



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 2804-2810 W. KILBOURN AV. Concordia Historic District
Description of work Applicant proposes to repair damaged brick wall at rear of this apartment building. Damage was caused by leaking gutter and downspout.
Date issued 5/21/2015 PTS ID 102994 COA

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:

The rear wall of this apartment is built with common cream city brick. Deteriorated brick will be removed from wall and new brick will be matched in. Wall is currently painted and after masonry repairs are completed, the rear wall will receive a new coat of paint. Mortar to match existing mortar (cannot be pure Portland cement) to prevent premature failure of the repair and to prevent front of brick from spalling. See pages 81 through 86 of As Good As New for information about mortar and repointing techniques.

The failed downspouts that caused the above masonry failure will be replaced. If soffit needs repair wood should match in to existing soffit and not be an applied surface patch.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@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, Contractor , Inspector John Cunningham (286-2538)



Downspouts to be replaced and properly connected to receiver and gutter system.

Deteriorated brick to be removed and new brick patched in. New brick to match existing in size and shape. Mortar to match existing in hardness and color and pointing style.

Plaster patch over brick will be removed.

Soffit area to be repaired.



The front of 2804-2810 West Kilbourn Avenue (built 1922)