



Certificate of Appropriateness

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

Property

3402 W. ST PAUL AV. **Weinstock Historic House**

Description of work

NOTE: THIS IS A CITY-OWNED PROPERTY. Carefully dismantle the existing cream city pressed brick front porch. Create detailed measured drawings, including wall sections, of each elevation of the porch prior to dismantling. Install new footing and foundation. Reconstruct porch to match the original using salvaged porch materials. Reconstruct porch roof, rafter tails and other details with new wood materials to match the original. Install new roofing and flashing to match the main roof of the house.

Date issued

4/13/2012

PTS ID 79299 COA, dismantle and rebuild front brick 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 work will be done according to the attached instructions, specifications and photos. All exterior elevations above grade of the porch must be rebuilt using cream city pressed brick (not common brick). Sandstone column caps, lintels and other stone details must be salvaged and reused. Any stone trim that cannot be reused must be duplicated to match the original color, texture, profile and size.

A detailed measured drawing of the porch must be presented to HPC staff and approved prior to any dismantling. The drawing will be used to accurately reconstruct the porch. All new mortar for the rebuilding of the porch must match the original in terms of color, texture, hardness, joint width and joint finish. Please see the Masonry chapter in the city's book As Good As New for an explanation on why mortar that is too hard is subject to premature failure. A masonry test panel showing the brick, mortar joint width, finish and color must be reviewed and approved by HPC staff prior to general commencement of the work. The test panel must dry at least three days before review.

All new wood for the rafter tails, bargeboard, wood ceiling and other trim must match the original in terms of thickness, profile, size and finish. Original rafter tails and bargeboards and other molding must be salvaged and retained on site in order to make accurate replacement pieces. All finish wood must be free of knots and sapwood and made of a naturally decay-resistant species. See the city's book *As Good As New* for an explanation on why some woods are subject to premature decay. Applying a coat of Woodlife® prior to priming and painting the wood is highly recommended to improve decay resistance and make the paint hold better.

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 Paul Jakubovich of the Historic Preservation department 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.mkedcd.org/build, or call (414) 286-8210.

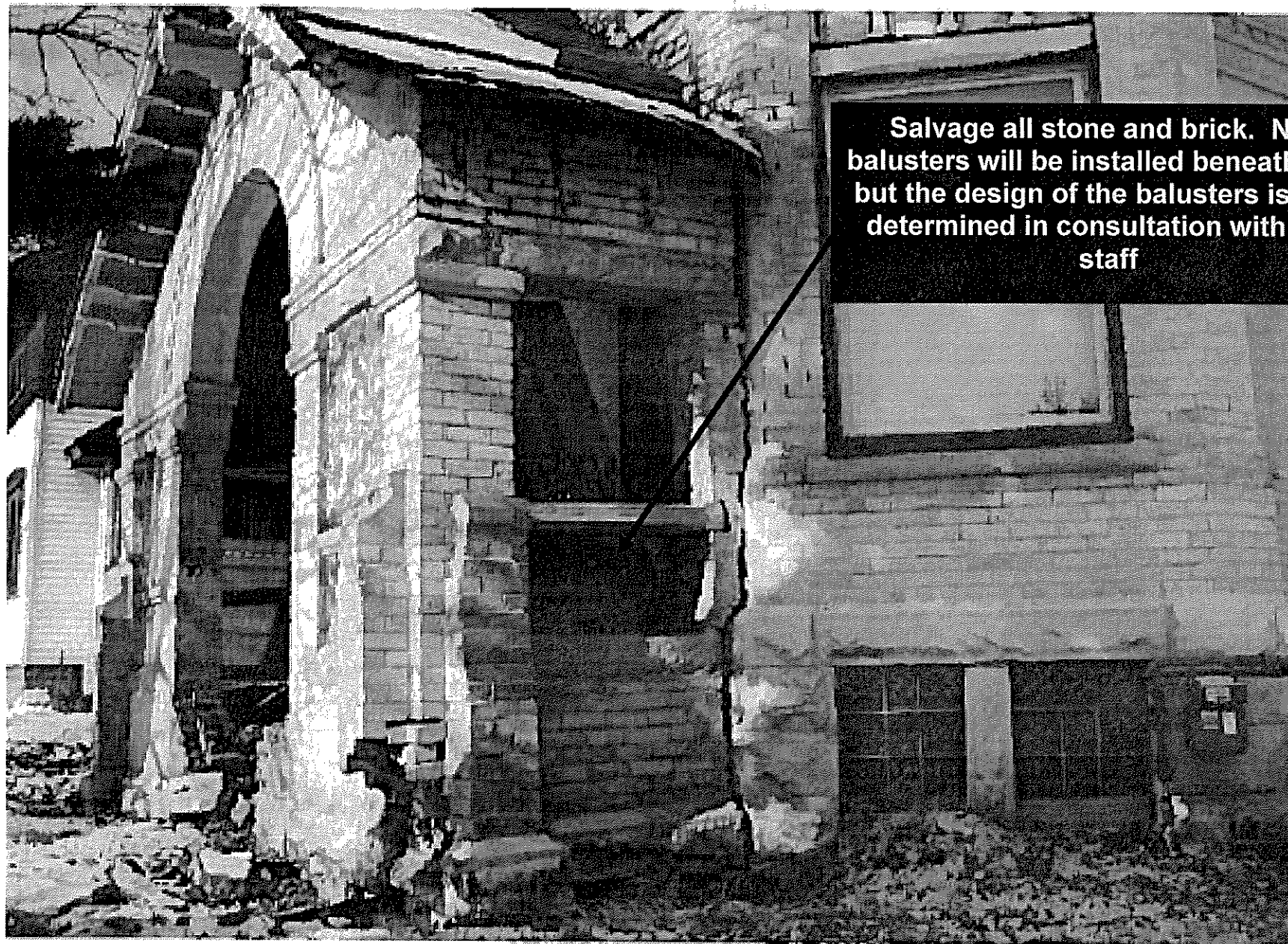


Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Inspector Tim Temperly (286-2590), Inspector Heidi Weed

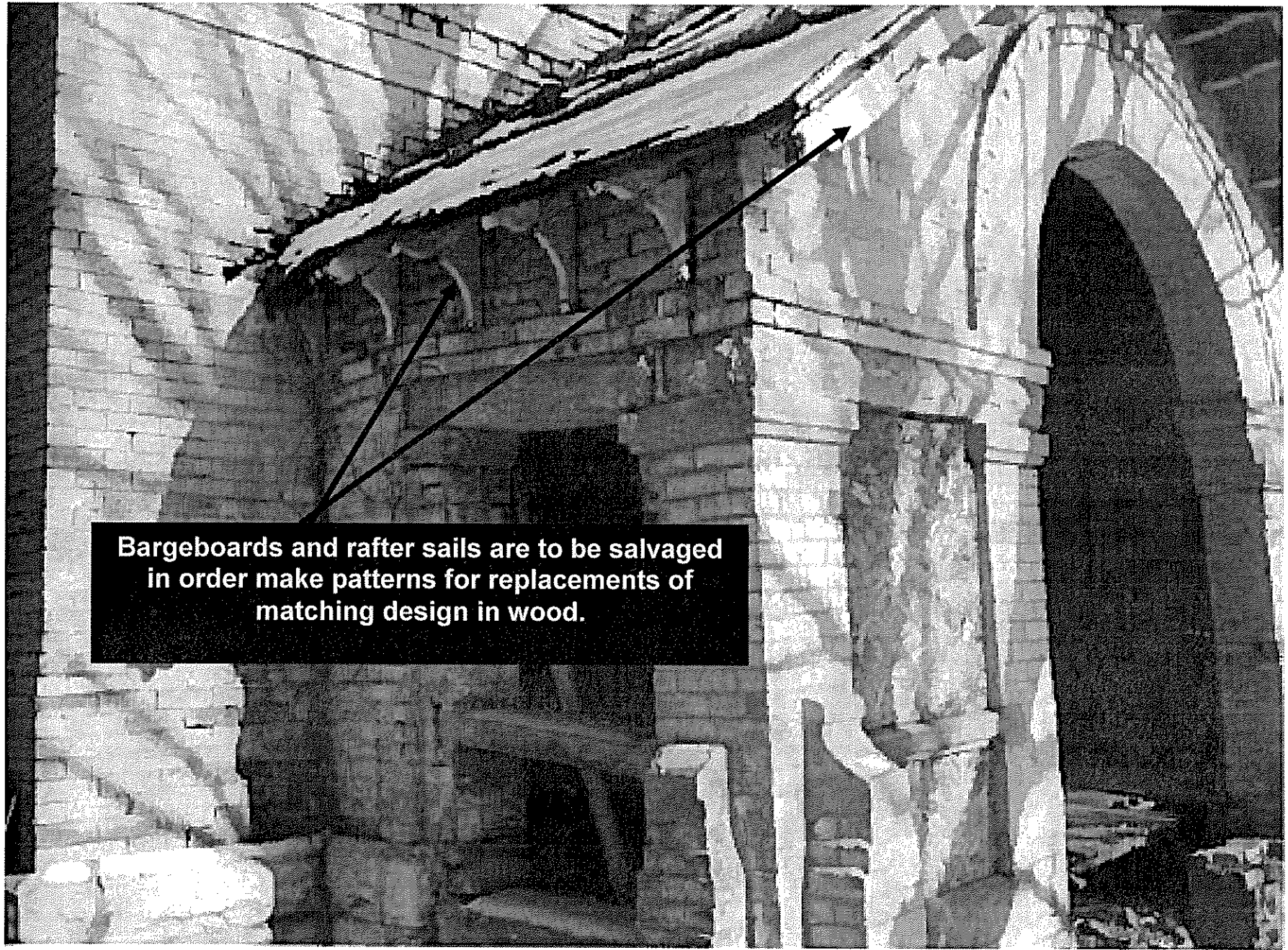


Brick front porch to be carefully dismantled and rebuilt on new foundation. Measured drawings of the porch must be made and approved by HPC staff prior to general construction.



Salvage all stone and brick. New balusters will be installed beneath rails, but the design of the balusters is to be determined in consultation with HPC staff

Side view of porch looking northwest.



Bargeboards and rafter sails are to be salvaged in order make patterns for replacements of matching design in wood.