



LIVING WITH HISTORY

Certificate of Appropriateness AMENDED

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

Property

959 N. 34 TH Concordia Historic District

Description of work

The Certificate of Appropriateness originally issued on 09-16-2016 is hereby amended to extend the completion deadline to October 24, 2018.

All other conditions of the original Certificate of Appropriateness remain in effect.

The applicant is the owner of the Conrad Kraemer House, built in 1891 and designed by the prominent architectural firm of Ferry & Clas.

The 1894 Sanborn fire insurance map shows that the house once had a flat facade and that the entrance was at the north end of the facade, sheltered by a small porch. The 1910 Sanborn map shows that a large bay had been constructed at the front of the facade and that a new full length porch had been constructed.

The current proposal is to extend the porch roof to cover the north end of the porch, to remove the square posts and replace with round columns and remove a second story window on the facade.

Date issued

10-24-2017

PTS ID 113428 COA Remodel Porch

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:

The porch roof will be constructed as shown in the application and will not impact the first floor window to the north or right of the entry door.

The current stone will be re-used for the porch. Mortar must be historically appropriate and not consist of all Portland cement.

The porch posts will be removed and replaced with columns as seen in the 1980 survey photograph of the property.

The small window to the north of the front bay on the second story will be removed. The opening will be clad in shingles that match the size and wood species of the adjacent shingles.

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) 286-3004 E-mail: carlen.hatala@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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Dave Pedersen (286-2540)



Front porch will be carefully deconstructed and rebuilt using the same stone. The stone walls are five courses high with an interior of brick.



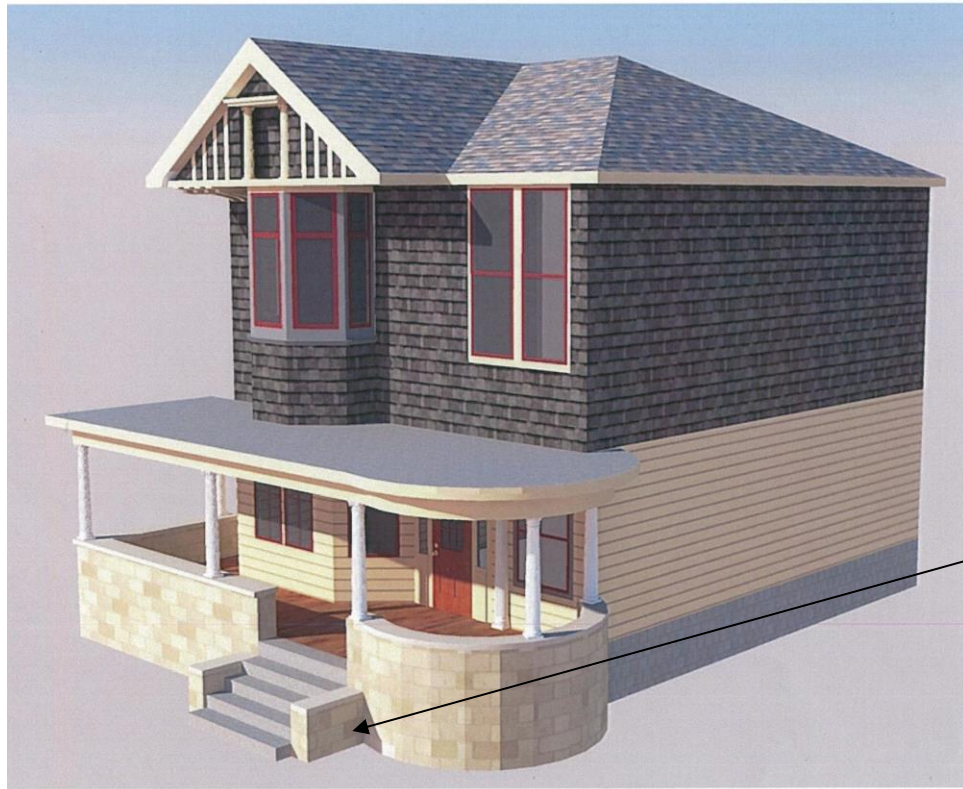


New porch will be positioned slightly higher and not require alteration to this window.

The sole surviving original fluted column on the porch.



Replacement porch roof will have the same features as the current one with overhangs, appropriate molding profiles and beadboard/tongue-in-groove ceiling.



This is an image of the house as it will appear with the extended roof and rebuilt walls. Note, the current house has only knee wall, on the south side of the steps and this image shows two. The steps should be rebuilt in the current design without the north knee wall.

PROPOSED NEW PORCH RENOVATION

At:

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This window appears to have been added after World War II. It will be removed. The resulting opening will be sheathed over with wood shingles that match the existing and have the same exposure.



This 1980 survey photo shows the original porch columns.