



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 942 N. 29TH ST. Concordia Historic District
Description of work Restore wood siding and trim, repair eaves, install new half round gutters, rebuild front porch including built in gutters, end piers, skirting
Date issued 4/1/2016 PTS ID 109774 COA General Rehabilitation and rebuild 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:

All work will follow the scope of work submitted as well as attached drawings. All wood is to be painted as soon as possible after work is completed.

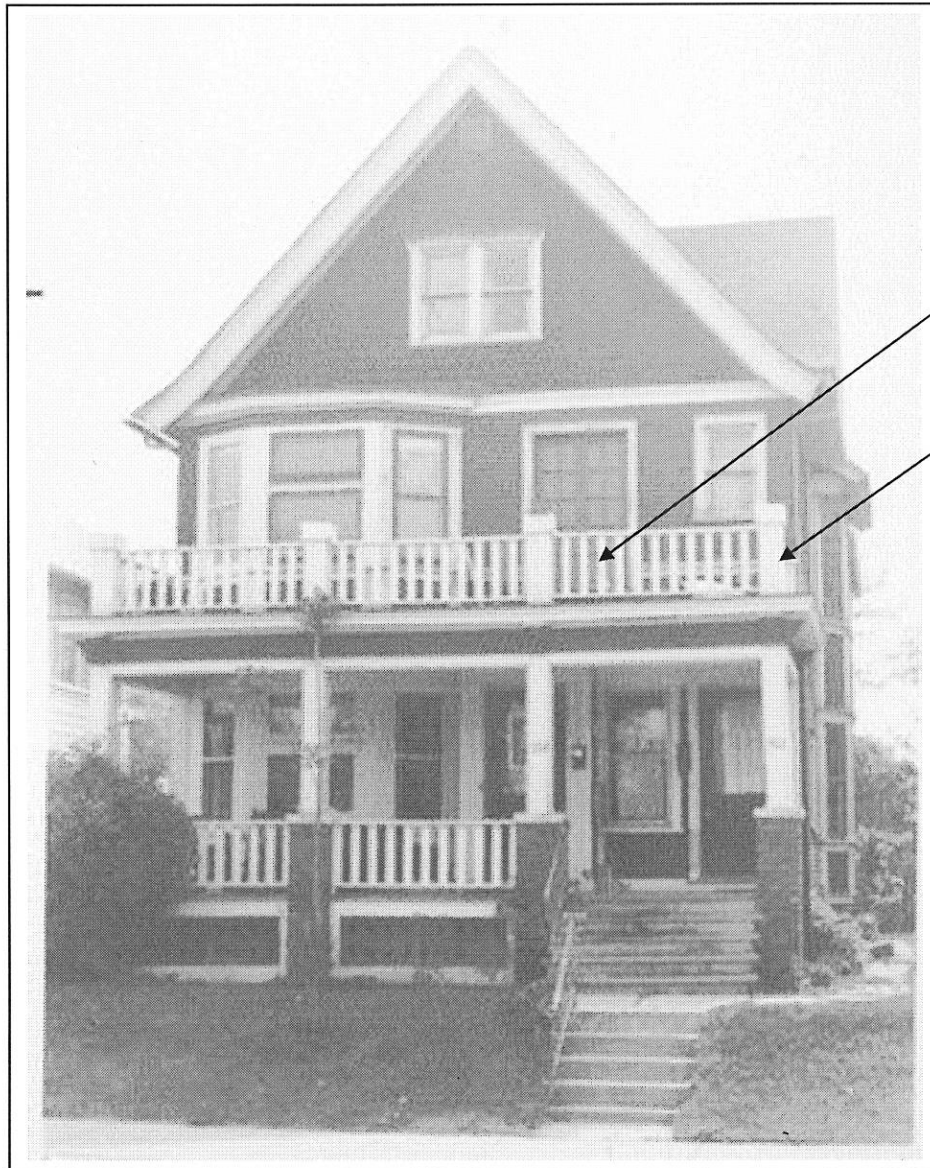
Measured drawings of porch need to be provided before work begins on porch.

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) 286-5722 E-mail: chatal@milwaukee.gov.

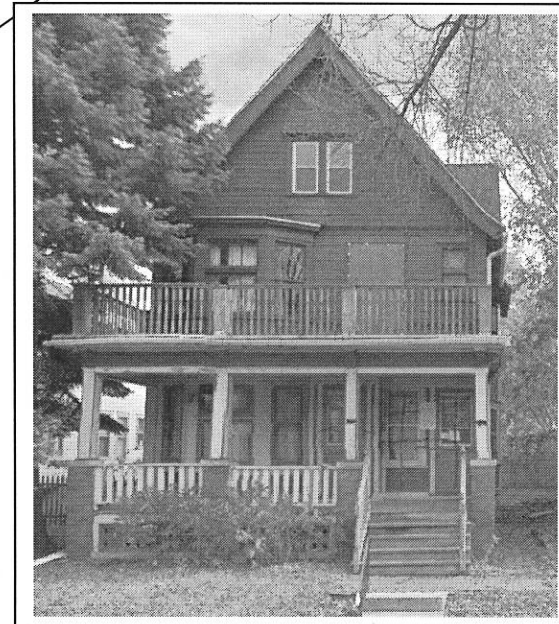
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector John Cunningham (286-2538)



942 North 29th as it appeared in 1980. Note the porch railings and newels were not original at that time.

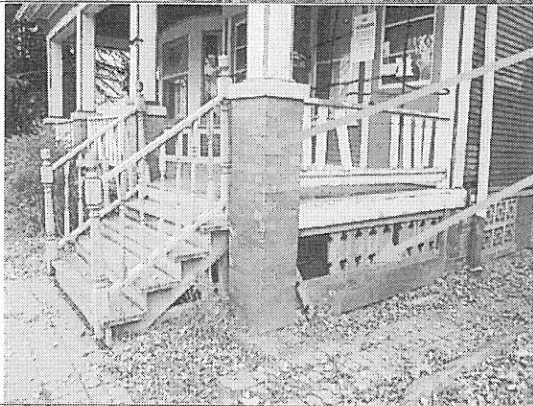


942 North 29th as of November 2015

942 North 29th Street - Repairs



- Restore house to original details and dimensions
- Restore original wood trim and siding
- Repair eaves, install half round gutters
- Rebuild Front Porch
- Restore built in gutters on second level of porch



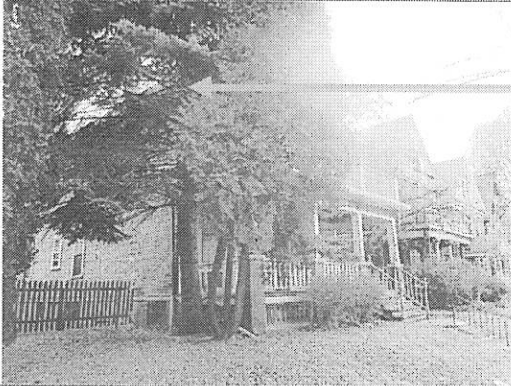
- Restore front porch, rebuild end piers
- Repair railings
- Restore skirting with original pattern



- Preserve roof but repair eaves and install half round gutters.



- Replace brick pavers with cement pad that accommodates front steps.

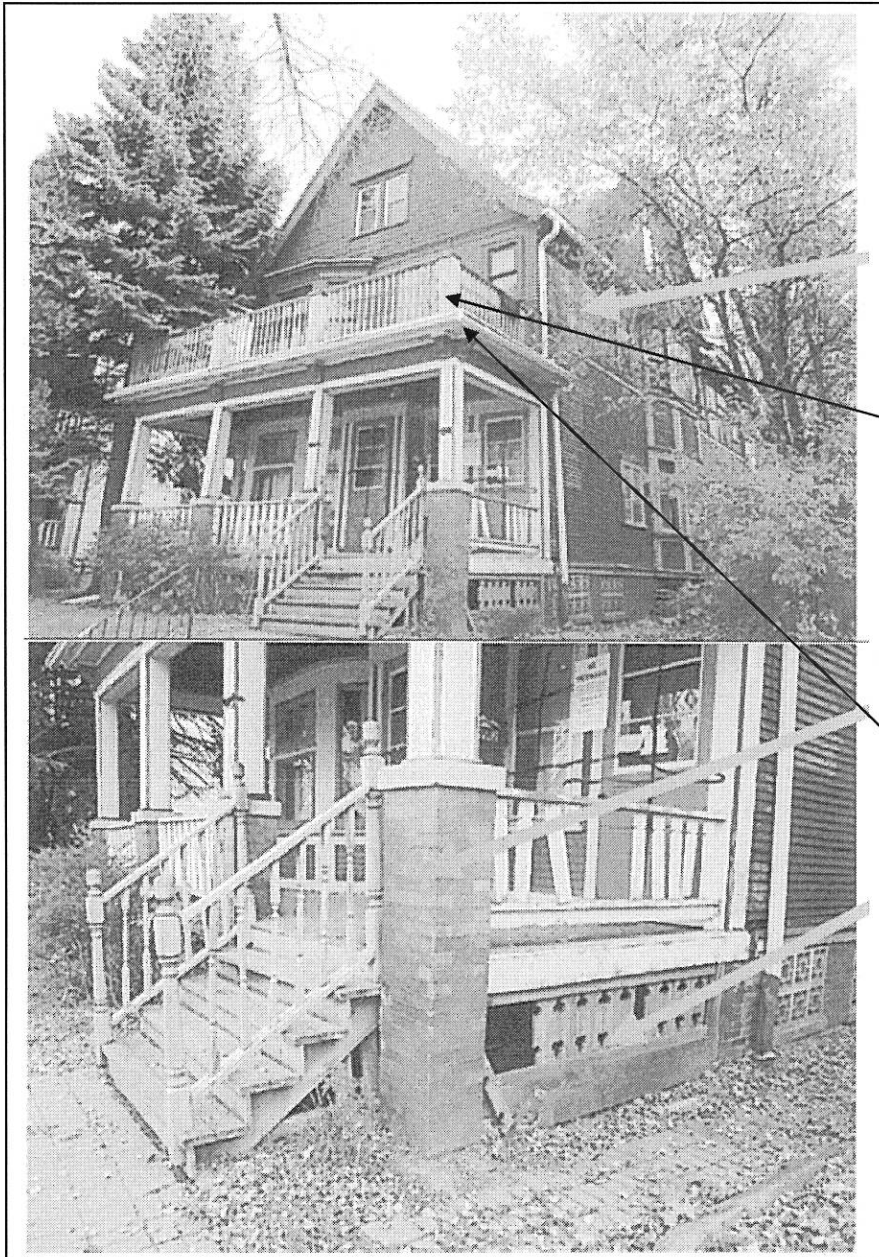


- Remove trees at north corner of porch



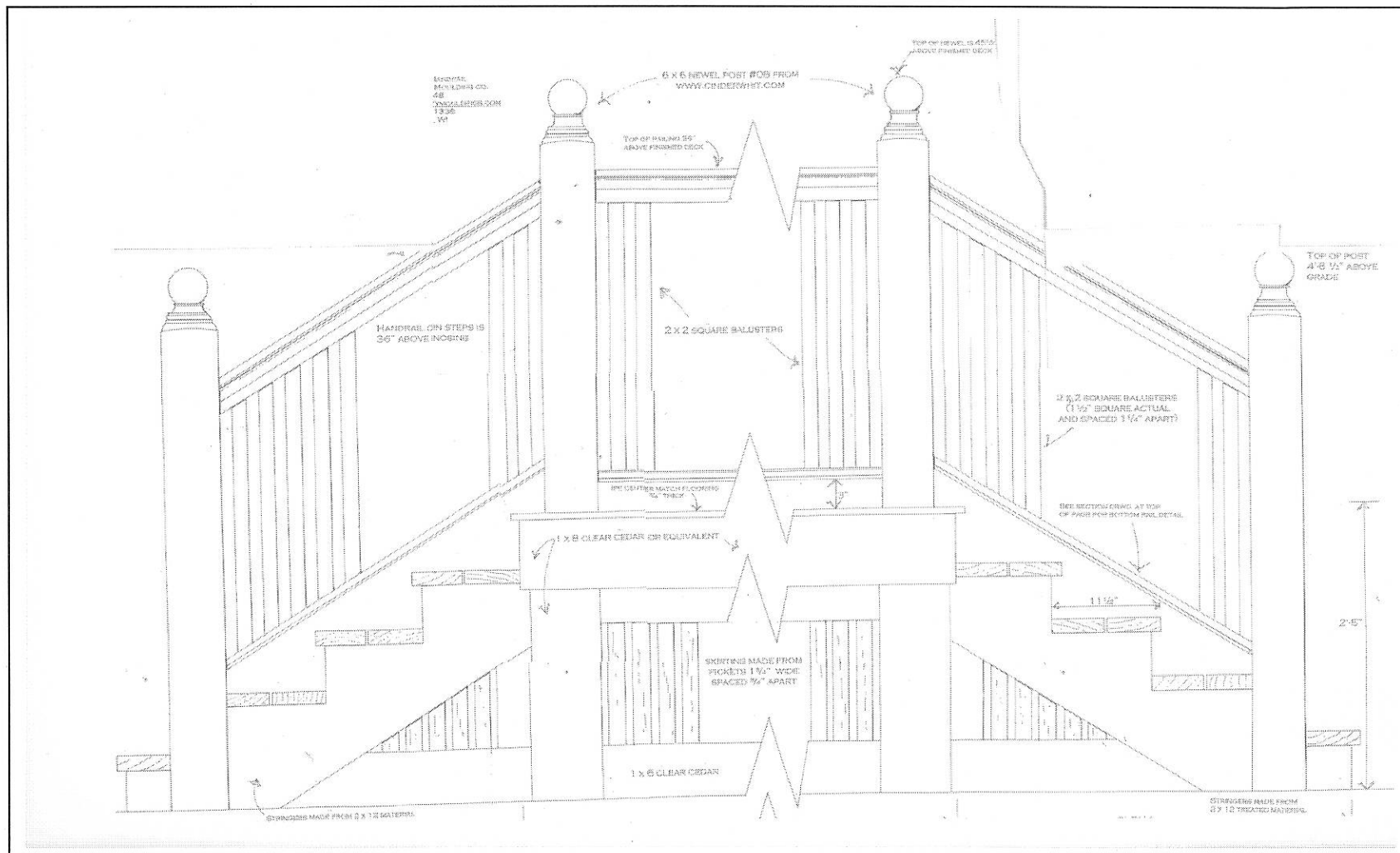
- Remove trees in south side yard.

Site work to include items listed at left.

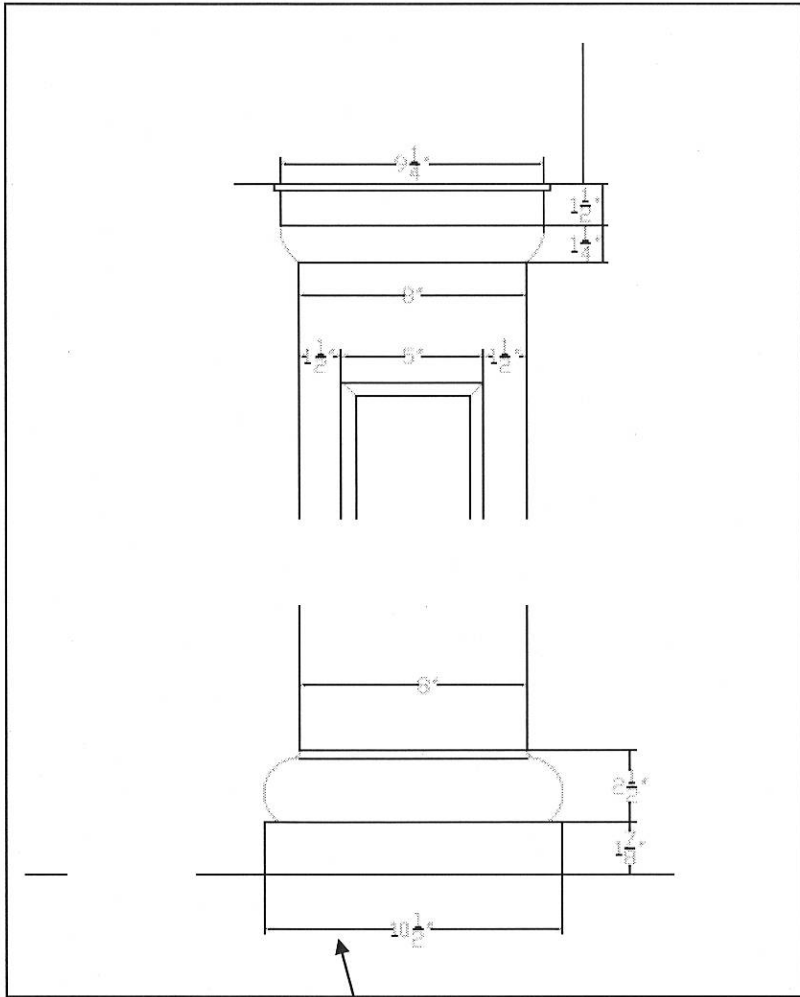


Note: upper and lower balusters do not match and are inappropriate for the house. Upper newels are also inappropriate.

Built in gutters must be retained or restored at upper roof. Brackets and supporting posts to be retained.



This is acceptable railing design but newels should be built according to design on next page.



Upper roof newels should be finished in appearance like this.

