



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	3402 W. ST PAUL AV. Weinstock House, an individually-designated local register structure
Description of work	Replace all existing vinyl windows (non-original) with new all-wood windows (both inside and out) to match the molding profiles, sizes and design of the existing wood windows on the house. Replace large, landscape sash on first story of front elevation with a new, all wood, landscape sash to match the original landscape sash window on the east elevation of the first story. Repair existing wood windows using modern wood epoxy restoration techniques whenever possible. Replace missing rafter tail details where necessary using clear western red cedar. Replace missing colonnette on side porch on east elevation with a new, turned wood colonnette to match the existing original one. Replace missing wood brackets on third story of corner tower with clear wood brackets to match the originals. Construct new wood porch stoop according to attached drawings. Replace existing steel basement bulkhead doors on north elevation with new Bilco-type metal doors in same location and to the same size and general design. Repair south dormer to match the original dormer on the east side of the house.
Date issued	7/11/2013 PTS ID 88575 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 specifications, photos and drawings contained in the COA. Original wood windows will be repaired using modern wood epoxy techniques where required. In the event a new window sash or jamb and sash is installed, it must match exactly the molding profiles, sizes and design of the original windows. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows may be installed. All exterior wood surfaces will be painted upon completion. If chemical cleaning of the west wall is undertaken at a later date, a separate COA will be required for that work.

Double leaf doors on the front entrance will feature approximately the top third glazed. Existing wood doors should be restored and reinstalled, but in the event that is not possible, the design of the new doors must be reviewed and approved by HPC staff. A new rear door must be made of wood and can be a minimum of simple four panel design that completely fills the opening. Many other designs are possible, but must first be reviewed and approved by HPC staff. HPC staff remains committed to help with any technical questions. Please call or write anytime. The bermed front lawn must be preserved and any major landscaping such as fences, shrubbery concrete work and trees must be reviewed and approved in a separate Certificate of Appropriateness. Please note that while not a requirement the use of woods that are not naturally decay resistant is a "use at your risk" endeavor as common softwoods such as ponderosa or western white pine are highly prone to decay in an exterior setting, often in as little as three years. Highly recommended in the use of domestic Spanish cedar Western red cedar.

All work must be done in a craftsman-like manner, and **must be completed within the timeframe required by the City's Real Estate Department as part of the terms regarding the sale of the city-owned property.** 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.

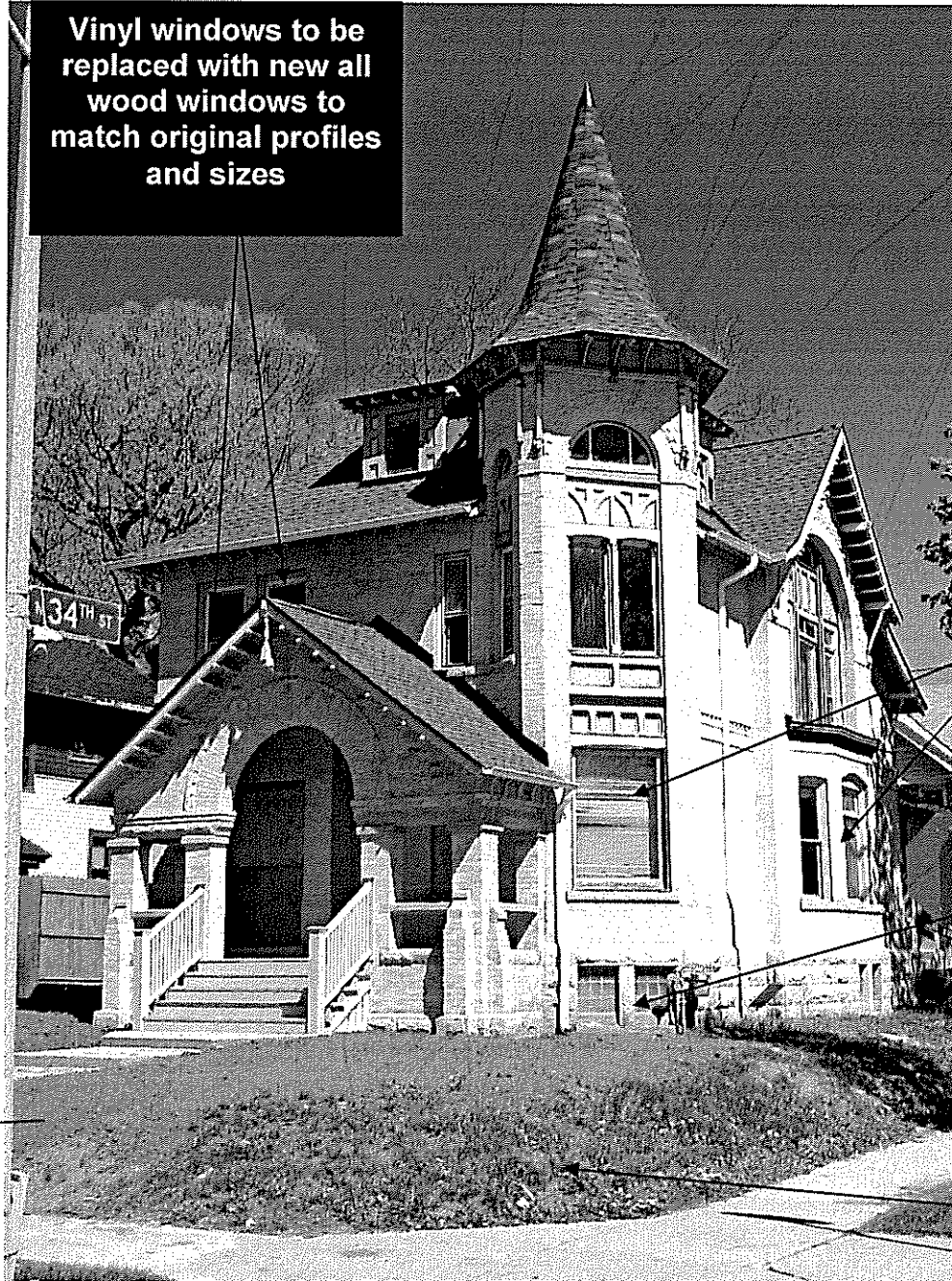


Paul Jakubovich
City of Milwaukee Historic Preservation

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

Vinyl windows to be replaced with new all wood windows to match original profiles and sizes

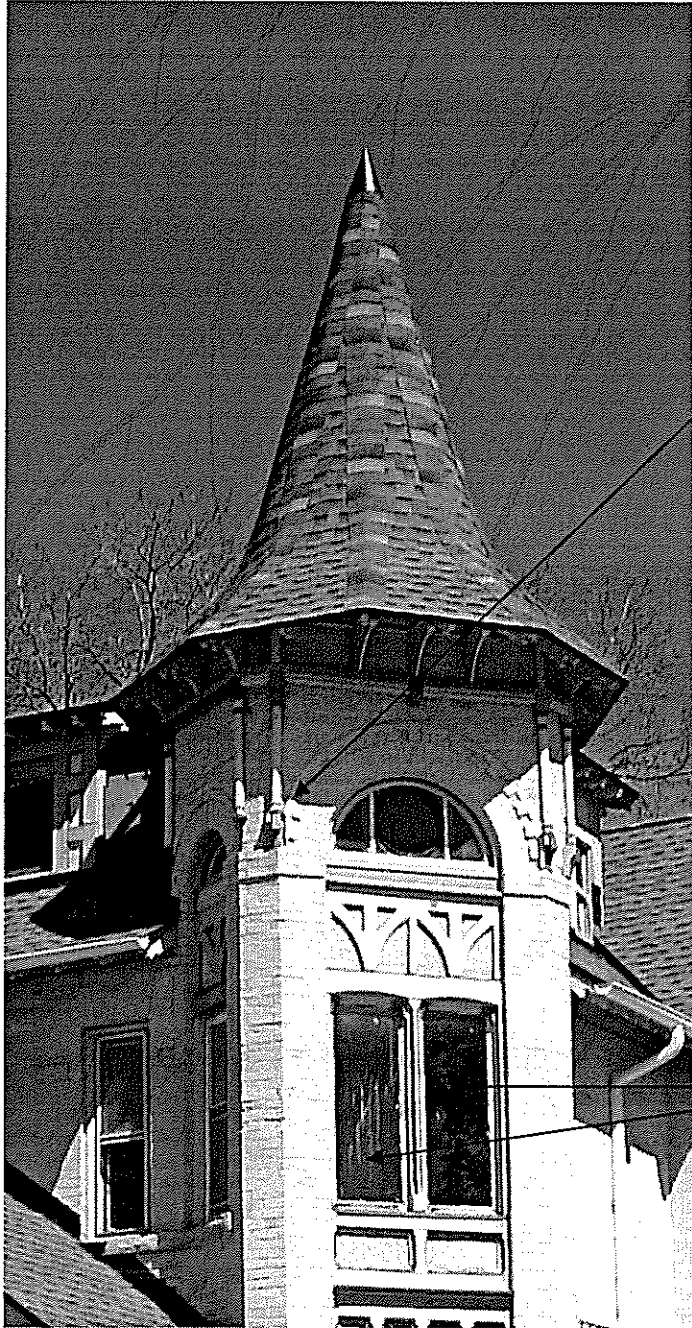
3402 W. St. Paul



Front landscape sash, a replacement, will be replaced with a new landscape sash unit that will match identically the landscape sash window on the east elevation

Glass block windows in front to be removed and replaced with wood windows or hidden by foundation plantings

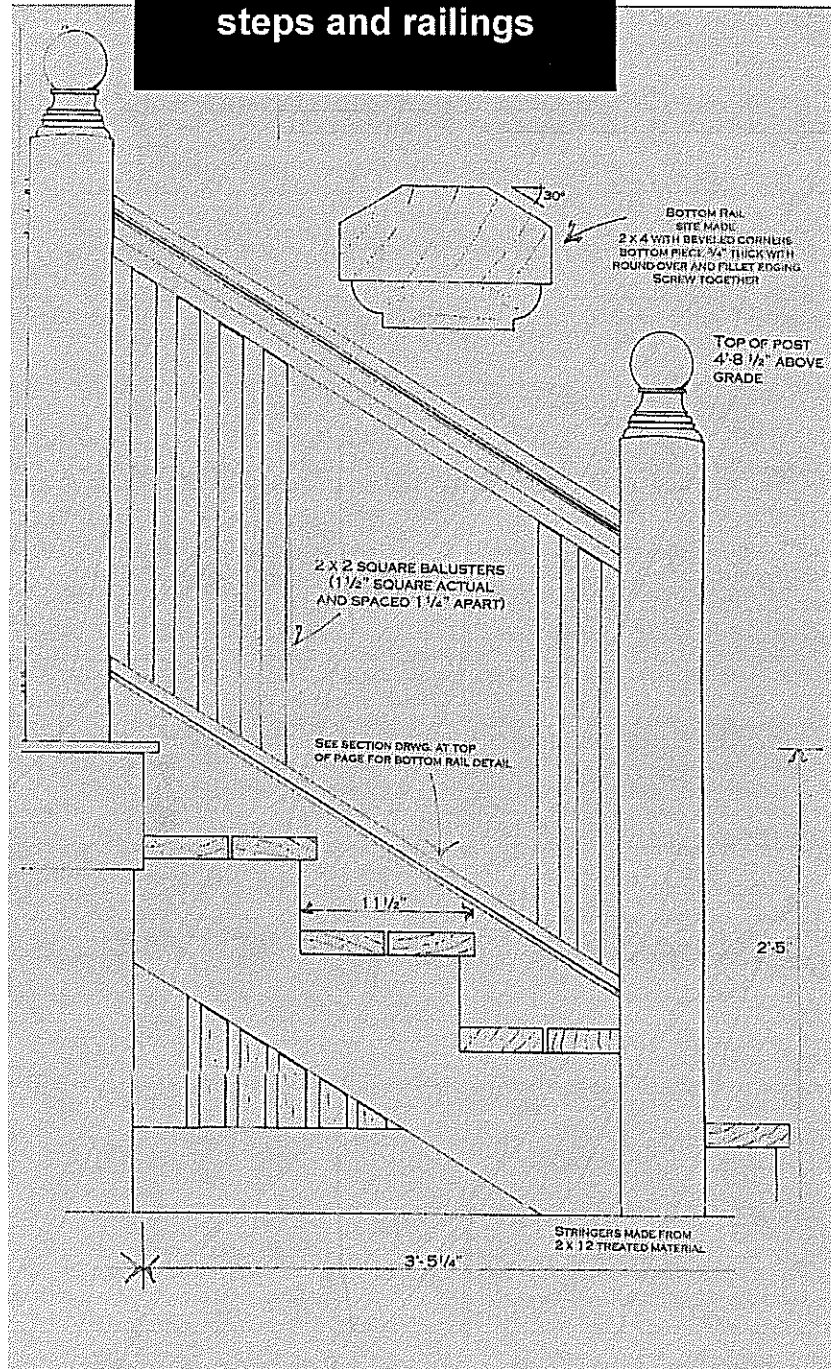
Bermed grass lawn to be retained



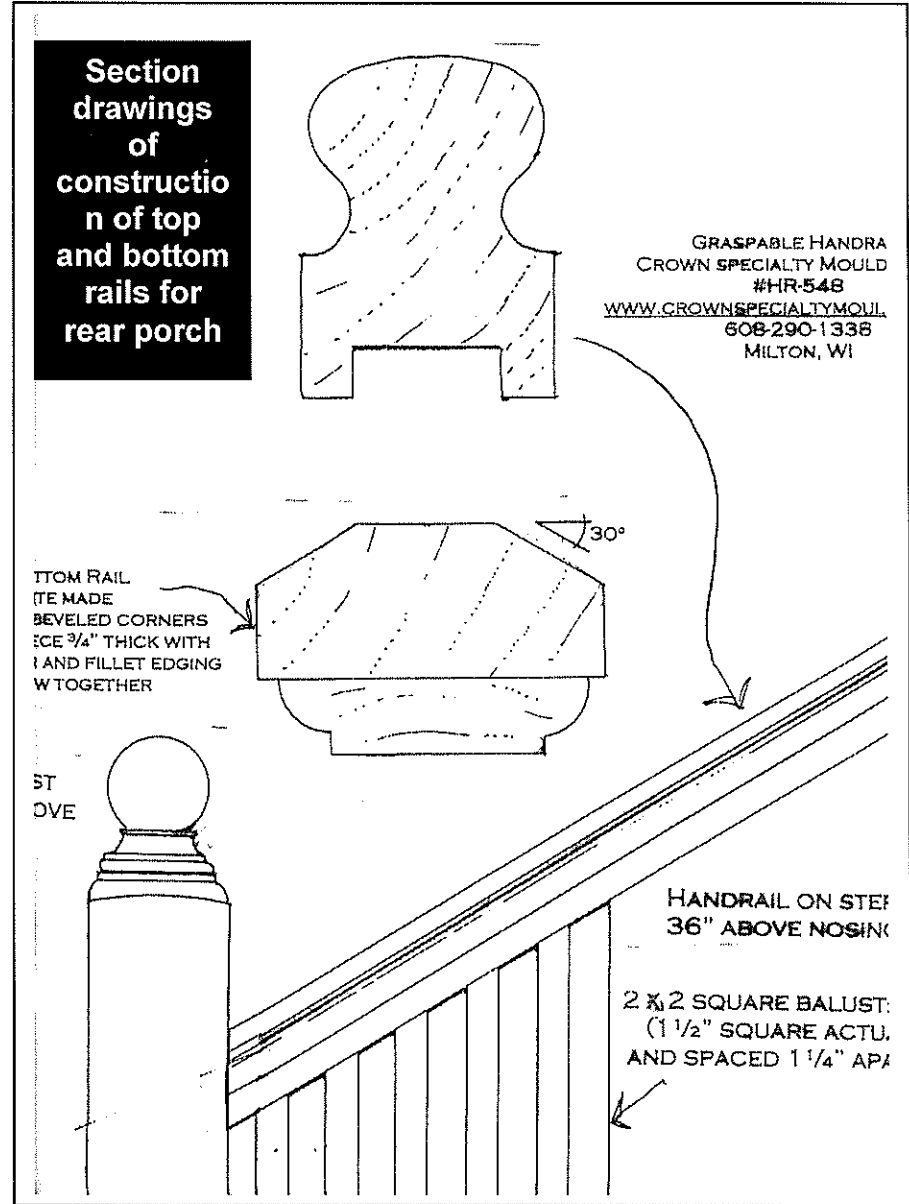
**Missing wood brackets
to be replaced with new
identical copies of
original brackets made
of clear wood in a
naturally decay resistant
wood species.**

**These windows to be
repaired or new all wood
sashes made to duplicate
the originals**

Design for rear stoop, steps and railings



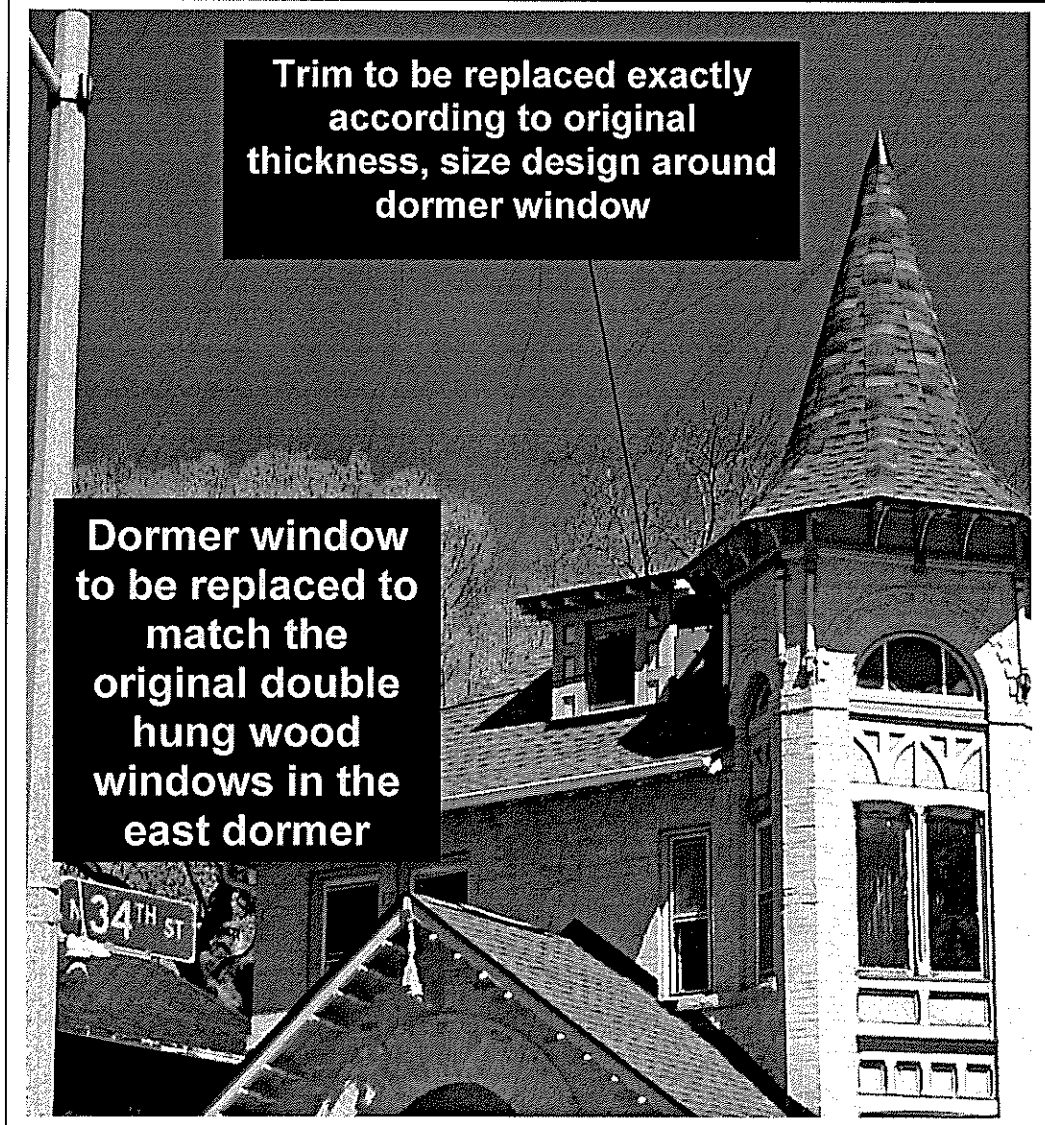
Section drawings of construction of top and bottom rails for rear porch

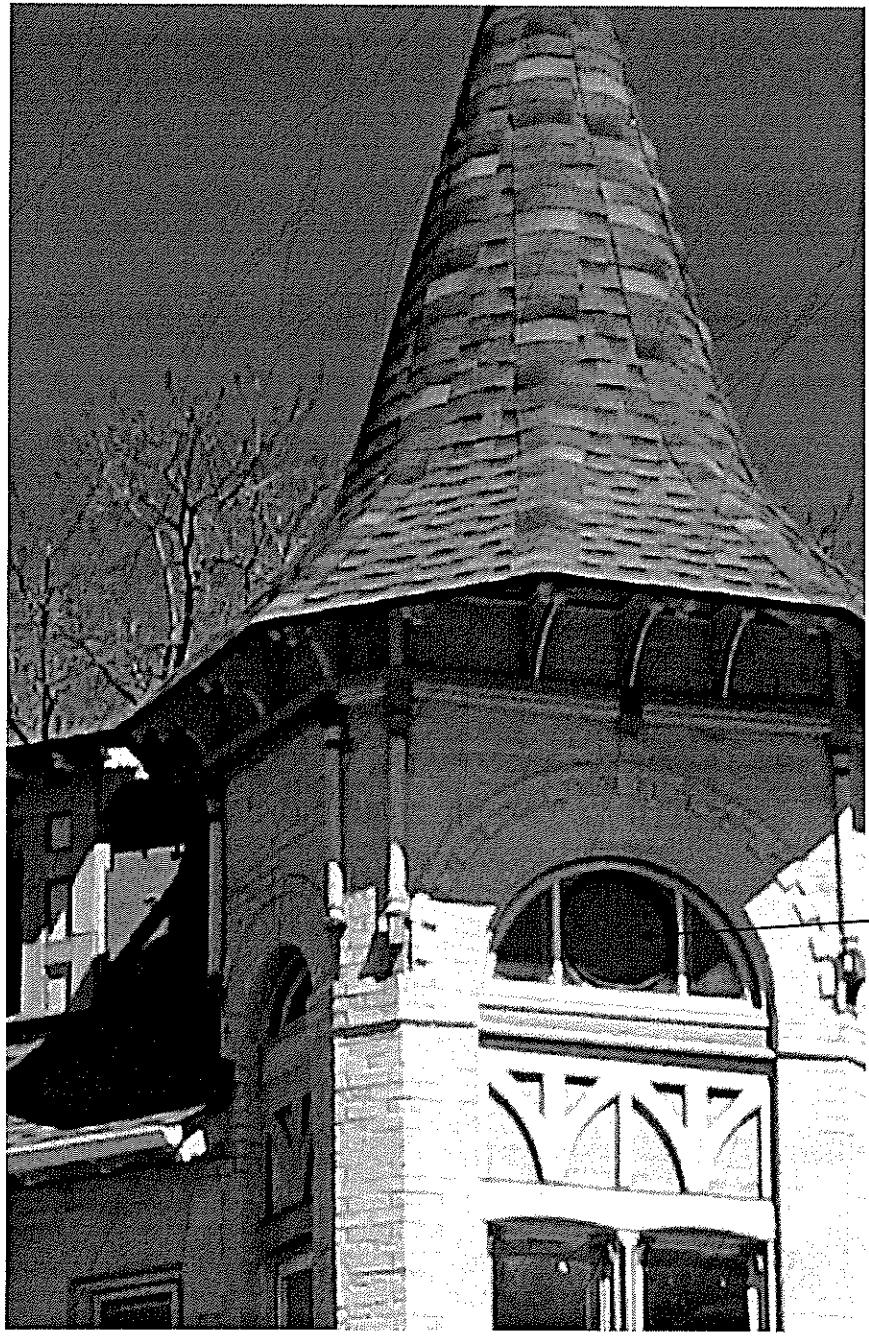


GRASPABLE HANDRA
 CROWN SPECIALTY MOULD
 #HR-548
WWW.CROWNSPECIALTYMOULD.COM
 608-290-1338
 MILTON, WI

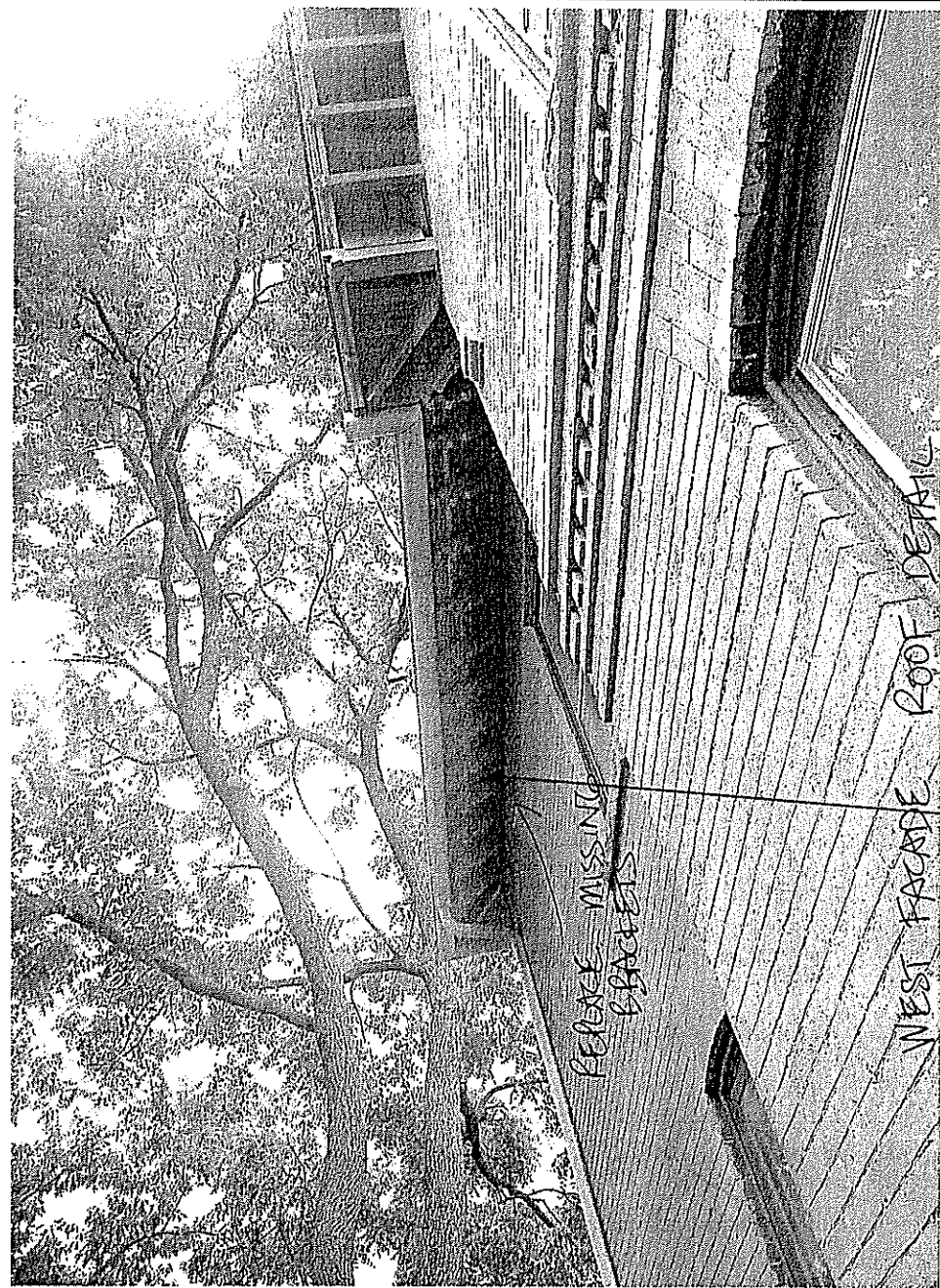
**Trim to be replaced exactly
according to original
thickness, size design around
dormer window**

**Dormer window
to be replaced to
match the
original double
hung wood
windows in the
east dormer**

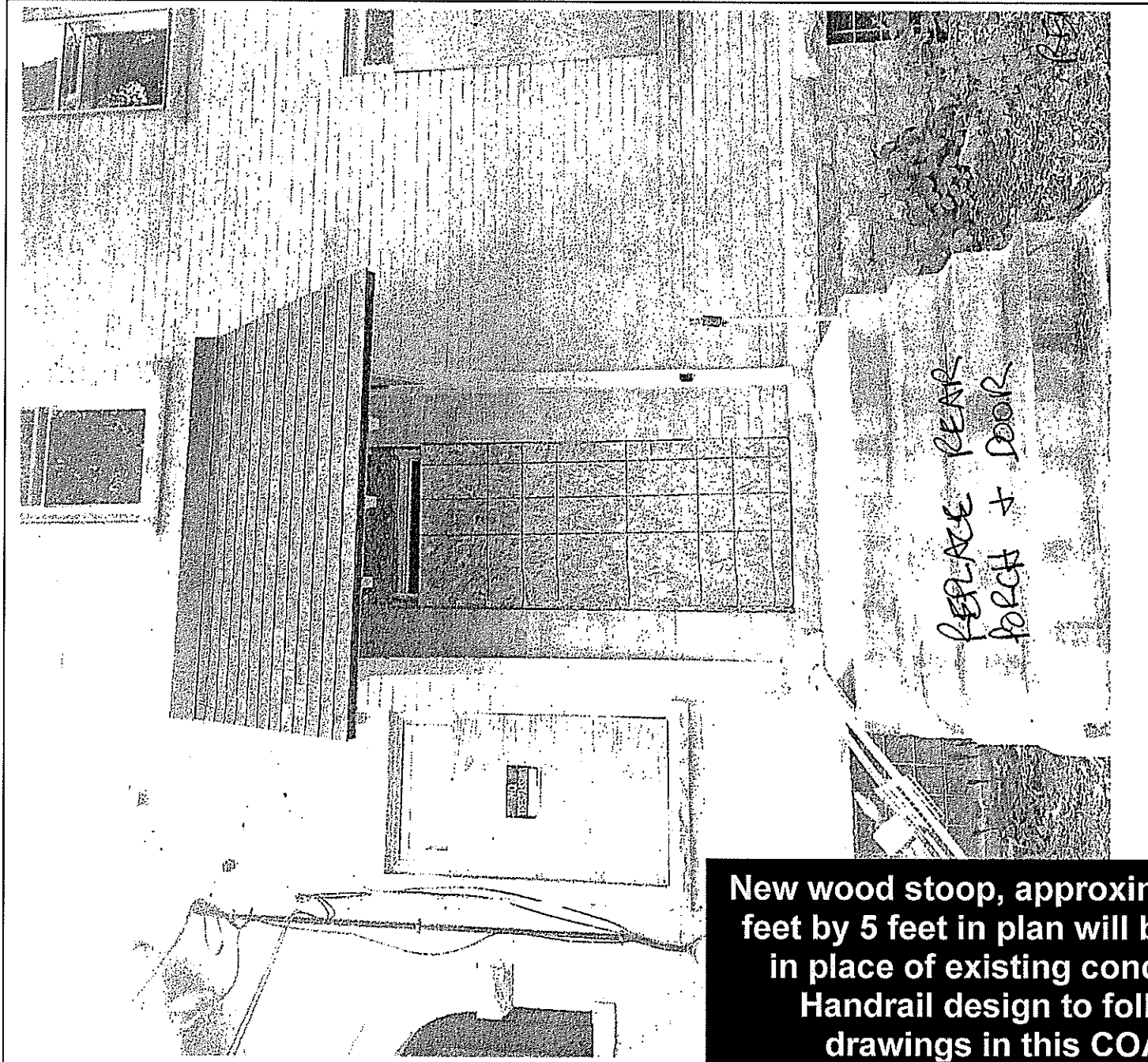




**Art glass oculus
(round window) may
be installed in place
of clear glass**



Rafter tails will be replaced where missing or deteriorated. All new wood must be clear and free of knots and should be of a naturally-decay resistant species such as western red cedar or Spanish cedar.



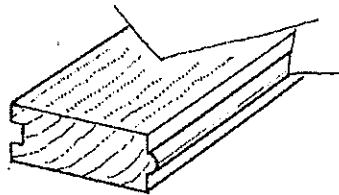
New wood stoop, approximately 5 feet by 5 feet in plan will be built in place of existing concrete. Handrail design to follow drawings in this COA.

Porches



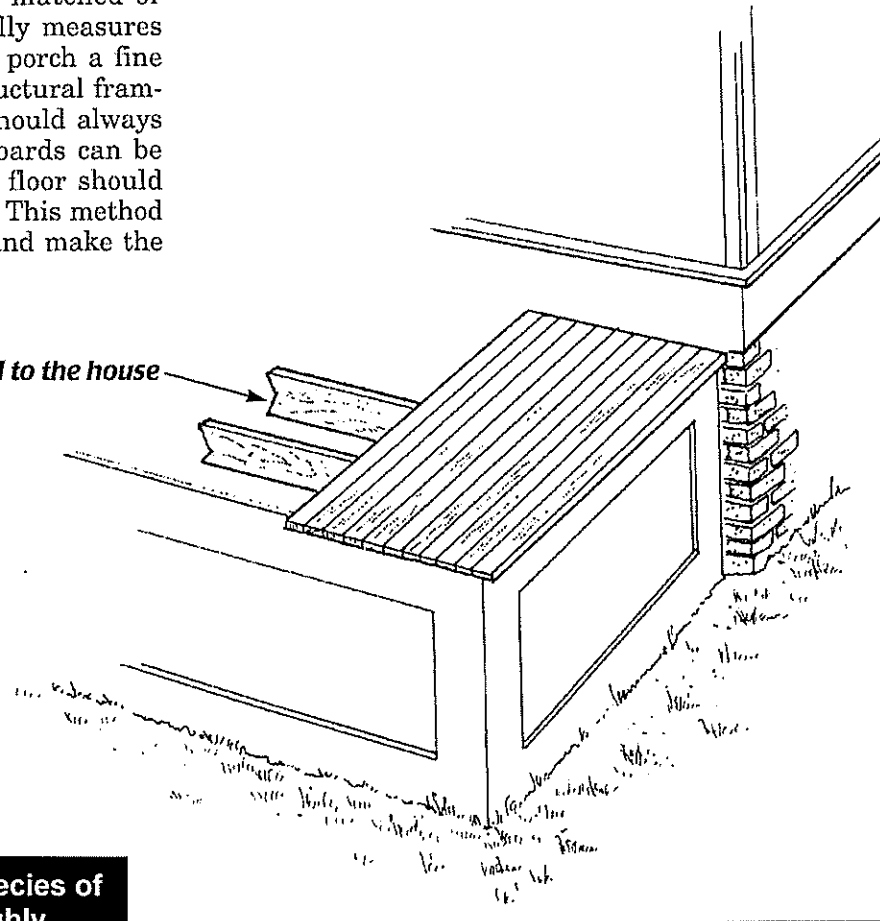
Traditional Porch Floors

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



Rear Porch deck. A decay resistant species of center match flooring such as Ipe is highly recommended.



Existing basement bulkhead doors on north elevation to be removed and replaced with new Bilco-type steel doors.

Rear Elevation. Replace sidewall wood shingles with new all wood sidewall shingles exposed no more than 5-1/2 inches to the weather. Dormer window to be removed and replaced with new all wood window that fills the original opening

