



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 1879 N. Cambridge Ave. George Knowles Jr. House
Description of work Repair and reconstruct elements of the front porch. Repaint existing and new wood elements to match existing. If able, reconstruct missing decorative arch to match historic photographs and extant arch on twin house adjacent to the north.

Date issued 8/13/2019 PTS ID 114831 COA: porch

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.

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.

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. Nik Kovac



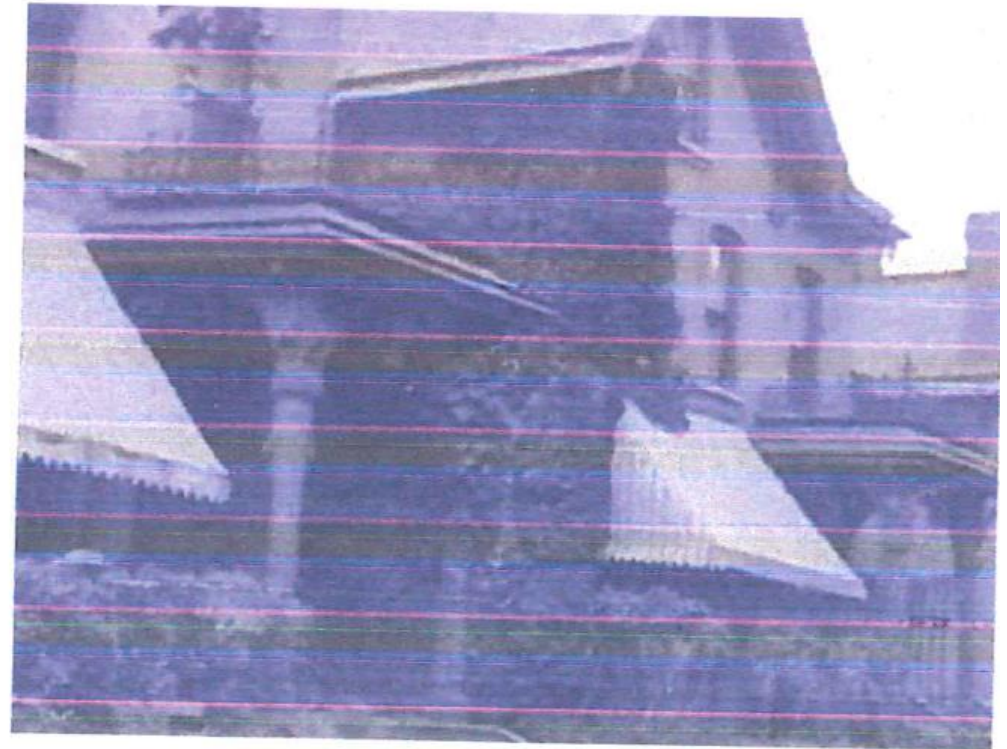
Current condition

Damaged skirting, rails, newels, and posts will be repaired and replaced as needed. New and repaired wood elements will be repainted to match existing.

Entire upper porch will be removed and reconstructed to match existing. Metal rail will be retained.

Columns will be removed, repaired off-site, and reinstalled.

Matching porches, decorative arch now missing from 1879 N. Cambridge



Historic photographs indicating that this house at 1879 N. Cambridge Ave. was built as a twin to the house immediate adjacent to the north.



Current condition of the twin home immediately adjacent to the north.

Possible reconstruction of the porch arches indicated in the photograph.

Description of project: George Knowles House Restoration August 7, 2019

Project description as submitted:

From bottom section of porch (floor down) remove several damaged skirting boards Perform epoxy repairs to any remaining boards on skirting or stairs. Remove existing columns; remove to our shop for repairs

Remove existing rail; remove to our shop for repairs. Newels at bottom of stairs to be disposed.

Remove entire upper porch (ceiling, soffit, fascia, roof, rail) and dispose. Set aside metal rail for customer in the event that she wants it to be restored by others)

Reframe upper porch following current details and dimensions. All exposed wood to either clear vertical grain cedar or clear douglas fir. All moldings to be custom cut to match existing. All exposed wood to be primed on all sides prior to installation.

On upper flat roof, sheath with 3/4" plywood and install ice and water barrier.

Custom bend panels for a pounded flat seam copper roof. Install panels with hidden clips and solder fully. At house intersection, run a counterflashing, cut into mortar, several courses up the brick.

The sloped section of the roof will be shingled with an asphalt shingle of the owner's choice.

Alternatively, for an additional [REDACTED] this roof may be done in standing-seam copper.

Existing rails to be repaired with epoxy where possible, though some new pieces may be required for the stairs. The existing posts to be repaired with epoxy. All rails and columns to be stripped to bare wood and be primed and fully painted with two coats premium latex paint.

Two new newels matching existing or with similar degree of complexity to be constructed and installed on existing stairs. They will be primed on all sides prior to installation and be painted fully.

For an additional [REDACTED] added to price, below we will custom mill new decorative arches matching the house directly to the north. These will be cut from clear cedar, fir, or mahogany and be fully primed and painted prior to installation.

Floor to be fully sanded and be painted with three coats of industrial floor enamel. Existing skirting to be scaped and sanded where paint is loose and peeling and be primed and painted with owner-selected colors or to match existing.

Reinstall repaired columns and rails with hidden pocket-hole screws. Caulk and touch-up paint as needed.