



# Certificate of Appropriateness

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

## Property Description of work

### **2712-2714 W. McKinley Boulevard, Cold Spring Park Historic District**

Various exterior restoration per the attached scope of work. Window replacement only permitted for windows that are too deteriorated to repair. Porch to be rebuilt using the attached designs.

## Date issued 1/26/2026

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:

**1. No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.**

**We strongly recommend that that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>**

**2. 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](mailto:hpc@milwaukee.gov).

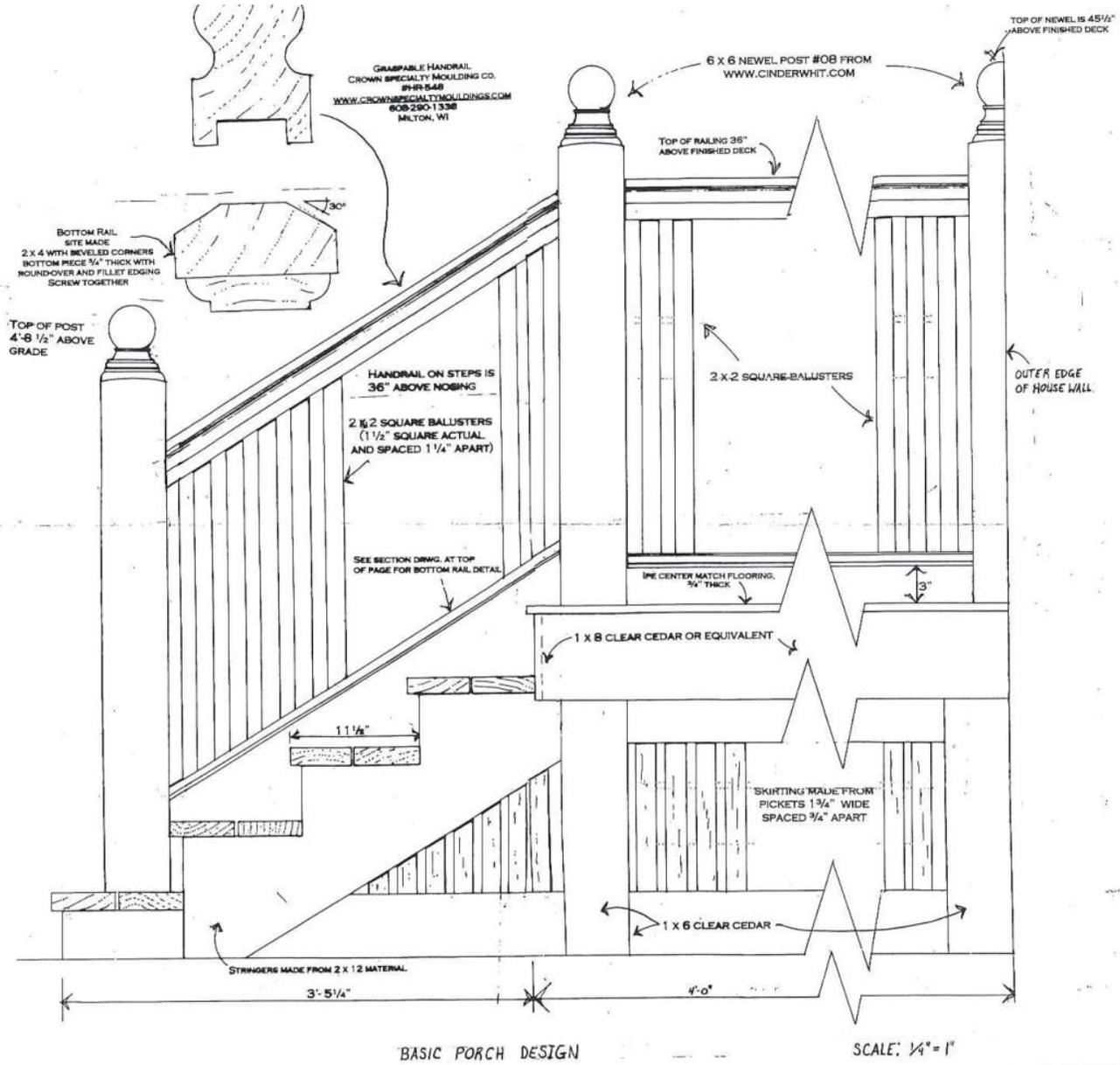
**Permits and timeline**

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](http://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.

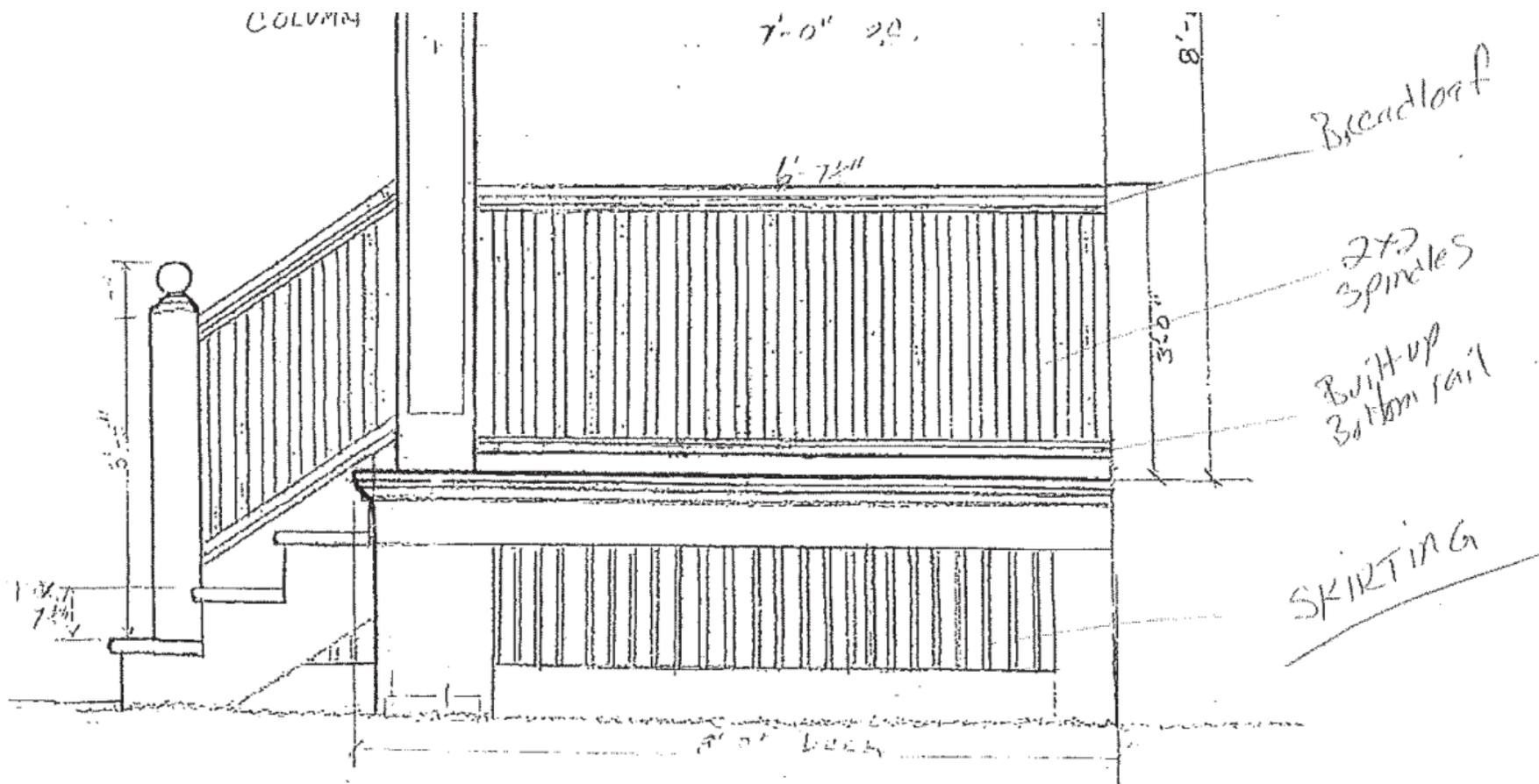


City of Milwaukee Historic Preservation

Copies to: Development Center



Acceptable porch design



Acceptable porch design

**3 page full scope of work to follow**

<b>SCOPE OF WORK</b>		<b>Scope Date:</b>	
<b>City of Milwaukee - 2712-2714 W McKinley Av</b>		<b>Jan. 16th, 2026</b>	
Rehab Specialist: John Burke			
Loan Officer: N/A		<b>Program:</b>	
First inspection date: 9/13/2024    Prior version dates: 10/14/2025		<b>HIP</b>	
Both the " <b>Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006</b> " and the " <b>NIDC Addendum to Specifications</b> ," dated 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr.			
Lead Related Work: Any task that a disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO			
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).			
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.			
<b>Line #</b>	<b>Scope of Work Item</b>	<b>Code</b>	<b>Estimate</b>
<b>HISTORIC PRESERVATION</b>			
1	<b>Historic Preservation Note:</b> A.) This residence is in the Cold Spring Historic Preservation District. All exterior repairs and material installations are to be consistent with the requirements of the district, and match the original design of the property. This scope of work has been approved by the Milwaukee Historic Preservation Commission (HPC) and any changes to the indicated repairs in this scope, will need re-approval by the commission. Therefore, the contractor and homeowner are not to make any changes without first consulting the Rehab Specialist for this project. B.) The contractor and owner shall work together to provide any material samples to the HPC as necessary for compliance with the Certificate of Appropriateness, prior to commencing the repair.	Historic Note	
			NOTE
2	<b>General Note - Repair and Replacement Requirements:</b> <b>A.) "Repair";</b> For all minimally damaged and acceptable material, remove <u>all</u> old paint utilizing a non-abrasive method. Re-secure any loose wood with concealed non-staining fasteners. <b>B.) "Replace";</b> For all badly damaged and unrepairable materials, replace with matching materials - no substitutions. Match species, and finish texture (ex. Rough sawn, or smooth). All replacement trims, moldings, decorative details and brackets shall match the existing profiles. For all areas with <i>underlying</i> water damage, rodent damage, etc., replace the underlying structure as necessary to create a solid fastening substrate for the new materials. <b>C.) Prep and Finishing;</b> Apply a paintable wood preservative (Ex. PenaShield Clear Wood Preservative). Prep the wood, and apply a quality primer. Apply paintable exterior caulking and/or exterior spackle at all seams, cracks, gaps, and holes, then cover these repairs with a <i>second</i> coat of primer. Finally, apply a minimum of two coats of finish paint. See Work Item #3. <b>D.) Workmanship;</b> All wood repairs/replacements shall be uniform, seamless, and inconspicuous. All painting shall be uniform, and have clean and straight cut-lines. Clean up all spatters.		
			NOTE

3	<p><b>Painting Color Scheme:</b> The paint shall utilize a five-color scheme; 1.) Upper dormer gables shall be one color. 2.) Upper half siding shall be the second color. 2.) Lower half siding shall be the third color. 3.) There shall be two other accent colors applied to trim work, soffits, details, etc. to be specified in the future.</p>		NOTE
4	<p><b>Historic Replacement Windows:</b> 1.) All replacement windows shall match the existing; size, profile, function (double hung, fixed picture, casement, French swing, etc.), and divided lite configurations of the original windows on the residence. (Where windows are entirely missing, ask for direction from NIDC.) The new units shall be painted wood (non-clad) at the exterior and the interior shall be unfinished wood, with the species as specified; oak at all public rooms (living, dining, stairways, hallways, etc.) and, clear pine at all other rooms (bedrooms, bathrooms, kitchens, and pantries). The windows shall be Marvin "Signature Ultimate Wood", or Pella "Reserve Series", other similar windows only with pre-approval from the Department of City Development and HPC. The exterior color shall be chosen from the manufacturers standard color selection chart. At the end of the project, the contractor is to install ply-wood security panels over all 1st and 2nd floor window openings, using security screws, in a manner which allows for easy (future) patching of the screw holes and does not damage the new windows. 2.) Existing windows being retained shall be patched, and then painted on the exterior per Work item #2. Replace broken glass, and re-glaze as necessary. Install new painted wood-sash storm windows if missing, or repair and paint existing.</p>		NOTE
5	<p><b>Siding Removal and Disposal:</b> Before the removal of the white lap siding, it shall be tested for asbestos. If asbestos is present in the material, then the removal of the lap-siding shall be performed by a licensed asbestos removal contractor, with a permit from the Milwaukee Health Department. All work shall be performed, and all waste materials shall be disposed of, as required by Wisconsin DHS Guidelines.</p>		NOTE
<p><b>EXTERIOR</b> HOUSE</p>			
6	<p><b>Roof Replacement:</b> Tear off all layers of existing shingles and replace the entire roof. Replace all underlying rotten and damaged roof sheathing with 3/4" boards, then install 7/16" OSB sheathing over the entire deck. Install 'W' flashing at all valleys. Provide ice and water shield a minimum of 3 feet wide at all roof edges, and valleys, install synthetic roofing felts, and metal drip and apron flashing. Install new "pie pan" roof vents per code, color is to match the shingles. Provide all necessary flashings, and 3-tab historic shingles with a minimum 25 year warranty. Color is to be dark, with minimal color contrast and minimal shadow lines. Recommendations; 1.) Owens Corning "Supreme", or 2.) Certainteed "XT-25", or 3.) GAF "Royal Sovereign". The specific color and material selection shall be approved by the HPC.</p>	CV	\$22,500
7	<p><b>Chimney Removal:</b> Remove the chimney to below the roof line, and deck over.</p>	CV	\$3,500
8	<p><b>Soffit and Fascia Repairs:</b> This work applies to the East, West, and North roof edges. A.) Repair all roof edge rafters and soffit support boards. B.) Replace all fascia boards with 5/4" (nominal) clear wood fascia boards. Use the longest available, to minimize joints. C.) Install new clear (no knots) wood car-siding soffits. D.) Prep and paint all. See Work Item #1, #2, and #3.</p>	CV, Pb	\$8,000

9	<b>Gutters and Downspouts:</b> Install new seamless k-style gutters and downspouts. Terminate the downspouts as follows; Test the existing open storm inlets for internal leaks or blockages. Where functional, connect downspouts to existing storm inlets where present with sealed boots. For other downspouts, install downspout bends and extensions 5' into the yard. Where discharging to grade, add heavy soil at these areas along the foundation, to slope drainage away.	CV	\$5,000
10	<b>Gable Repairs:</b> This work item applies to the South and East facing gables, rakes (roof edges), and the bottom eaves-cornices. Remove all the lap-siding over the original cedar shake siding. Repair and replace the cedar siding with matching siding. Remove any metal soffit and rake covers. Repair or replace all trim boards, soffits, brackets, coffers, and moldings. Repair or replace the metal flashing over the top of the eaves-cornice, and make water-tight. Paint all. See Work Item #1, #2, #3 and #5 "Notes".	CV, Pb	\$12,500
11	<b>Siding and Trim work:</b> This work includes window trim on all gables, and the main body of the house down-to and including the water table. A.) Remove any metal wraps, and repair or replace all underlying wood trim work. B.) Remove all low voltage wiring from the outside of the building. C.) Remove the white lap siding entirely. Repair the original lap siding, and replace only as necessary. D.) Repair or replace all decorative brackets, trim boards, water tables, and moldings. E.) Paint all. See Work Item #1, #2, #3, and #5.	CV, Pb	\$28,500
12	<b>Front Porch:</b> Repair the existing guardrails, decking, and entry-porch stairs. Repair the porch skirting. Repair the columns and lower porch ceiling. Replace all materials which are not repairable. Paint all.	CV, Pb	\$10,000
BASE BID SUMMARY (Note: Contractors are to provide line item estimates with their bid.)			
<b>Scope Estimate:</b>			<b>\$90,000</b>
<b>ALTERNATE WORK ITEMS</b>			
ALT-1	<b>Concrete Parking Pad - Replacement:</b> There are two existing concrete parking pads to the North of the structure. Remove and replace the Southernmost parking pad and alley approach apron, with a matching (width and length) concrete parking pad. See specifications for; Compacted gravel base, reinforcements, concrete thickness/strength, and all other requirements.	NR	\$10,000
ALT-2	<b>Privacy Fencing:</b> Install a 4' tall opaque wood fence along the entire length of the East property line, extending from McKinley Boulevard to the North alley. The fence shall be wood (cedar and/or treated) with a solid stain finish. If pressure treated wood is used as a component of this fence, then the contractor shall allow sufficient time for the wood to "weather", before applying the finish stain. See Work Item #1.	PERMIT, NR	\$8,000
ALTERNATE BID SUMMARY			
<b>Alternate Scope Estimate:</b>			<b>\$18,000</b>
<b>Attachments: VM Engineering Report, 12/21/2023</b>			