



LIVING WITH HISTORY

ORD-20-03121
CCF 200157

Certificate of Appropriateness

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

Property
Description of
work

2700 – 2702 W. STATE ST. Concordia HD

1. Null. Numbers correspond to items in ORD-20-03121
2. SOUTH. Porch support structure has failed. Restore the porch to a safe condition. (Meet structural requirements of building inspector. No new structural material shall be visible from the yard or sidewalk)
3. EAST: Replace mortar missing from exterior wall. Repair masonry per conditions below
4. SOUTH: Replace defective handrail on porch steps per standard attached design
5. EAST: Install new trim and/or new wood storm window as required by inspector, per material requirements below. New pieces shall be exact replicas of the molding pattern of the originals. East Side
6. SOUTH: Replace siding to match, per material requirements below. South Side
7. WEST & EAST: Install new **half-round** metal gutters, current gutters are too shallow. Aluminum is encouraged. Gutter mounts/straps must be installed UNDER roofing shingles. New fascia is required at northwest corner to protect rafter tails from water damage. Do not match existing gutter style.
8. EAST: Install standard aluminum downspouts where necessary. Do not cover windows, or cut through building siding or trim.
9. EAST & SE: Replace defective fascia boards. (East and Southeast areas)
10. EAST: Repair or replace defective storm windows
11. ALL: Paint previously painted surfaces in a workmanlike manner.
12. ALL; Protect all wood trim with paint or other approved coating applied in a workmanlike manner.

Date issued

5/26/2020

PTS ID 114932 COA: Required Repairs

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

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.

Paint

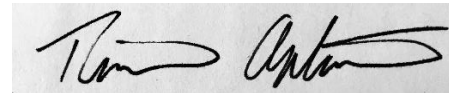
Use any standard latex, acrylic, oil, or milk paint.

Masonry

- New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, *Masonry Chapters*, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.
- New brick must match as closely as possible the color texture, size, and finish of the original brick.
- A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.
- UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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.

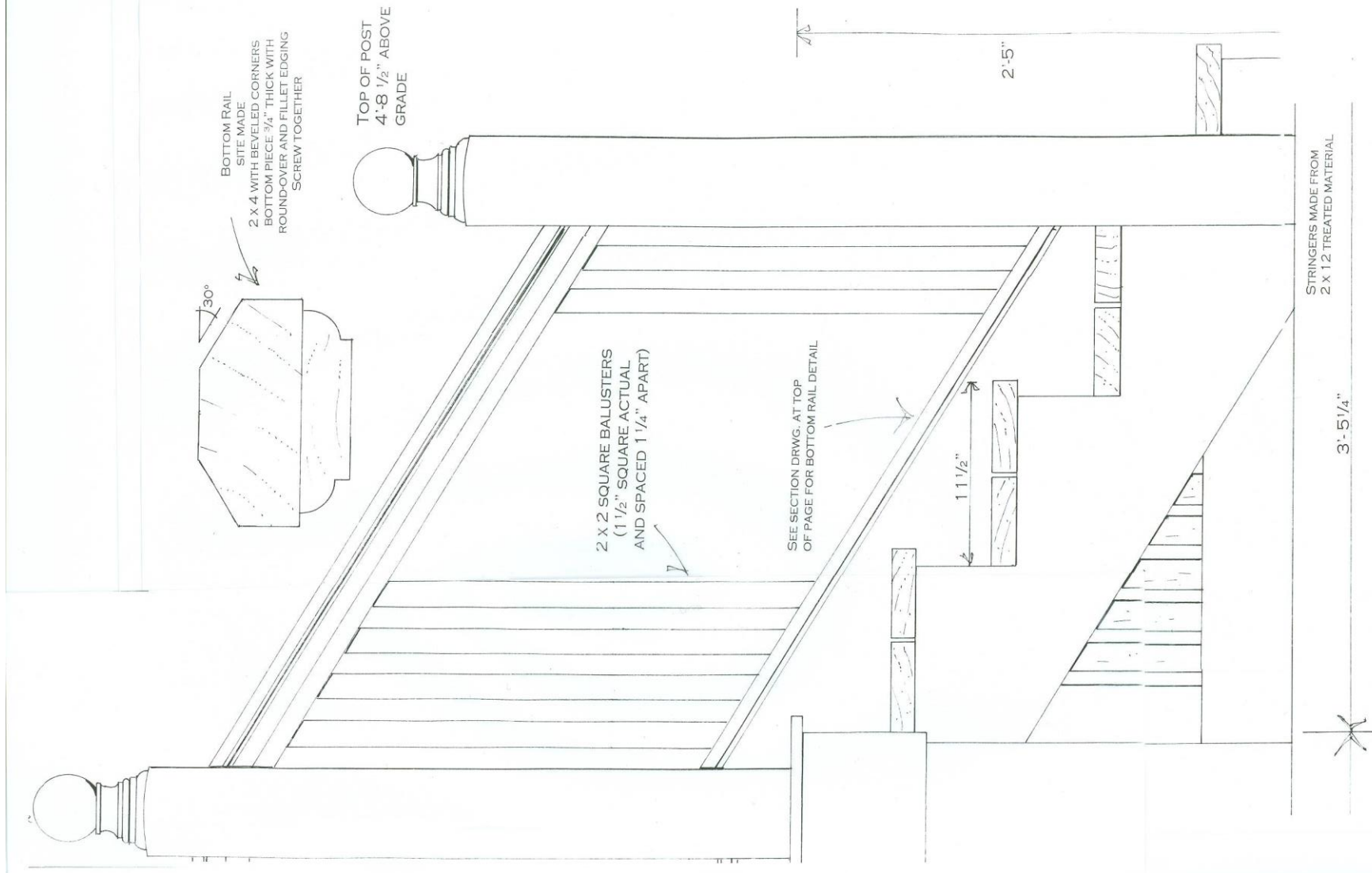


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector D. Belasco (286-3558)



ITEMS 2, 3, 4, & 6. Front Porch, photo of current conditions



ITEM 4. Recommended porch railing design. Applicant may propose alternates for approval to HPC.



ITEMS 5 & 10. New storm windows must have a wood frame. Match either style shown in the images on this page.

ITEMS 6 & 8. Illustrated here, but no staff notes. See conditions section on wood requirements.



ITEMS 6, 7, 8, & 9. Install new half-round metal gutters, current gutters are too shallow. Aluminum is encouraged. Gutter mounts/straps must be installed UNDER roofing shingles. New fascia is required at northwest corner to protect rafter tails from water damage. Do not match existing gutter style.