



Certificate of Appropriateness

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

Property

2722 W. STATE ST. Concordia Historic District

Description of work

Install new wood panel door and jamb on first floor front entry. Install full view wood storm/screen door for front door. Install new wood, four-panel door and wood full view storm door on second story front porch door. Replace broken or missing siding as needed (spot repair). Install new water table board where it is deteriorated or missing. Install new wood four panel door on rear entry. Rebuild front porch steps and railings. Install new membrane roof on flat roof of front porch. Reset existing porch posts on repaired bases/porch floor. Replace or rehang gutters as needed.

Date issued

4/24/2013

PTS ID 86892 COA, exterior repairs

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 attached drawings and photos. All finish wood will be clear and free of knots. Although not a requirement, the use of naturally decay-resistant wood species such as cedar is highly recommended for replacement of wood trim and hand railings. Wood that is not naturally decay-resistant such as western White Pine, commonly available, is subject to premature decay in an exterior setting, often in as little as three years. All wood must be painted upon completion. Please note that research has shown that when new, bare wood is exposed to the exterior elements for a period of only a week or two, the life the paint job subsequently applied to it is likely to be decreased. Wood for replacement of deteriorated front porch floor on first story must be tongue and groove material (gapped

decking boards are NOT ALLOWED). All spot replacement of wood must match exactly the thickness, profile and design of the original. Please consult HPC staff with any questions. Installation of any new gutters must be done without removing any original moldings.

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 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

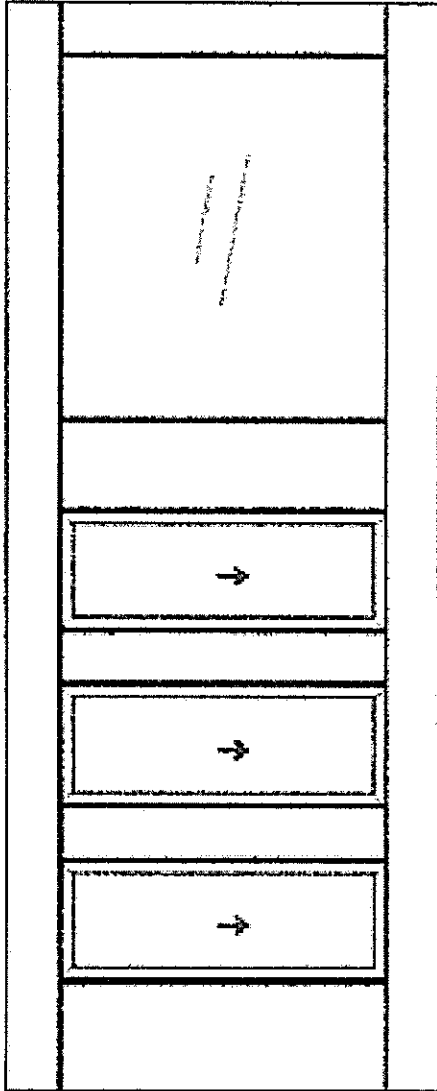
Copies to: Development Center, Ald. Robert Bauman, Inspector Adam Roder (286-2538), Inspector Heidi Weed



2722 W. State Street

Door Preview

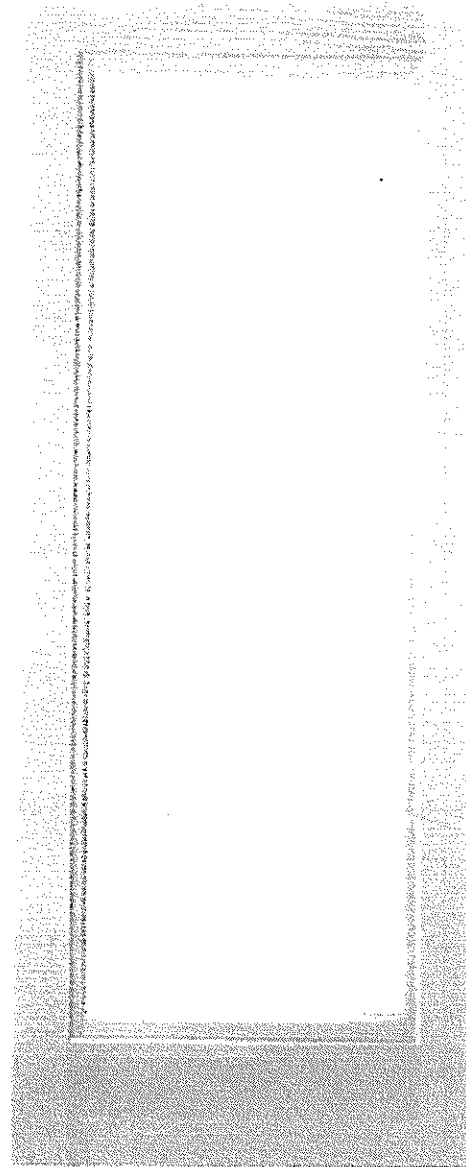
Door Note(s)



Change(s) Applied

GLASS/HEIGHT/30

New first floor door and storm, all wood. Prime door will be four-panel in style and both storm and door will fill the full opening. No blocking down of the height of the door is allowed.





Existing front porch door will be replaced with new wood door to match existing. All trim around door must be duplicated EXACTLY in terms of size, thickness and molding profiles.



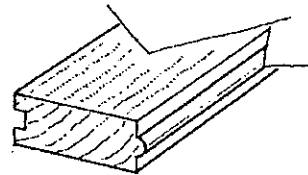
Existing porch floor to be replaced with new tongue and groove material. Gapped decking boards are not permitted. Tongue and groove material may be $\frac{3}{4}$ " or $\frac{5}{4}$ " in thickness, but must be consistent in size on the entire porch deck

Porches



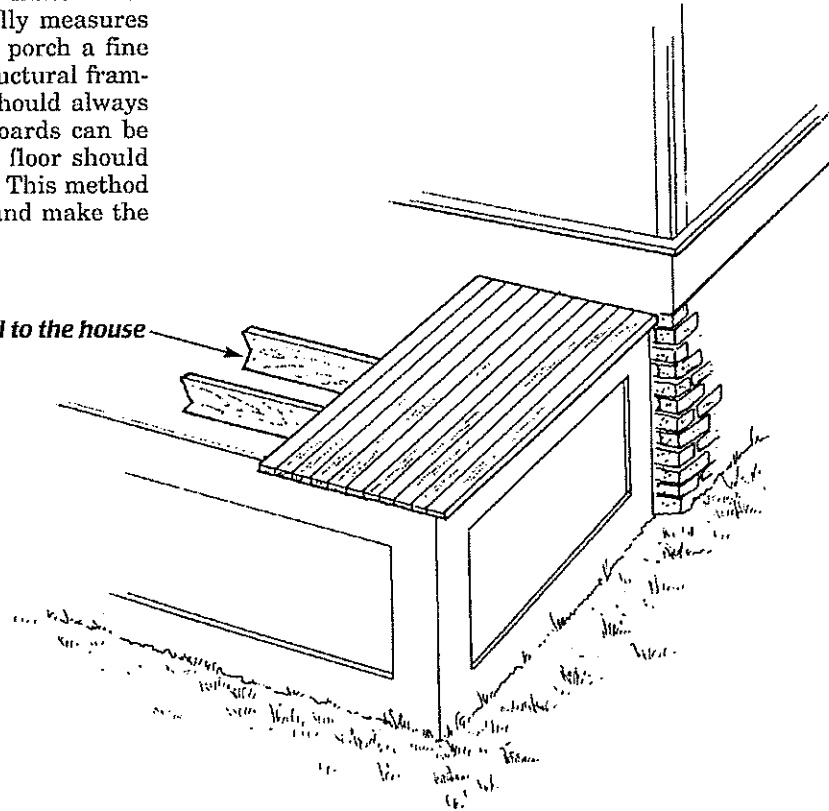
Traditional Porch Floors

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.

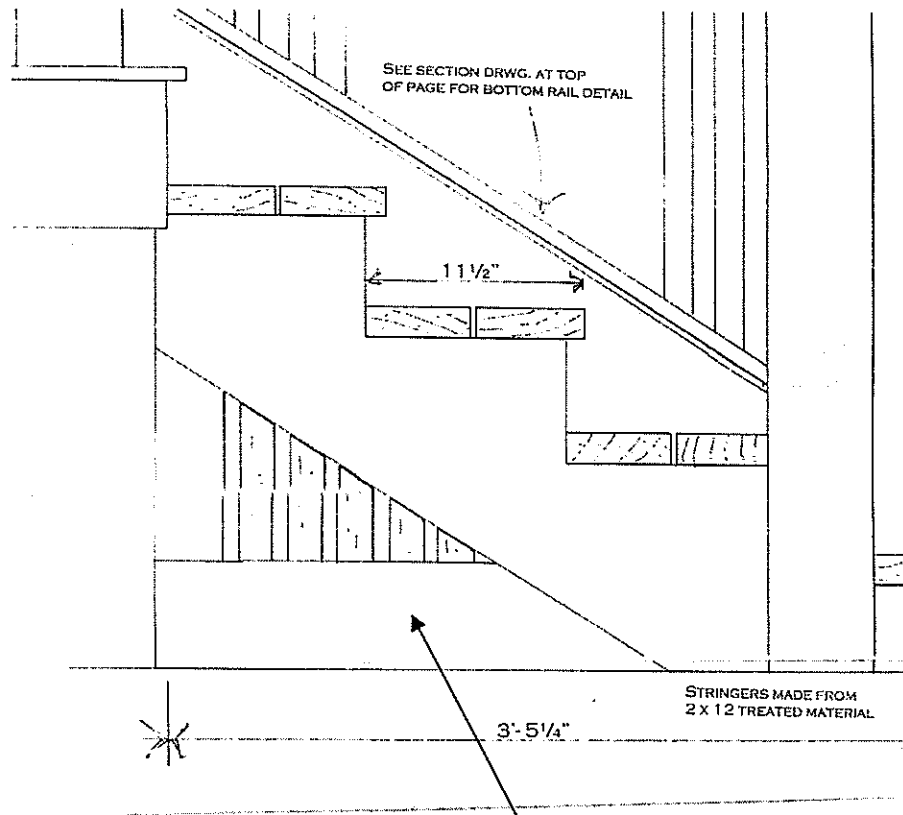


Center match or tongue-and-groove flooring

Joists parallel to the house



Approved method and material form for porch floors.

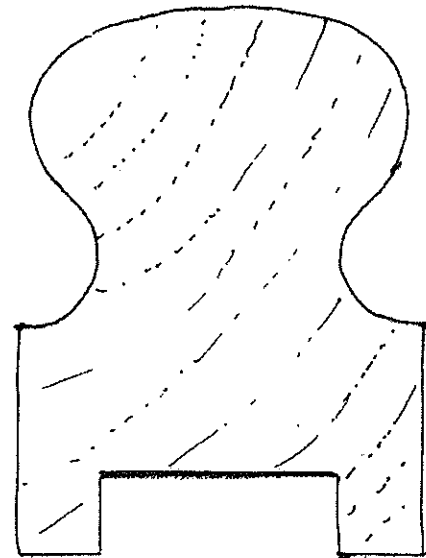


Skirting for porch steps must have a complete frame around it as illustrated. Any skirting replaced around the porch deck must have a matching framed skirting.



Rebuild front porch steps, railings and newels. Existing spindles to be re-used.

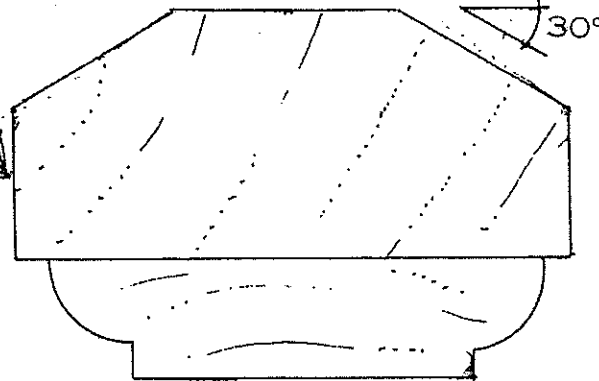
Detail of handrail and bottom rail for front porch steps.



GRASPABLE HANDRA
CROWN SPECIALTY MOULD
#HR-548
[WWW.CROWNSPECIALTYMOULD](http://WWW.CROWNSPECIALTYMOULD.COM)
608-290-1338
MILTON, WI

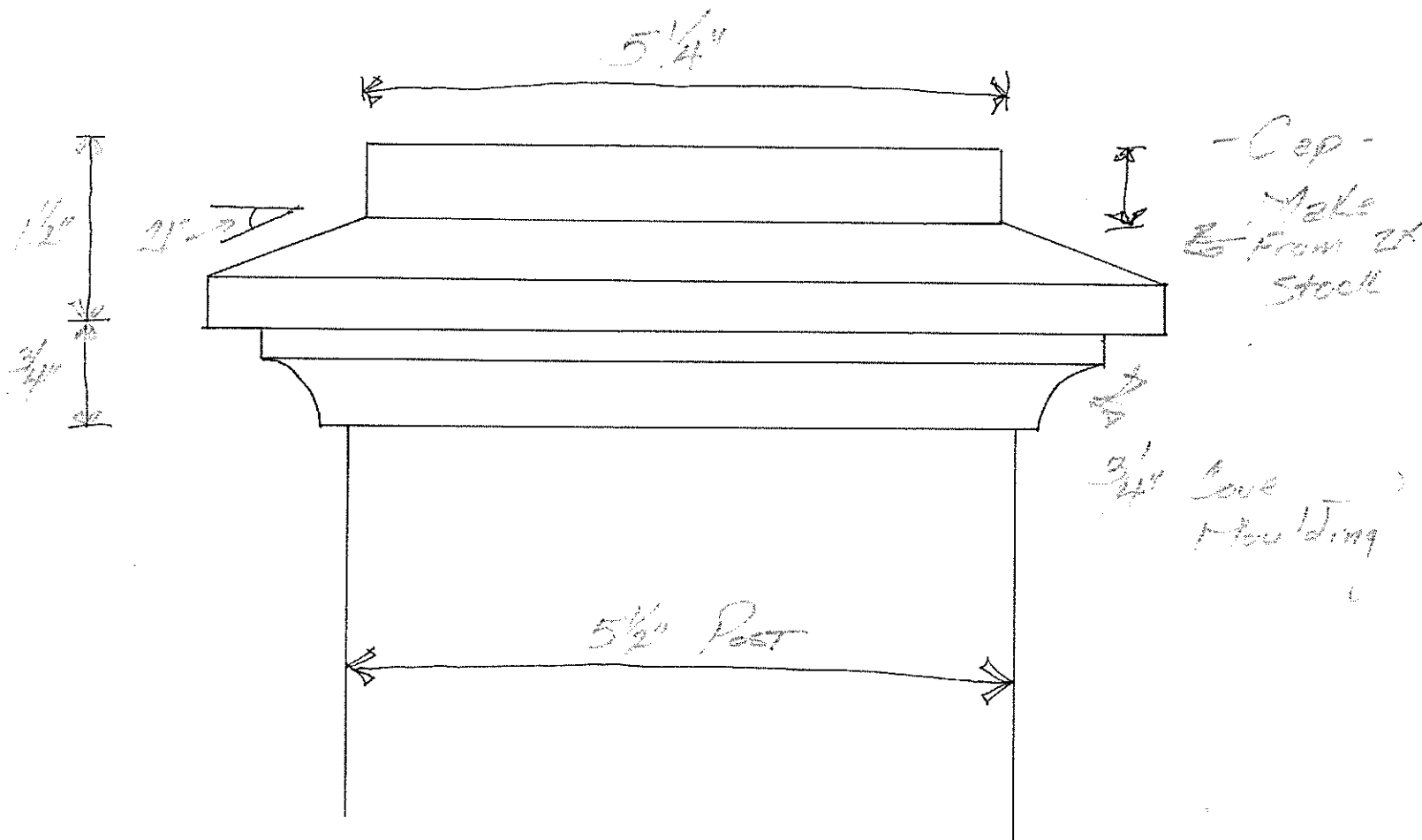
Note: bread loaf style handrail can be purchased from many vendors. Naturally decay resistant wood is recommended

BOTTOM RAIL
IS MADE
OF BEVELED CORNERS
OF 3/4" THICK WITH
FILLET EDGING
AND FILLET EDGING
TOGETHER



ST
DVF





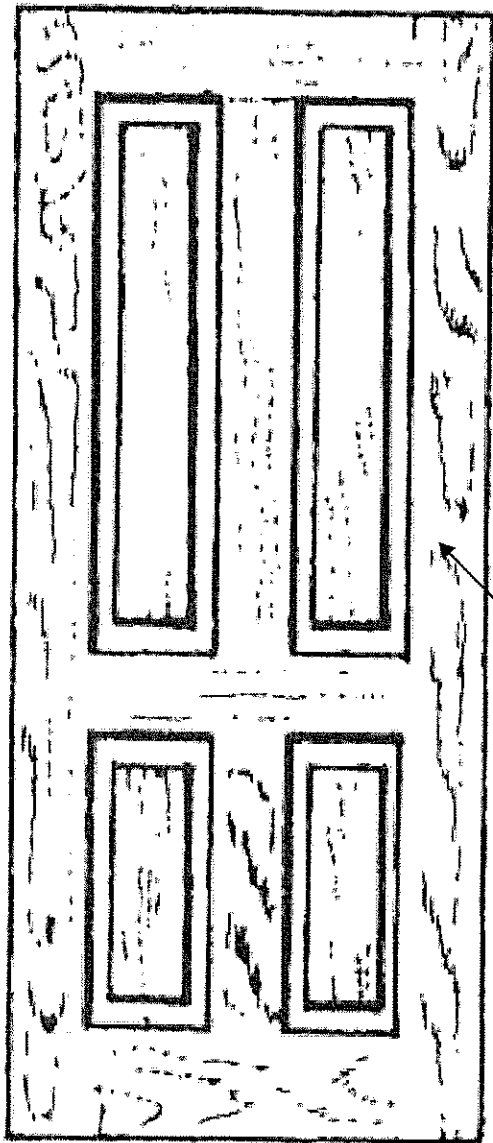
Detail of newel posts for bottom steps. Post is made from a 4 x 4 wrapped with clear finish material. Post top is made from 2x material beveled on a table saw. A 3/4" cove molding is installed beneath the 2x cap.

Note: There are multiple suppliers of radially-sawn clapboards.

5 1/2" Extra Clear Spruce
Vertical Grain

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

Though not a requirement, the use of traditional radially-sawn, vertical grain clapboards for replacement is highly recommended as an economical means to ensure that the wood will hold paint better, last longer and resist warping. It is also has the same profile as the original clapboards on the house, unlike most modern clapboards.



Four-panel door may also be used for rear door replacement, but must fill the entire opening. (No blocking down of the opening is allowed.)

Four panel all-wood door and full-view, all-wood storm/screen door for second story door on front porch.

Doors will completely fill the original opening. No blocking down of the opening.

