



Certificate of Appropriateness

LIVING WITH HISTORY

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

Property 912 N. 28TH ST. (Concordia Historic District)
Description of work Add a new railing to 2nd story porch to match first floor railing and newel posts. Two booster railings will be added to give comply with codes, without taking away aesthetic properties.
Date issued 9/16/2009 PTS ID 61399 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:

Railing shall match the porch railing on the 1st level. All work shall comply with submitted and approved drawings.

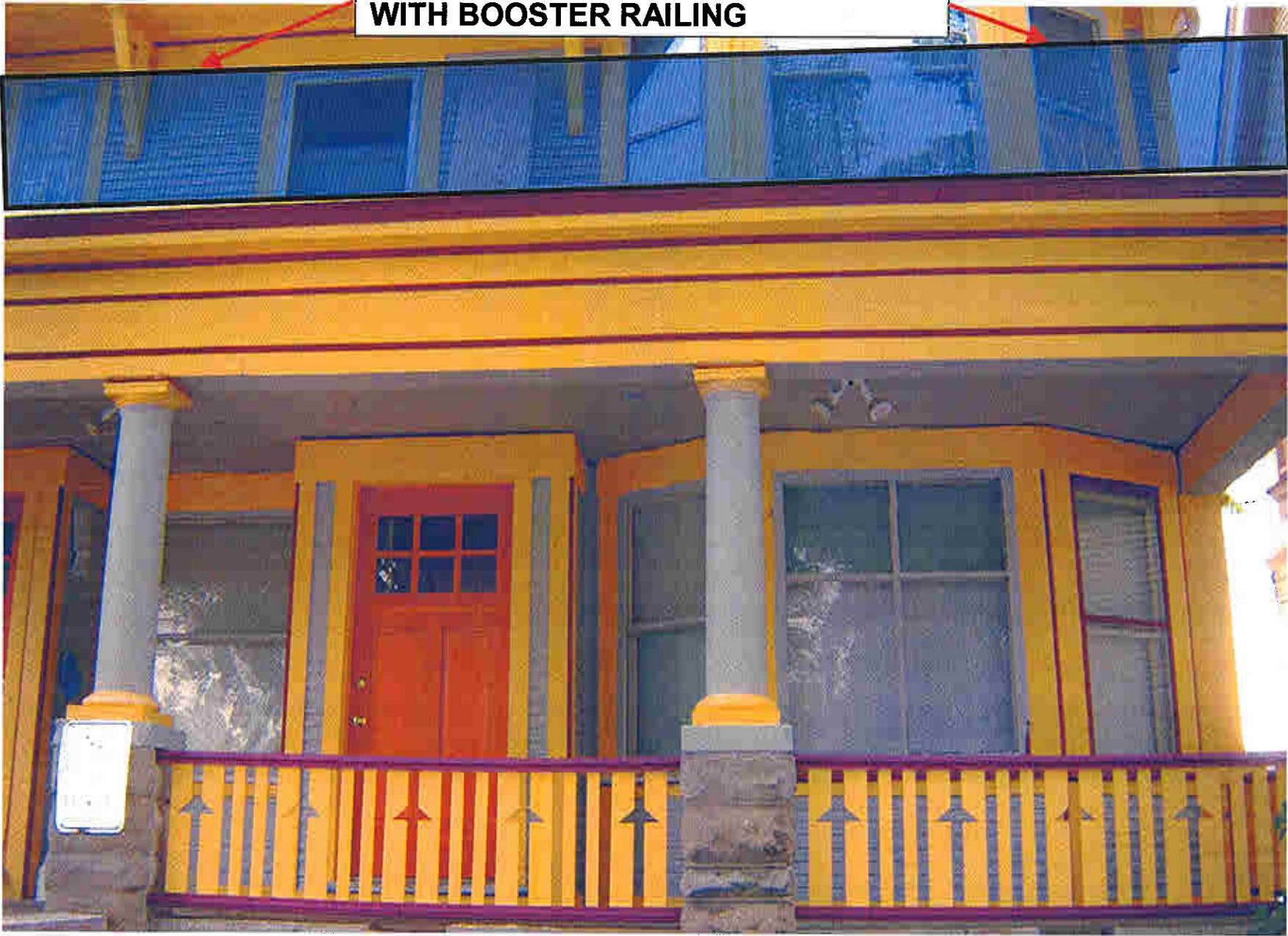
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. **Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction 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.

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.

Carlen Hatala
City of Milwaukee Historic Preservation

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

**AREA OF NEW PORCH RAILING
WITH BOOSTER RAILING**

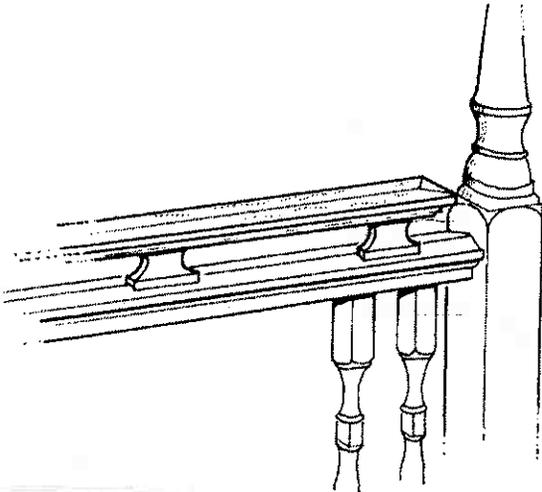


Porches

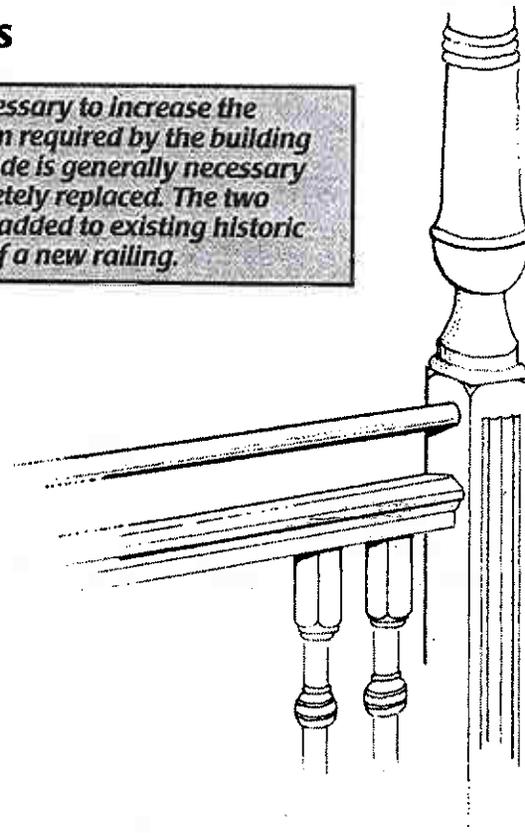


Booster Rails

Consider installing a booster rail when it is necessary to increase the height of an original railing to the 36" minimum required by the building code. Keep in mind that compliance with this code is generally necessary only if an old, non-conforming railing is completely replaced. The two designs for booster rails presented here can be added to existing historic porch railings or incorporated into the design of a new railing.



Where attaching a booster rail between porch posts is not feasible, consider attaching the booster rail directly to the top of the existing hand rail. In some cases it may be possible to add the booster rail in such a way that it appears to be part of the original railing design rather than as an added feature.



It may be possible to attach a steel pipe or wooden dowel between the porch posts above the old railing to bring it up to 36 inches. Such an extension could also be added to a top rail by using brackets mounted to the top rail.