



Certificate of Appropriateness

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

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| Property | 959 N. 34TH ST. Concordia |
| Description of work | <p>Repair and reconstruct porch details to their early 20th century appearance.</p> <ol style="list-style-type: none"> 1. Reconstruct porch foundation and footings 2. Repair or replace cracked stone to match. Interior face of stone porch will be parged. 3. Rebuild steps to be straight without curve off to the north. A new wing wall replicating the existing south wing will must be built on the north side of the front steps. 4. Repair porch roof per conditions below and WHS asphalt roof standards linked in conditions. 5. Replace columns and capitals to match photo c. 1980 with new wood fluted columns and Ionic (Scamozzi) capitals. 6. Mortar match was verified prior to issuance of this document. 7. Option to remove pipe railings from front steps. A new railing requires separate approval. |
| Date issued | 8/15/2019 PTS ID 114820 COA: porch 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:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain 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 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 required for porch areas. 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.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could

damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 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

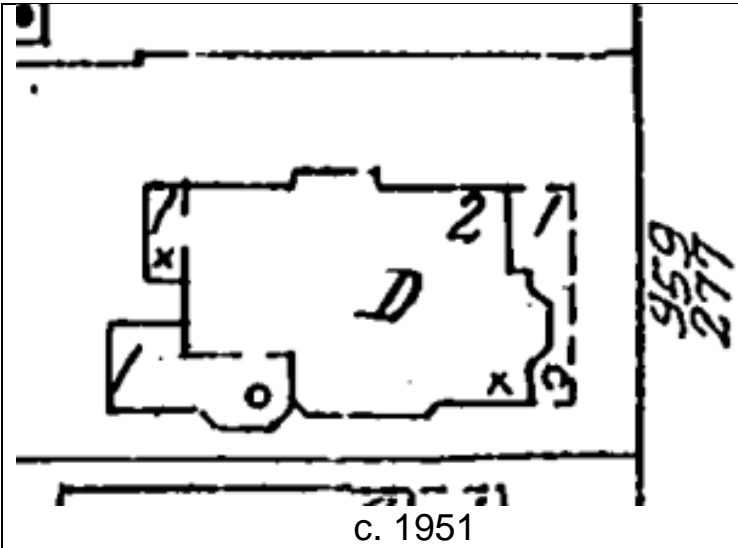
Copies to: Development Center, Ald. Robert Bauman, Contractor



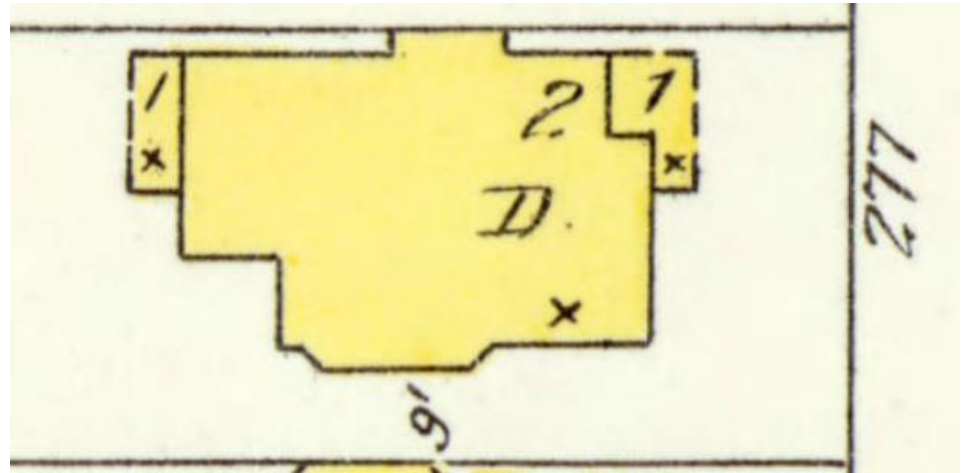
Capitals for new fluted porch columns will be of this design in a natural material (e.g., wood, plaster, stone)



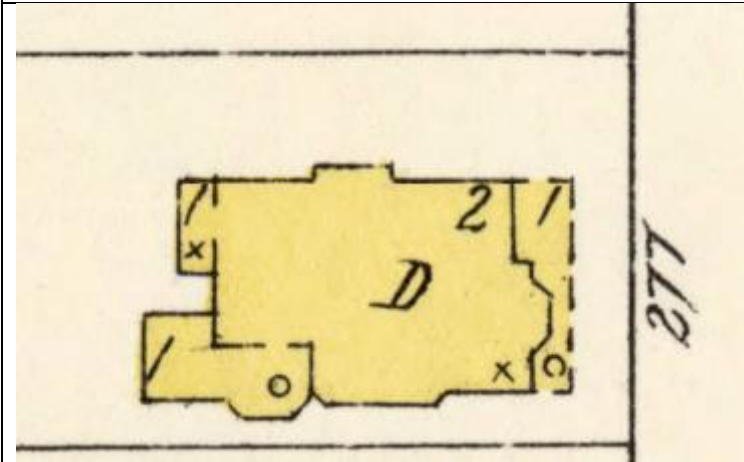
Porch design to be replicated to this c.1979 photo.



c. 1951

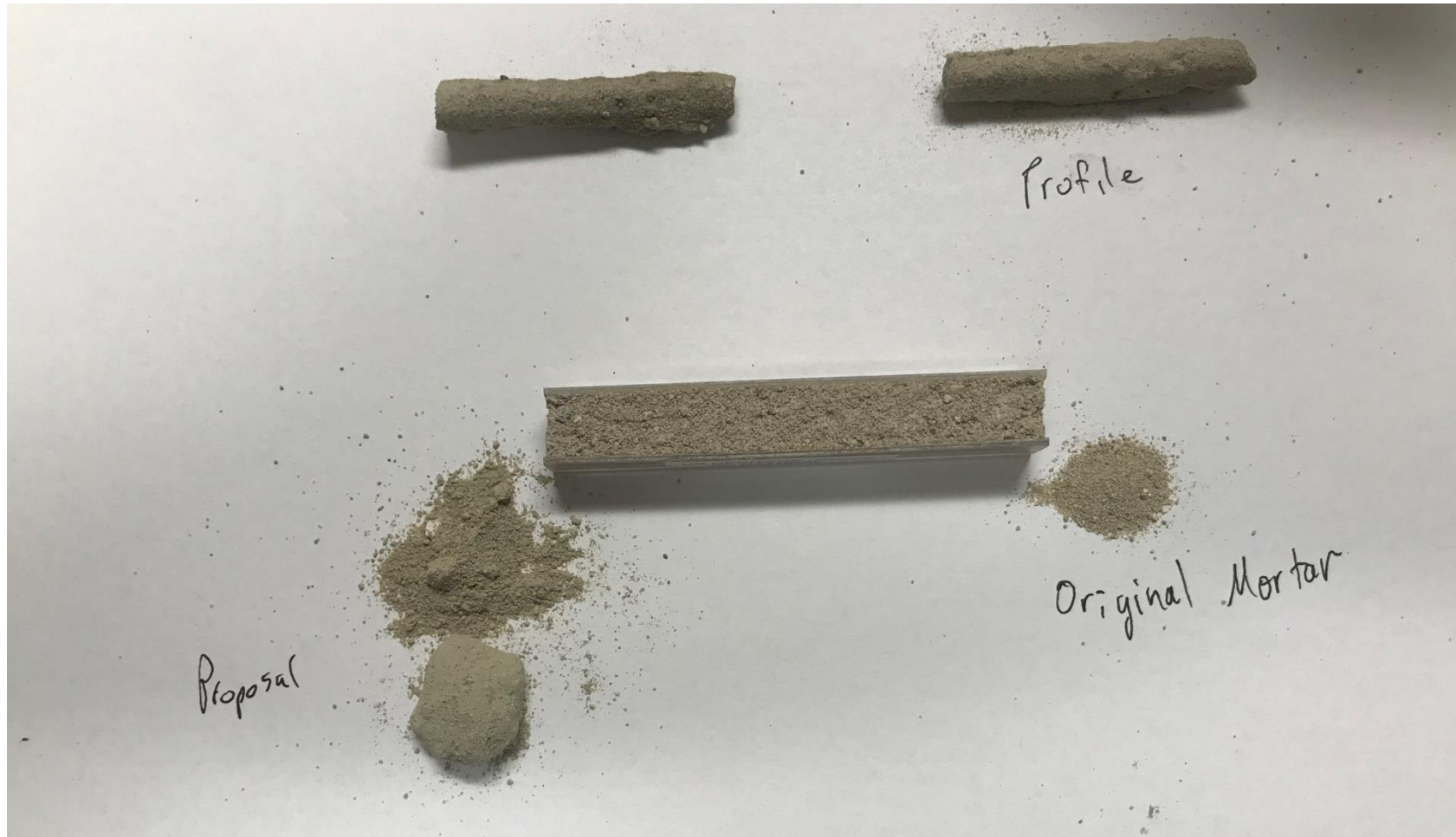


1894



1910

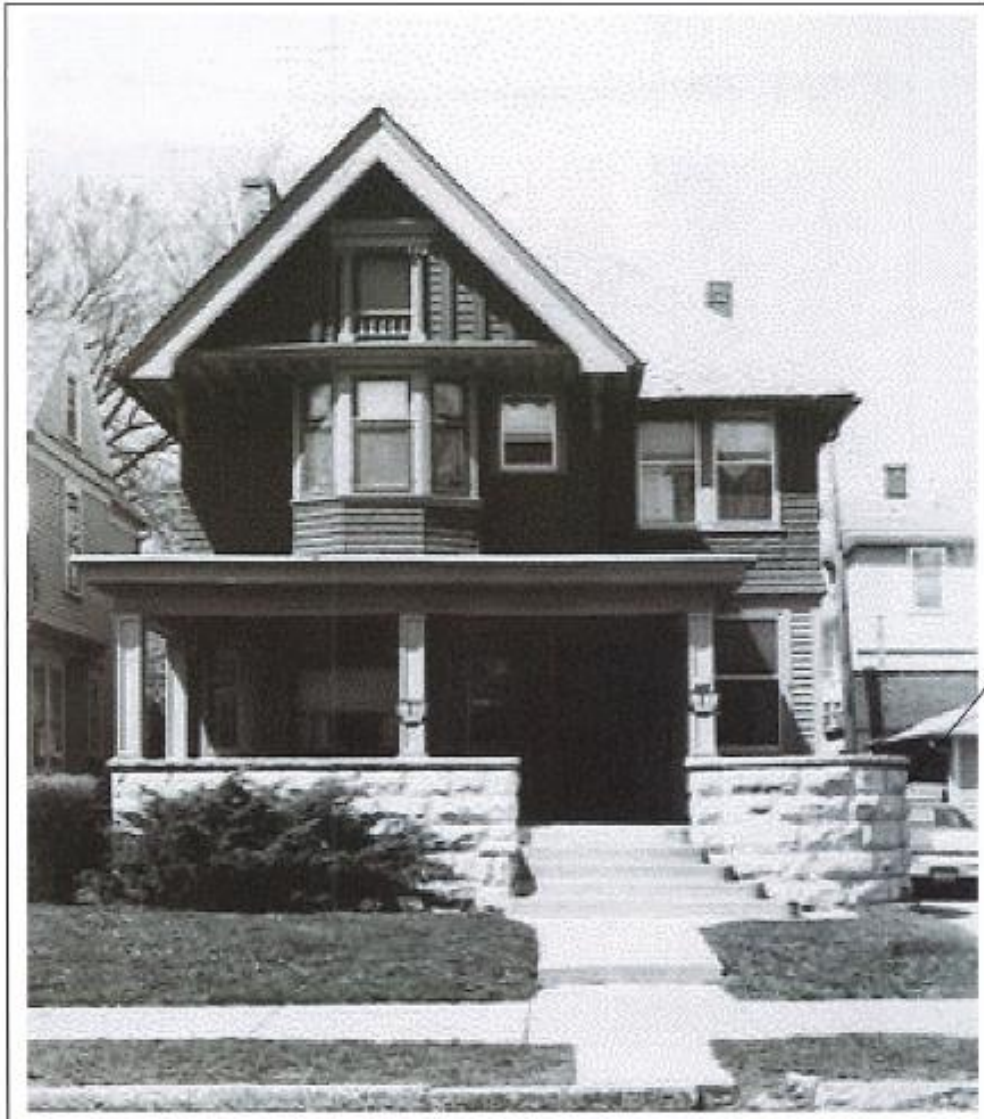
Fire insurance maps indicating history of porch.



Approved mortar samples and joint profiles.



Replacement stone.



Front porch will be carefully deconstructed and rebuilt using the same stone. The stone walls are five courses high with an interior of brick.



Disregard columns on this page.