



Certificate of Appropriateness

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

Property

2804 W. KILBOURN AV. Concordia HD

Description of work

Repair/replicate leaded glass windows throughout building including casement, double hung and others on three primary facades. Windows in light well can be repaired or replicated with new double-pane or single-pane 1/1 with non-clad, wood-exterior frames per any NPS approval.

Repointing to be performed with slaked lime and sand mortar (ratio of 1 part slaked lime putty to 2.5 parts sand with 0% Portland cement content) per lab results. Joints are to be concave and mortar color is to be a brownish yellow similar to USHeritage Sahara #1 and Sahara #2.

Date issued

9/4/2020

PTS ID 114888 COA: windows and masonry

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:

Repointing mortar must match the color, composition, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after repointing must be submitted with the Request for Certification of Completed Work.

Replacement windows must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows (head, jamb, muntin and sill), showing them in relationship to the wall

assembly must be submitted for review. You must also include further information about the finish of the windows and the proposed glazing.

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, Contractor , Inspector John Yang



Approved replicated window sash with non-lead caming.



Sahara #1 at top. Sahara #2 at bottom.

LEFT: Typical original casement window fore replication along with mortar color.



Typical leaded glass window with the small stained glass components. Rectangular sash come in two different sizes. Round-top sash exist only in the one size shown.



2011 photo showing location of all stained glass windows on front. All must be restored. Outside corner windows were leaded casement with no stained glass. See plans on later pages.



28th Street elevation in 2011. Leftmost 8 windows are to be restored as paired 15-pane casements as in photo on page 3. West elevation shall follow these same requirements. See elevation plans on next page.



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"