



Certificate of Appropriateness

LIVING WITH HISTORY

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

Property 1827 N. 1ST ST. (Brewers Hill Historic District)
Description of work Replace shingles on a two car garage that faces the alley
Date issued 10/23/2009 PTS ID 62096 COA-Replace shingles on garage

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 must coincide with approved application and photos. Shingles on the south side of the roof shall be torn off due to warping. The shingles on the north side of the roof will remain. The entire roof will be re-shingled with IKO Marathon Ultra, 3-tab design, asphalt shingles. The color of the shingles will be Dual Brown.

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. Milele Coggs, Contractor, Inspector Bill Richter (286-2518)

SOUTH



NORTH



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Property 1827 N. 1ST ST. (Brewers Hill Historic District)
Description of work Add a handrail to the south side of concrete stairs that lead to home.
Date issued 9/4/2009 PTS ID 61123 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:

Handrail must be all wood and Newel posts, railing, baluster type and spacing shall match the existing railing dimensions. Railing shall be painted to match existing as soon as possible. Work shall be consistent with submitted photos and drawings. New railing must comply with current City of Milwaukee codes.

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City of Milwaukee Historic Preservation Staff

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RAILINGS AND BALUSTERS TO MATCH EXISTING





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Property 1827 N. 1ST ST.
Description of work Replace wooden gates with cedar and matching the existing style. Add new cedar French Gothic picket fence that matches existing fence on South and North property line
Date issued 8/21/2009 PTS ID 60844 COA Fence and Gates

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 and materials shall coincide with submitted and approved drawings and photos. If a picket fence is used, pickets should be spaced no more than 3-1/2" apart. Back gates and fence shall be French Gothic style. The fence shall be 48" tall and the back gate between the garages shall be of same height and width as existing.

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A. 1827 North 1st St. – back gate to be replaced (alley view)

C. 1827 North 1st – Front Gate to be replaced (view from 1st St)

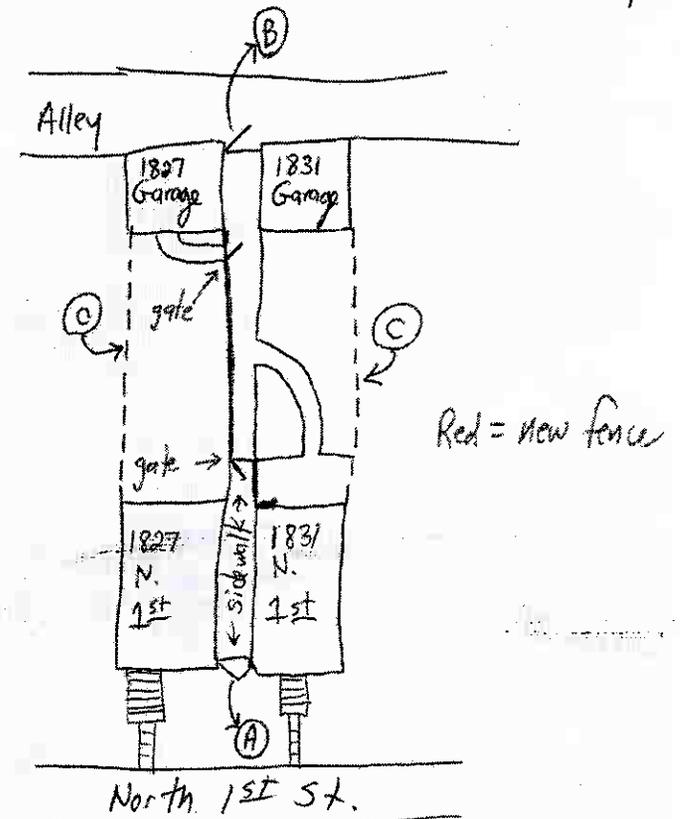


B. 1827 North 1st St – Back Gate to be replaced (yard view)

D. Yard view of where new fence will go (looking East)



**Accepted location
for new fence**



- Ⓐ Front gate to be Replaced
- Ⓑ Back gate (on alley) to be Replaced
- Ⓒ Currently existing French gothic picket fence



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Property 1827 N. 1ST ST., Doug Meyer, applicant/owner

Description of work Remove existing front porch concrete steps and flanking planter boxes. Pour new concrete steps without planter boxes.

Date issued 9/5/2008 PTS ID 53531 COA, rebuild concrete steps; remove planter box

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. New steps will be poured in the footprint of the existing concrete steps. Consult Plan Exam Dept. at 809 N. Broadway for building codes and rules on rise and run of new steps.

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.

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Paul Jakobovich
City of Milwaukee Historic Preservation

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**1827 N. 1st. St. Brewers
Hill Historic District**

**Remove existing concrete
steps and planter boxes.
Pour new steps only.**



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Property

1827 N. 1ST ST. Doug Meyer, owner

Description of work

Rebuild missing, second floor, front porch railings, 36" in height, and panel posts.

Date issued

8/14/2008

PTS ID 53012 COA, rebuild 2nd floor porch railings

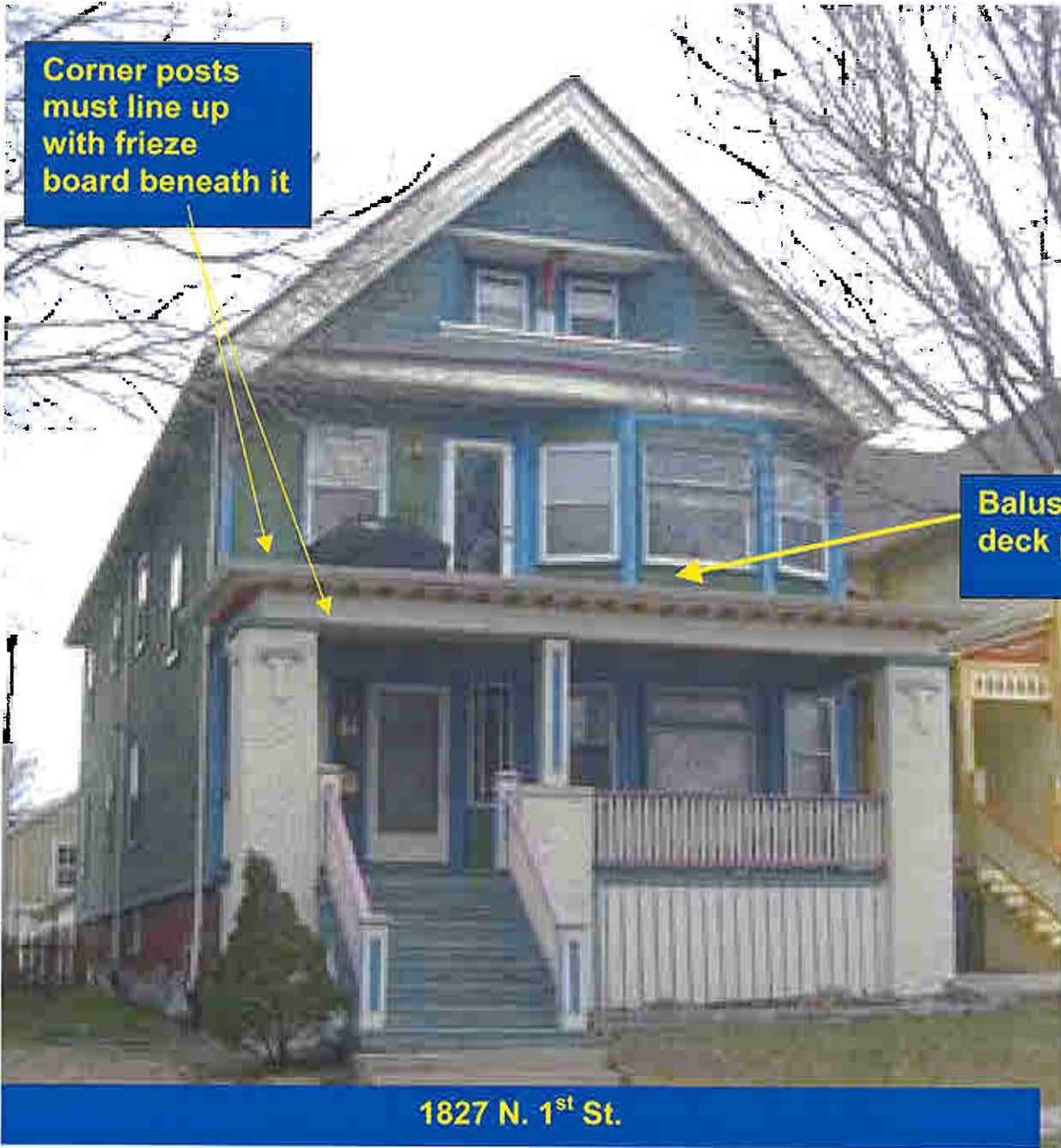
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All work will be done according to attached drawings and photos. Balusters will be square, 2" (Nominal) and spaced no more than 3" from center to center (**Not 3 inches apart**). Corner posts will be lined up with the frieze board beneath (see attached photo). All wood will be painted upon completion. 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 subsequently applied to it will be decreased. Please note that naturally decay-resistant wood species are preferable because they last longer. These woods include but are not limited to western red cedar, white cedar, cypress, Spanish cedar, and redwood. See *As Good As New*, wood, siding and trim chapter from more information on the characteristics of wood.

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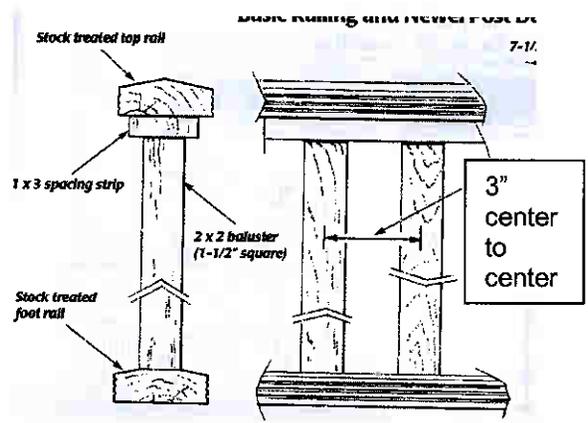
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Corner posts must line up with frieze board beneath it

Balustrade on upper deck presently missing

1827 N. 1st St.



Section and elevation of guardrail



Upper balustrade will be rebuilt exactly as it appears in this photo using paneled posts, square balusters spaced no more than 3" on center, and top and bottom rails built according to attached drawings

1827 N. 1st St.