



Certificate of Appropriateness

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

Property

2845 W. STATE ST. Concordia HD

Description of work

Rear porch repairs. Install new guard railings on stairs to current code. Match existing metal railing or match existing porch railing.

Rear (south) porch, post, decking, and trim repairs. Porch is sagging due to rotting wood, this is to mitigate degradation, retaining as much of current wood as possible. DNS has ordered decking edge repair, post repair, and a second stair railing added (neither side of stair had railings originally, I can tell from lack of attachment or scarring on posts. Sidewalk extending under stairs, indicates the porch design and dimensions aren't likely original anyway, FYI).

Date issued

9/14/2022

PTS ID 115326 COA: REAR PORCH REPAIR

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:

Materials to be in kind. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left 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. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. 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 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 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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman



Railings with outside-mounted balusters are not acceptable in the Concordia Historic District.

