



LIVING WITH HISTORY

# Certificate of Appropriateness

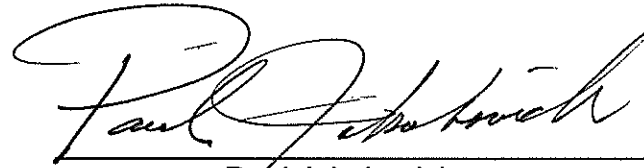
Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

<b>Property</b>	3002 W. STATE ST.	<b>Concordia Historic District</b>
<b>Description of work</b>	Rebuild front brick porch, preserving existing porch roof. Install new concrete deck and steps for the porch. Tuckpoint chimney as needed. Tuckpoint house as needed. Replace cracked Bedford Limestone sills with new matching Bedford limestone sills where needed.	
<b>Date issued</b>	3/19/2013	PTS ID 85744 COA, rebuild front brick porch and tuckpoint house as needed

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 be done according to attached photos and drawings and specifications. All new mortar must match the original in terms of color, texture, hardness, joint width and joint finish. Mortar that is too hard is subject to premature failure. Please see the Masonry Chapter in the city's book "**As Good As New**" for more information why the proper mix of mortar is crucial to a lasting repair. If a laboratory analysis of the mortar is not performed, it should generally be lime-rich, **Type O mortar or the equivalent**. Please note that lime-rich mortar needs at least 30 days of above freezing temperatures to cure properly. **Do not install lime mortar when the temperatures will fall below 32 degrees. A mortar test panel must be reviewed and approved by HPC staff prior to general commencement of all masonry work.**

All original brick will be salvaged and re-used in the re-built porch. Should any new brick be needed, they must match the color texture and size of the original brick as closely as possible and they will be installed on the back side of the knee wall where

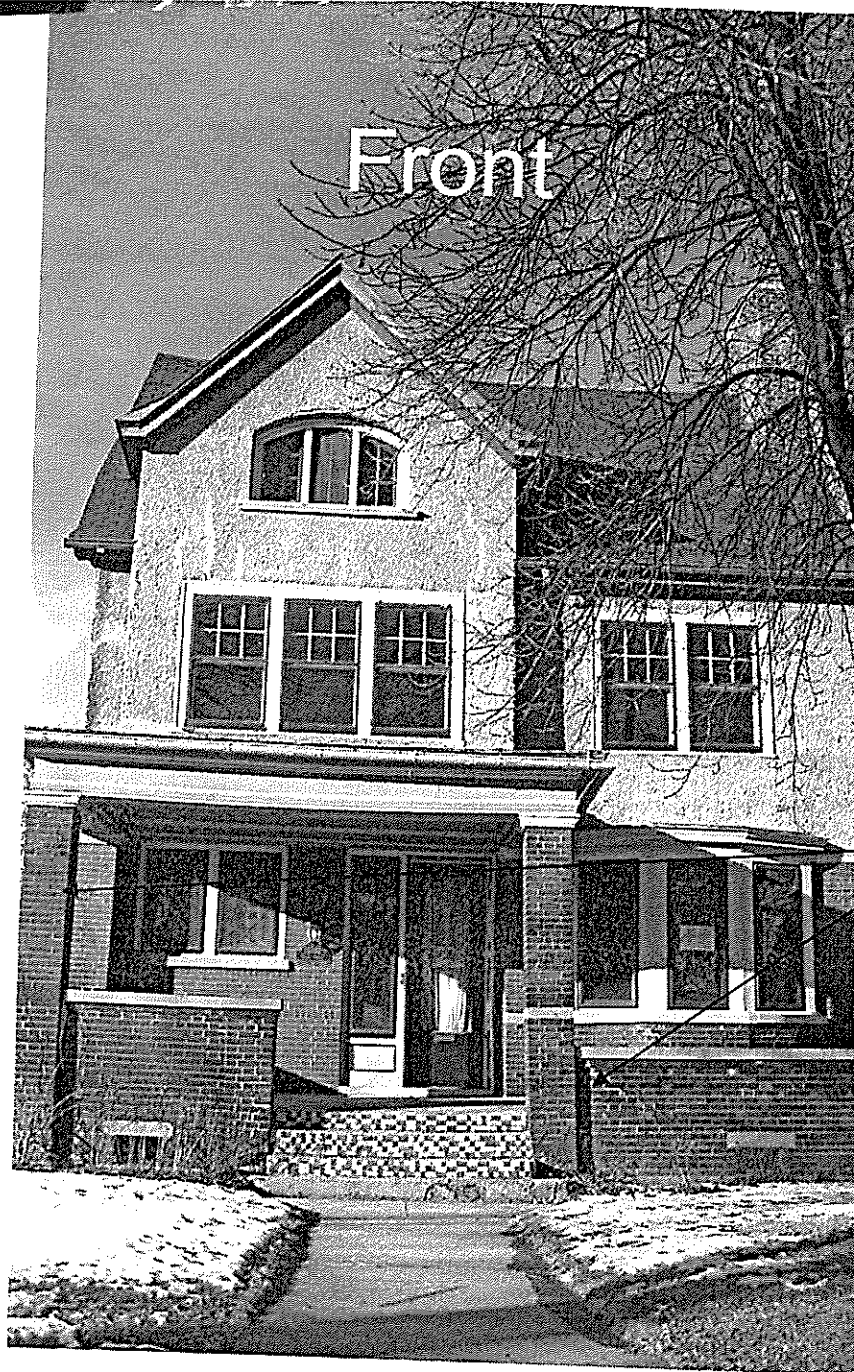
they cannot be seen from the street. All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this 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) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@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.

A handwritten signature in black ink, appearing to read "Paul Jakobovich", written in a cursive style. The signature is positioned above a horizontal line.

Paul Jakobovich  
City of Milwaukee Historic Preservation

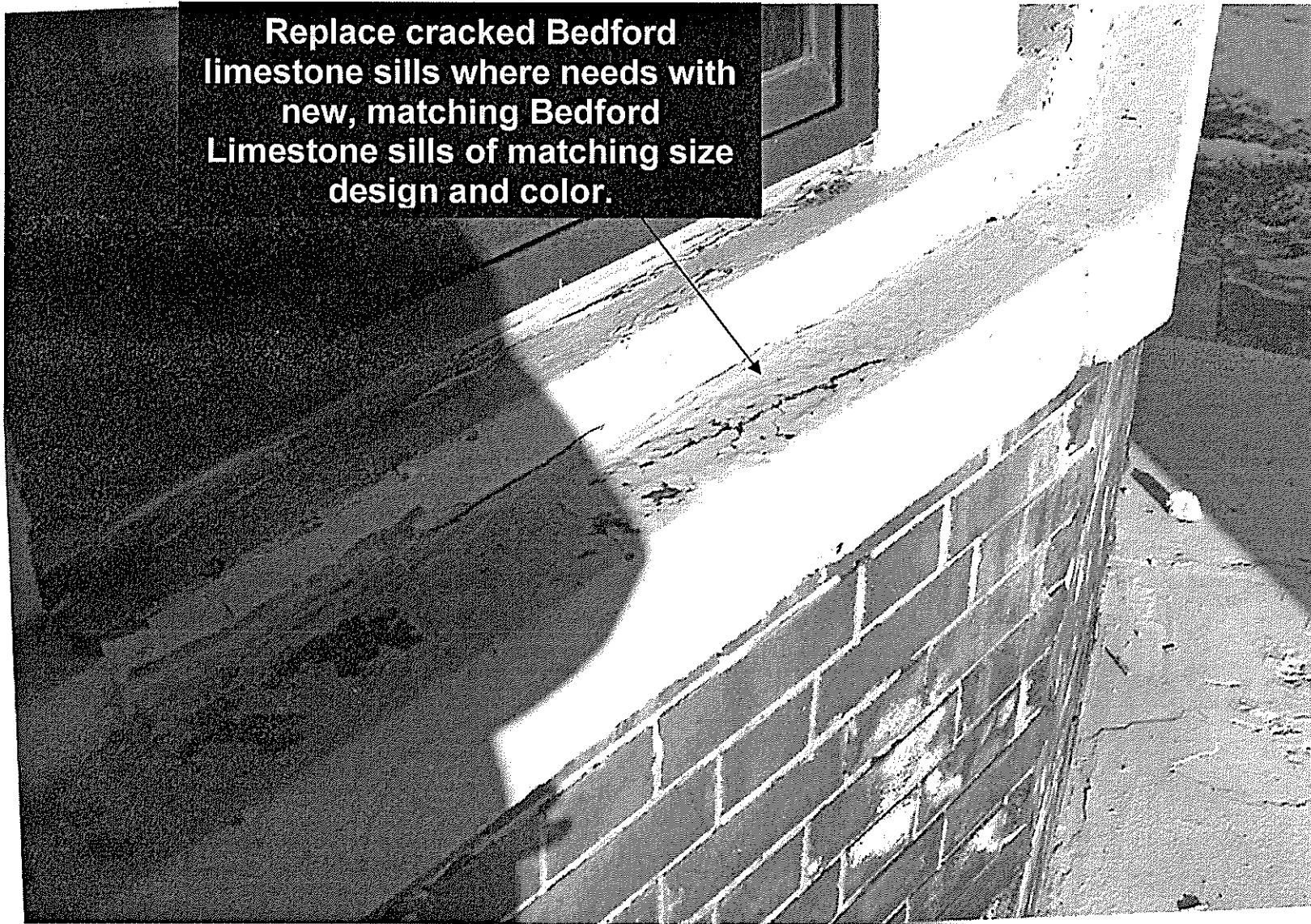
Copies to: Development Center, Ald. Robert Bauman, Contractor Juan Orta, Inspector Adam Roder (286-2538), Inspector Heidi Weed

Front



**Preserve and brace existing porch roof in place and remove front brick porch piers, and knee walls, and concrete deck and steps. Rebuild porch using salvaged brick and limestone with mortar to match the original front porch. All mortar must match original in terms of color, texture, hardness joint width and joint finish.**

**Replace cracked Bedford limestone sills where needs with new, matching Bedford Limestone sills of matching size design and color.**







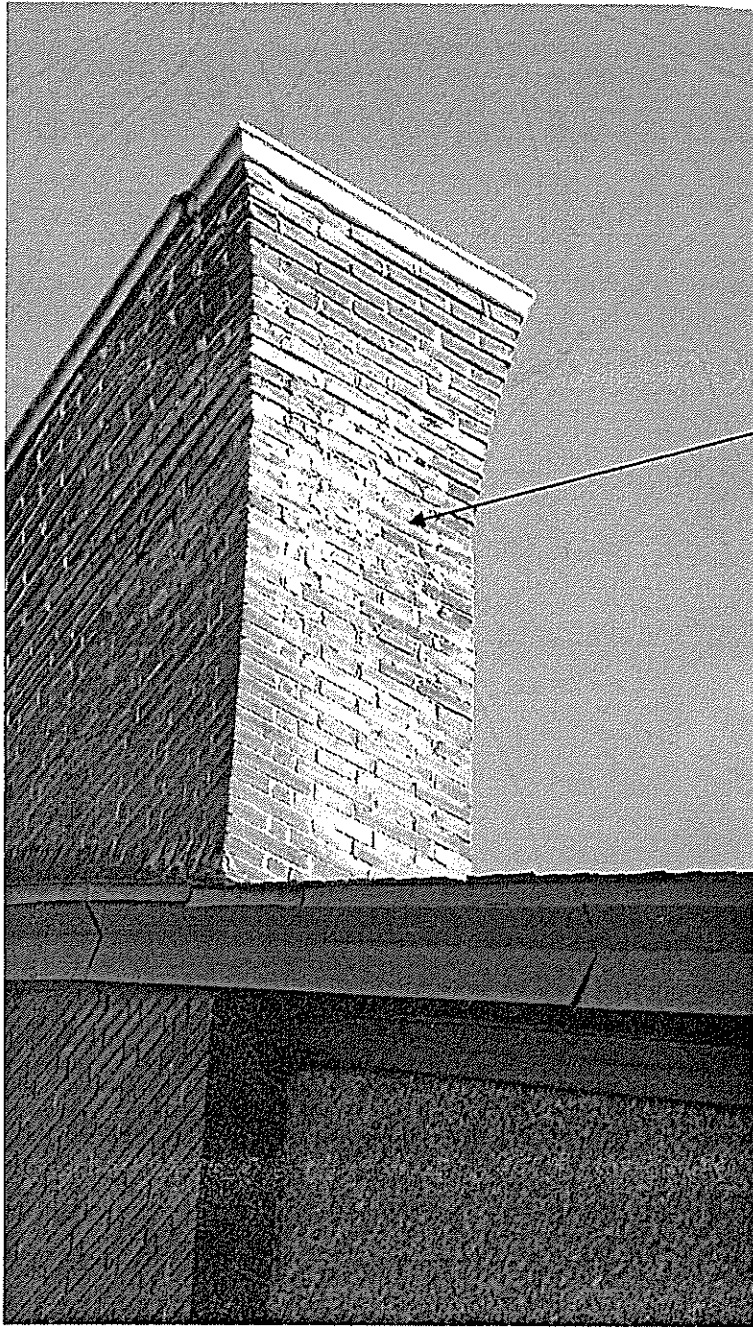
**Remove slab and steps and pour new concrete slab and steps in same footprint. Any new brick that may be needed in the rebuild must face the backside of the knee walls where they are not visible from the street.**



Back of house north

**Tuckpoint brick where needed, but only loose or missing mortar should be replaced. New mortar must match the original in terms of color, texture, hardness, joint width and joint finish.**

***A mortar test panel must be reviewed and approved by HPC staff prior to general commencement of all masonry work.***



**Tuckpoint chimney as  
needed. The design of the  
chimney must not be  
changed.**

2025/10/10 10:10:10 AM