



# 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**

**945 N. 31<sup>st</sup> St. Concordia**

Rehabilitation of the wood siding and wood porches. Rebuild deteriorating elements to original conditions. Repaint entire house. Correct all violations noted by neighborhood services (listed below). Required and recommended construction techniques are available in the Historic Preservation Commission's books available at <https://city.milwaukee.gov/hpc/Publications>

**Date issued**

9/11/2019

PTS ID 114840 COA, porch rehab and painting

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 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.

**GARAGE DOOR DESIGN MUST BE SEPARATELY APPROVED BY HISTORIC PRESERVATION UNDER A SEPARATE APPLICATION. WORK NOT ALREADY BEGUN, INCLUDING GARAGE DOOR, MAY BE ELIGIBLE FOR HISTORIC PRESERVATION INCOME TAX CREDITS**

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto: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/permits](http://www.milwaukee.gov/permits), or call (414) 286-8210.

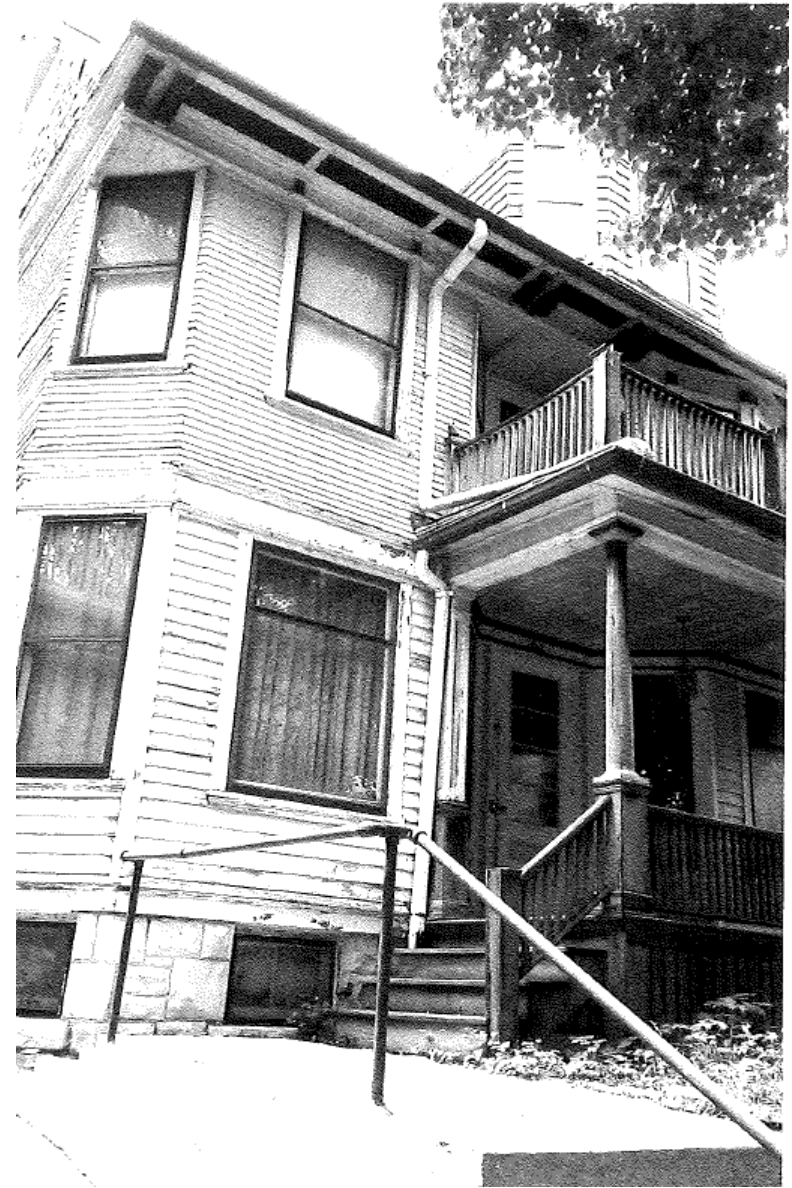
A handwritten signature in black ink, appearing to read "Tom Arns".

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. R. Bauman, Insp. D. Belasco



Image of the property fall 2016



Current condition of the property





Undated rear photo, c. 2000



Current rear photo

**Correct By Date: 09/30/2019**

3 ) 200-24. PERMITS REQUIRED. Obtain proper permits for all Front Upper Porch alterations. Permit must be issued, inspections conducted, alteration approved and then closed out. 275-32.3 Replace missing siding on exterior walls.

**Violation Location: East Side**

**Correct By Date: 09/30/2019**

4 ) 275-32.3 Replace missing siding on exterior walls.

**Violation Location: South Side**

**Correct By Date: 11/28/2019**

5 ) 275-32.3 Replace missing siding on exterior walls.

**Violation Location: East Side**

**Correct By Date: 11/28/2019**

6 ) 275-32.3 Replace missing boards in roof eave. (Southeast lower porch)

**Violation Location: East Side**

**Correct By Date: 11/28/2019**

7 ) 275-32.6 Reconnect downspout to gutter system.

**Violation Location: East Side**

**Correct By Date: 11/28/2019**

8 ) 225-4.2 Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.

**Violation Location: East Side**

**Correct By Date: 11/28/2019**

9 ) 275-32.3.g Provide an approved guardrail for porch. (Front Upper)

**Violation Location: West Side**

**Correct By Date: 11/28/2019**

10 ) 275-32.3.g Replace missing porch step treads. ( Rear Porch )

**Violation Location: West Side**

**Correct By Date: 11/28/2019**

11 ) 275-32.3.g Repair or replace defective porch step treads. ( Rear Porch )

**Violation Location: West Side**

**Correct By Date: 11/28/2019**

12 ) 275-32.3.g Replace defective risers on porch steps. ( Rear Porch )

**Violation Location: West Side**

**Correct By Date: 11/28/2019**

13 ) 275-32.3.g Repair or remove defective skirting around porches. ( Rear Porch )

**Violation Location: Garage**

**Correct By Date: 11/28/2019**

14 ) 275-32.9 Repair or replace defective garage door(s). **DESIGN MUST BE SEPARATELY APPROVED**

**Violation Location: Garage**

**Correct By Date: 11/28/2019**

15 ) 275-32.3 Repair or replace defective fascia boards on garage.

**Violation Location: Garage**

**Correct By Date: 11/28/2019**

16 ) 275-32.3 Restore garage walls to a rodent proof condition.

**Violation Location: NA**

**Correct By Date: 06/01/2020**

17 ) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner)

**Violation Location: NA**

**Correct By Date: 06/01/2020**

18 ) 275-32.3.a Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

**Violation Location: NA**

**Correct By Date: 06/01/2020**

19 ) 275-32.3.a Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.