



LIVING WITH HISTORY

# Certificate of Appropriateness

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

**Property**

948 N. 34TH ST. Concordia Historic District

**Description of work**

The applicant has been working on this property since 2011 and has completed almost all exterior work on the house as well as interior repairs. A front porch was recently completed. This proposal includes installing a railing at the back one-story extension of the house as well as complete garage rehabilitation.

The railing atop the extension will be constructed of 2" x 4" cedar balusters, with 4" x 4" cedar posts at the corners. They will be identical to those on the front porch. It will be 30 inches tall.

The three-car garage at the rear of the property requires a new roof, garage doors, siding, windows and pedestrian door. The wood clapboards will match those of the house and have a 3-1/2 inch exposure. There will be a change to the number of garage door openings. A single car garage door will be installed at the southernmost opening. The double door opening will retain its framing but the opening will be filled in with wood siding. Corner boards and a water table will be incorporated into the work.

The gable ends will be clad in wood shingles. There will be a pair of two-over-two wood windows in the south gable end.

Three four-over-four wood windows will be installed on the elevation facing the house and will measure 40 inches wide by 58 inches tall.

**Date issued**

9/19/2016

PTS ID 113429 COA Railings and Garage Rehabilitation

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 work will be carried out per the written description and drawings submitted.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov).

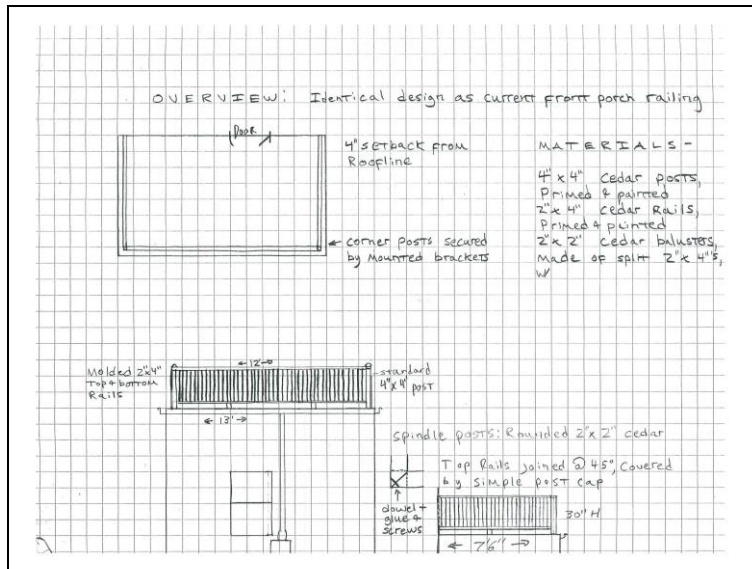
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Dave Pedersen (286-2540)



New porch rail (right) will resemble another porch rail nearby in the historic district





Rear garage looking north. A prior owner had installed stamped metal panels to the exterior. A number of the panels had been removed and no match could be found for them. The garage will get clapboard sheathing or carside sheathing.

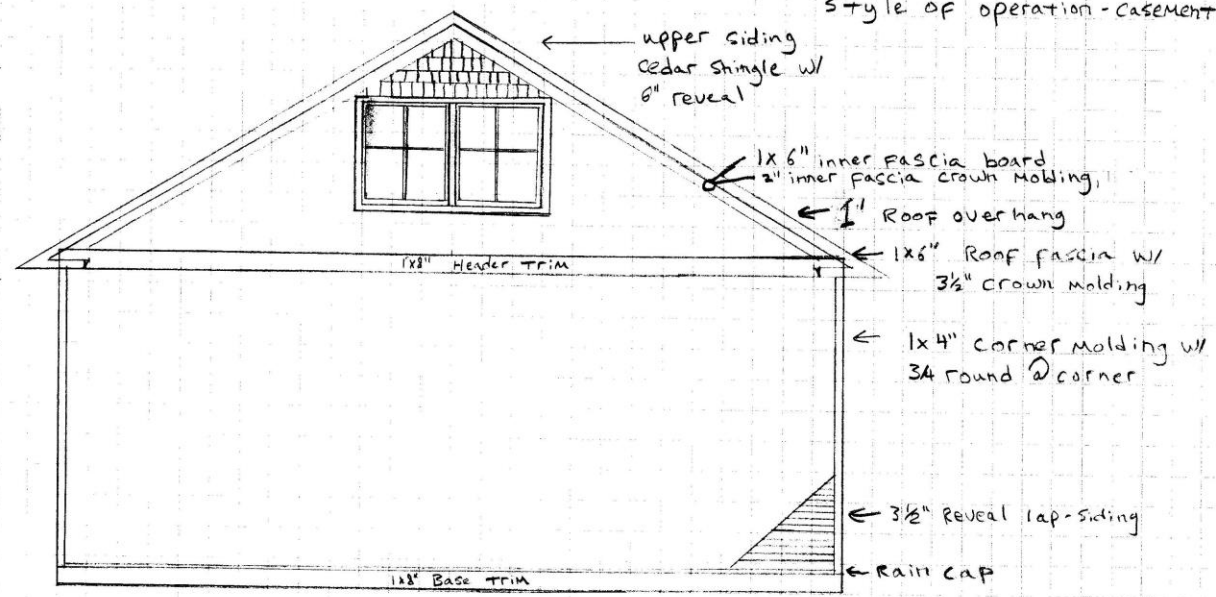


Rear garage looking south. The wider of the openings will be filled in with wood sheathing but the smaller opening will remain as access to the interior.

South Face Plan\*:

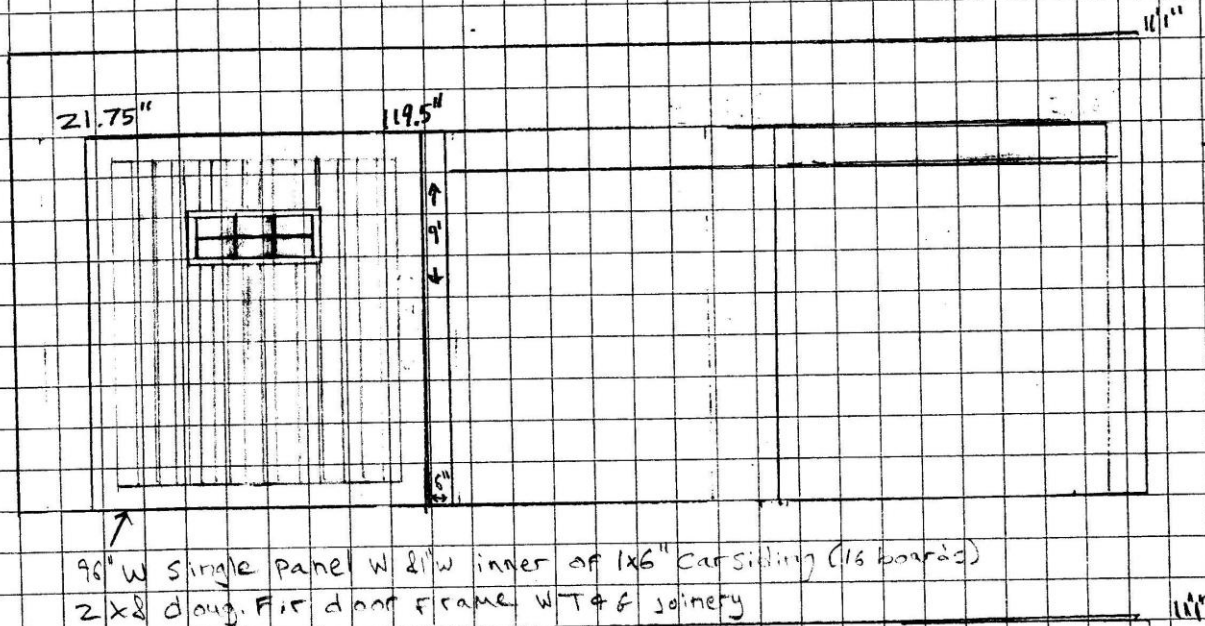
\*(North face identical except for windows, which are only intended for south elevation)

Windows:  
 Trim - 80" W x 50" H  
 Trim - 1x4" painted cedar  
 Frames - 34" W x 40" H  
 Panes - 17" x 17" (4 per frame)  
 Mullions - 1 1/2" width  
 Style of operation - casement

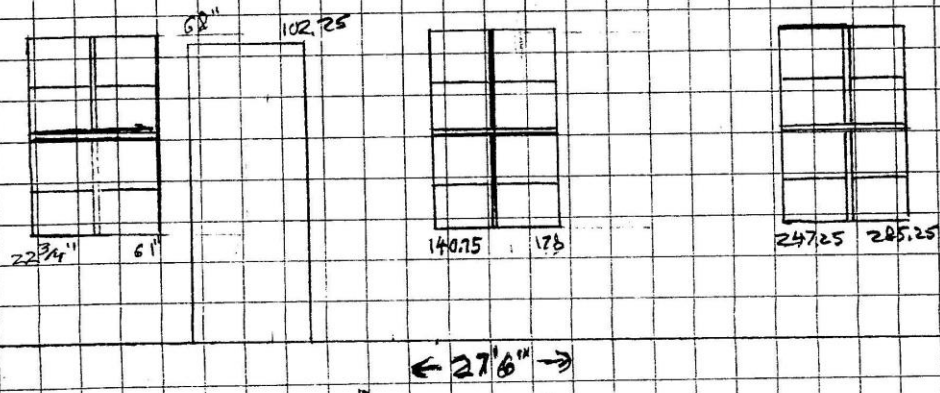


Revised 8-12-16

948 N 34th  
Perry



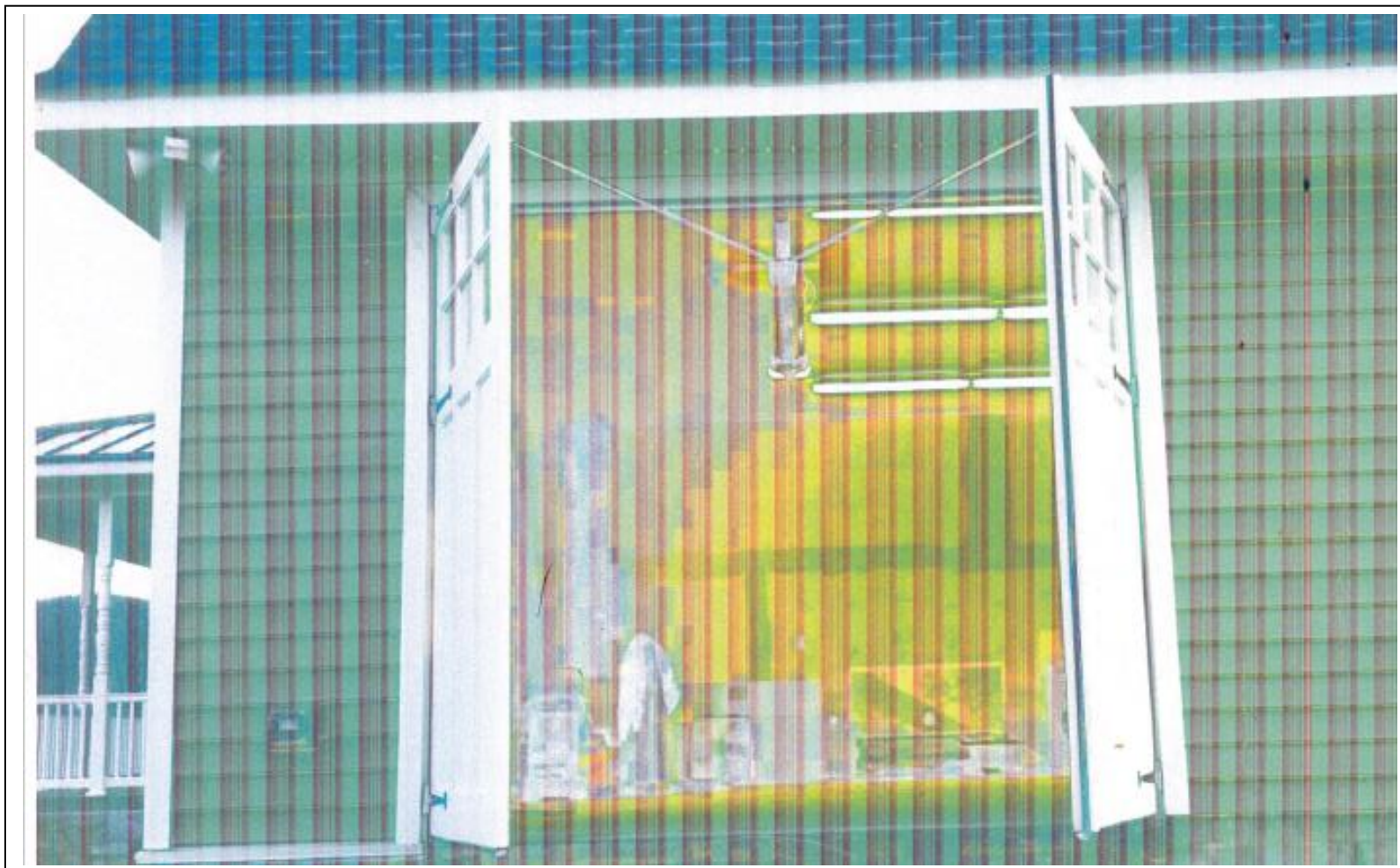
- current two car  
door opening sealed  
4 sided w 3 1/2" lap  
siding over 16" center  
2x4" frame



Windows - 40w x 58h  
Door - 33w x 87h

Siding;  
1x6" Tongue &  
groove Cas-  
siding

Revised 8-12-16



Applicant originally preferred tip-up garage doors but has now decided on swing open bi-fold doors as seen above.