

McKinley Blvd Hist. Dist.
Cold Spring Park



Certificate of Appropriateness

LIVING WITH HISTORY

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

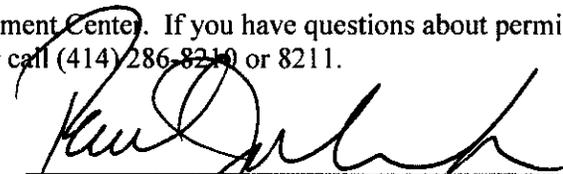
Property 3212 W. MC KINLEY BL.
Description of work Install new wood, second railing on front porch.
Date issued 8/1/2008 PTS ID 44027 COA, new second story porch railing

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. **Railing will be 36" in height.** All finish wood will be clear, and free from knots. **Railing must be painted upon completion.** Please note that research has shown that when new bare wood is left exposed to the elements for a period of only a week or two the life of the paint applied to it will be decreased.

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.

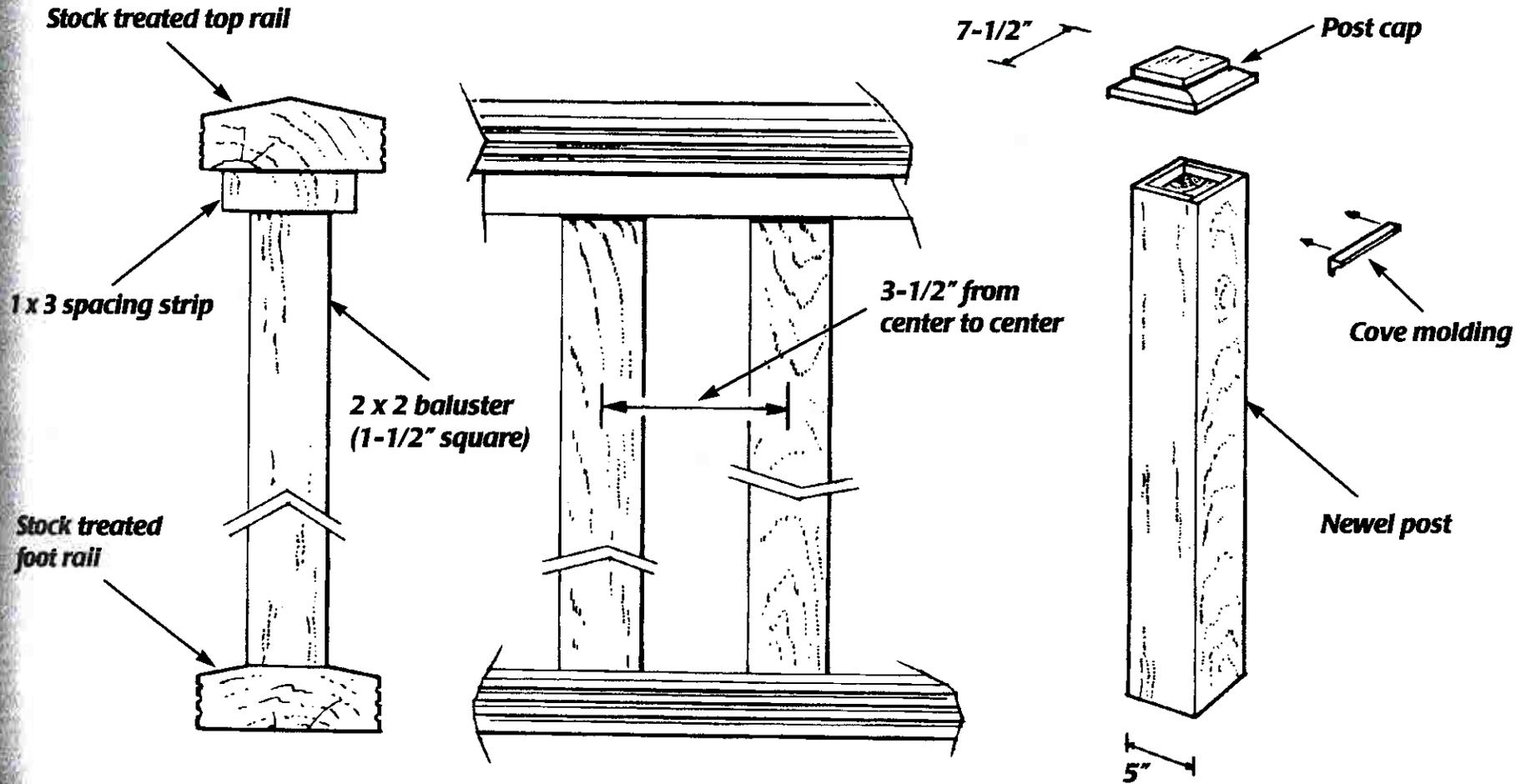


City of Milwaukee Historic Preservation Staff

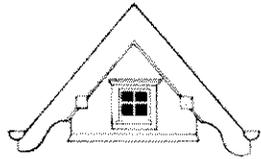
Copies to: Development Center, Ald. Robert Bauman, Inspector Tim Bolger (286-2536)



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.



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Property

3212 W. MC KINLEY BL. Mr. Mitchell, owner

Description of work

Remove brick wing walls from front porch and the recently installed brick infill between the porch piers. Carefully remove all mortar and mortar stains from the brick. Install temporary wood railing while this work is in progress. NOTE: HPC staff must be contacted to approve installation of brick to original design.

Date issued

8/1/2007

PTS ID 44027 COA, Porch repair in two phases

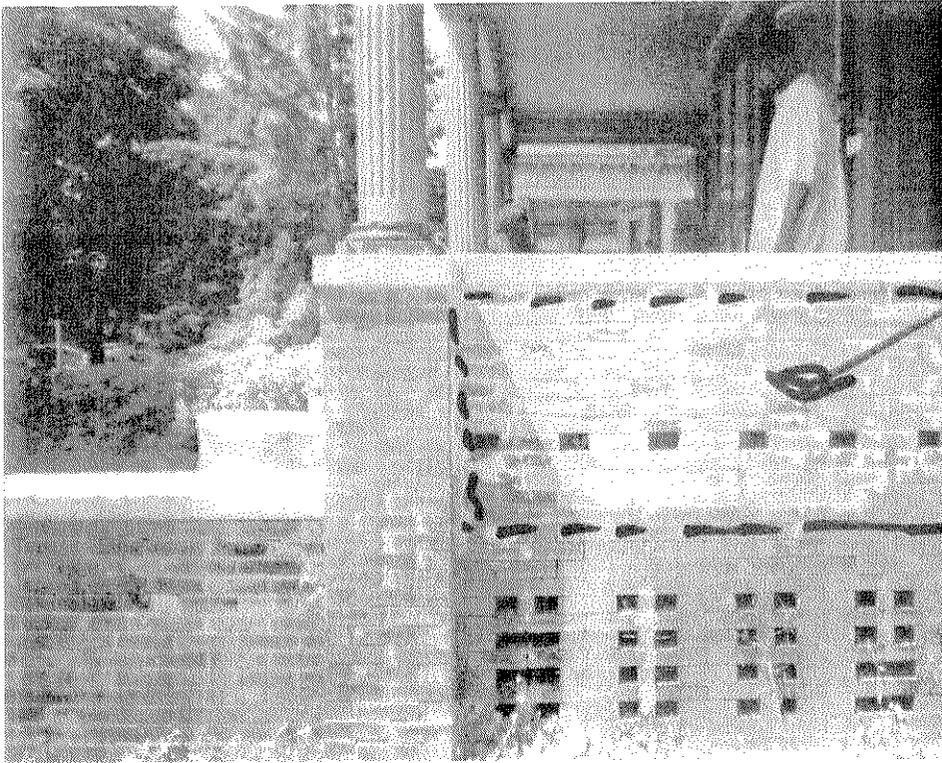
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HPC STAFF MUST BE CONTACTED TO APPROVE THE REINSTALLATION OF THE BRICK AND RESTORATION S OF THE PROCH TO ITS ORIGINAL DESIGN. All work will be done according to attached drawings and photos. Owner must contact HPC staff within three weeks from the date of this certificate to discuss progress. NOTE: Building is under DNS orders to repair the porch. When new is installed it must match the original in terms of joint color, texture harness and joint finish. For an explanation on why mortar that is too hard can cause the premature failure of the mortar joints, see As good As New masonry chapter or Good for Business masonry chapter. All work must be done in a craftsman-like manner, and must be completed within 90 days 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.

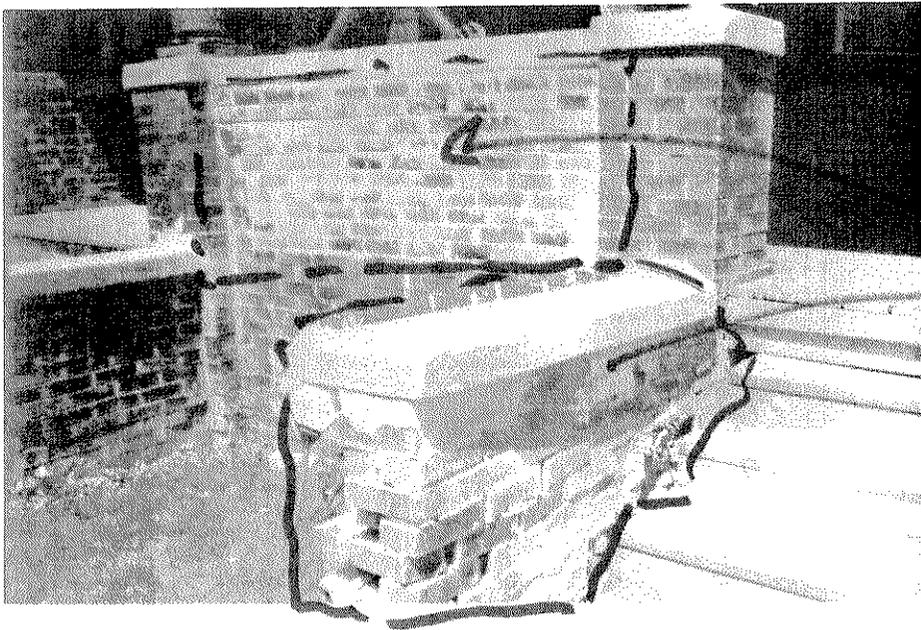
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City of Milwaukee Historic Preservation Staff

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remove.



remove

To be replaced under
supervision of HRC STAFF.