



Certificate of Appropriateness

LIVING WITH HISTORY

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

Property

2121 E. LAFAYETTE PL.

Description of work

Rebuild carriage porch on east elevation, tuckpointing throughout.

Date issued

6/26/2007

PTS ID 36003 COA - Maintenance and Repair

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:

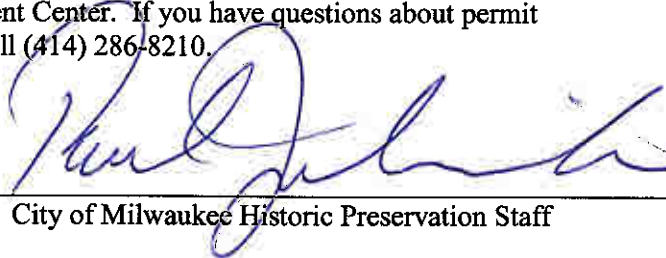
The certificate will be valid for only to the expiration date of the Historic Preservation Commission's mothball certificate.

The work must be done according to the attached drawings and/or photos, HPC 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.

All existing stone from carriage porch must be carefully salvaged and reinstalled according to the original design. NOTE: Brick and mortar will be installed per HPC approved sample panel. Masonry work must be inspected by HPC staff and approved before installation.

Repair and tuckpoint masonry as needed. 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. No trim or other fixtures may be removed. The ceiling of carriage porch can be made of clear, v- joint white oak, stained an appropriate color. All finish wood for repair 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.

All work must be done in a craftsman-like manner. 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.



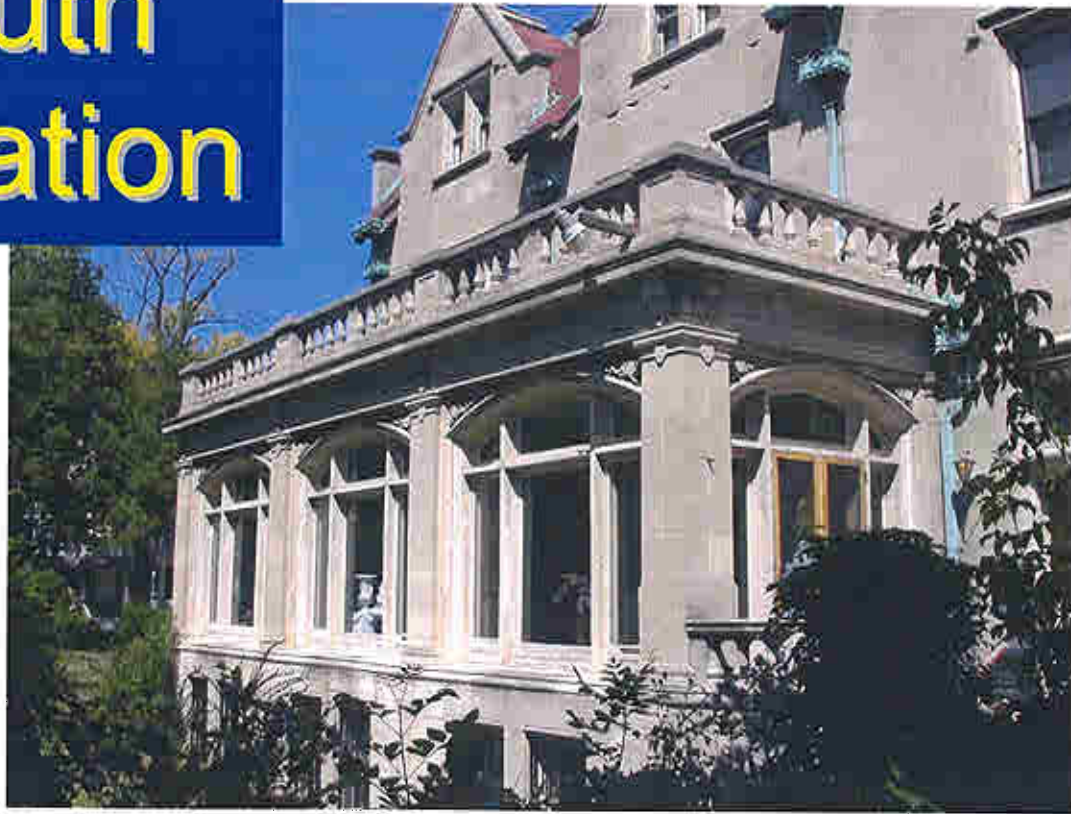
City of Milwaukee Historic Preservation Staff

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



**North elevation facing E. Lafayette
Place. Tuckpoint as needed.**

South elevation



Tuckpoint and paint as needed.



Carriage porch on east. Must be rebuilt exactly as it stands today using salvaged original stone.



Ceiling may be made of stained clear, v-joint or beaded white oak. Other wood or materials require HPC approval.

Deteriorated roof of carriage porch.

Stain ceiling to match door.



Porch banded by steel cable. Extreme care must be used to protect all historic stonework during the reconstruction.