



LIVING WITH HISTORY

# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

2706 W. STATE ST.      Concordia HD

**Description of work**

Applicant will replace existing handrail on the rear porch, prime and repaint rear deck, and replace, prime, and paint the attic windows. Applicant will also replace handrails with new painted wood materials and paint the front porch at the southeast end of the house. The defective masonry porch support column will be rebuilt with matching brick and painted a matching color. Replace sash in 3<sup>rd</sup> floor rear windows to match existing with new all-wood sash. Replace gutters and downspouts with new half-round gutters and modern, code-compliant metal downspouts. Gutters and downspouts shall have a finish other than bare metal, unless copper.

Porch railings shall match existing heights or the more historically appropriate 36” UDC height. The 42” height is discouraged and is not required per IEBC 2009 Chapter 11. 42” may remain on rear of building.

**Date issued**

4/8/2019

PTS ID 114713 COA

In accordance with the provisions of Section 320-21 (11) and (12) 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 finish wood must be smooth and free of knots and must be painted upon completion. Treated wood can only be used for structural purposes where it has no exterior visibility (e.g., porch joists) Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is highly recommended but not required. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

All work must be done in a craftsman-like manner, and must be completed within 120 days of the date this certificate was issued or sooner per any requirements established by Department of Neighborhood Services. Historic Preservation 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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

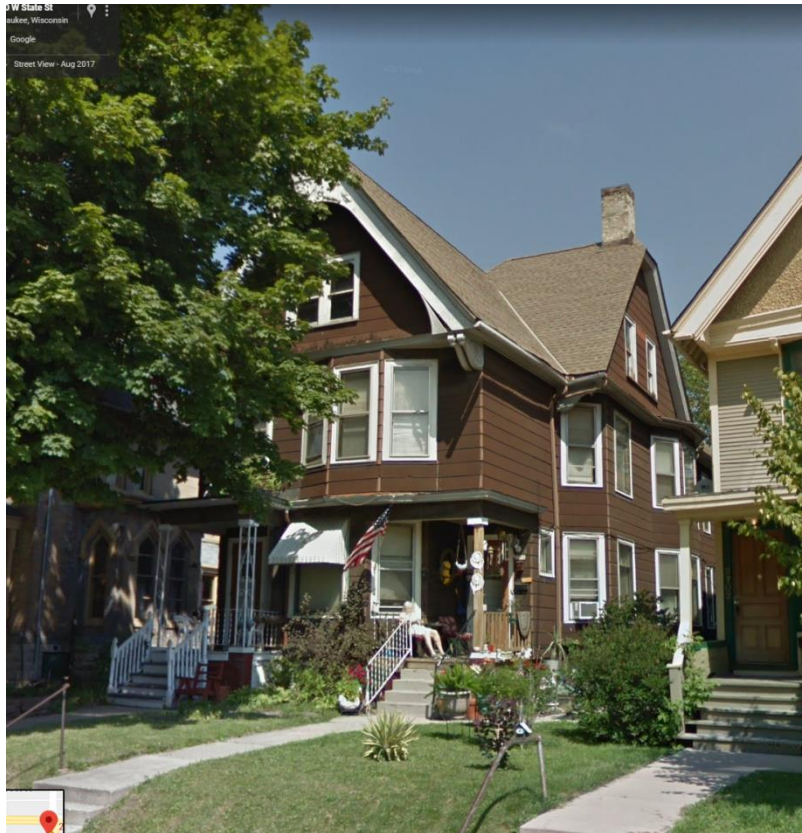
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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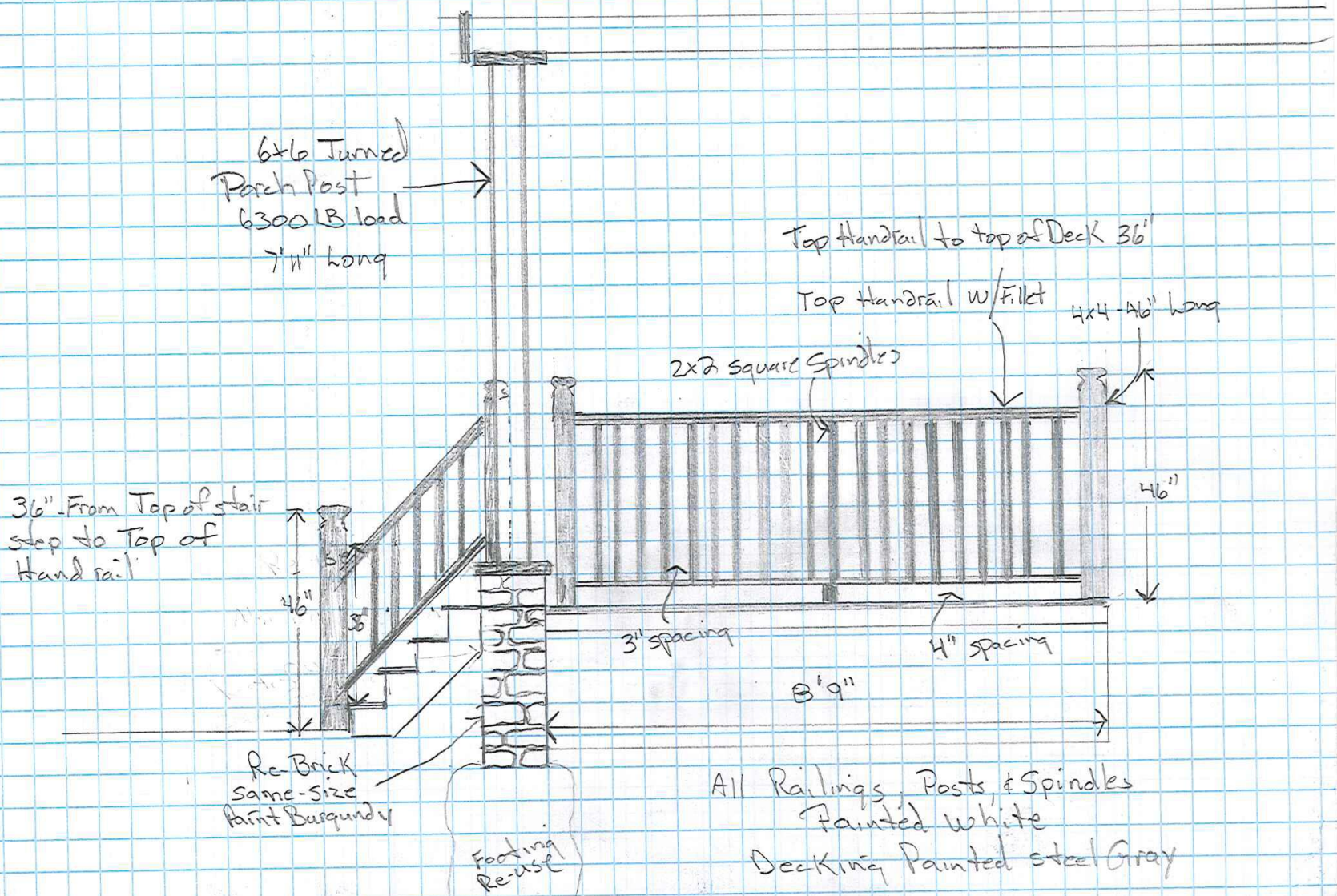
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Candace Eubanks



Current conditions

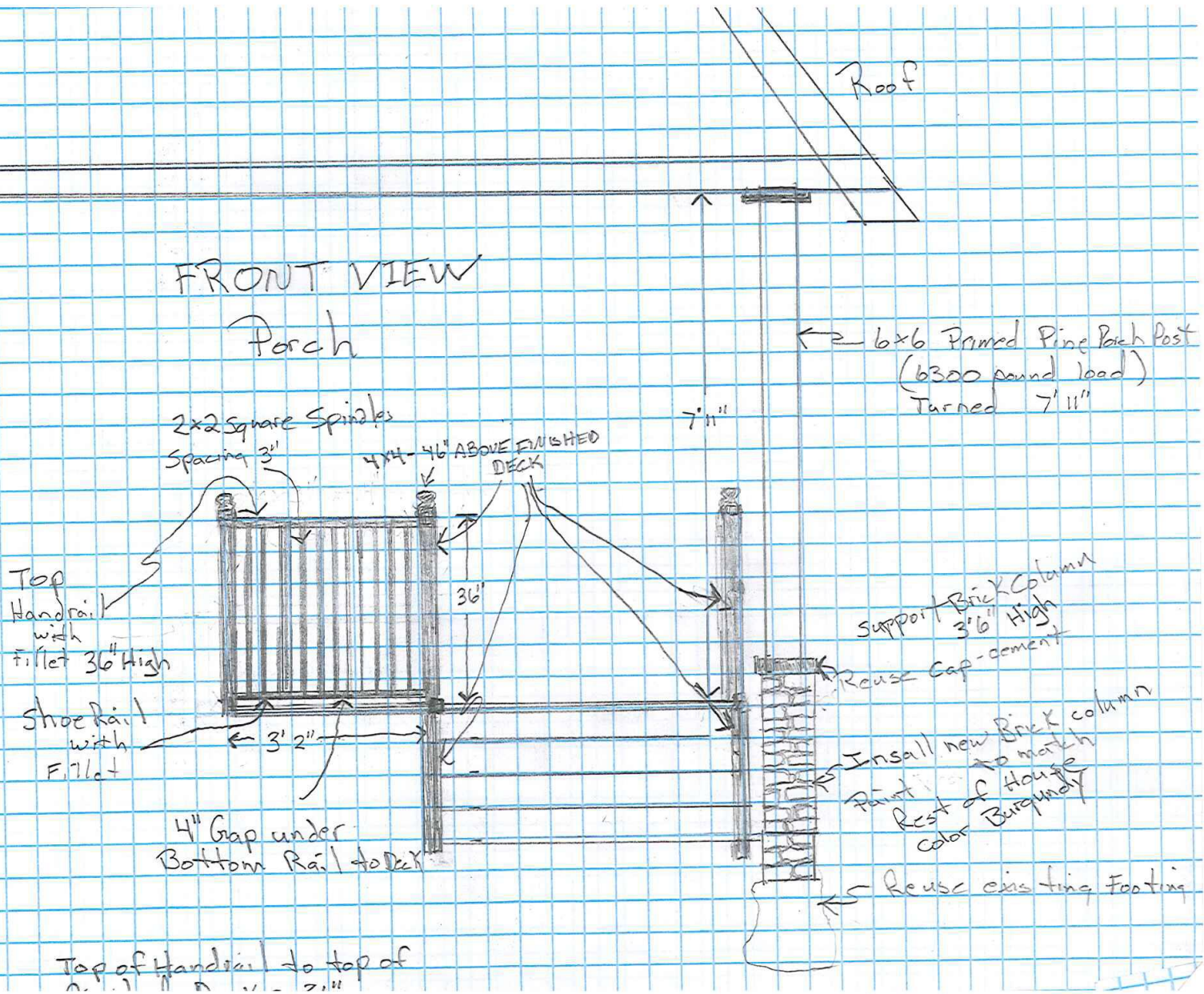
# side view of Porch





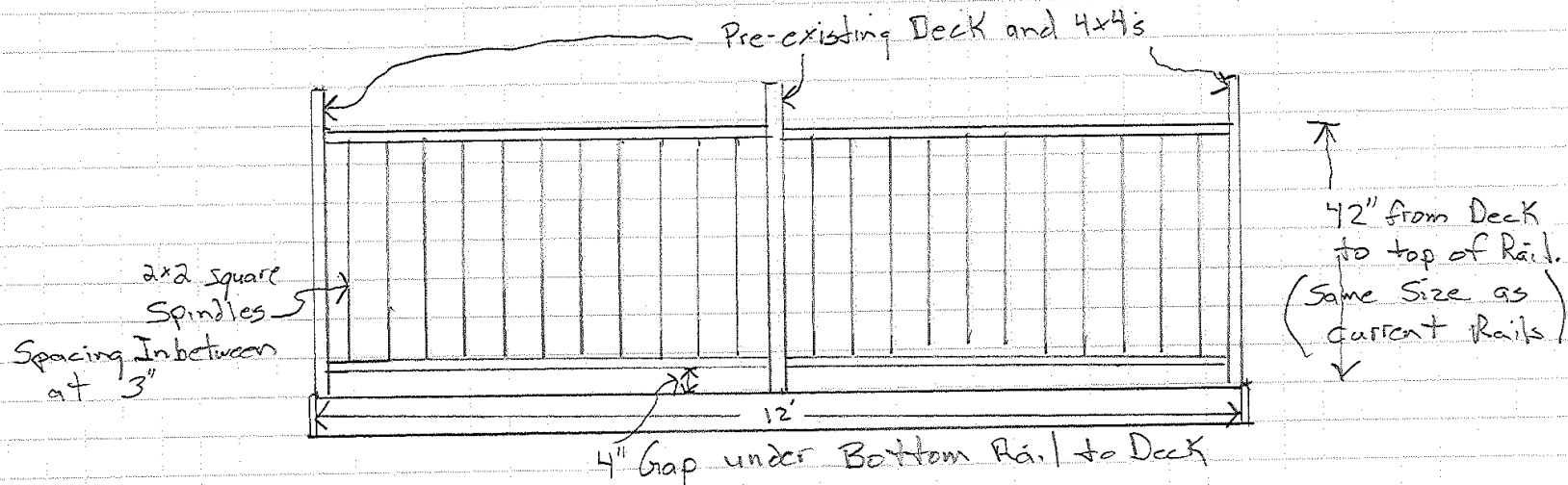
# FRONT VIEW

## Porch



2706 W STATE

Rear Porch



Prime & Repaint All Rails white

Repaint Deck same color (steel gray)

Bottom - Hemlock stair shoe rail with fillet

TOP - Cedar Handrail with fillet

VERBODEN TOEGEFIELD BIJ SPINNING

### Real Wood 2 x 2 x 36" Cedar S4S Appearance Square End Spindle

(Actual Size 1-7/16" x 1-7/16" x 36")

Model Number: 1072330 | Menards® SKU: 1072330



Online Price

EVERYDAY LOW PRICE

1% MAIL-IN REBATE

FINAL PRICE

You Save \$0.27 After

Increments of 24 r

Additional Packagi

\* Mail-in Rebate is in the f  
in-store only. Merchandise  
purchases made on MEN



VERBODEN TOEGEFIELD BIJ SPINNING

### 6 x 6 x 9' Trimmable Primed Pine Turned Porch Post

(Actual Size 5-13/16" x 5-13/16" x 108")

Model Number: 1113259 | Menards® SKU: 1113259



VERBODEN TOEGEFIELD BIJ SPINNING

### Mastercraft® Country 3-1/4" x 3-1/4" x 48" Stair Off-V

Model Number: H404848OW



Selected approved materials

DEDICATED TO SERVICE & QUALITY

## Mr. Spindle Designer 2 x 4 x 96 Handrail

(Actual Size 1-5/16" x 3-1/4" x 96")

Model Number: DCDR2496



Selected approved materials

Dedicated to Service & Quality

## Mastercraft® Salem Series 3/4" x 2-3/8" x 8' Ready-to-Finish Poplar Stair

Model Number: G6045P-08 | Menards® SKU: 4160308



Online Price

EVERYDAY LOW PRICE

11% MAIL-IN REBATE Good Thru

**FINAL PRICE**

You Save \$2.04 After Mail-In F

Finish: Ready-to-Finish

Length: 8 ft Long

\* Mail-in Rebate is in the form of ma  
in-store only. Merchandise credit ch  
purchases made on MENARDS.COM





Approved replacement sash for rear of building.