



Certificate of Appropriateness

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

Property 2807 W. STATE ST. Concordia Historic District
Description of work Rebuild front and east porches. Install new guardrail in attic balcony. Replace water table where missing. Spot replace clapboard siding with mitered corners where missing on all elevations. Rebuild brick chimney from roofline up. Install new roof shingles and built-in gutters.
Date issued 8/12/2013 PTS ID 87978 COA, exterior restoration

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:

Note: This is a city-owned building. All work will be done according to the attached drawings, photos and specifications in this COA. All new finish wood will be clear and free of knots and sapwood. New clapboards for spot replacement will be radially-sawn, vertical grain eastern white pine or eastern spruce. All wood must be painted upon completion. Prior to priming the new wood a coat of Woodlife is recommended to increase decay-resistance and help extend the life of the paint. Please note that research has shown that when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the paint job subsequently applied to it will be decreased.

A drawing of the molding profile that will duplicate the original capitals on the front porch must be provided to HPC staff and approved before installation of that material.

Roof shingles will be GAF Timberline Natural Shadow shingles in one of the following colors: Barkwood, Hickory, Weathered wood or Pewter Gray. Gutters will be built-ins to match the originals on the house. Sheet metal lining them must be soldered at all joints. Aluminum cannot be soldered and any caulked joints will leak into the house in a short period of time. Copper is the preferred material for all the gutter linings both on the main roof and

on the front porch. A continuous ridge vent may be installed, but it must run the full length of the ridge and must not stop short of the gable ends. If box vents re installed they must not be visible from the street and must be towards the back of the house.

Chimney will be rebuilt to match the original using Milwaukee cream brick. Mortar for bricks will be type O and the joints must be no more than 3/8" wide and gently raked to a depth of 1/4".

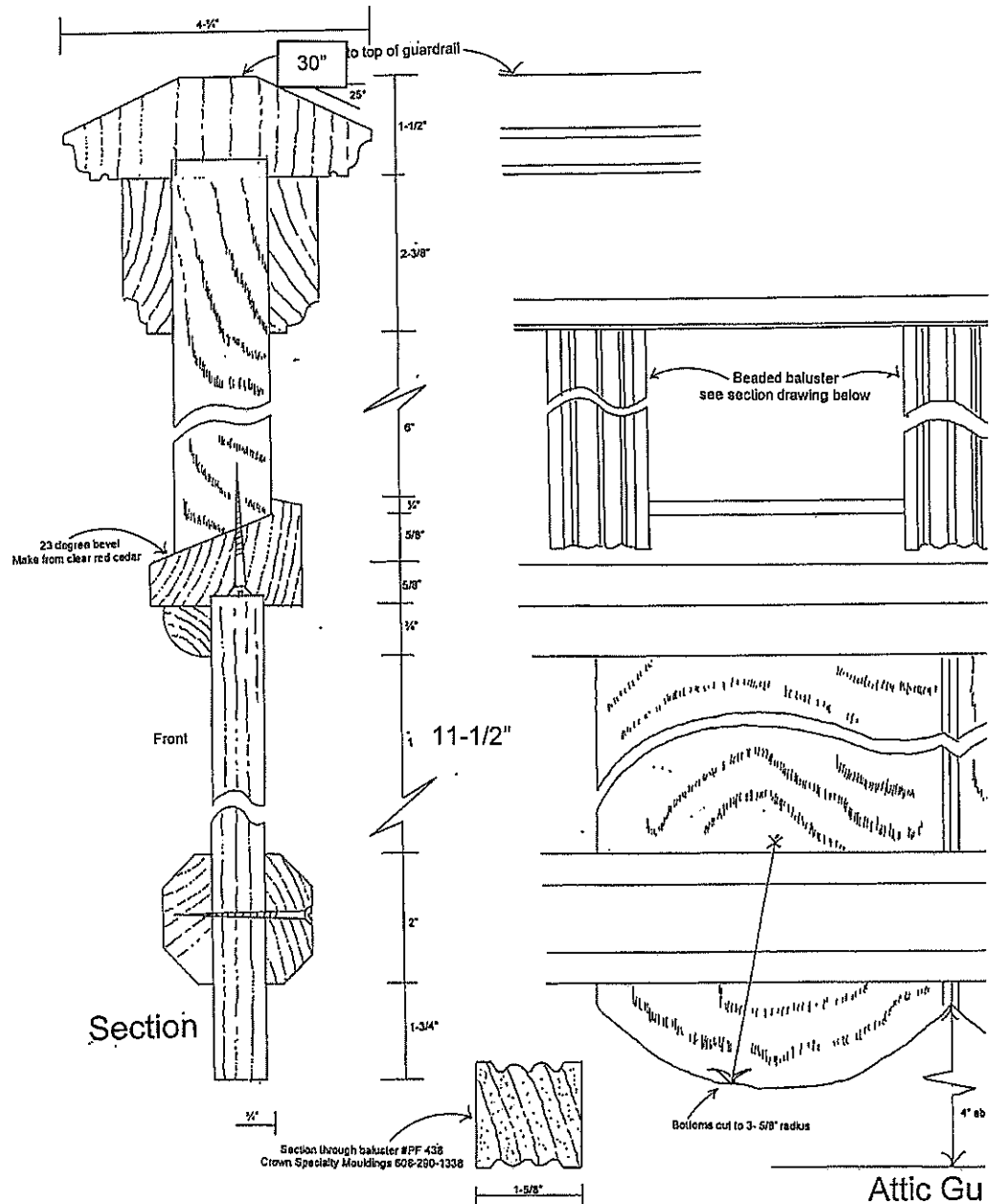
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. **Staff must approve any changes or additions to this certificate before work begins. HPC staff must approve of rough framing of porches before work continues after that point.** 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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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.



Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Inspector Adam Roder (286-2538), Inspector Heidi Weed



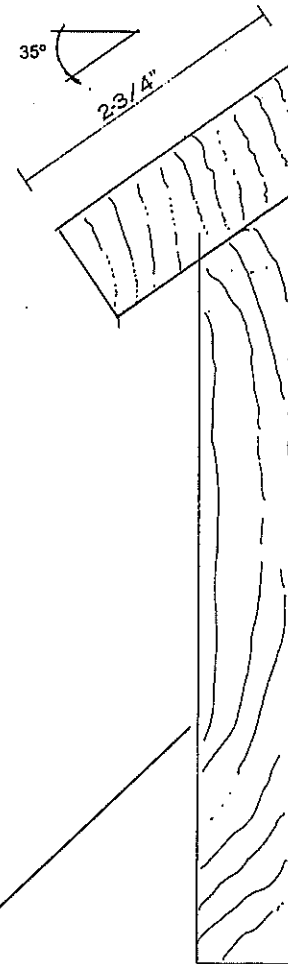
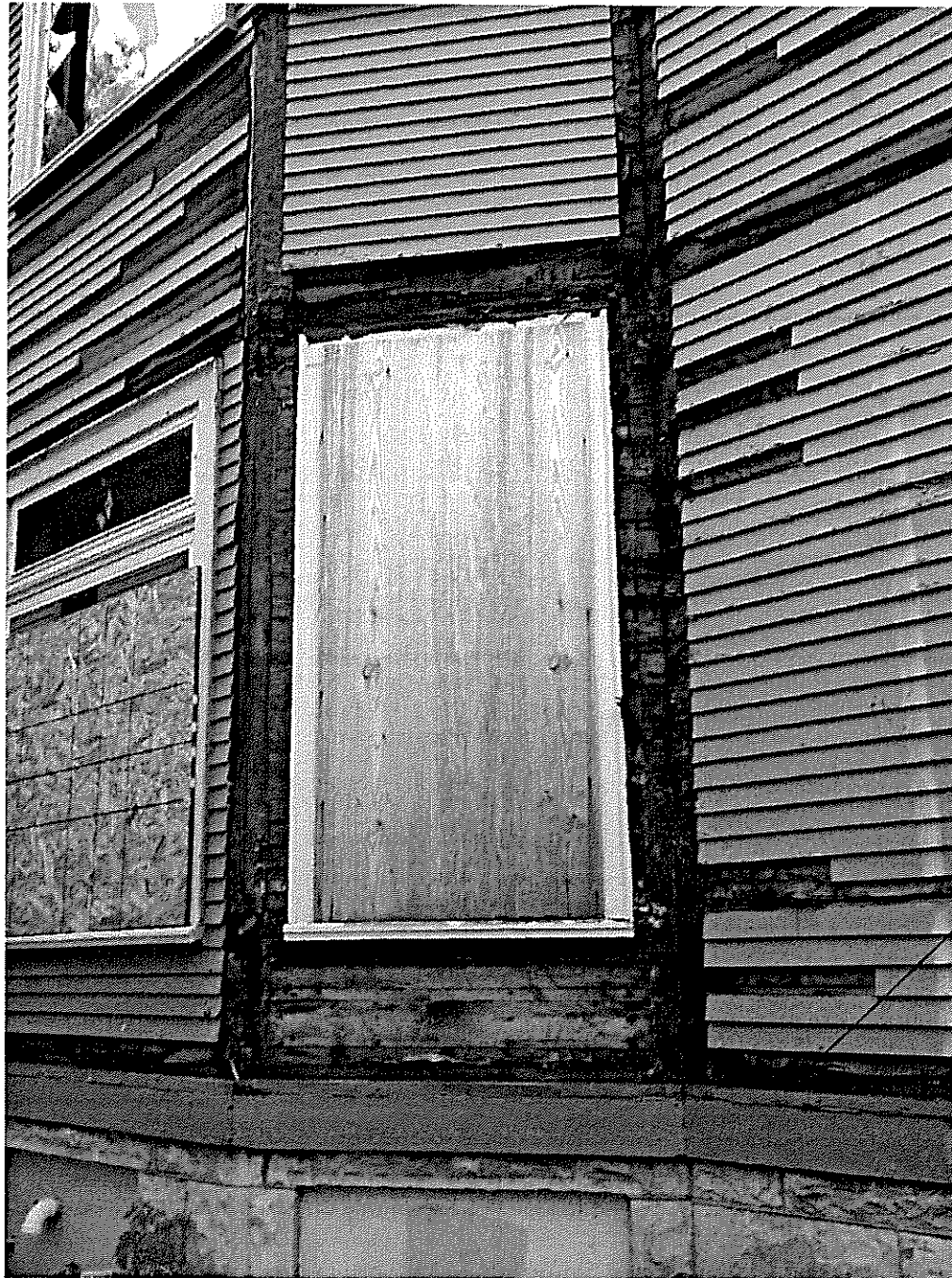
**Section and elevation
for attic guard rail to
be constructed on
front elevation of
house.**



**New balustrade
to be installed in
attic balcony per
the attached
drawings.**

**New front porch to be installed
here according to attached
drawings and specifications.**

2807 W. State Street



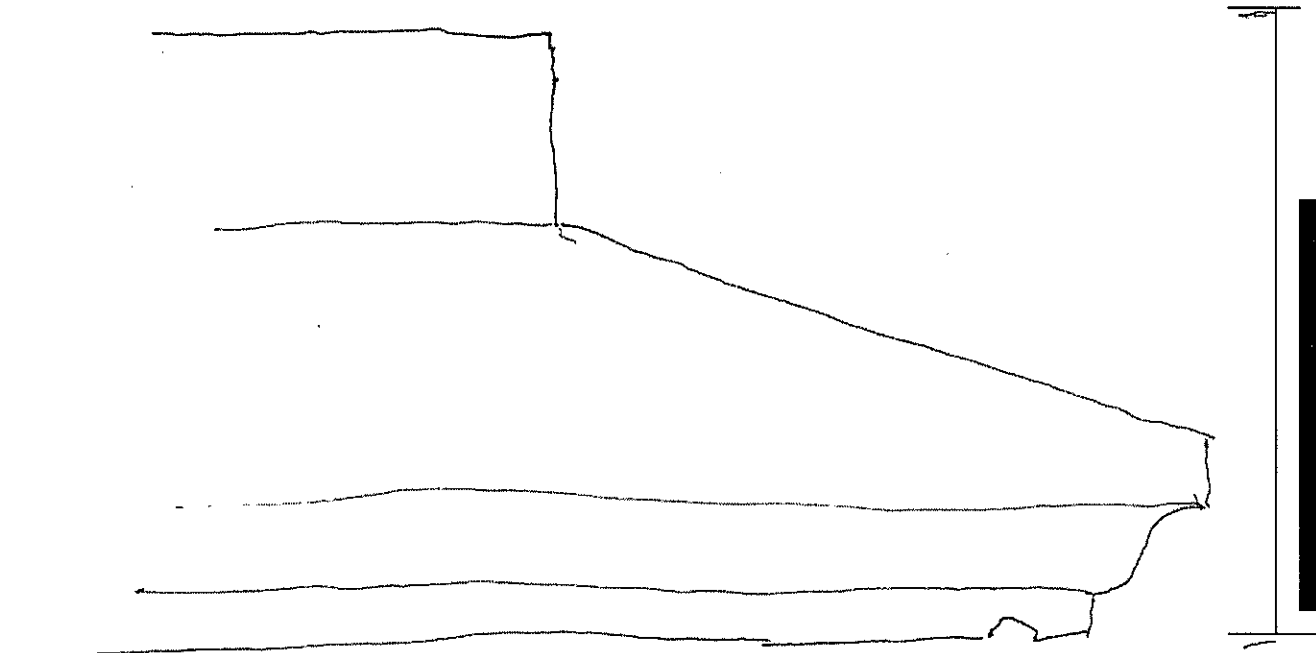
NOTE: 13/16" OR 3/4" MATERIAL
MAY BE USED FOR ANGLED BOARD

WATER TABLE
AT TOP OF FOUNDATION

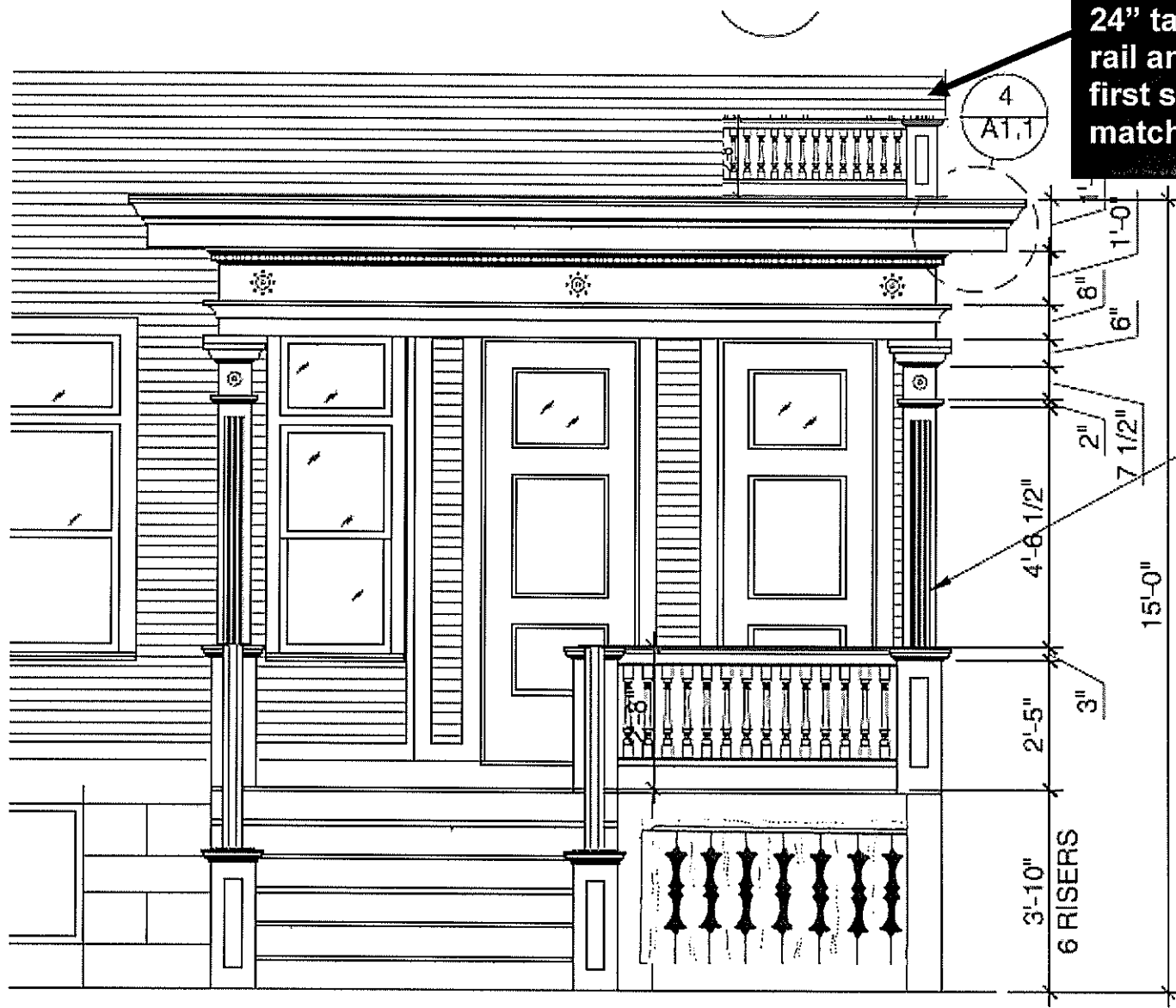
**Water table to be
installed around
perimeter of
building
according to this
section drawing.**



Patch in missing/damaged siding on all elevations with new wood, radially-sawn clapboard per attached specifications

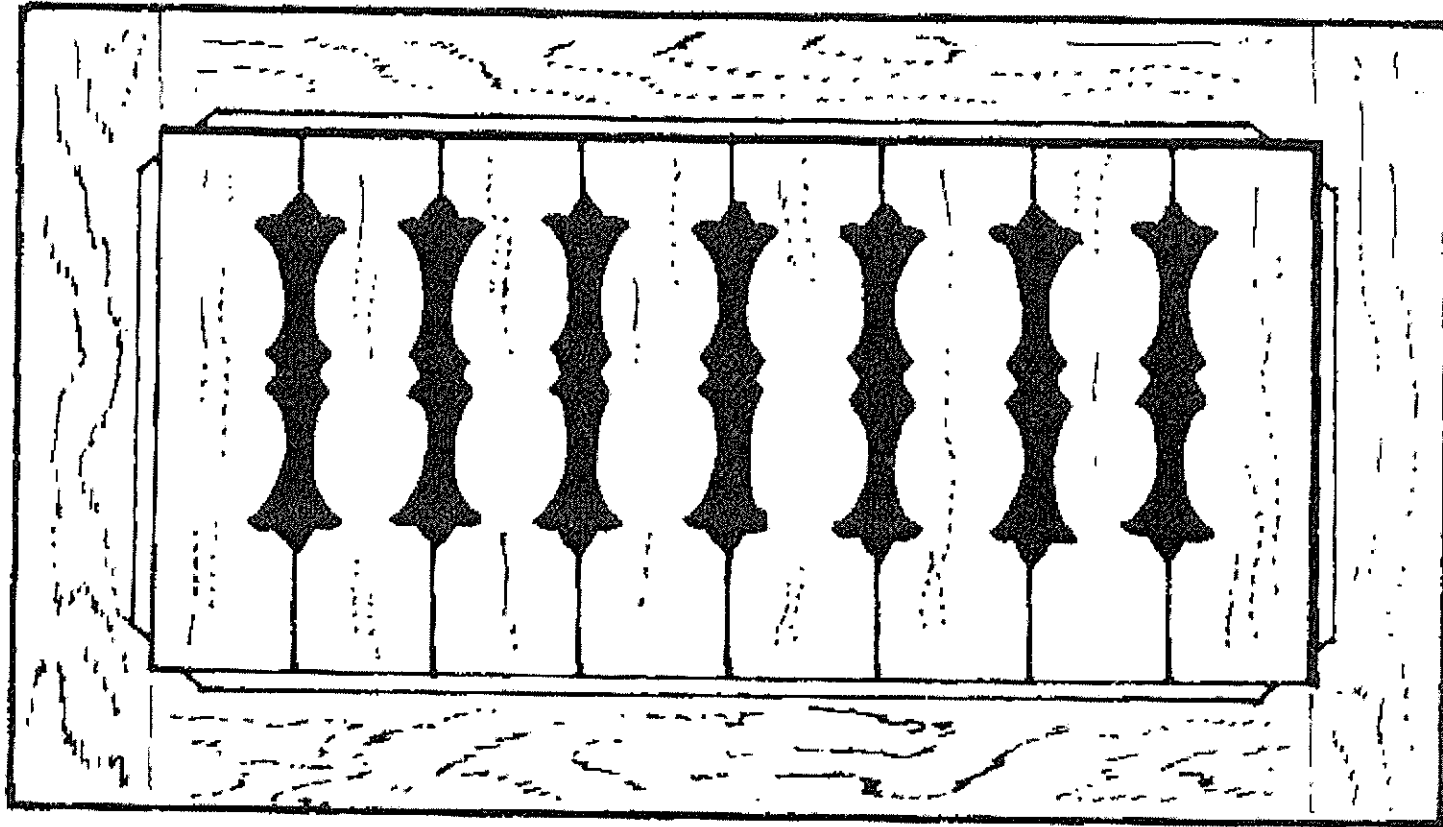


Caps for newels posts. 2-1/4" thick overall. Make from one solid block of Spanish cedar. This will match the beveled railings for the porch.



NEW WOOD PORCH
STRUCTURE TO
MATCH EXISTING
DESIGN. TYP.

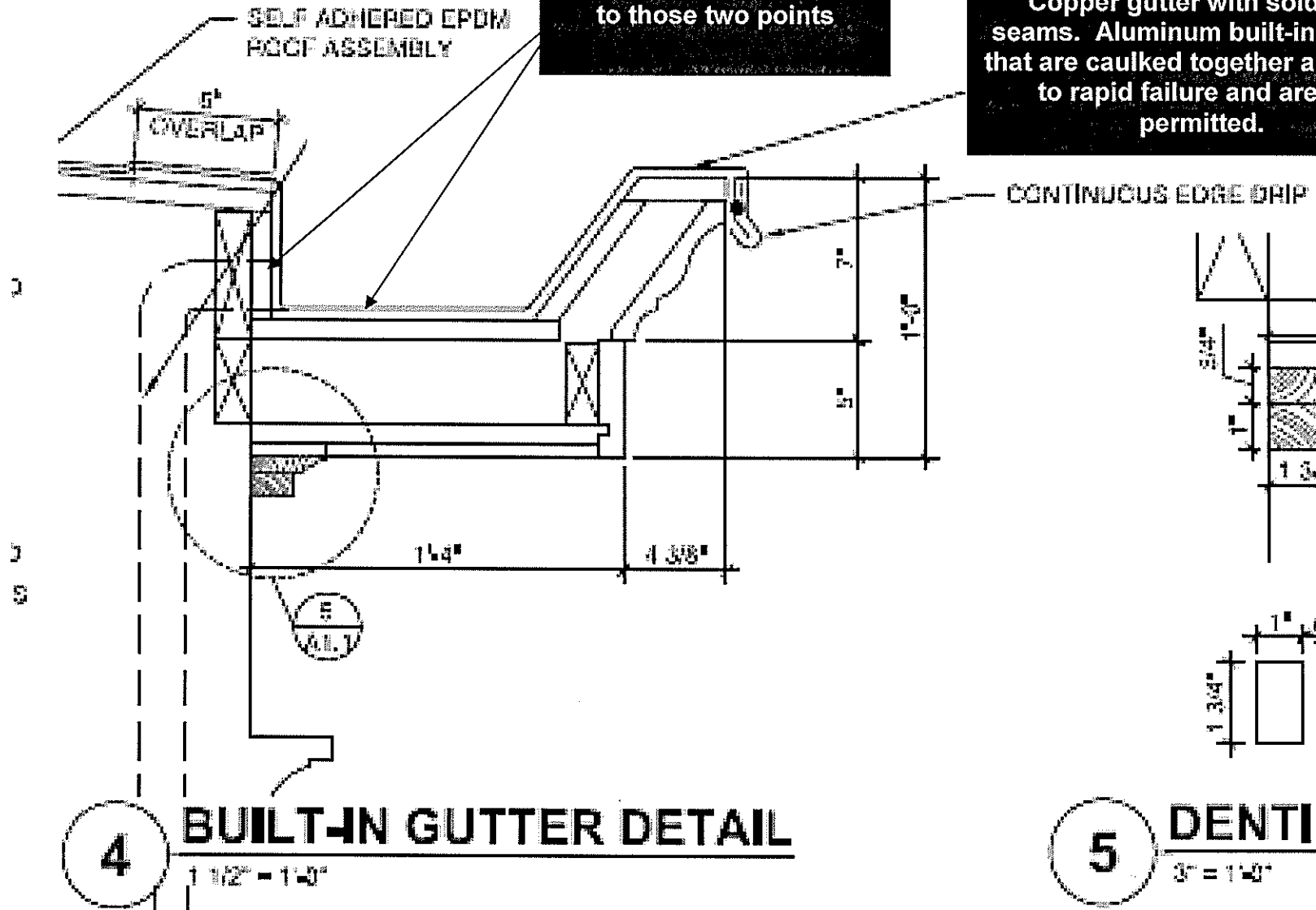
Design of front porch which will duplicate original porch
and restore missing details.



Detail of skirting for front porch

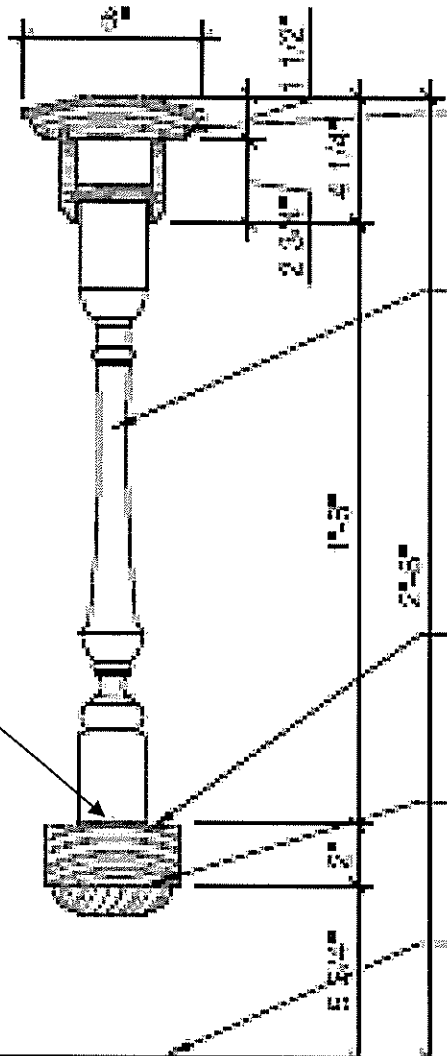
Drain must be in bottom of trough only, one at each end where the gutters meet the house. Gutters must be pitched to those two points

Copper gutter with soldered seams. Aluminum built-in gutters that are caulked together are prone to rapid failure and are not permitted.



4 BUILT-IN GUTTER DETAIL
1 1/2" = 1'-0"

5 DENT
3" = 1'-0"



NEW CUSTOM-MADE
WOOD GUARD RAIL,
PAINT COLOR TO BE
SELECTED

NEW BALUSTER,
#33 BY CINDER WHIT &
COMPANY, PAINT
COLOR TO BE SELECTED

NEW BOTTOM RAIL,
#3 BY CINDER WHIT &
COMPANY, PAINT
COLOR TO BE SELECTED

ROUTED 1X CONTINUOUS
REINFORCEMENT

NEW T&G BOARD
FLOORING

Bottoms of
spindles must
be notched to
match the
factory bevel
in the bottom
rail.

Front porch
balustrade

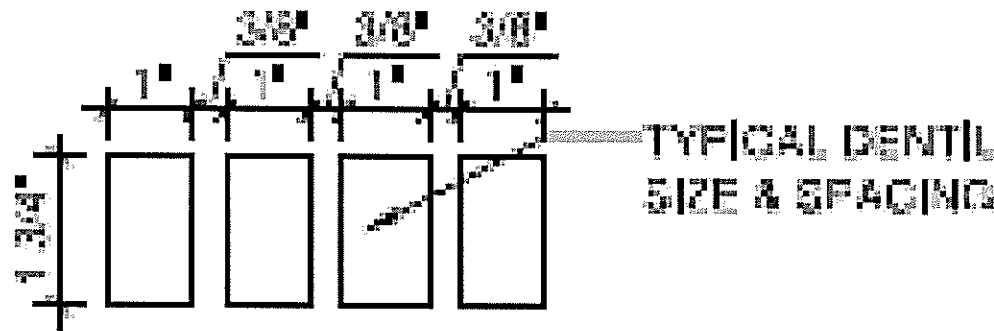
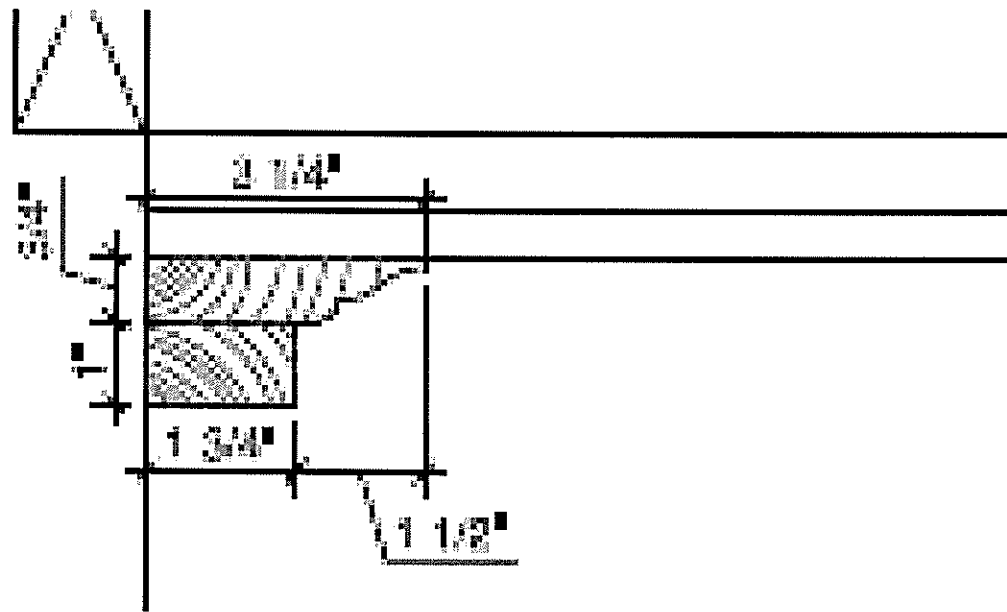
3

GUARD RAIL DETAIL

1 1/2" = 1'-0"

4

NOTE:
FIELD VERIFY ALL DIMENSIONS.



5

DENTIL DETAILS

3" = 1'-0"

PO
RECON

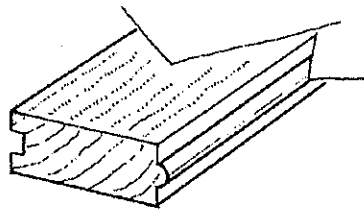
Porches



Traditional Porch Floors

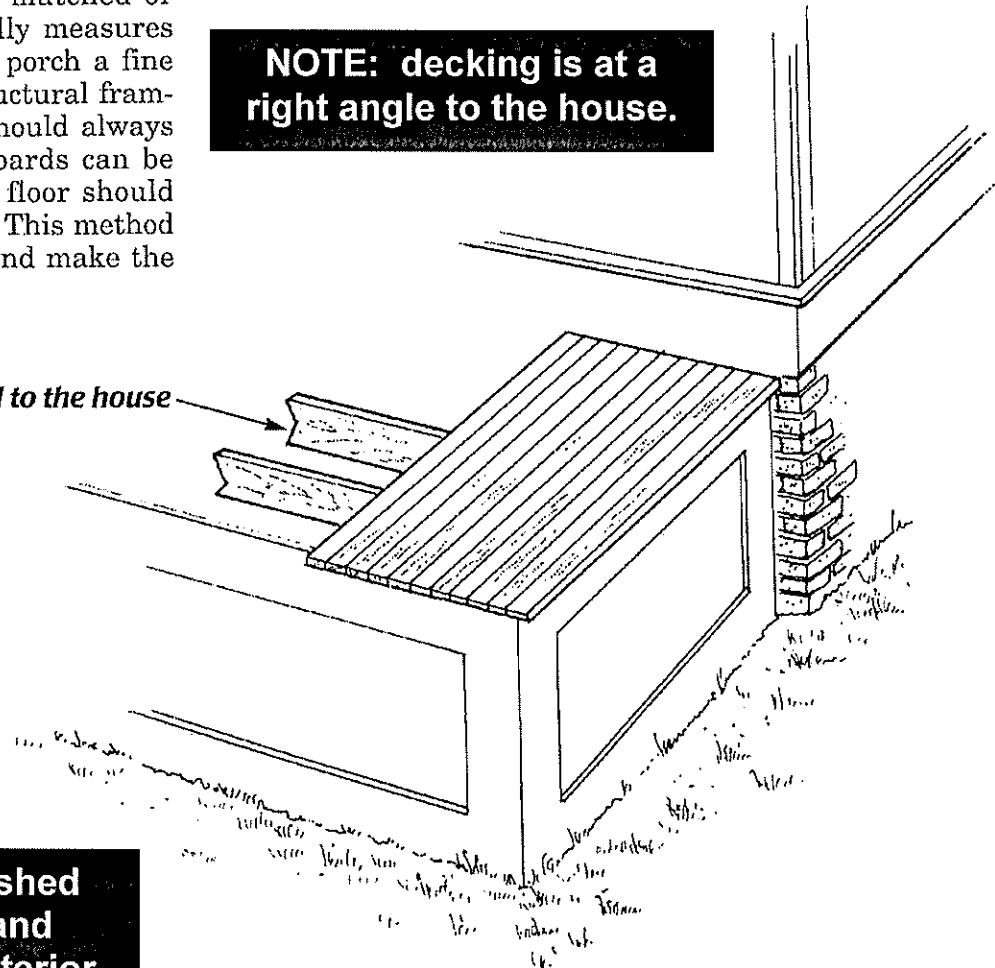
Porch floors should be constructed of center matched or tongue-and-groove wooden flooring, which typically measures 2-1/4" wide by 3/4" thick. This flooring gives the porch a fine finished appearance. The joists, which are the structural framing members to which the flooring is attached, should always be run parallel to the house so that the floor boards can be installed perpendicular to the house. The porch floor should also be very slightly pitched away from the house. This method of construction for a porch floor will shed water and make the porch last longer.

NOTE: decking is at a right angle to the house.

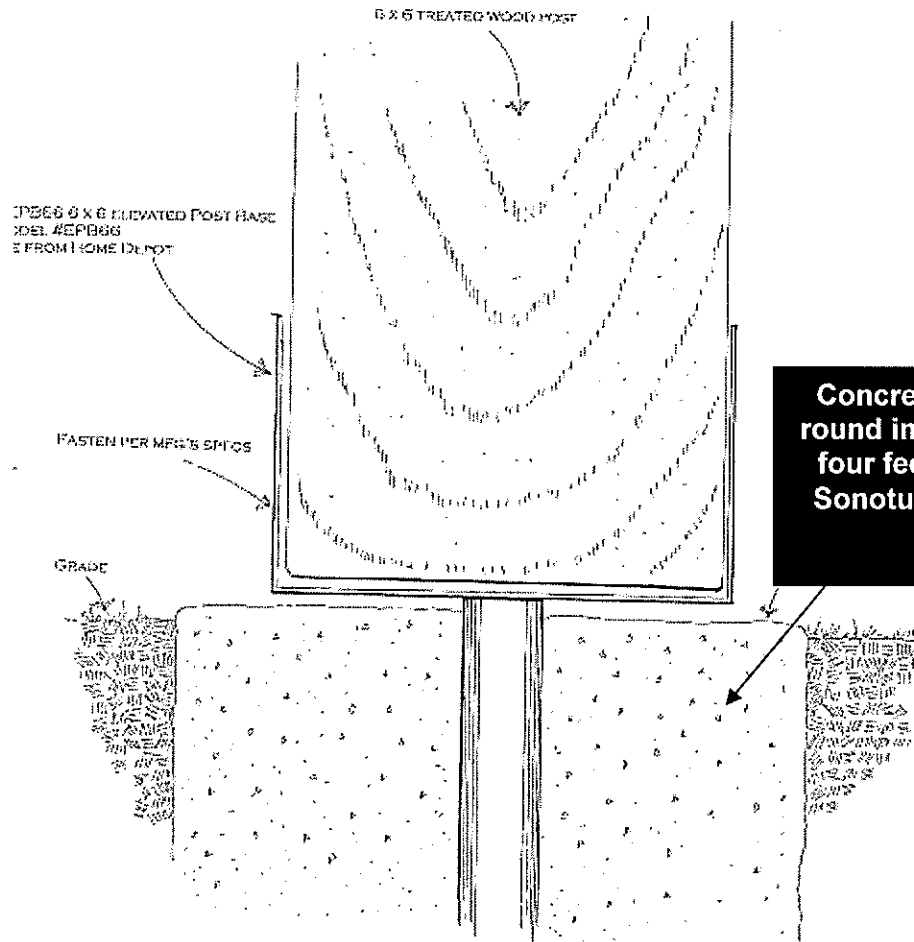


Center match or tongue-and-groove flooring

Joists parallel to the house



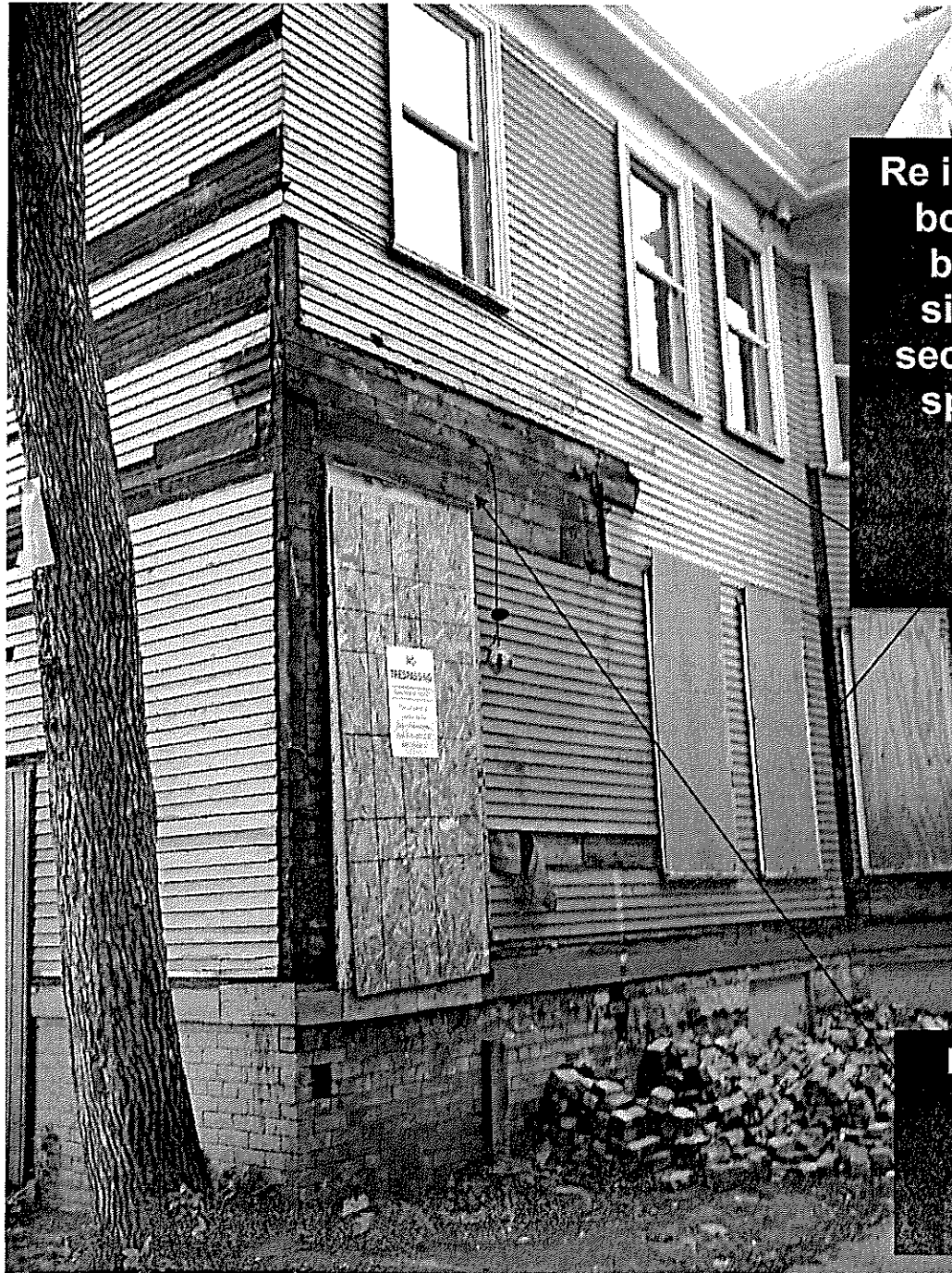
Front and side porch decks must be finished with center match, also called tongue and groove flooring that can withstand the exterior elements. IPE flooring is highly recommended.



Concrete footing 8"
round in diameter and
four feet deep. Use
Sonotubes for form.

Section of footings for
outside corners of front and
side porches

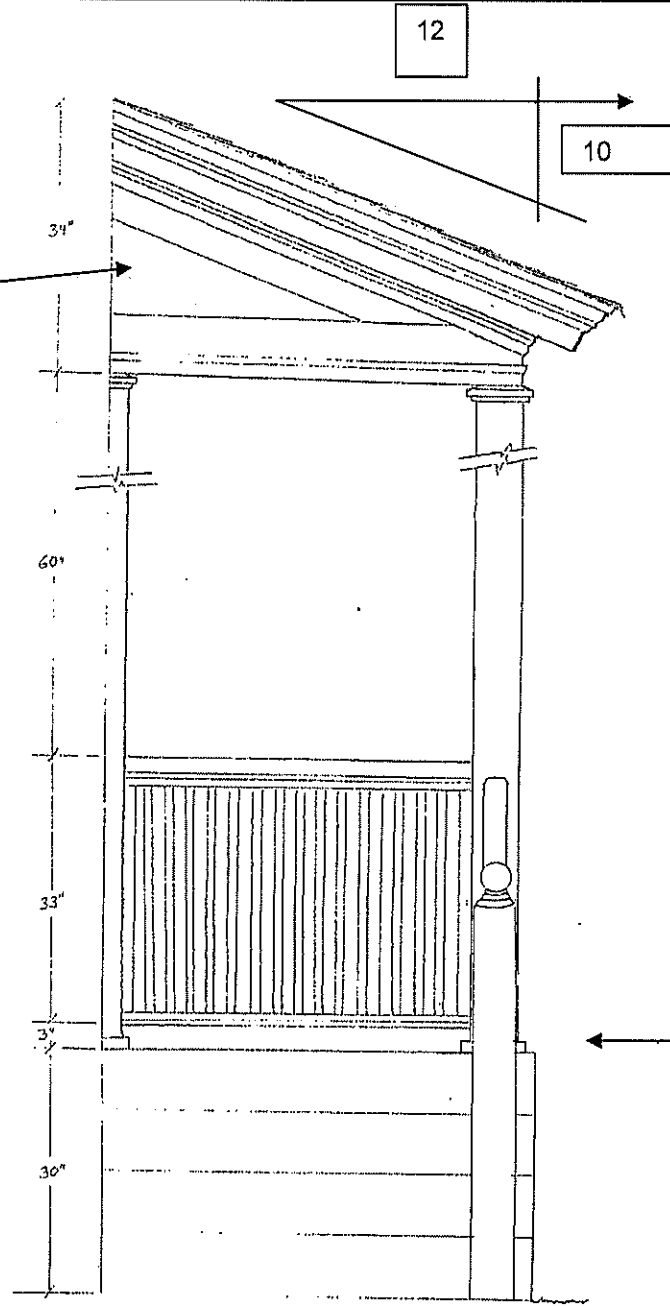
POST AND FOOTING DETAIL
FOR OUTSIDE CORNERS OF
PORCH DECK
FULL SIZE



Re install new 5/4" thick corner boards throughout. Corner boards will be cut into the siding on the siding on the second story so that they will span the full heights of the sidewalls.

New side porch to be built here (east elevation)

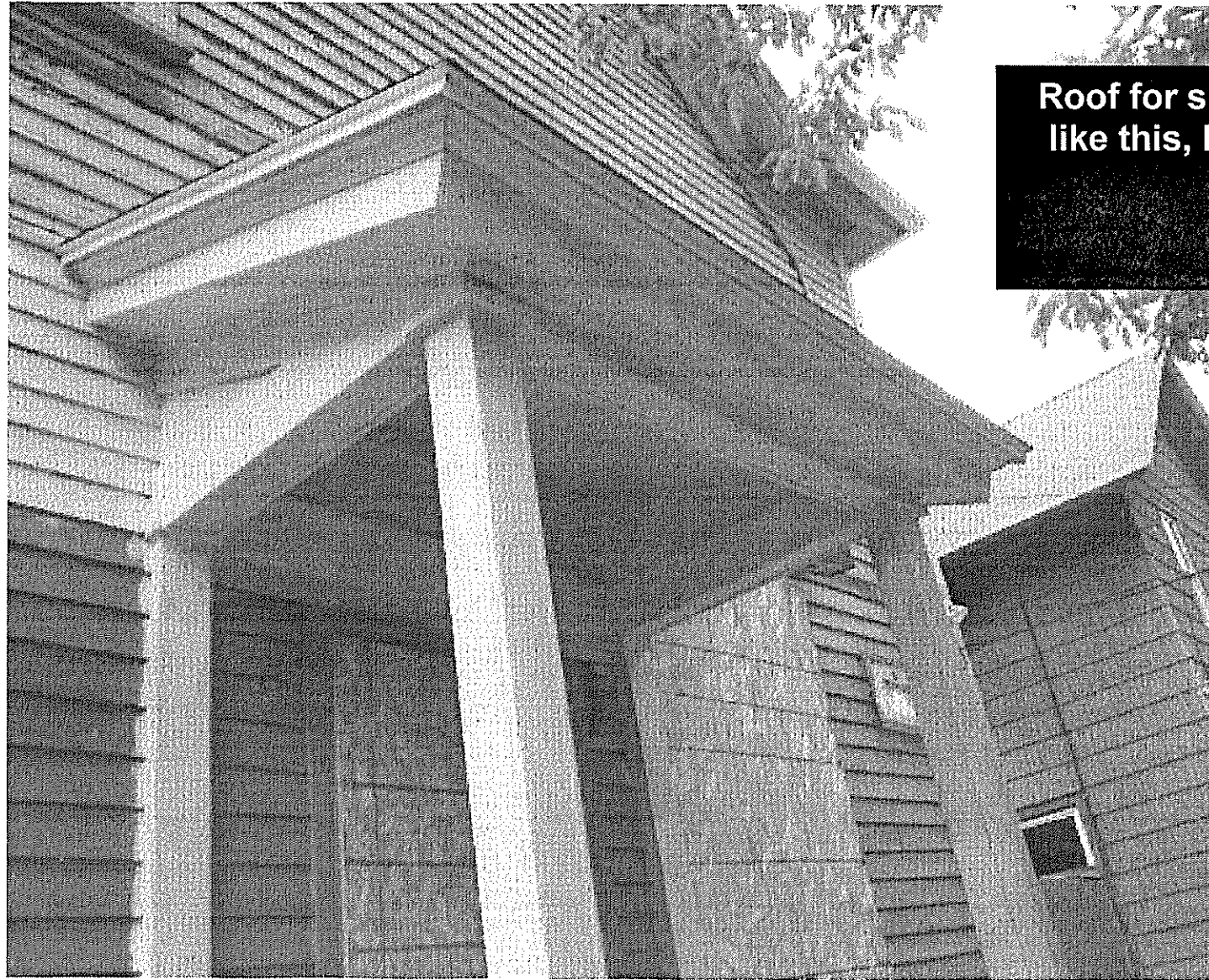
**Infill panel
with v-joint
1/4 material**



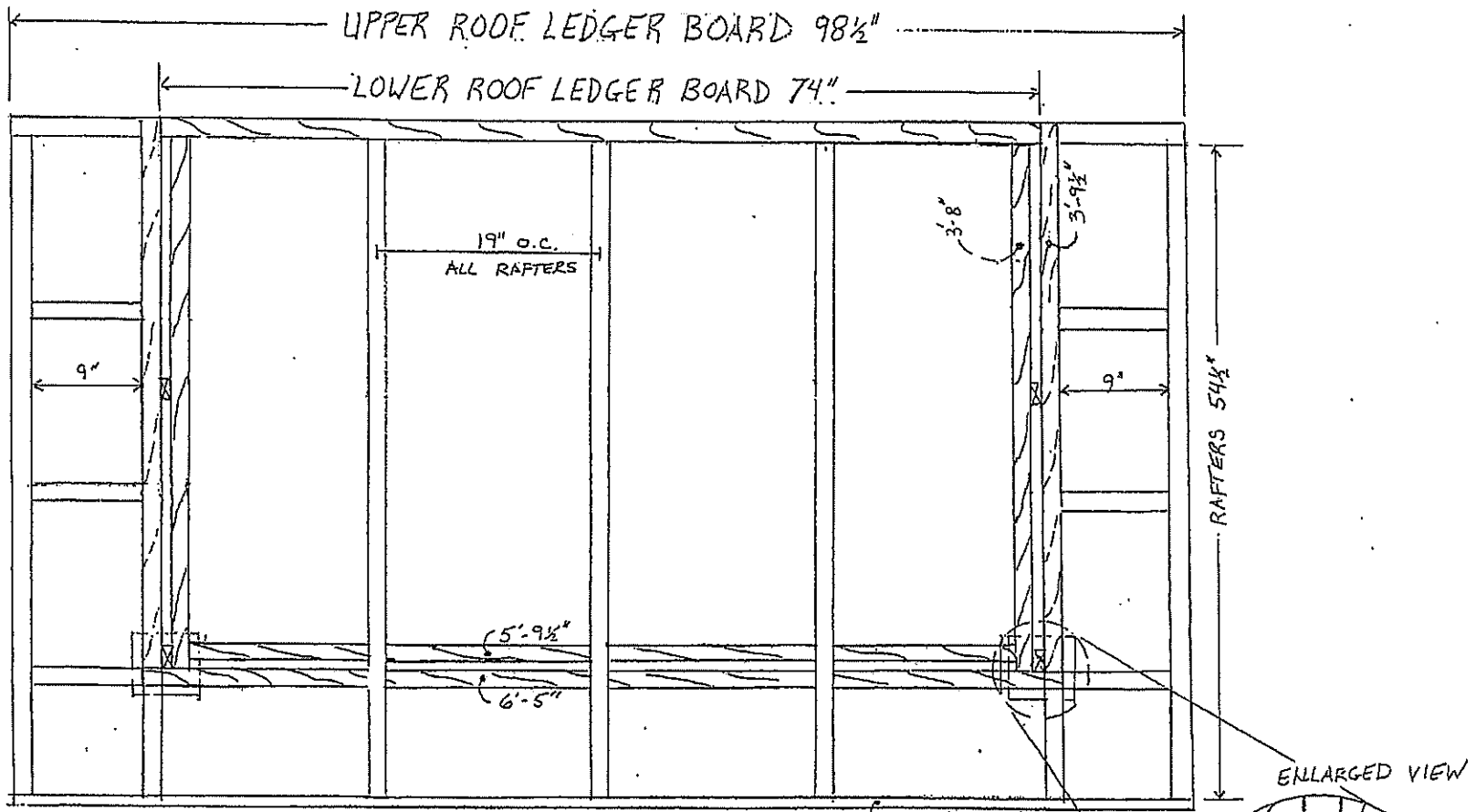
**The steps must be
located on the east
elevation of the porch,
not the south as drawn
here.**

**Newel post #08 from
Cinderwhit.com 6 inches
square ACTUAL**

*SIDE PORCH 2807 W. STATE
REAR PORCH 2808 W. WELLS (EAST ELEVATION)
SCALE: 1" = 1'-0"*

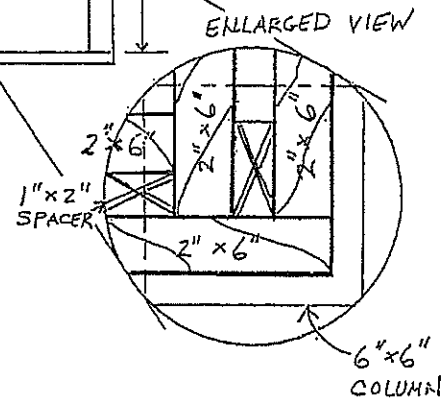


Roof for side porch will look like this, but at a 10/12 roof pitch



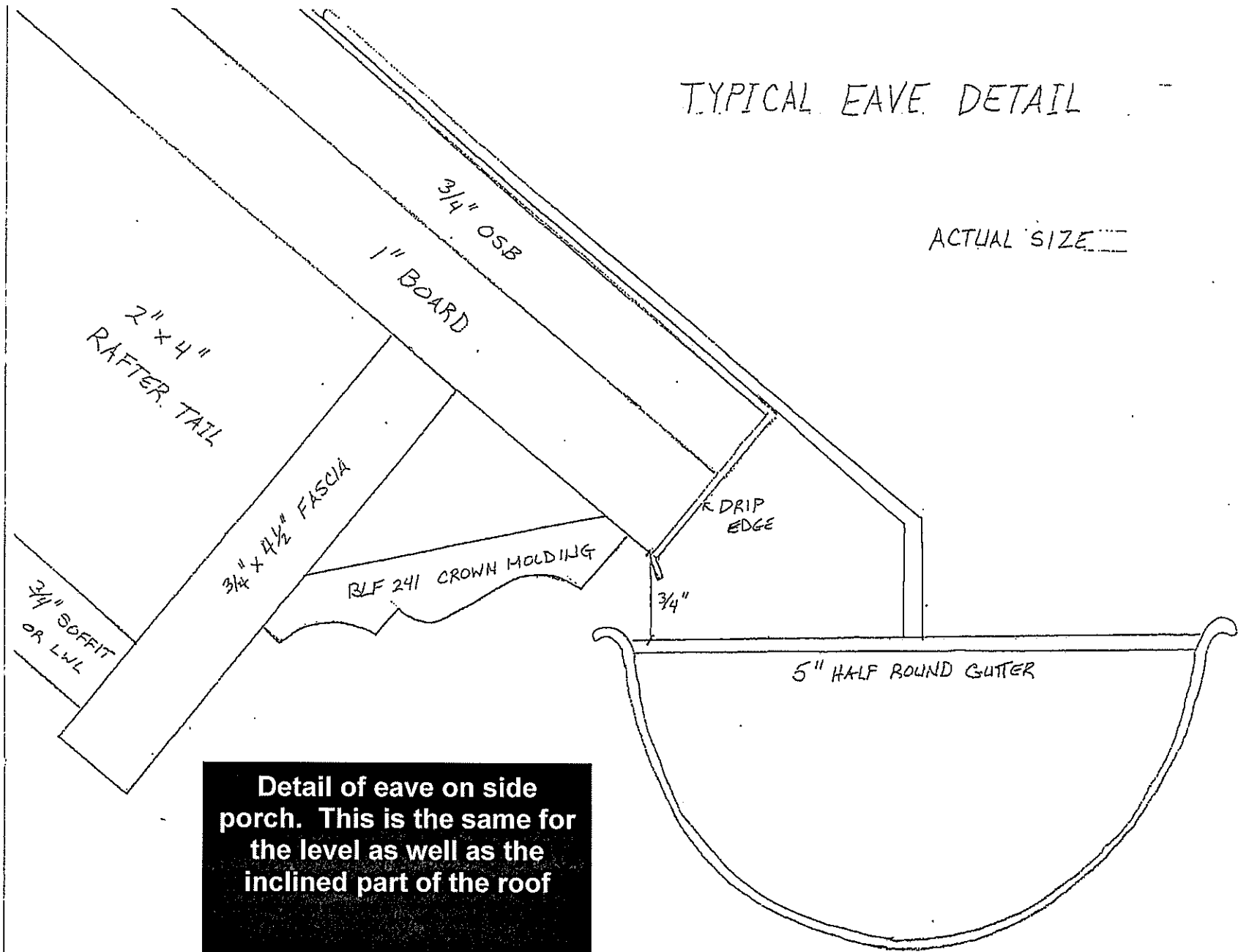
- * ALL STRUCTURAL FRAMING MEMBERS 2"x6"
- ▣ INDICATES LOWER FRAMING ABOVE COLUMNS
- INDICATES ROOF FRAMING

Roof framing plan for side porch on east elevation

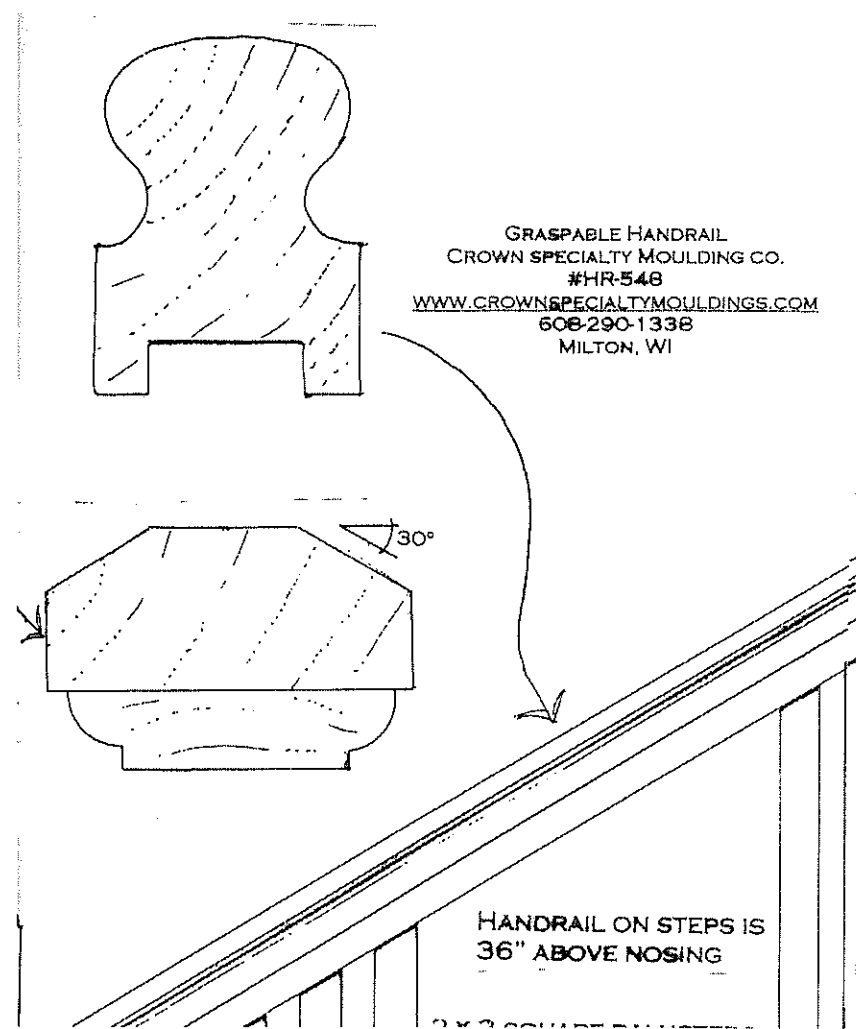
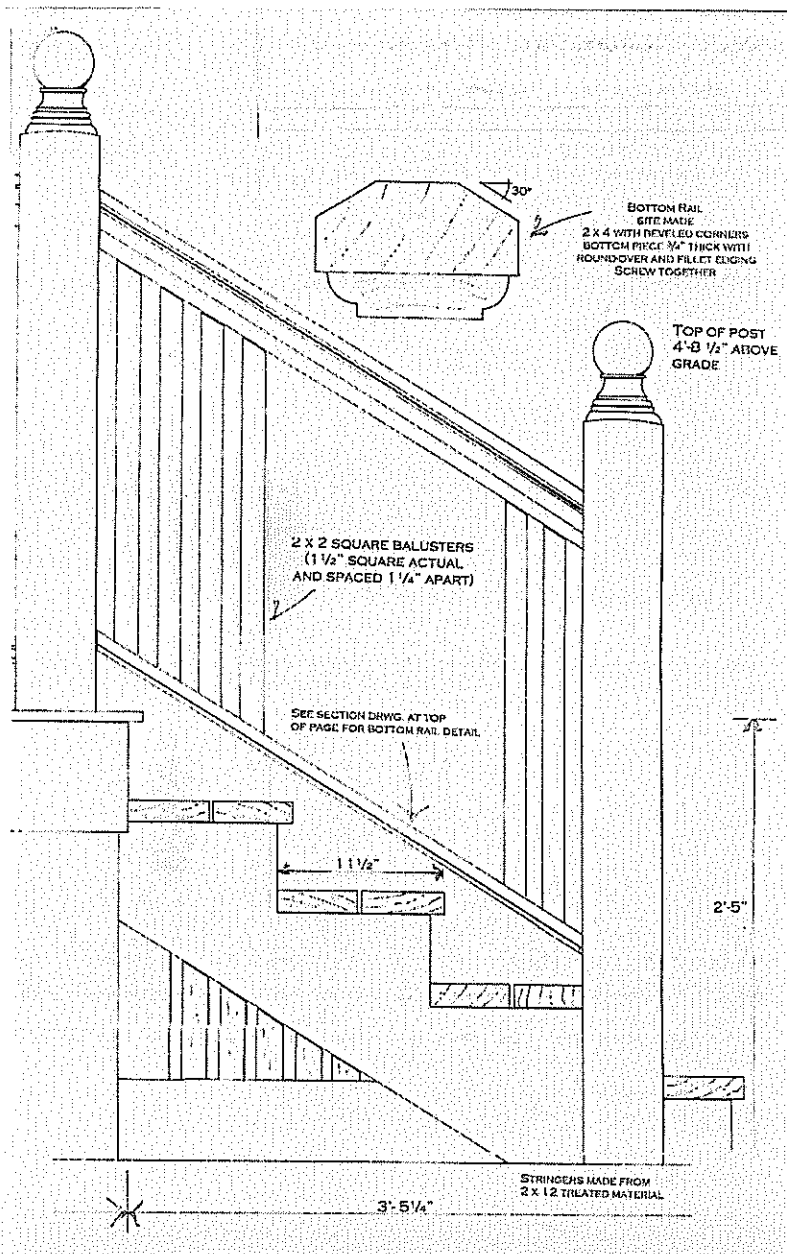


TYPICAL EAVE DETAIL

ACTUAL SIZE



Detail of eave on side porch. This is the same for the level as well as the inclined part of the roof



GRASPABLE HANDRAIL
CROWN SPECIALTY MOULDING CO.
#HR-548
WWW.CROWNSPECIALTYMOULDINGS.COM
608-290-1338
MILTON, WI

**Top rail and bottom rail details
for new side porch**

**Side elevation of steps for side porch. Note
spacing of balusters. Use cinderwhit.com newel
post #08, 6" square ACTUAL**

5 1/2" Extra Clear Spruce
Vertical Grain

WARD CLAPBOARD MILL
P.O. Box 1030
Waitsfield, VT 05674
www.wardclapboard.com

**New, vertical grain,
radially-sawn eastern
white pine or eastern
spruce clapboards to
be installed where
original clapboards are
missing or damaged.**