



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

2902-2904 W State St

Concordia HD

Overall 2902-2904

Exterior Doors

The current doors appear to be in reusable condition and with mostly intact decorative overlays that will be retained where remaining. Doors will be removed, dry sanded, and repaired to secure and rigid quality and stained. Original passage knob/pull handle to be retained and reworked for function, while minimalist color matching deadbolts will be installed to meet security standards.

Chimney

Shifted brickwork may be retained if meets safety qualifications. Significantly deteriorated brick will be removed and replaced to match.

Tuckpointing and cap repair to be executed in a manner to match with existing and current style/appearance. Rain cap to be installed. ~~Type M~~

~~mortar to be used for all tuckpointing.~~ **Type N mortar is required as the maximum allowable strength. Type O is strongly preferred, but not always viable for chimneys.**

Electrical

Areas that are already open or need to be demolished/opened due to significant deterioration/water penetration of current walls will have new romex wiring run. Existing panels to be replaced/updated to code and sufficient lighting to be added to basement and exterior. Attic wiring to be reworked so as to provide for ample light and functional utility space while eradicating old knob and tube exposed in basement, attic, and any open walls/ceilings. Canned ceiling lights or rewired updated light fixtures to be added to rooms without altering existing shape. Outlets to be updated to current code standards.

HVAC

We will attempt to refurbish and repair existing units before full replacement. Air runs to be reviewed, cleaned, repaired, and replaced to provide sufficient supply to entire building but without altering structural or existing wall shape. Additional return ducts or venting may be added. A possible 2nd unit to be added to each unit attic for additional function and supply. Vents and return ducts will be added to rooms without altering existing layout/shape. AC units will be replaced if needed with functioning units of similar size.

Masonry

Foundation is in decent shape although water permeable in basement. Interior walls to be tuckpointed and repaired so as to prep for water-proof paint application (Drylok or similar). Exterior masonry/stone foundation wall to be carefully tuckpointed with minimal/no visual changes if interior repairs are not enough to protect the foundation. **Foundation pointing should be done with high lime mortar, Type O or softer.**

Exterior Painting

Prior to paint, the exterior will require significant trim/wood/siding/deckboard/porch rail removal and repair and each piece of exterior trim will be painted on all 6 sides, properly caulked at joints, and painted in a uniform fashion. Any non-deteriorated wood will be carefully reviewed, minimally

wet or dry scraped, and repainted. All exterior areas that are painted will be updated with a scheme consistent and relevant to historic district.

Plumbing

A full repipe of plumbing to include PVC sewer runs to main sewer lateral in basement as well as combination of pex and copper plumbing to all fixtures. All new toilets, shower mixers, vanities, kitchen sinks, dishwasher, washing machine, and utility sink to be installed. Bathroom build outs in attic to be cancelled.

Porch

Porch is NOT to change footprint or layout. Work is purely nonstructural other than replacement of hollowed/rotted posts, deckboard, and railings. Porch rails, deckboard, and columns to be removed and replaced. The proposed porch presents a simplified approximation of the historic porch, with simplified squared posts, post caps, capitals, and balusters to specification shared by Milwaukee Historic Preservation Commission (see designs). Posts/columns will be constructed with pressure treated 6x6, wrapped and encased by painted southern pine trim. Pedestal and capital to be trimmed as shown in design. Please see design. Railing, decking, and other facets to be constructed from cedar (or a compatible substitute material) and stained or painted within 12 months of installation. Porch along driveway will maintain current shape and style and only areas of deteriorated wood will be replaced with wood that will match existing dimensions and profile.

Roof

Proper boots and flashing around roof penetrations to be inspected, added, and/or repaired

Siding

We hope to remove and fully restore the wood siding. However, it is unknown if wood siding is salvageable and we may forgo this phase of the project with the possibility of executing, or leaving as is, for future years. If the wood is useable then we plan to scrape, repair, stitch in matching replacement board (likely cedar to match existing) and painting all in uniform and water resilient fashion. If, upon review, it is decided that the wood siding restoration job is too large of a project, then we will forgo removal of existing metal siding, and instead spray, clean, prepare, and paint existing siding using proper metal paint.

Structural

Add joist supports as necessary for areas of joist where some sag is noticed on first floor. Waterproof basement walls with drylok paint.

Windows

All living-space windows to be restored to original condition via removal of old glazing where necessary, replacement of missing/broken panes, and adjustment to allow for operations while maintaining existing historic style. All storms to be removed, repaired, and replaced as needed with compatible materials. Most of which are to be replaced with conforming glass panes to align with existing sash shape. Storms will be made by contractor (SNSHN) via custom milling of window stock from southern pine, each piece painted on 6 sides and doweled/joined together using waterproof wood glue. Single-pane glass to be used for all new panes installed. Basement window openings to remain covered on street side for security purposes, recased and recovered, painted to match house. ~~Windows on alley/back side of house proposed to be replaced with glass block for natural light and security purposes.~~ Attic windows to remain as is. **GLASS BLOCK IS PERMITTED ONLY FOR REAR-FACING BASEMENT WINDOWS. No glass block is permitted in above-grade windows.**

Fixtures

Exterior Lighting: In addition to rewiring and replacement of single bulb overhead unit lights, it is proposed to add dusk-to-dawn and motion lanterns/floods to street and alley corners of building for security and sufficient light for residents. Interior Lighting: Updated chandeliers, pendants, and fan lights to be added to living and sleeping spaces. Plumbing fixtures: each unit to have an updated sink and kitchen faucet along with updated bath fixtures (including toilets, sinks, and shower fixtures). Basement utility sink to be added to each unit.

Insulation

Attic to be insulated and sheetrocked and open walls to be insulated as possible and without altering current structure.

Interior Refinish/plaster

Interior paint will require significant plaster repair, full drywall replacement, and trim repair/replacement. Drywall/plaster to be installed to match current curvature and framework. Walls and ceilings will be painted while trim pieces may be sanded and stained or painted depending on existing condition. See break down by room for interior finish plans.

Landscaping

Grass lawn to be retained while existing flower bed and perimeter garden space to be cleaned of weeds, weed barrier installed, and 1" stone placed. Loose-lay retaining walls to be secured properly or replaced with properly overlapped retaining block. Fence shall be stained and areas of rot will be replaced with compatible substitute material.

Remodeling

All existing trim and doors are to be repaired and stained to match or replaced with compatible style. Existing floors to undergo significant repair to level and bring back to adequate condition. Full sand, refinish, and stain of floors throughout building. LVP/tile to be placed in rooms where wood floors are beyond salvaging due to significant patching, water damage and scratches. Original stairway is mostly intact with fine details of woodwork to be repaired and restored. Back, redundant stairwell may produce transplant baluster to the grand entrance while back stairwell balusters are replaced with simplified, uniform material to match general design. All bathrooms to be remodeled to modern standards and with modern amenities (walk-in shower, tile, etc.). All Kitchens to be remodeled to modern standards with stone countertops, butcherblock or quartz counters, dishwashers, and islands.

Garage

Garage will be removed and existing code will not allow for a new garage to fit in space. Concrete will be repaired or repoured.

Exterior Notes

Exterior South Side

Porch to not change structurally or in design but to be updated to remove rotten/deteriorated wood so that it is structurally safe. Siding to be cleaned and painted.

Exterior East Side

Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house.

Exterior North Side

Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. The two entry doors not on the porch will be sanded and stained and secured with similar style deadbolts and passage knobs. The porch which we do not believe to be original will be removed and sided over with matching siding. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house.

Exterior West Side

Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house

Date issued

4/1/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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 the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas.

Pressure-treated lumber may be used for non-visible, structural material as described above.

All work must be done in a craftsman-like manner. 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.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

