



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2209 E. Kenilworth Pl., North Point South Historic District

Repair and/or replace exterior wood trim in-kind per the attached scope of work.

Date issued 9/9/2025

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 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 the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for 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. 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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

Copies to: Development Center

Job Description:

Prep:

Set up debris catches and cover landscaping, placing an emphasis on maintaining a tidy job site throughout the duration of the project. Set up for the safe and complete execution of work. All work to be performed in a lead safe manner.

On the wood trim elements where paint is in poor condition due to high build up, peeling, alligatoring or chipping, the paint will be removed taken to near bare wood and then cleaned.

In instances where paint is well-adhered with minimal build up, and at a lower risk of paint failure, paint will be *thoroughly* scuff sanded so that new paint can “tooth” into existing. Any localized areas of damaged paint will be blended into larger intact ones as necessary and then cleaned.

Work:

Thoughtful Craftsmen will work their way around the house repairing all the wooden areas of the home that require restoration and painting. Pictures at the bottom of this proposal highlight some of the highest priority areas. I am sure during this process we will uncover more areas of concern. In consultation with the home owner, we will continue to work until we have no more areas of damage on the house, or the home owner notifies us to stop.

Areas for restoration and painting include the soffit, fascia, barge board, brackets, trim boards, storm windows, exterior window and door trim, and exposed window sills.

The scope of work in this proposal will be to address the worst spots around the home to satisfy an insurance requirement to address wood rot and failing paint on the home.

We will place a greater emphasis on the front of the home.

Carpentry and Restoration

-Any damaged, rotting, missing, or mismatched wood.

Damaged wood will be addressed in one of two possible ways:

1. By using Abatron Wood Restoration Epoxy, following a protocol employed by the US Parks Service on National Monuments (i.e. the Mount Vernon treatment). This process removes all deteriorated wood, consolidates the remaining stable material with a liquid epoxy and is then followed with a 2 part epoxy putty that is packed into place. Once the putty has set, we are able to sand it to match the existing structure.

Abatron Epoxy may also be applied to address fissured or dried out wood. These areas can be very successfully consolidated with a “slurry” made from a combination of the liquid and the dough components of Abatron to fill cracked or checked wood. This will build up the surface and prevent further erosion of the wood, greatly expanding the adhesion of the new paint.

If you'd like more information on the epoxy product we use I have attached a link to a short video. https://www.youtube.com/watch?time_continue=17&v=2yGQMnmNK1Y

2. Any wood missing or deemed too far deteriorated to be economically repaired with epoxy, will be removed and replaced from pieces of accoya <https://www.accoya.com/why-accoya/benefits/>, clear vertical grain cedar or similar highly rot resistant material as available to match what was existing, or what would have been historically appropriate. All replacement wood will be primed on all sides prior to installation with stainless fasteners.

All areas of repair will receive primer and paint according to our finish protocol.

Finish Protocol:

Caulking: We assess all caulking/sealant of wood work to home transitions. Any missing or failing will be replaced appropriately for connecting materials (stucco/brick and wood).

Cleaning: All elements will be cleaned thoroughly of dust and debris prior to any necessary primer or finish paint.

Primer: All bare wood will receive one coat of primer. Any areas that will be aided by its use will be primed with premium Sherwin Williams primer.

Paint: 2 coats of finish paint will be applied by high quality brush or paint sprayer where applicable per paint manufacture specifications. We use premium exterior finishes from Sherwin Williams.

Confirmation of colors and sheen will be discussed upon acceptance.

If color is known please describe here: