



Certificate of Appropriateness—Amended

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

New information is underlined.

Property

948 N. 34TH ST.

Concordia Historic District

CCF # 160570

Description of work

This amendment addresses only the garage. The timeline for work on the enclosed rear porch of the house is not extended. The applicant has requested to make alterations to the proposed garage work and to extend the timeline on the garage work. One year from the date of this document is granted to complete the garage work.

The three-car garage at the rear of the property has required a new roof, garage doors, siding, windows, and pedestrian door; this work has begun. The building will be clad in vertical tongue and groove “car siding.” 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 “car siding.” Corner boards and a water table will be incorporated into the work (see pages 10-12).

One gable end will be clad in wood shingles with smooth or molded fascia board to hide the ends of the metal panels that were not removed. These shingles and fascia must be painted. The other gable end will retain its metal cladding, which must be painted and have its present window restored.

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.

See extensive annotations on drawings throughout this document for further details.

Date issued

9/19/2016

Amended 8/30/2017

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 attached. Most new information is added to clarify the original Certificate of Appropriateness. It constitutes standard policy available in the Historic Preservation Commission's published materials and Historic District guidelines that was not previously explicitly stated and therefore is not newly required.

All finish wood must be smooth and free of knots (except the presently installed car siding). All wood must be painted 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 naturally decay-resistant wood species for exterior finish applications is highly recommended but not required. 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.

Replacement/New windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size.

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 the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 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. Robert Bauman, Inspector Kristen Reed.



Rear garage looking north. A prior owner had installed stamped metal panels to the exterior. Panels on the shown elevation may remain, on the condition that they are painted and that the existing window is restored.

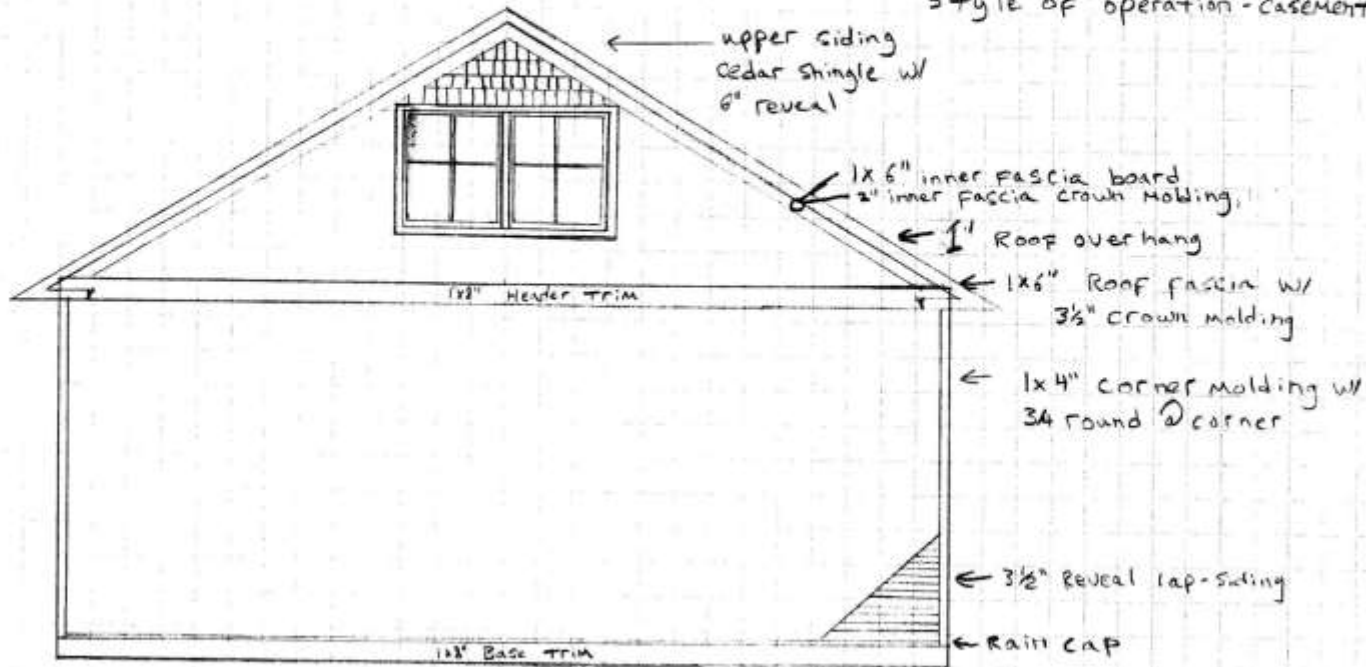


Rear garage looking south. The wider of the openings will be filled in with wood sheathing but the smaller opening will remain as access to the interior.

South Face Plan*

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

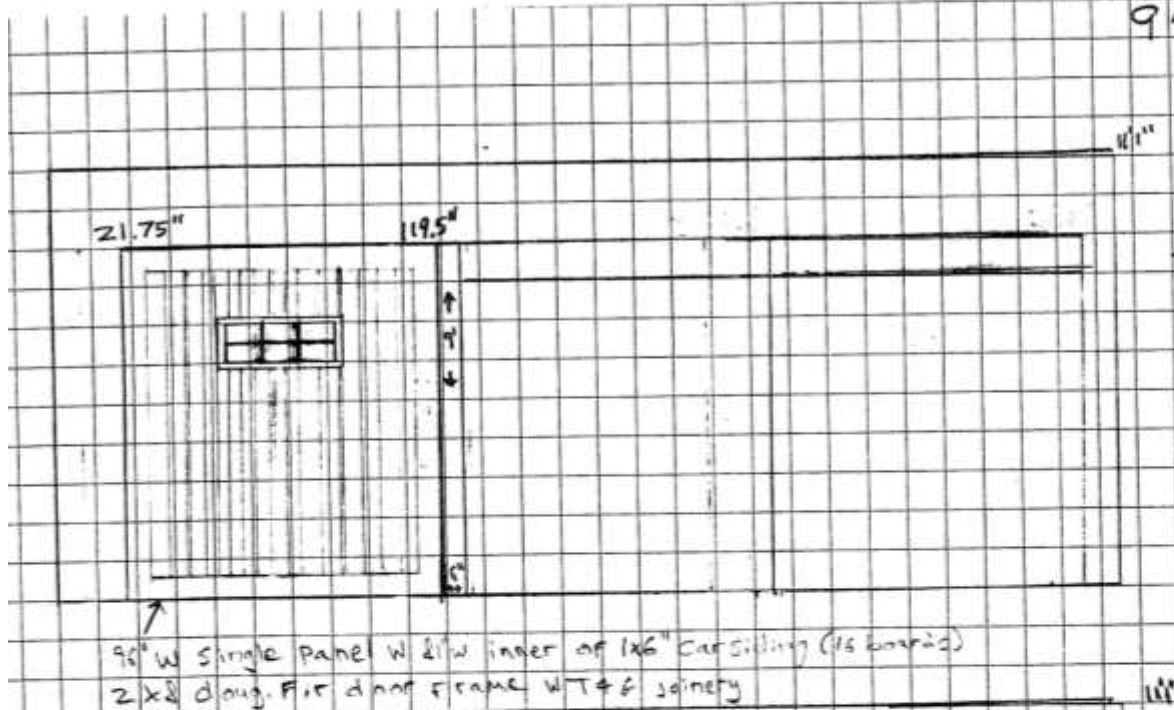
Windows:
 Trim - 80" W x 50" H
 Trim - 1x4" painted cedar
 Frames - 34" W x 40" H
 Panes - 17" x 17" (4 per frame)
 Mullions - 1 1/2" width
 Style of operation - CASEMENT



Revised 8-12-16

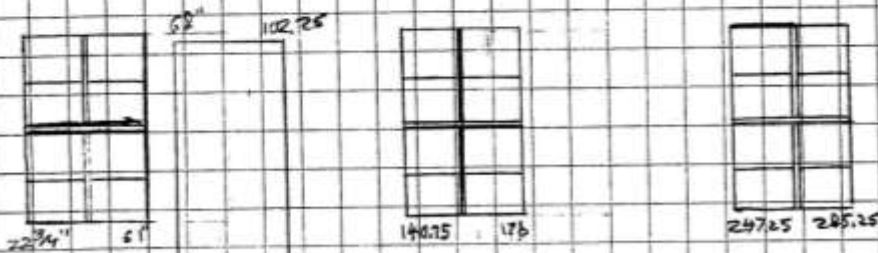
The new windows on this elevation are optional, but must be all wood, per page 2. If these windows are not installed, the existing window must be retained and restored (see pages 3 and 9). The fascia board must still be installed and painted and all siding must be painted.

948 N 34th
Perry



- CURRENT TWO CAR
door opening sealed
& sided w 3 1/2" lap
Siding over 16" center
2x4" frame

96" W Single Panel w 1/2" inner of 1x6" Car Siding (16 boards)
2x2 Doug. Fir door frame w T & F joinery



Windows - 40 W x 58 L
Door - 33 W x 87 L

Siding:
1x6" Tongue &
groove CAR-
Siding

← 27 1/8" →

Revised 5-13-14

All work on this page is required to be completed. A proper garage door must be installed. It shall be in the designs shown on pages 6, 7, or 10. The mechanism of operation is at applicant's discretion.



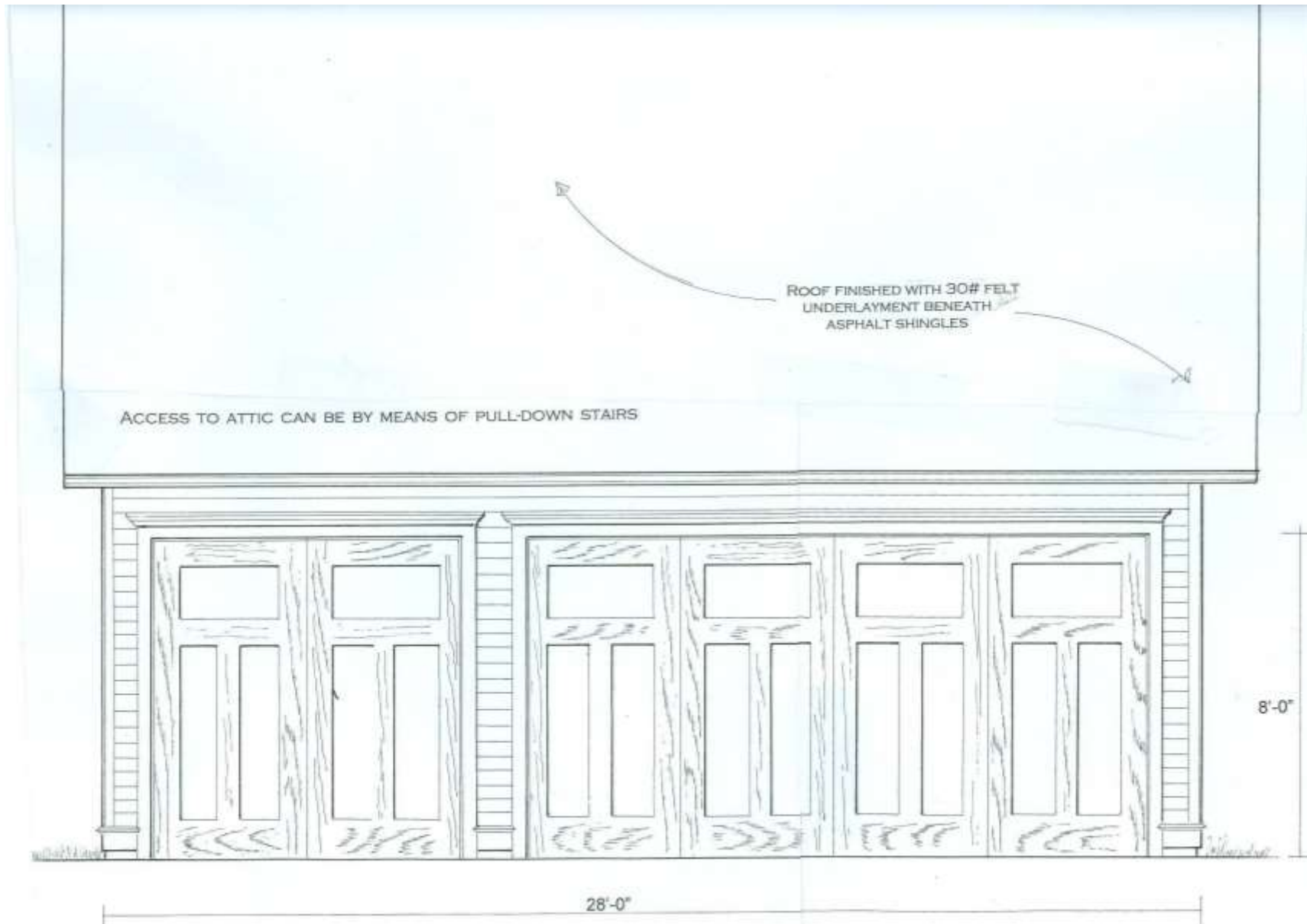
Applicant originally preferred tip-up garage doors but has now decided on swing open bi-fold doors as seen above.



North elevation at time of issuance of this amendment (August 2017). Fascia board must be installed in the gable end and all wood must be painted. No windows are required on this elevation.

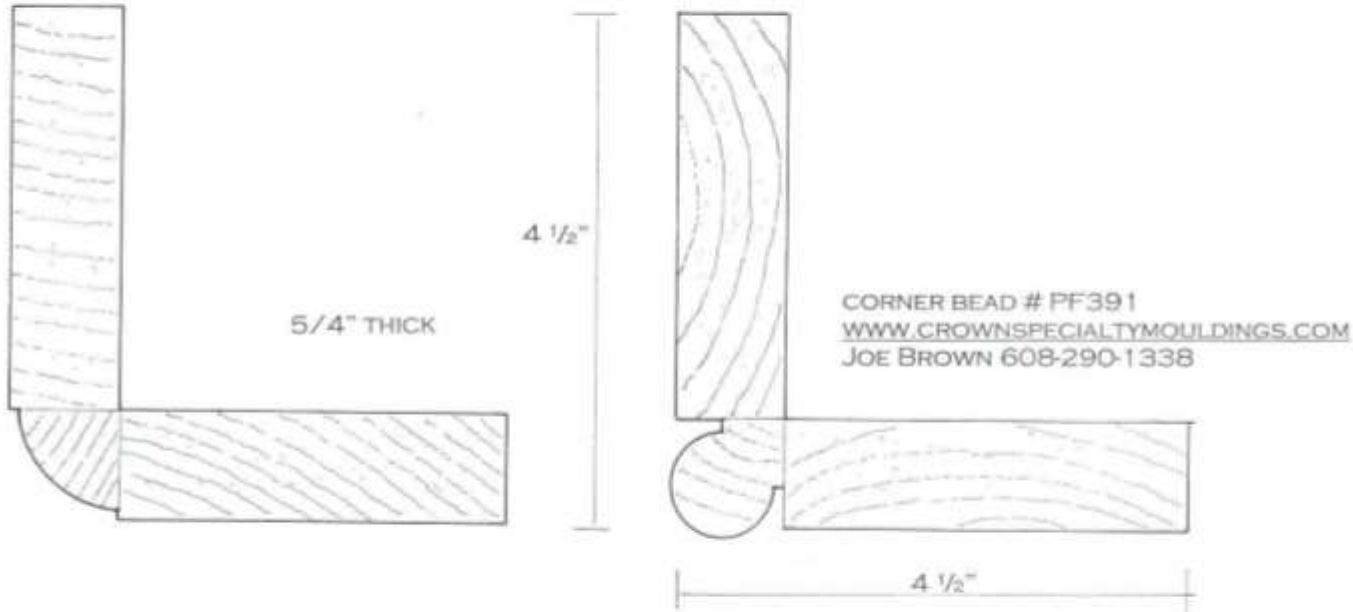


North elevation at time of issuance of this amendment (August 2017). Metal panels on this south elevation are to be retained and painted. Shown window shall be retained and restored. All exposed wood and metal are to be painted. A proper garage door of the styles shown on pages 6, 7, and 10 (including windows) must be installed in place of the side-hinged homemade door presently in existence in the south bay of the garage. The door may operate in any appropriate and code-compliant manner.



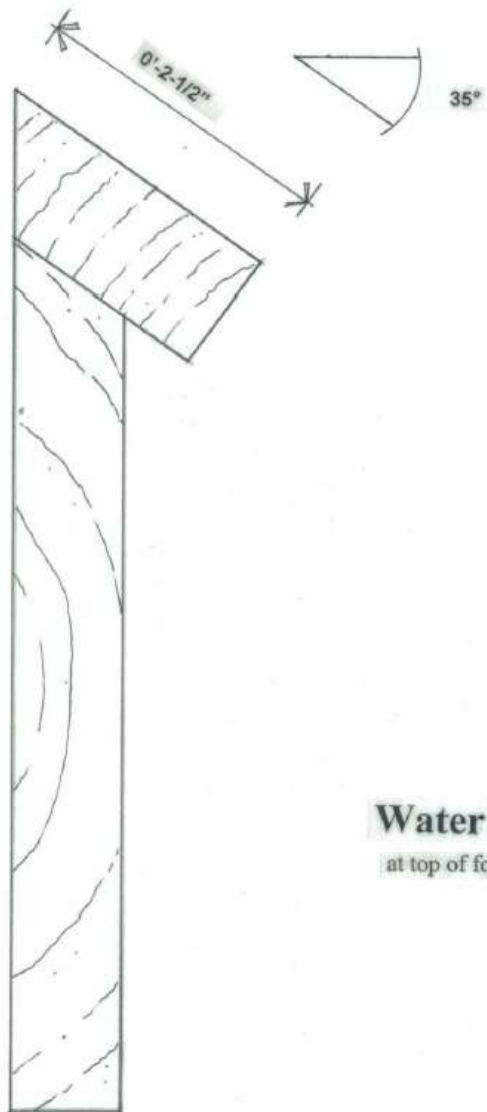
Sample garage with required corner board and water table detail. This type of garage door may also be used in south garage door opening or all existing and former openings.

CHOOSE EITHER THE CORNER BEAD
DESIGN (R) OR THE 1/4 ROUND DETAIL (L).
THE CORNER BEAD DESIGN TYPICALLY
SPEEDS CONSTRUCTION AND GIVES A FINE
FINISHED APPEARANCE.



WINDOW AND DOOR TOP
SECTION AND ELEVATION
CORNER BOARD DETAIL

Appropriate corner board details. Required.



Water Table
at top of foundation

Required water table feature at top of foundation. Smooth, knot-free, finish-grade cedar wood or smooth cementitious plank (no artificial graining) must be used.