

05/08/2018

Certificate of Appropriateness Application – Historic Preservation Commission

Project: HG Goll House

Location: 3005 W Kilbourn Ave

Description of Project

The following proposed work is for the restoration of the HG Goll House located at 3005 W Kilbourn in the Concordia Historic District. The intent is to stabilize the exterior of the building and restore each façade to historic quality. The scope of work consists of the following:

- Repointing and repair of exterior brick masonry, chimneys
- Rebuilding of damaged corner parapets with salvaged materials
- Repair and rebuilding of crown and dentil mould detailing
- Repair of deteriorated existing historic windows
- Replacement of all non-original windows with historically appropriate wood windows
- Repair of wood window bay on west façade
- Repair of porch canopy
- Repair of historic entry door

Detailed Description of Work

Masonry: The existing exterior masonry consists of buff brown brick laid in a common running bond pattern with quoined corners and quoin detailing around each window opening. Window openings are framed with masonry lintels and sills, and are in good condition. The exterior brick is in predominately good condition. Repointing of defective mortar will be accomplished by duplicating the original in composition, color, aggregate, joint style, texture and strength.

The building has two brick chimneys that are in fair condition. Each will be repointed by duplicating the original in composition, color, aggregate, joint style, tooling profile, texture and strength. The western-most chimney has begun to twist away from the main shaft at the existing brace point. The upper row of brick on the shaft and coping will be removed and reinstalled.

Shifted quoins on the south-west corner will be removed and rebuilt through reinstallation of the existing materials. Corner parapets that have begun to deteriorate will also be rebuilt using existing and salvaged materials.

Exterior Detailing: Though work was done in 2012-2014 to begin stabilization of the exterior, much of the intricate detailing of the original house has not been rebuilt. Missing crown and dentil moulds will be rebuilt to match existing detail using new and salvaged materials.

Windows: Board-ups and non-historic shutters will be removed. The existing painted wood windows are in varying states of deterioration and many have been replaced with non-original windows. Existing original windows will be repaired and reglazed. Non-original windows will be removed and replaced with double-hung wood windows primed on the outside and stained on the inside to match existing.

All non-original wood work and framing will be removed from the window bay on the western façade. Existing woodwork and structure will be repaired. Any missing details will be rebuilt using new and salvaged materials to match existing.

Porch: The porch canopy on the north façade will be repaired. Any missing or heavily deteriorated structure will be rebuilt using new and salvaged materials to match existing. Existing dentil mould will be repaired and any missing details will be rebuilt using new and salvaged materials to match existing.

The existing non-historic columns and rail will be removed. Wood columns and balustrade will be rebuilt using new and salvaged material to match period of significance.

Door: The existing main entry door will be repaired and reglazed. New security and operation hardware will be installed to match period of significance.

NORTH FACADE

REPOINT/REBUILD
CHIMNEY (SEE DETAIL 4)

REPAIR SIDING

REPLACE
WINDOW

REBUILD CORNER
PARAPET (SEE DETAIL 3)

-REMOVE NON-HISTORIC SHUTTERS
-REPAIR/REPLACE WINDOW

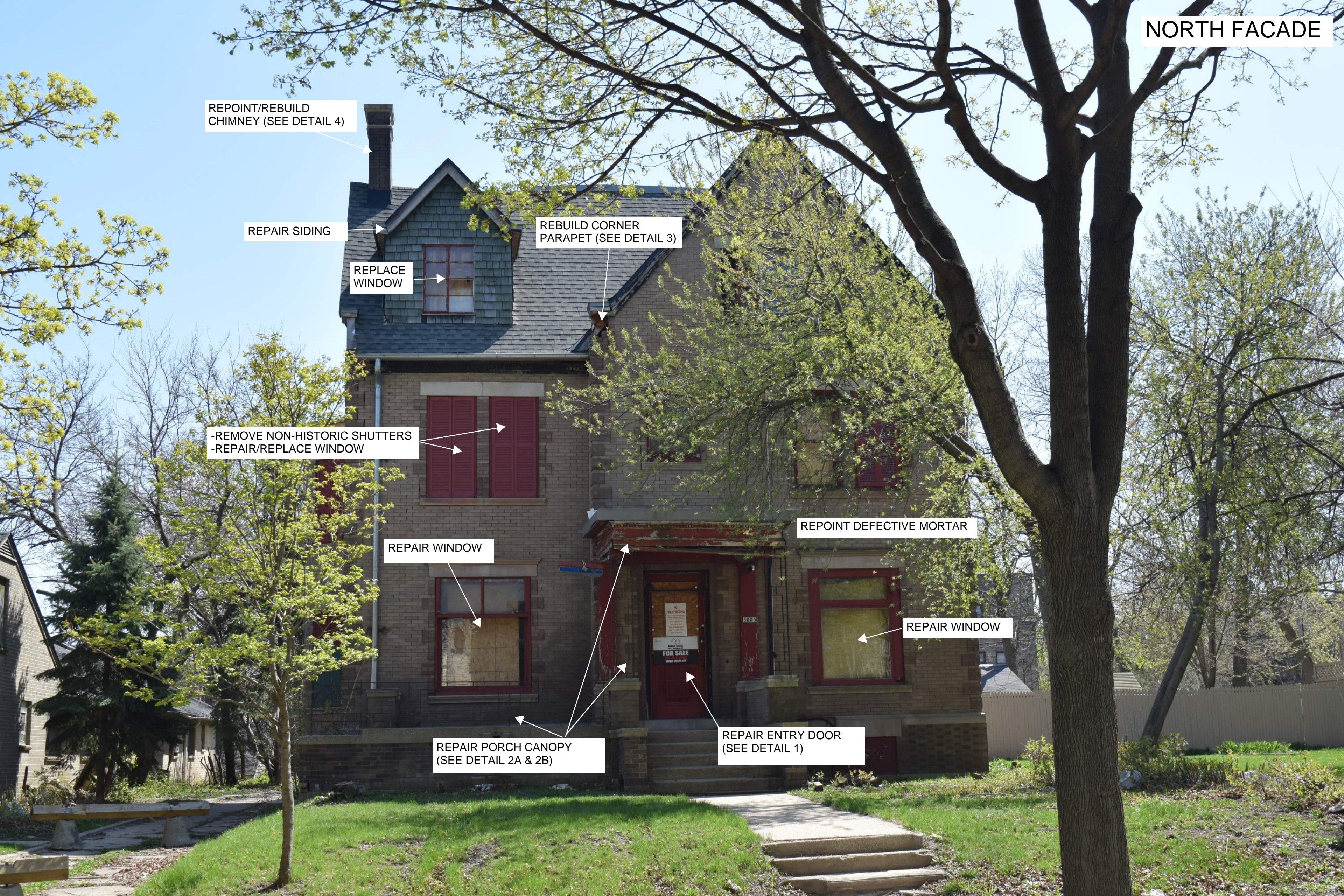
REPAIR WINDOW

REPOINT DEFECTIVE MORTAR

REPAIR WINDOW

REPAIR PORCH CANOPY
(SEE DETAIL 2A & 2B)

REPAIR ENTRY DOOR
(SEE DETAIL 1)



REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

REPOINT DEFECTIVE MORTAR

REPAIR/REPLACE WINDOW



EAST FACADE
(NORTH)

REBUILD PARAPET

REBUILD MISSING
DENTIL MOULD

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REBUILD MISSING
CROWN

REBUILD MASONRY

REPOINT
DEFECTIVE
MORTAR

REPAIR WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

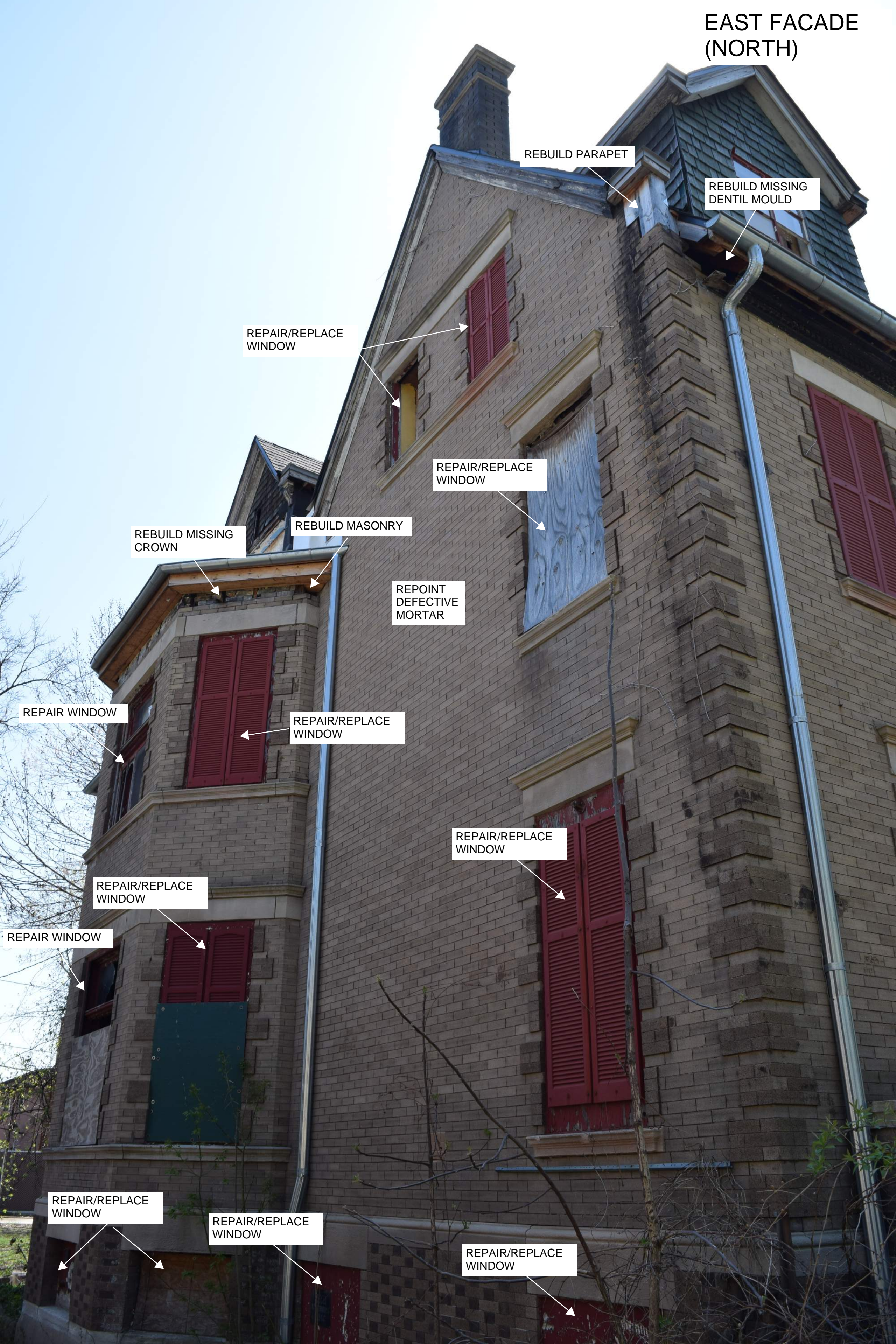
REPAIR/REPLACE
WINDOW

REPAIR WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW



EAST FACADE (SOUTH)

REPAIR EXISTING DENTIL MOULD

REPAIR DORMER

REBUILD MISSING DENTIL MOULD

REPAIR MASONRY

REBUILD MISSING CROWN

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW (SEE DETAIL 5)

REPAIR/REPLACE WINDOW

REPOINT DEFECTIVE MORTAR

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW



SOUTH FACADE

REPAIR/REPLACE WINDOW

REPAIR/REBUILD EXISTING CROWN/DENTIL MOULD

REPAIR/REPLACE WINDOW

REPAIR SHIFTED QUOINS

REPAIR/REPLACE WINDOW

REPOINT DEFECTIVE MORTAR

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

REPAIR/REPLACE WINDOW

NO TRESPASSING
This property is owned by the City of Milwaukee. Call 314-266-5708 with requests.

SOUTH FACADE

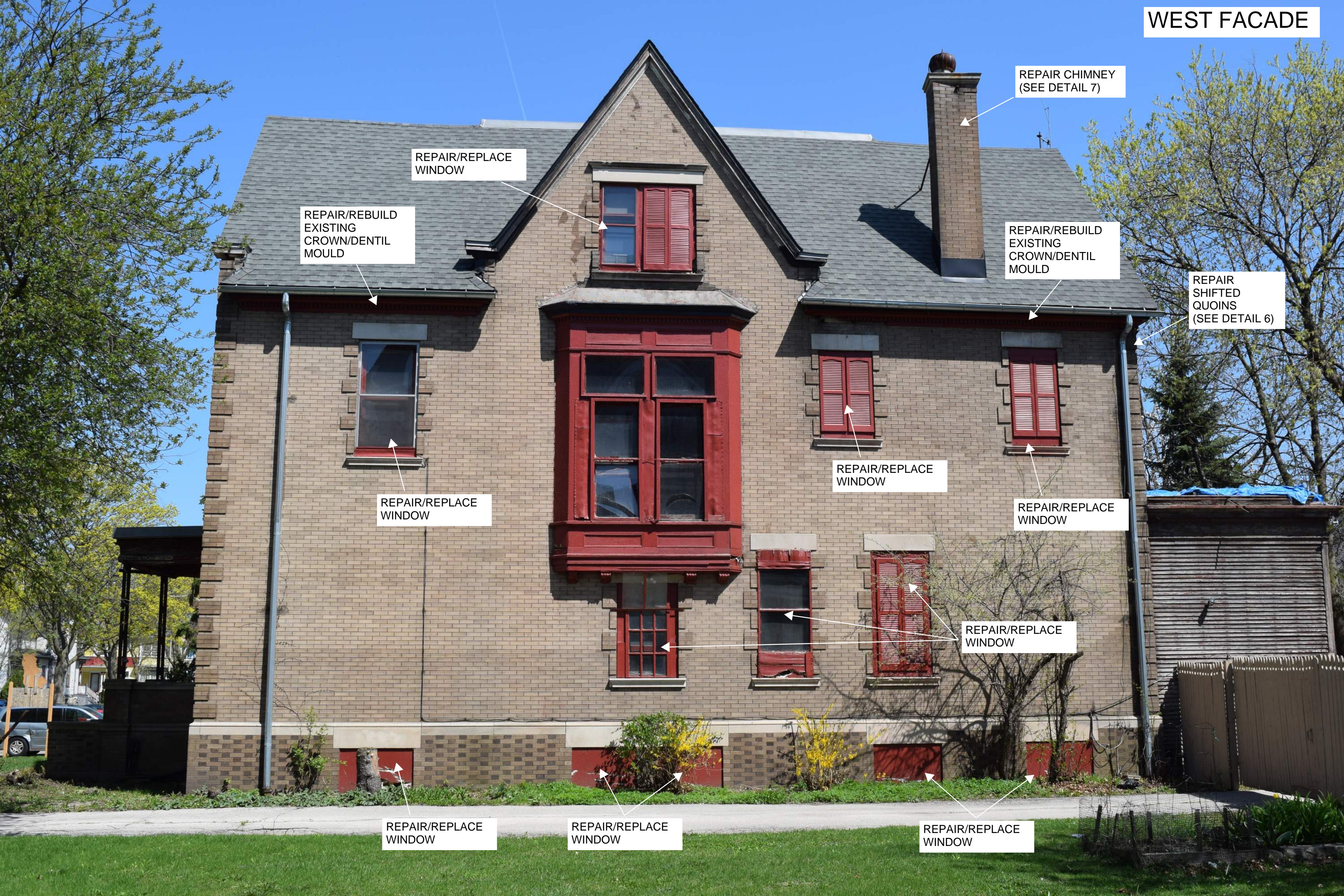
REPAIR
SHIFTED
QUOINS

SCRAPE
AND
REPAINT

REPAIR/REPLACE
WINDOW



WEST FACADE



REPAIR CHIMNEY
(SEE DETAIL 7)

REPAIR/REPLACE
WINDOW

REPAIR/REBUILD
EXISTING
CROWN/DENTIL
MOULD

REPAIR/REBUILD
EXISTING
CROWN/DENTIL
MOULD

REPAIR
SHIFTED
QUOINS
(SEE DETAIL 6)

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR/REPLACE
WINDOW

REPAIR &
REGLAZE

**NO
TRESPASSING**

State Statute 943.01

This property is
owned by the
City of Milwaukee.
Call 414-286-5730
with concerns.

REPLACE SECURITY
AND DETERIORATED
HARDWARE TO
MATCH ORIGINAL

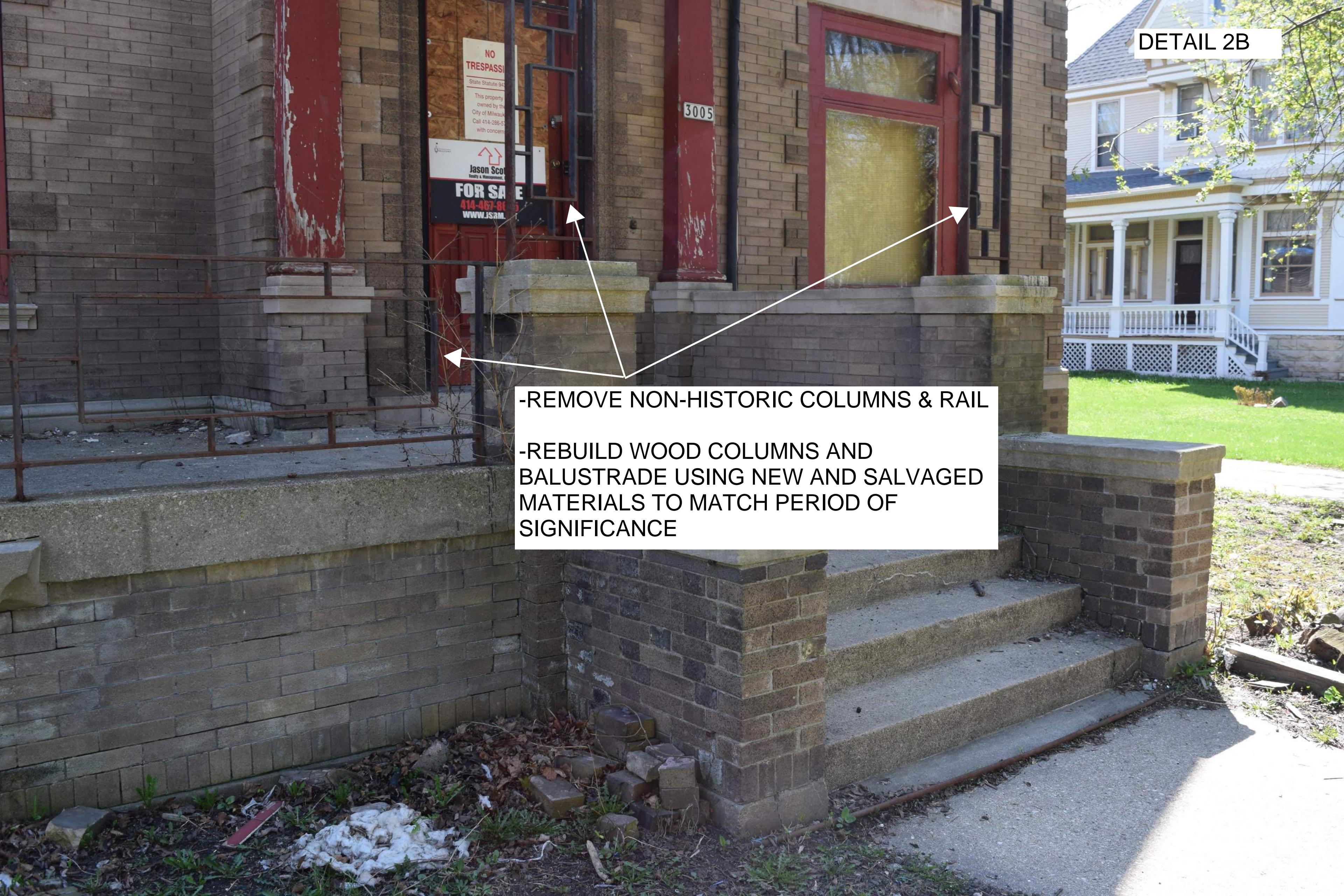
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REBUILD ANY MISSING OR DETERIORATED STRUCTURE USING NEW AND SALVAGED MATERIALS TO MATCH EXISTING. REPAIR AND REBUILD ANY EXISTING DENTIL MOULD USING NEW AND SALVAGED MATERIALS TO MATCH EXISTING.





-REMOVE NON-HISTORIC COLUMNS & RAIL
-REBUILD WOOD COLUMNS AND BALUSTRADE USING NEW AND SALVAGED MATERIALS TO MATCH PERIOD OF SIGNIFICANCE

DETAIL 3
(NORTH)

REBUILD CORNER
PARAPET USING
EXISTING AND
SALVAGED MATERIALS

NEW CROWN TO
MATCH EXISTING



DETAIL 4
(EAST)

EAST CHIMNEY TO BE
REPOINTED



DETAIL 5

EXAMPLE
OF
EXISTING
ORIGINAL
WOOD
WINDOW

REMOVE
NON-ORIGINAL
FRAME



DETAIL 6

CLOSE
UP OF
SHIFTED
QUOINS



DETAIL 7

CLOSE UP
OF
CHIMNEY
TO BE
REPAIRED

