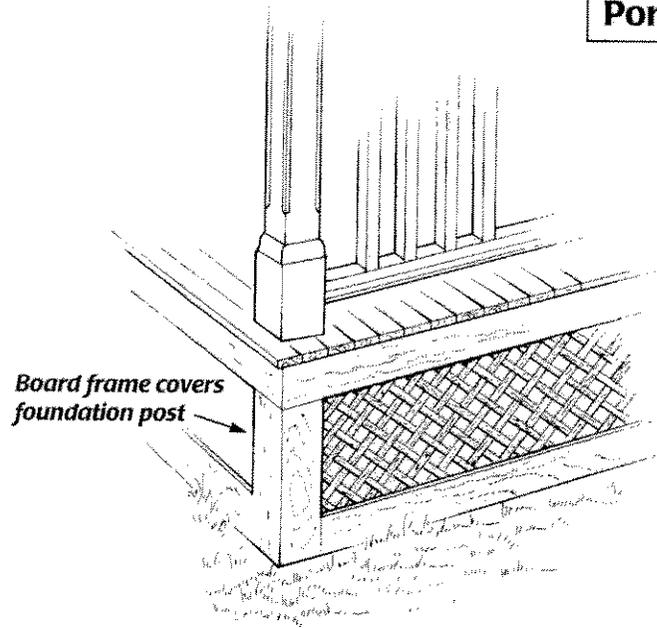


A railing that is more than 36" in height can result in a caged-in appearance that detracts from the pleasing, original proportions of a porch. In addition, balusters tend to look too skinny when they exceed 30" in length.

Porches

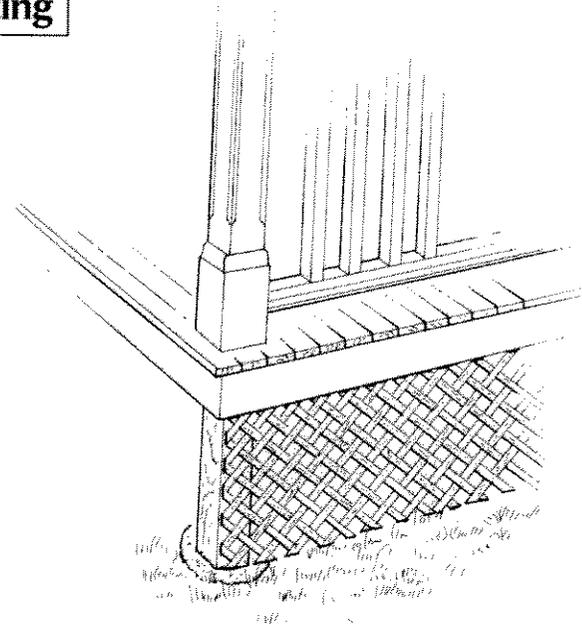
Yes! 

Porch Skirting



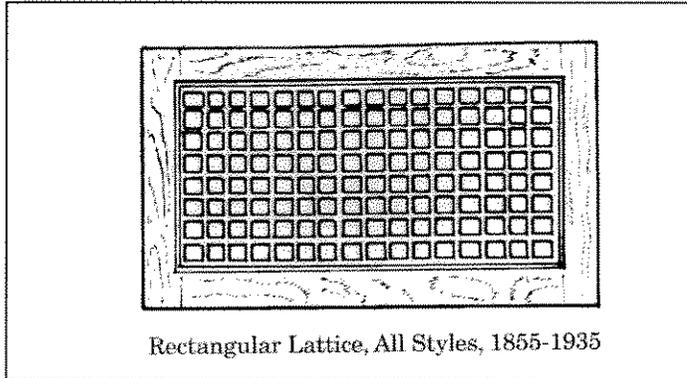
Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.

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.

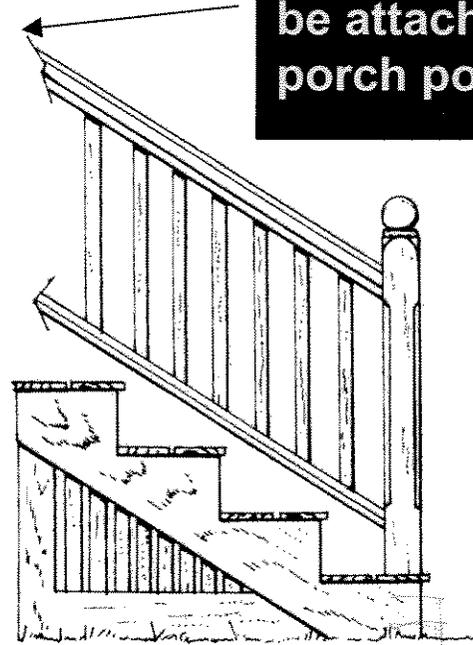
Porches



Yes!



Handrail of stairs must be attached to existing porch post.



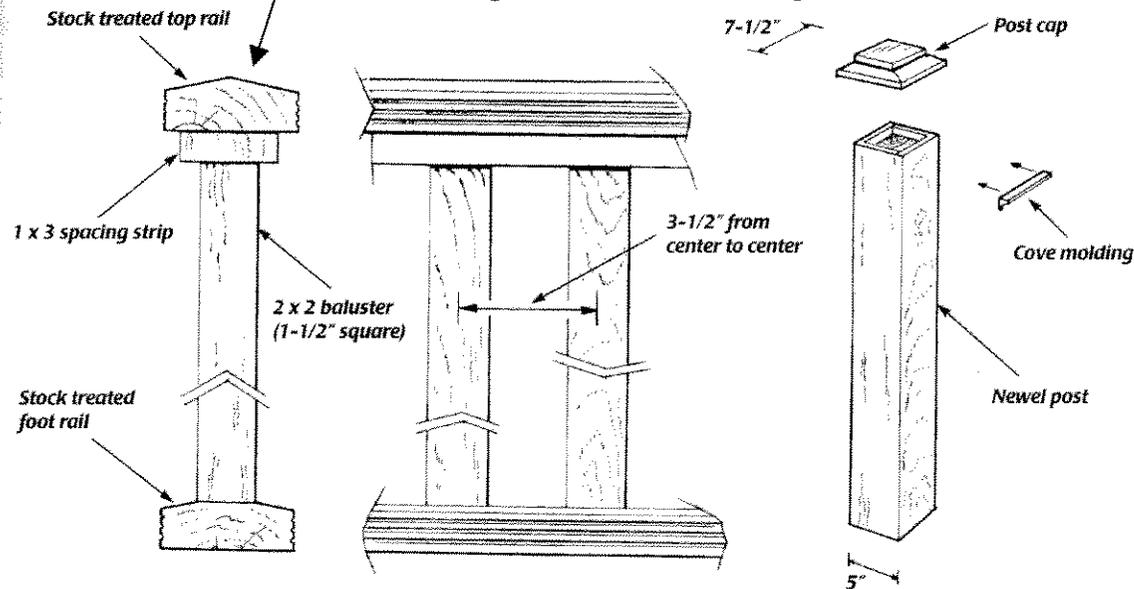
The design of a staircase handrail should match the railing around the porch deck.

This style of rail is not graspable. If used on a stair location an additional hand rail must be attached and be of a graspable design.

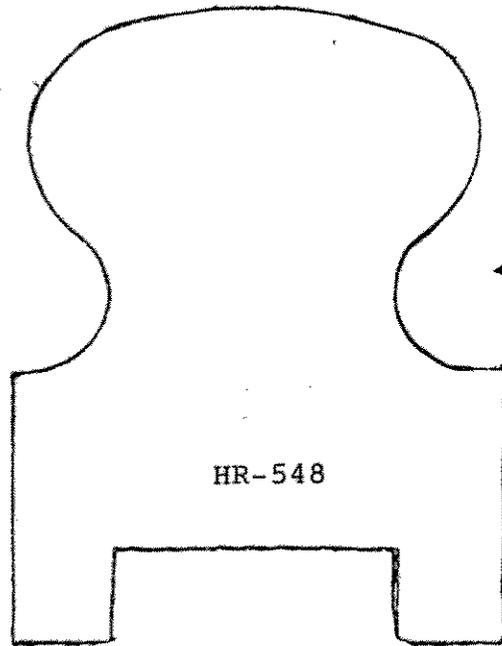
Porches



Basic Railing and Newel Post Design



The number of historic handrail and newel post designs is literally endless. The above designs are appropriate for many houses built before 1940 and would be approved by the Historic Preservation Commission for most homes.



HR-548

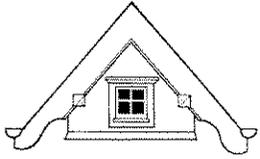
Handrail on steps must be graspable according to city code. HPC staff suggests using handrail HR-548 from Crown Specialty Mouldings for the top rail of proposed handrail addition rather than an additional graspable hand rail.

Phone# 608.7512040

Fax# 608.868.6990

Website

www.crownspecialtymouldings.com



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Property 1208 E. LOCUST ST.
Description of work Build wood bulkhead over existing basement doors.
Date issued 8/28/2006 PTS ID 36852 COA-Basement entrance repairs.

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 finish wood must be smooth and free from knots and sapwood. All wood must be painted 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. New mortar must match old in terms of color, texture and joint finish. Please note that mortar, which is too hard, is prone to premature failure. See "Good for Business" masonry chapter for a detailed explanation.

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