



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	2844 W. KILBOURN AV.	Concordia Historic District
Description of work	This project involves general rehabilitation of the building's exterior to include: 1) new roof, GAF Timberline Natural Shadow in Pewter Gray or Barkwood, ridge vent, half round gutters, new downspouts, repair/rebuild eaves, fascia boards, soffits, crown molding, trim 2) removal of chimney at ridgeline 3) removal of front fire escape 4) removal of substitute siding and repair and replacement of clapboards as necessary 5) replacement of decorative cut shingles at front gable to match original 6) reconstruction of front porch to include deck, roof, decorative details, rebuilding of center brick pier, new handrails and guard rails.	
Date issued	6/24/2015	PTS ID 103851 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:

Wood shingle replacement at the front gable to match the material, pattern and exposure of the original shingles.

Repairs and replacement of wood siding, trim, soffits, fascia to be done in a wood species that has natural decay resistance such as Eastern White Pine, Western Red Cedar, White Oak or Spanish Cedar. Wood must be clear, smooth and free of knots and sapwood.

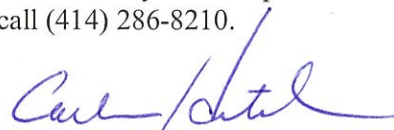
Reconstructed porch to follow the design in this Certificate of Appropriateness. Two baluster styles are provided and either can be used depending on the budget. Porch decking to follow instructions in the scope of work and as illustrated in As Good as New and Living with History. Porch ceiling to be tongue and groove.

To allow for the crown moldings on the porch, built in gutters should be installed in same manner as the installation at 832 North 29th Street.

All wood will be painted upon completion. Please note that research has shown that when new, bare wood is exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. Using a coat of Wood Life preservative prior to priming and painting is also highly recommended to increase decay resistance and hold paint better.

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: 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.

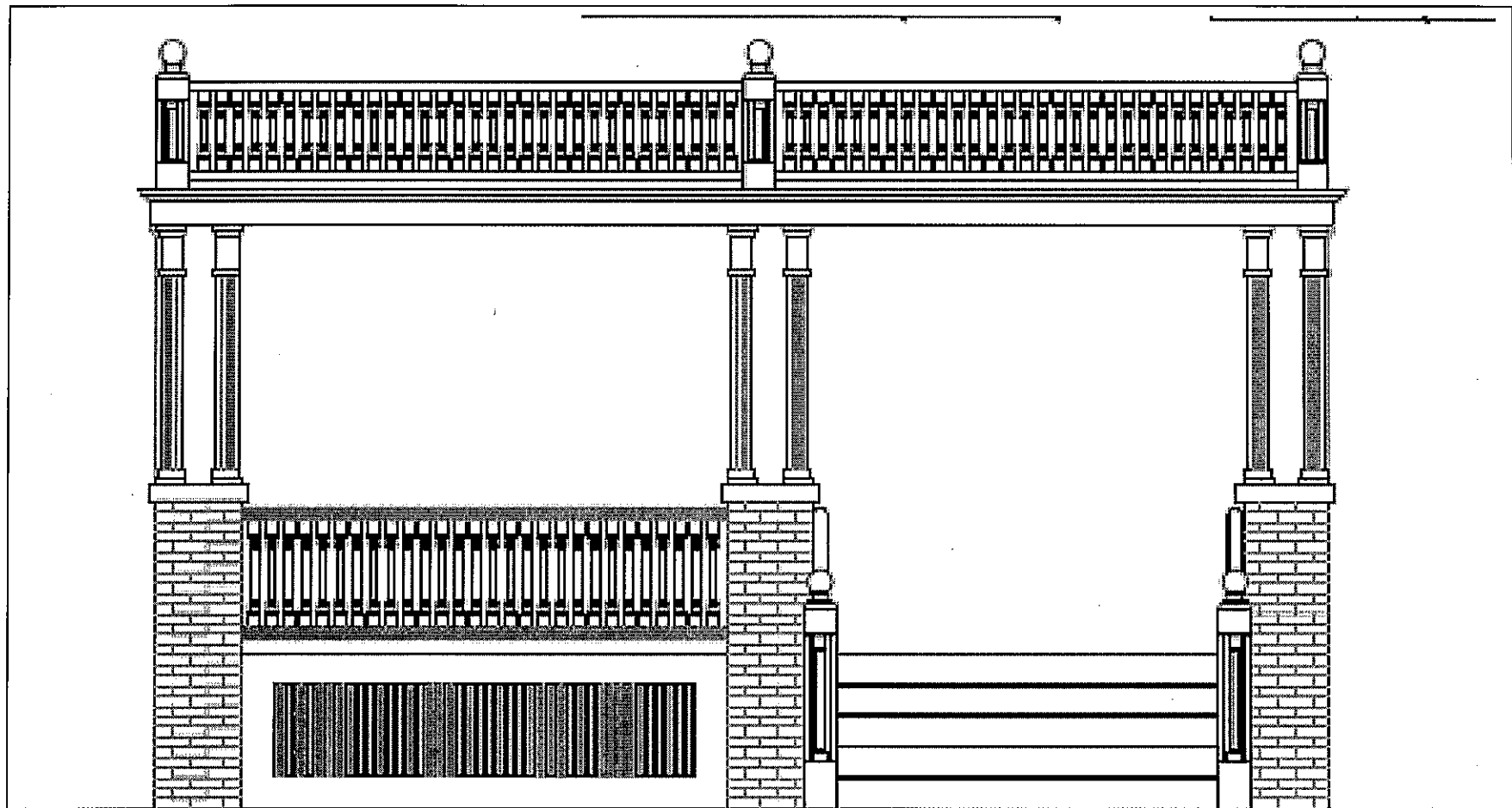


City of Milwaukee Historic Preservation Staff

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



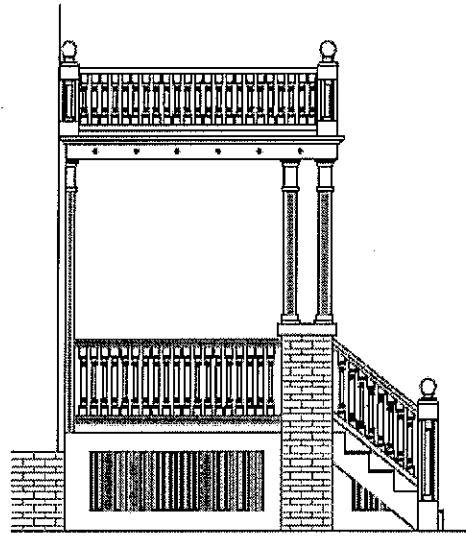
1991 photo shows shingle pattern and exposure and that shingles framing the windows were steam bent to fit the curved wall.



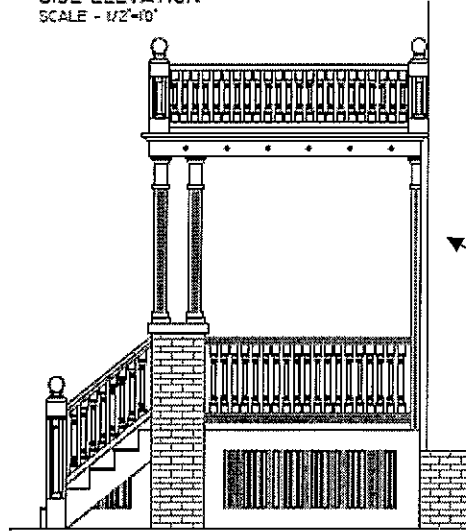
FRONT ELEVATION
SCALE-1/2"=10'

Front Porch Design No. 1

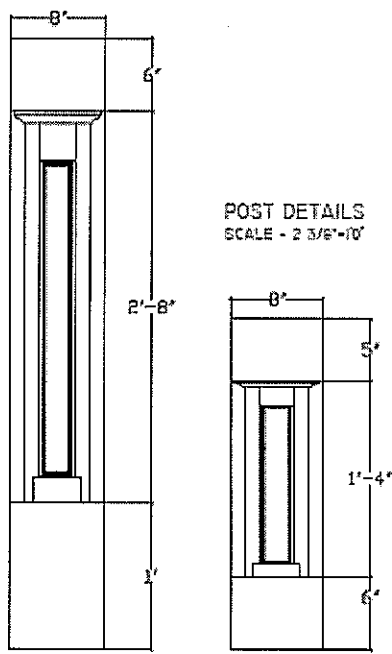
The porch shows evidence of having triple columns at corners.



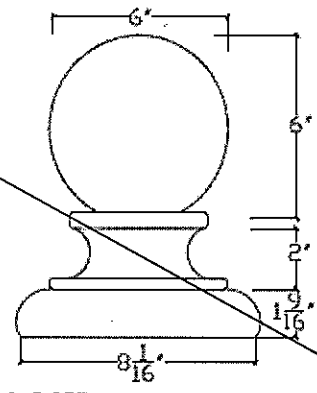
SIDE ELEVATION
SCALE - 1/2"=10'



SIDE ELEVATION
SCALE - 1/2"=10'



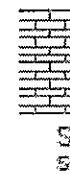
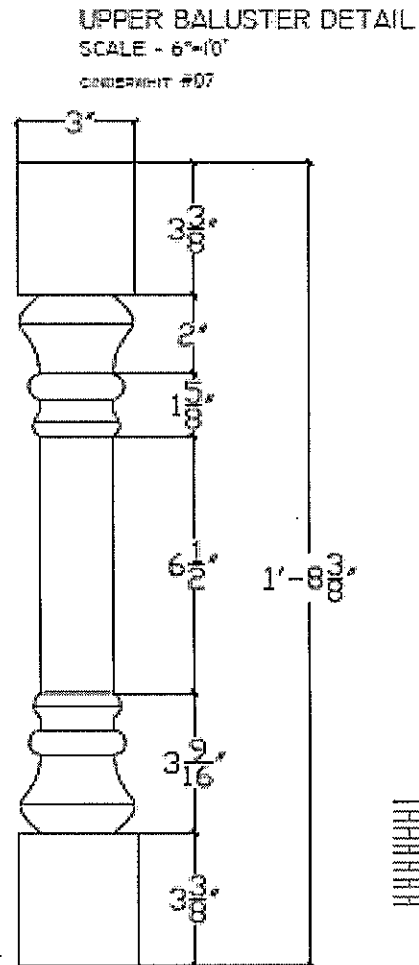
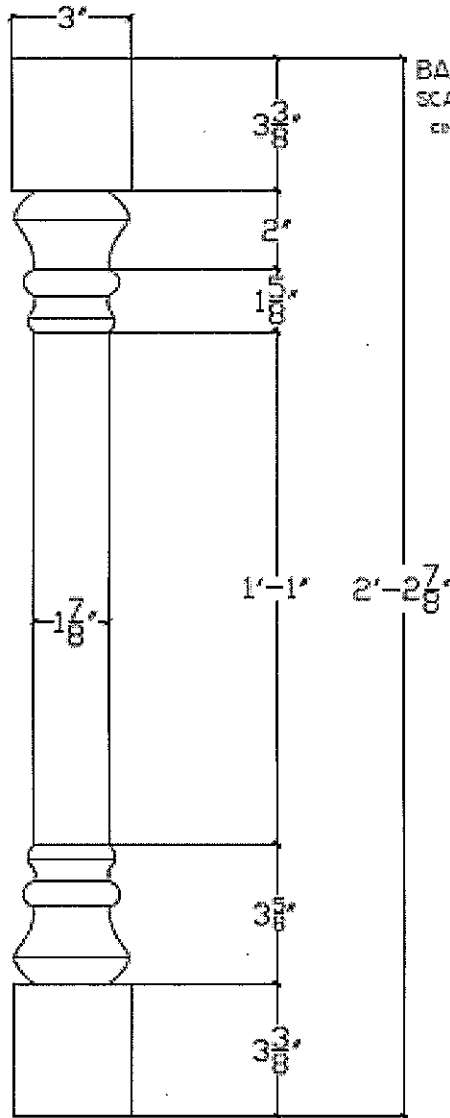
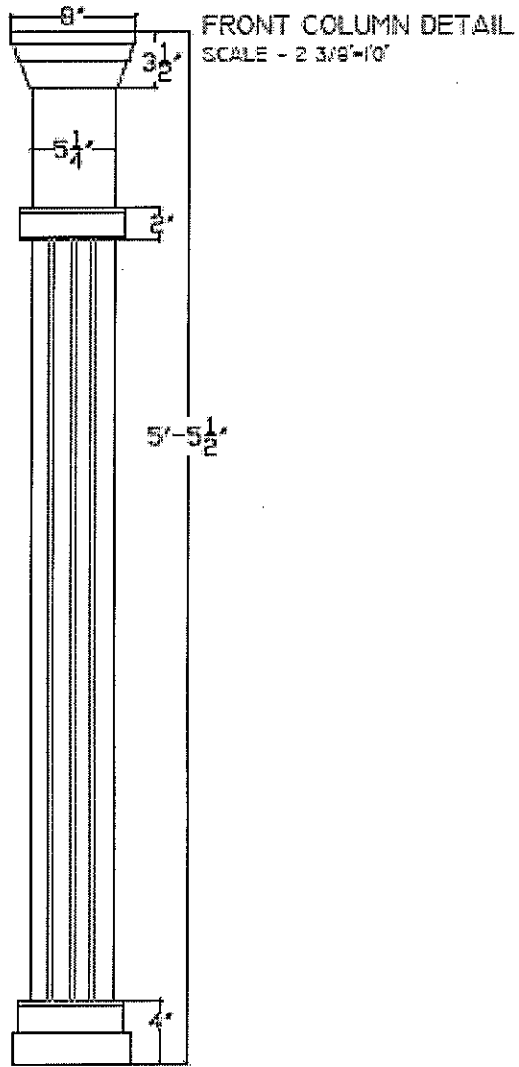
POST DETAILS
SCALE - 2 3/8"=10'



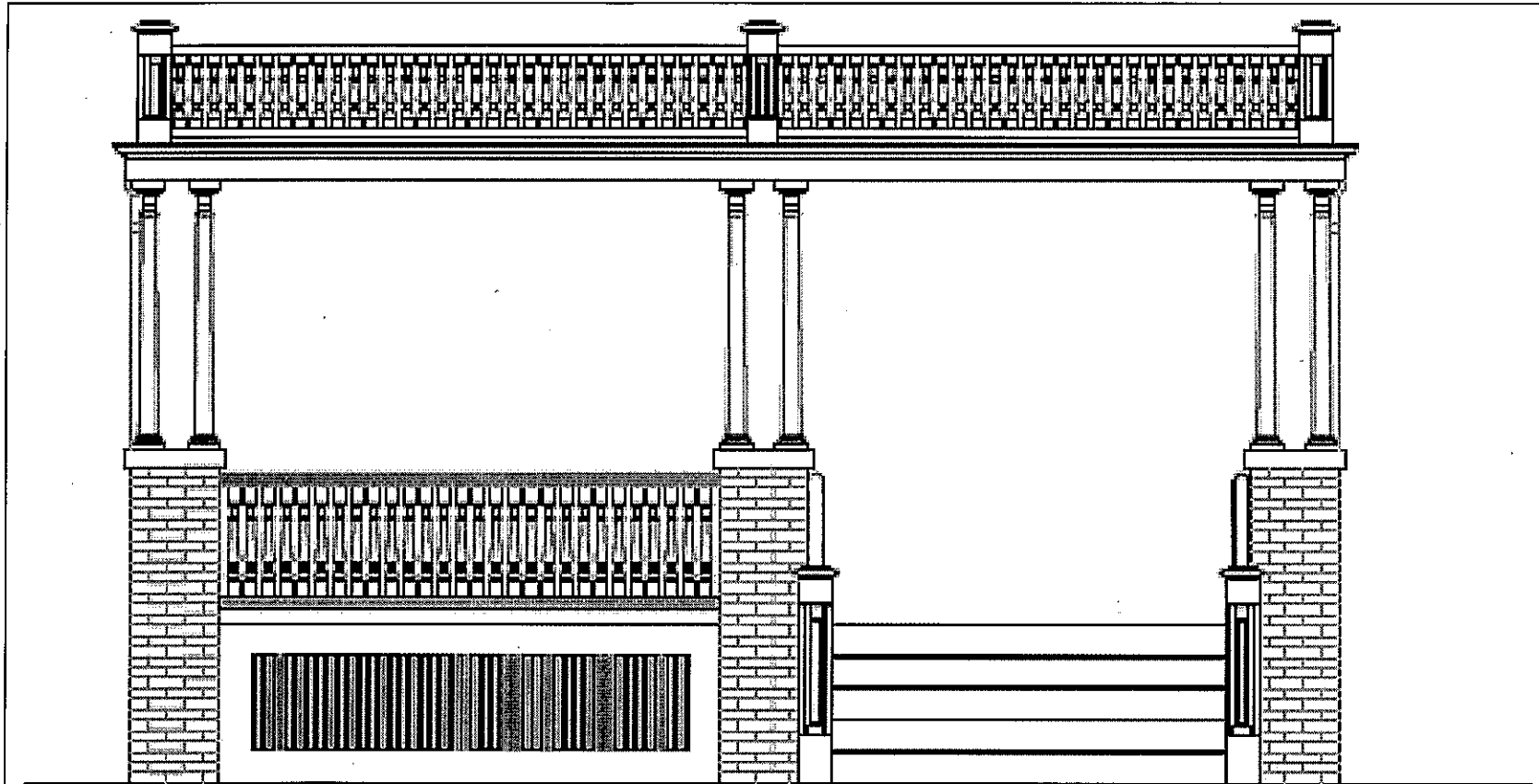
POST CAP DETAIL
SCALE - 5"=10' CINDERPRINT #03

Side elevations of Front Porch Design No. 1 and newel designs

Note: there were fluted posts against wall of building at porch.

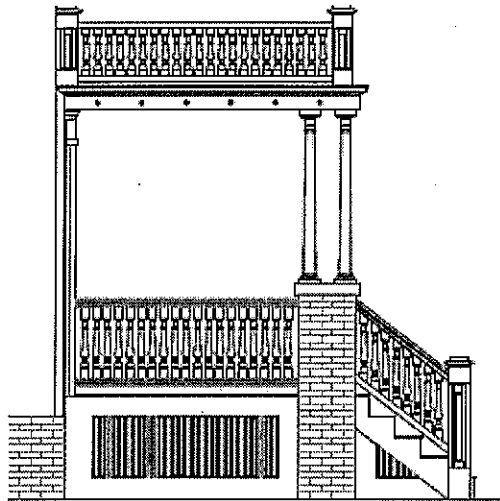


Front Porch Design No. 1 column and baluster details

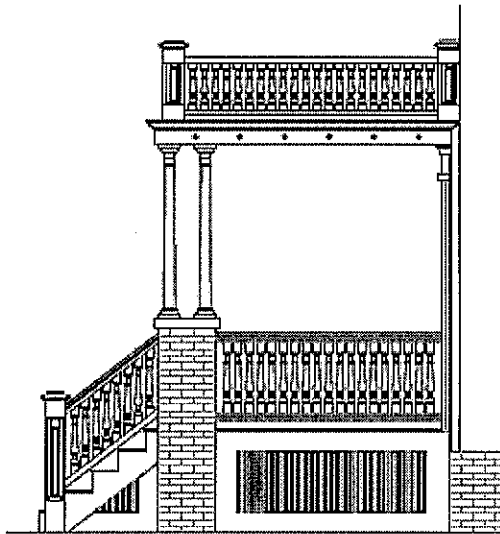


FRONT ELEVATION
SCALE-1"=10'

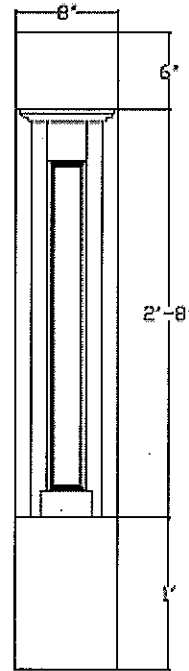
Front Porch Design No. 2



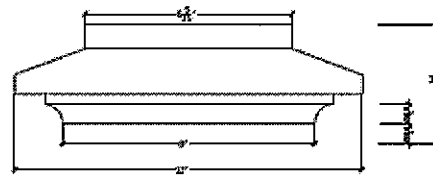
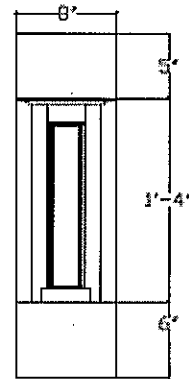
SIDE ELEVATION
SCALE - 1/2"=10'



SIDE ELEVATION
SCALE - 1/2"=10'

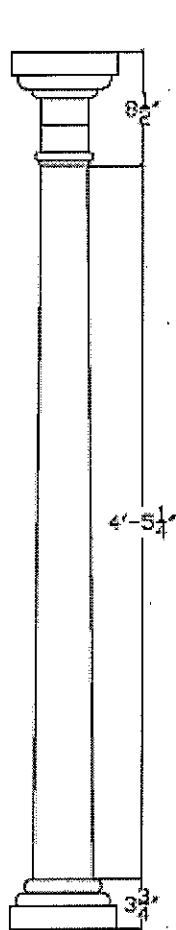


POST DETAILS
SCALE - 2 3/8"=10'

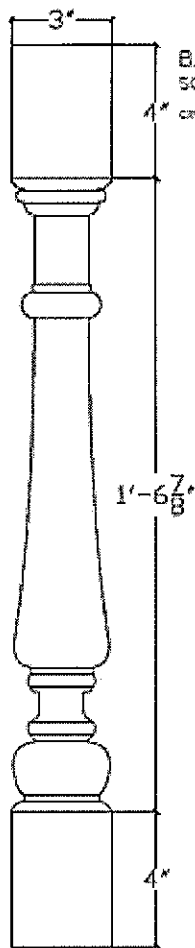


POST CAP DETAIL
SCALE - 6"=10'

Porch Design No. 2 side elevations and newel details



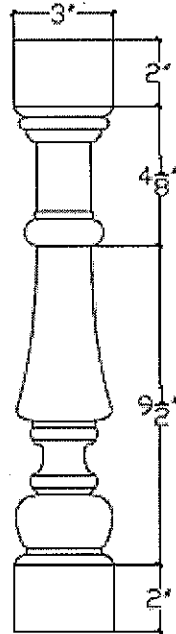
FRONT COLUMN DETAIL
SCALE - 2 3/8"=10'



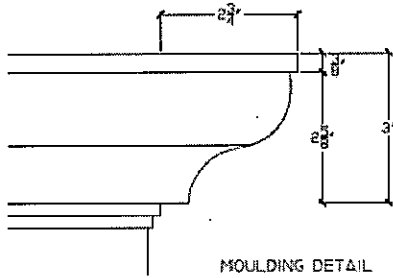
BALUSTER DETAIL
SCALE - 6"=10'
CNCERPRINT.COM #21

UPPER BALUSTER DETAIL
SCALE - 6"=10'

CNCERPRINT.COM #21

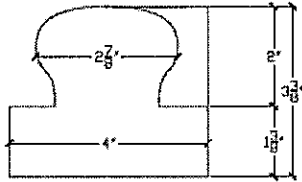


Porch Design No. 2 column and baluster details



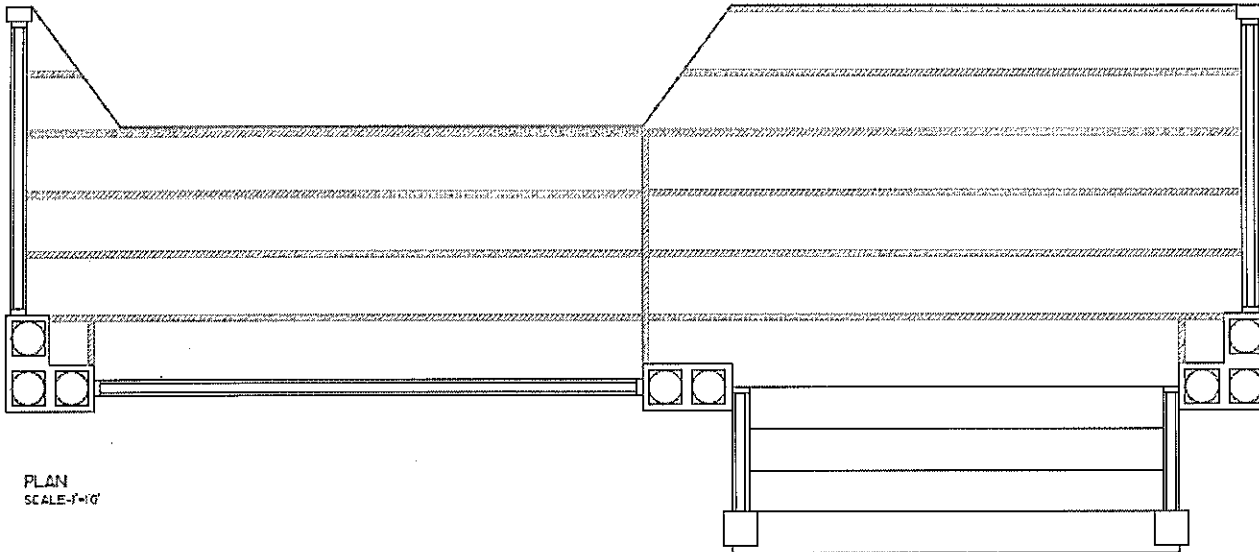
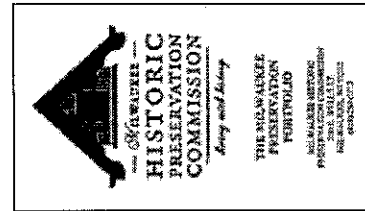
MOULDING DETAIL
SCALE - ACTUAL SIZE

HCS Woodworks
2015 Mouldings Catalog C0612

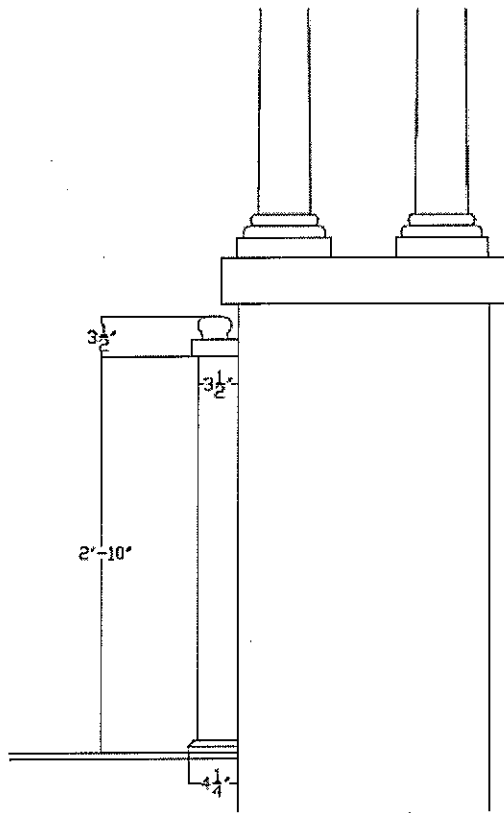


HANDRAIL DETAIL
SCALE - ACTUAL SIZE

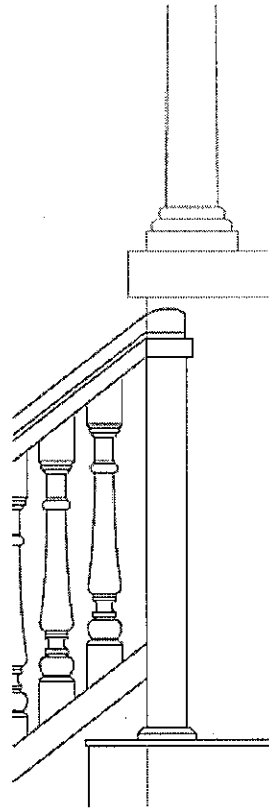
DOWN CHECKLEY Moulding NR. 441



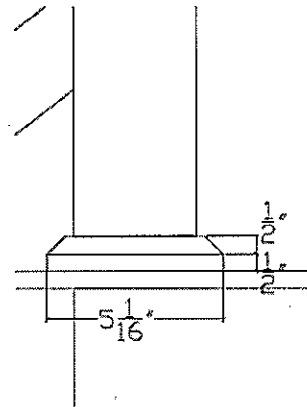
PLAN
SCALE 1/4"=1'



UPPER STAIR POST
FRONT ELEVATION
SCALE - 1"=1'0"



UPPER STAIR POST
SIDE ELEVATION
SCALE - 1"=1'0"



WOOD POST
SKIRTING HIDING
METAL BRACKETS
SCALE - 3"=1'0"

MILWAUKEE
HISTORIC
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PORTFOLIO

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