



# Certificate of Appropriateness

LIVING WITH HISTORY

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

**Property** 2801 W. STATE ST.  
**Description of work** Exterior Renovations on duplex  
**Date issued** 11/13/2009 PTS ID 62453 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:

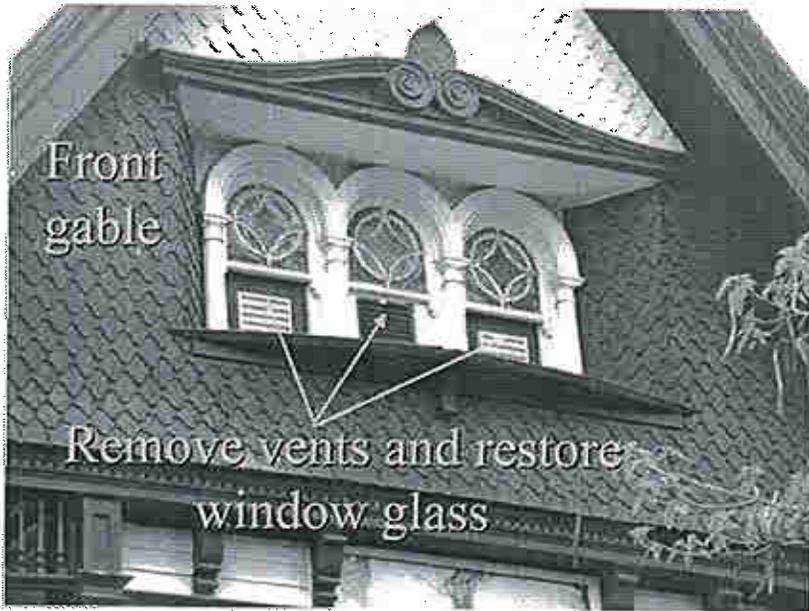
**All work shall coincide with approved and attached drawings.**

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](mailto: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](http://www.mkedcd.org/build), or call (414) 286-8210 or 8211.

Carlen Hatala  
City of Milwaukee Historic Preservation

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



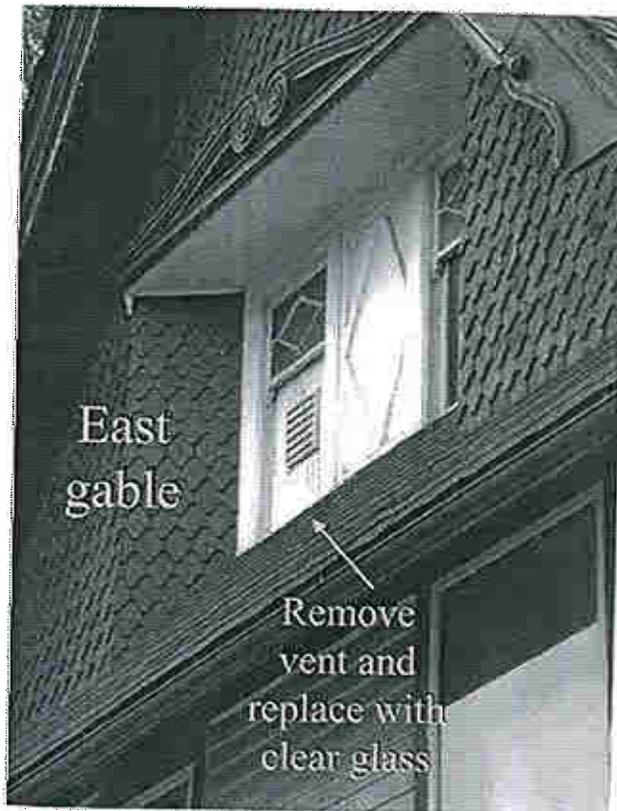
**THE MILWAUKEE  
PRESERVATION  
PORTFOLIO**

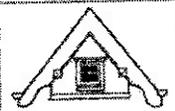
MILWAUKEE HISTORIC  
PRESERVATION COMMISSION  
200 N. BROADWAY  
MILWAUKEE, WI 53202  
414.224.8712

**2801 W.  
STATE ST.  
GABLE  
RESTORATION**

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Scale: No scale



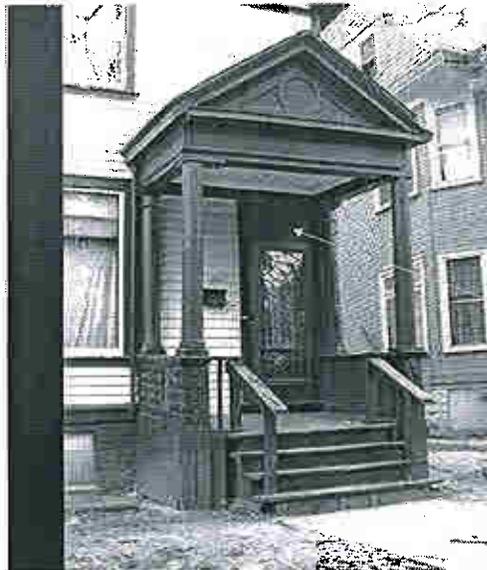


THE MILWAUKEE  
PRESERVATION  
PORTFOLIO ©

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PRESERVATION COMMISSION  
808 N. BROADWAY  
MILWAUKEE, WI 53202  
511.226.6713

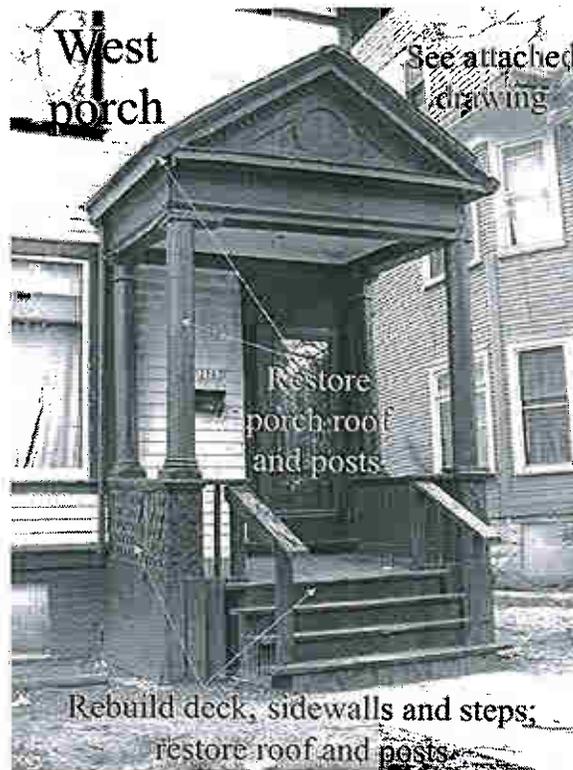
2801 W.  
STATE ST.  
RENOVATION  
DETAILS

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## Front Door

Remove storm  
door and  
install full  
height, full  
view wood  
storm door



West  
porch

See attached  
drawing

Restore  
porch roof  
and posts

Rebuild deck, sidewalls and steps;  
restore roof and posts

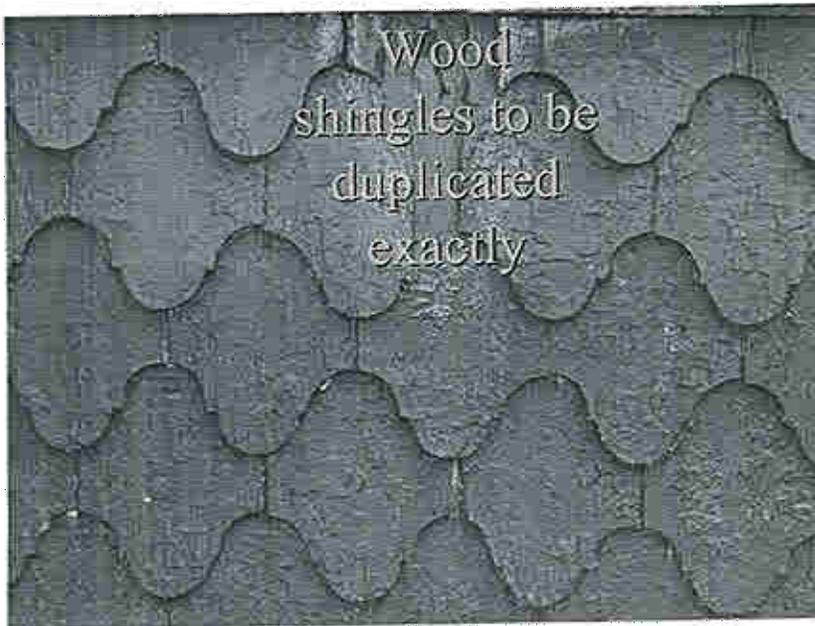
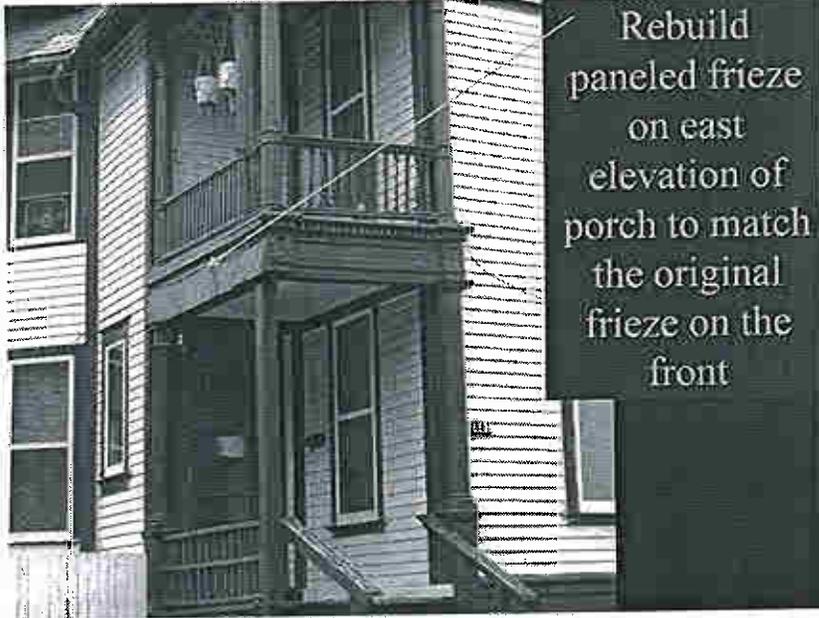


THE MILWAUKEE  
PRESERVATION  
PORTFOLIO ©

MILWAUKEE HISTORIC  
PRESERVATION COMMISSION  
809 N. BROADWAY  
MILWAUKEE, WI 53202  
414-384-8712

2801 W.  
STATE ST.  
RENOVATION  
DETAILS

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 <p><b>THE MILWAUKEE PRESERVATION PORTFOLIO C</b> MILWAUKEE HISTORIC PRESERVATION COMMISSION 808 N. BROADWAY MILWAUKEE, WI 53202 414-250-2712</p>
<b>2801 W. STATE ST.</b>
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Replace square post  
with round post to  
match existing

Rebuild wall  
around deck to  
match west  
porch

*New steps and  
handrails to match  
west porch*



Replace spindles to same  
height with Cinderwhit  
spindle #20

[www.cinderwhit.com](http://www.cinderwhit.com)

Second floor railings

**NOTE:** ALL FINISH WOOD MUST BE SMOOTH AND FREE OF KNOTS AND SAPWOOD.

NATURALLY DECAY-RESISTANT SPECIES ARE HIGHLY RECOMMENDED SUCH AS WESTERN RED CEDAR, WHITE CEDAR, CYPRESS, REDWOOD AND SPANISH CEDAR

INSTALL NEW ROUND POST AT NORTH-EAST CORNER OF PORCH TO MATCH THE ORIGINALS.

SEE HANDRAIL SECTION WITH WEST PORCH ELEVATION FOR DETAILS

REBUILD SIDEWALL AROUND PORCH DECK. TOP OF GUARD RAIL IS 30" ABOVE THE DECK. INSTALL NEW WOOD SHINGLES TO MATCH THE ORIGINALS EXACTLY.

SKIRTING BENEATH STRINGER: SLATS ARE 1-3/4" WIDE AND SPACED 1/2" APART.

BOTTOM 12" OF SIDEWALL IS FLARED OUT 1" AT THE BASE.



**THE MILWAUKEE PRESERVATION PORTFOLIO** ©

MILWAUKEE HISTORIC PRESERVATION CONSULTING  
800 N. BRADSHAW  
MILWAUKEE, WI 53208  
(414) 224-8912

**2801 W. STATE ST.  
EAST FRONT PORCH  
RAILINGS ON STEPS**

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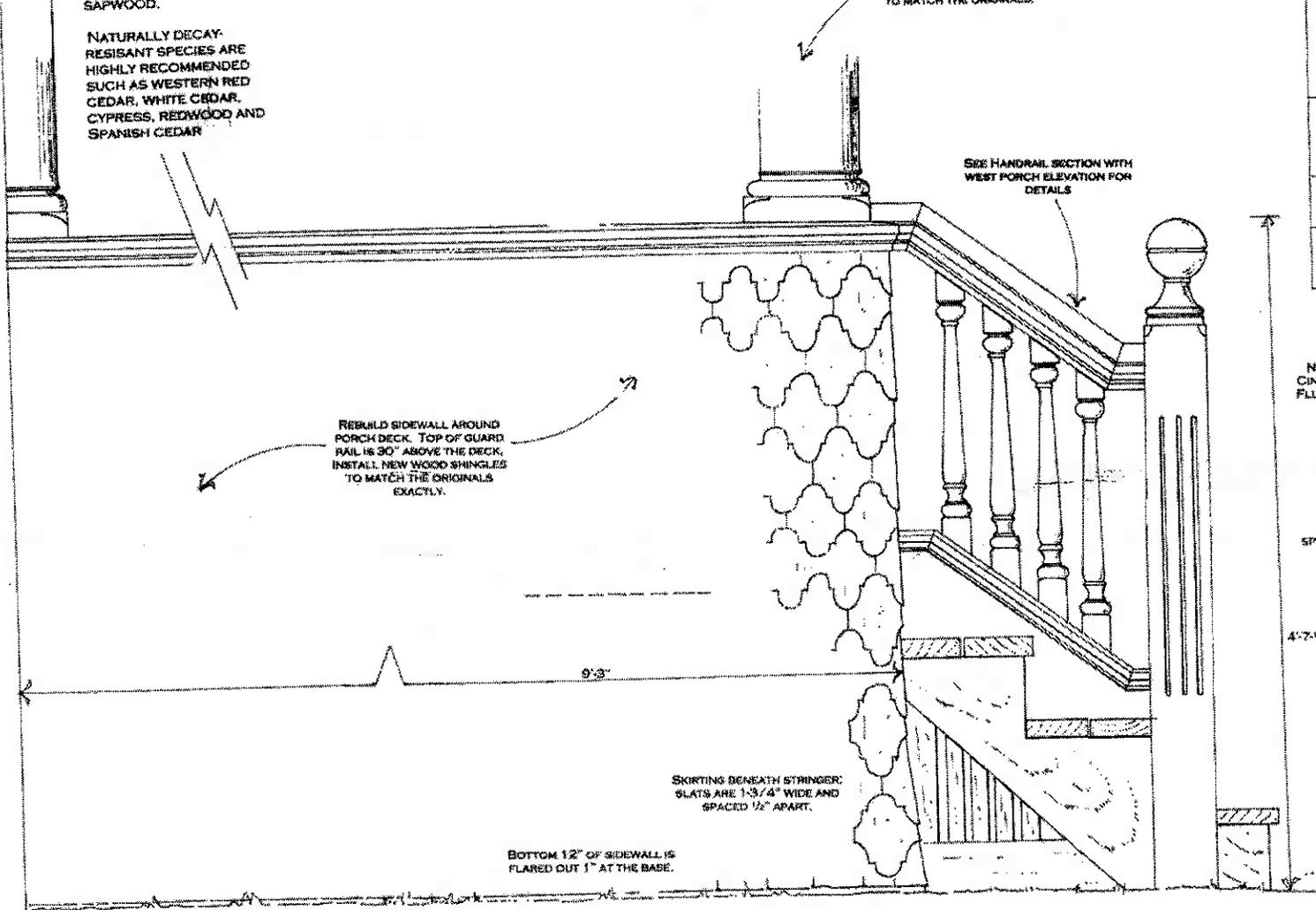
Scale: 3" = 10"  
for balustrade

NEWEL POST # 530 FROM CINDERWHIT.COM 6" SQUARE FLUTES ON THREE SIDES ONLY

SPINDLE #20 FROM WWW.CINDERWHIT.COM SPINDLE IS 2" AT THE TOP AND BOTTOM

4'-7-1/2" ABOVE GRADE

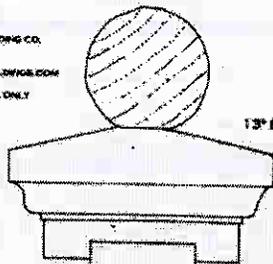
FIELD VERIFY HEIGHT OF DECK ABOVE GRADE AND SPACE TREADS EVENLY TO MEET BUILDING CODE.



**HANDRAIL SECTION**

CROWN SPECIALTY MILLING CO.  
MILTON, WI 53151  
800.457.7888  
WWW.CROWN-SPECIALTY-MILLING.COM  
908.230.1338  
THIS IS THE ROUND RAIL ONLY

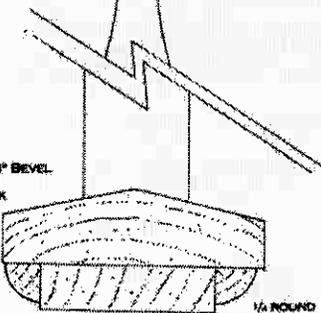
TOP RAIL



1 3/8" BEVEL

SPINDLE

SPINDLE #20 FROM  
WWW.CINDERWHIT.COM  
SPINDLE IS 2" AT THE TOP AND  
BOTTOM



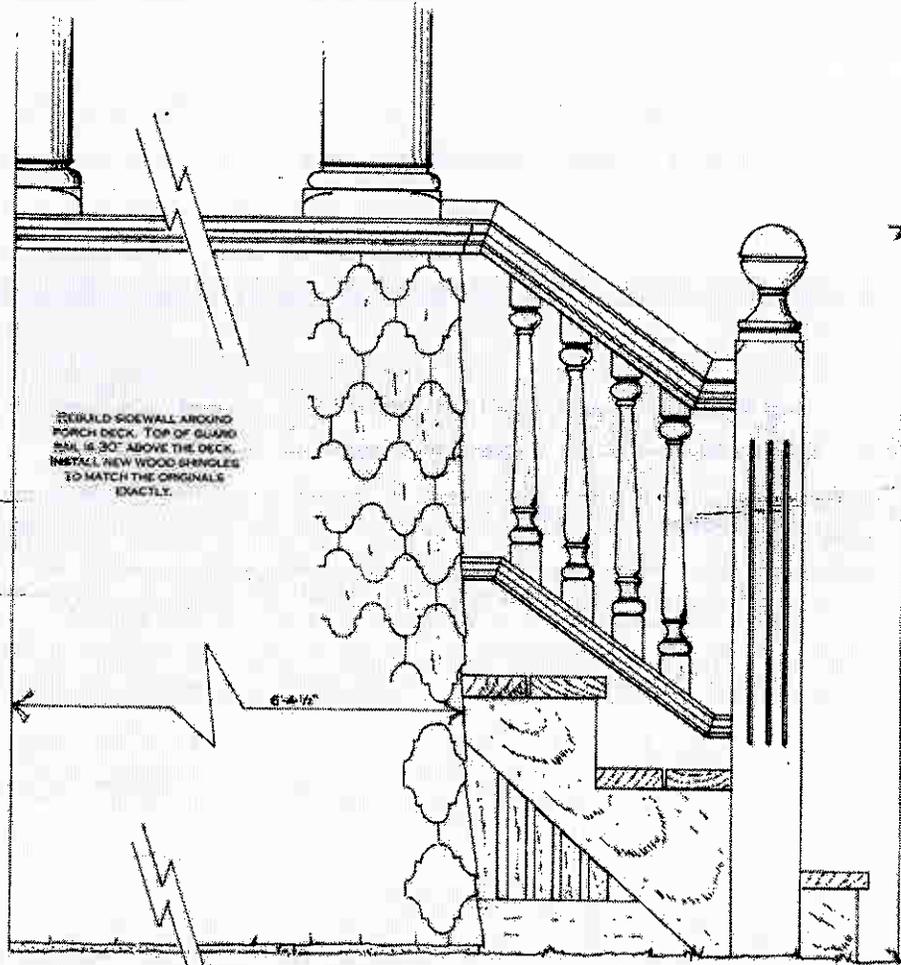
1 3/8" BEVEL

MAKE FROM 1-1/2" STOCK

BOTTOM RAIL

1/4" ROUND

FULL SIZE



REBUILD SIDE WALL AROUND  
PORCH DECK. TOP OF GUARD  
RAIL IS 30" ABOVE THE DECK.  
INSTALL NEW WOOD SHINGLES  
TO MATCH THE ORIGINALS  
EXACTLY.

6'-6 1/2"



**THE MILWAUKEE  
PRESERVATION  
PORTFOLIO 3**

MILWAUKEE HISTORIC  
PRESERVATION COMMISSION  
500 N. BROADWAY  
MILWAUKEE, WI 53202  
312.256.4712

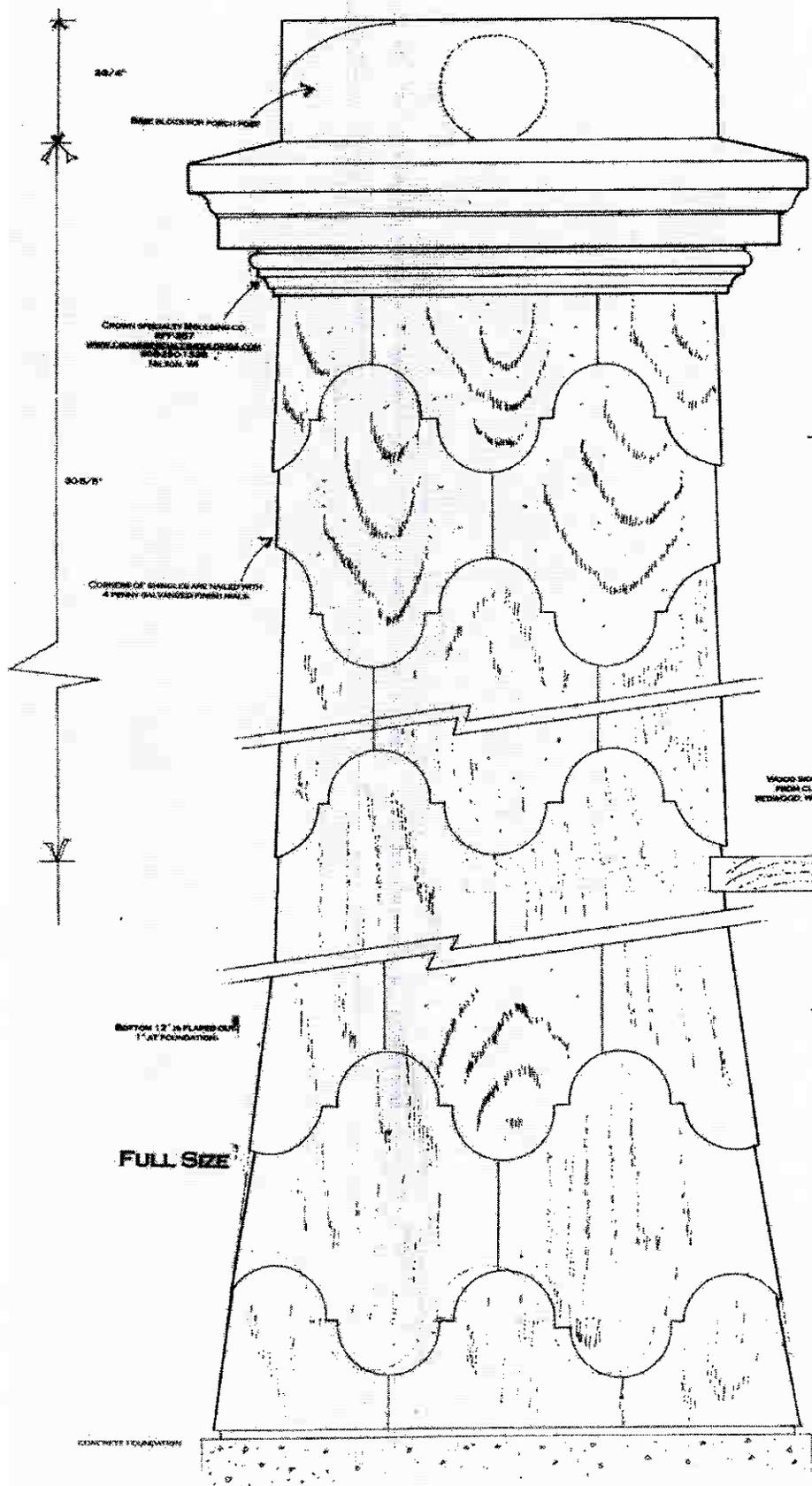
**2801 W.  
STATE ST.  
WEST FRONT  
PORCH RAILINGS**

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Scale: 3" = 10"  
for balustrade

NEWEL POST # 530 FROM  
CINDERWHIT.COM. 6" SQUARE  
FLUTES ON THREE SIDES ONLY

4'-7 1/2" ABOVE GRADE



**THE MILWAUKEE PRESERVATION PORTFOLIO**

AN AMERICAN HISTORIC PRESERVATION CORPORATION  
205 N. BRUNSWICK  
MILWAUKEE, WI 53246  
414-224-7112

**2801 W. STATE ST.  
WEST FRONT PORCH SIDEWALL**

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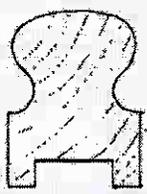
Scale: Full Size

**NOTE: ALL FINISH WOOD MUST BE SMOOTH AND FREE OF KNOTS AND SAPWOOD.**

**NATURALLY DECAY-RESISTANT SPECIES ARE HIGHLY RECOMMENDED SUCH AS WESTERN RED CEDAR, WHITE CEDAR, CYPRESS, REDWOOD AND SPANISH CEDAR**

 <p>THE MILVAINE PRESERVATION PORTFOLIO II</p> <p>Architect: Milvaine 2801 W. STATE ST. MILWAUKEE, WI 53233 TEL: 414-224-7171</p>	<p>2801 W. STATE ST. SIDE PORCH ELEVATION</p> <p>All rights reserved Reproduction without permission prohibited</p>	<p>Scale: 3/8"=1'-0"</p>
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SEMPER PARFA HANDRAIL  
CROWN SPECIALTY WOODWORK CO.  
8719-546  
WWW.CROWNPARFA.COM  
POB 290-1326  
MILTON, WI



8 x 6 NEWEL POST #108 FROM  
WWW.CINDERWHT.COM

TOP OF NEWEL IS 48 1/2"  
ABOVE FINISHED DECK

TOP OF BALUSTY BEY  
ABOVE FINISHED DECK

HANDRAIL ON STEPS IS  
36" ABOVE NOSGING

2 x 2 SQUARE BALUSTERS



BOTTOM RAIL  
BITE MADE  
2 x 4 WITH ROUNDED CORNERS  
BOTTOM PIECE 1/4" THICK WITH  
ROUND-OVER AND PILET SCREWS  
SCREW TOGETHER

TOP OF POST  
48 1/2" ABOVE  
GRADE

2 x 2 SQUARE BALUSTERS  
(1 1/2" SQUARE ACTUAL  
AND SPACED 1 1/2" APART)

SEE SECTION DRAWG. AT TOP  
OF PAGE FOR BOTTOM RAIL DETAIL.

1 x 8 CLEAR CEDAR OR EQUIVALENT

SKIRTING MADE FROM  
PICKETS 1 1/2" WIDE  
SPACED 3/4" APART

1 x 6 CLEAR CEDAR

2'-5"

STRIPPERS MADE FROM 2 x 12 MATERIAL

3'-5 1/4"

8'-0 1/2"

STRIPPERS MADE FROM  
2 x 12 TREATED MATERIAL

3'-5 1/4"