



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

2911 W. STATE ST. Concordia

Description of work

Proposed work includes swapping the rotted and structurally compromised 2"x12" wood beam with two 2"x12" wood beams glued together. The beams will be installed to match how the existing wood beam looks, with 1"x6" wood fascia boards boxing out the beam. Where the beam meets the main house, a plate will be installed in the brick wall to prevent the beam from shifting as the existing wood beam had. This plate will not appear on the exterior of the wall. Attached to the wood beams, 2"x4" wood studs will be coped to the beam. These studs will have 2"x4" wood ceiling joists attached that support the roof structure and fascia board out by the gutters. These 2"x4" wood ceiling joists replace the structurally compromised existing wood joists supporting the roof. Also attached to the 2"x4" wood studs will be a continuous 2"x4" ledger. The ledger will provide spacing between the 2"x4" wood ceiling joists and new 2"x10" wood joists that support the decking. These 2"x10" wood joists replace the structurally compromised existing wood joists supporting the decking. The 2"x10" wood joists will have a continuous shim on top to create a slope on the porch to allow water to flow off away from the house. Both sets wood joists will be spaced at 16" on center to provide maximum support to the decking and roof, and to prevent sagging of the deck. Atop the 2"x4" wood studs, a 2"x4" wood top plate will be installed to aid in support of the decking. The studs and joists will be above a tongue and groove beadboard ceiling to match the original beadboard ceiling that had been removed in the past. Existing light fixtures that luminate the entryways of the duplex will be restored and reattached to the beadboard ceiling. Exterior grade plywood roof decking will be used, with a single-ply membrane roofing.

Date issued

10/16/2020

PTS ID 115038 COA: front porch structure and masonry

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:

Wood

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.

Masonry

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. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

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

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS;

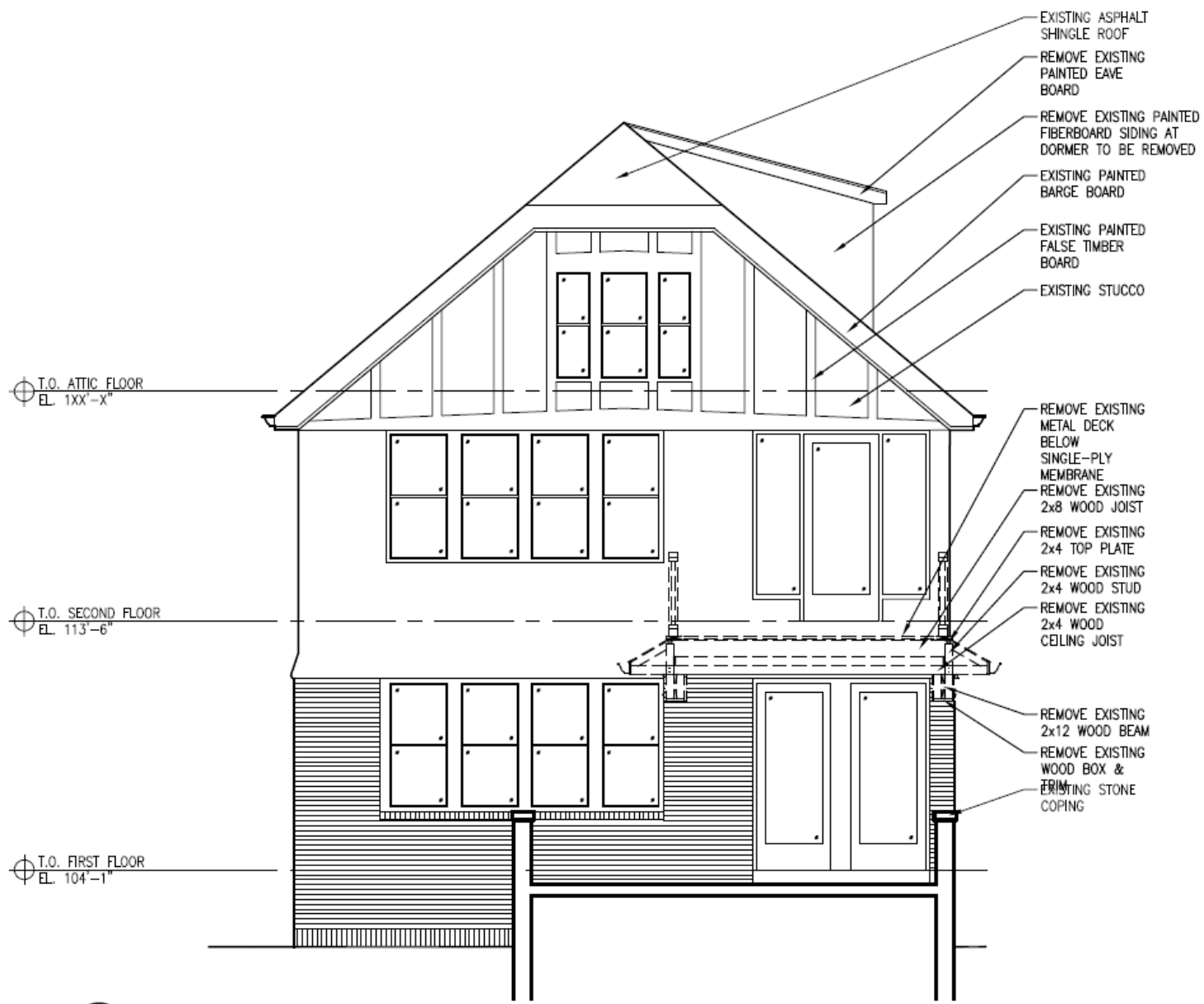
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@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.

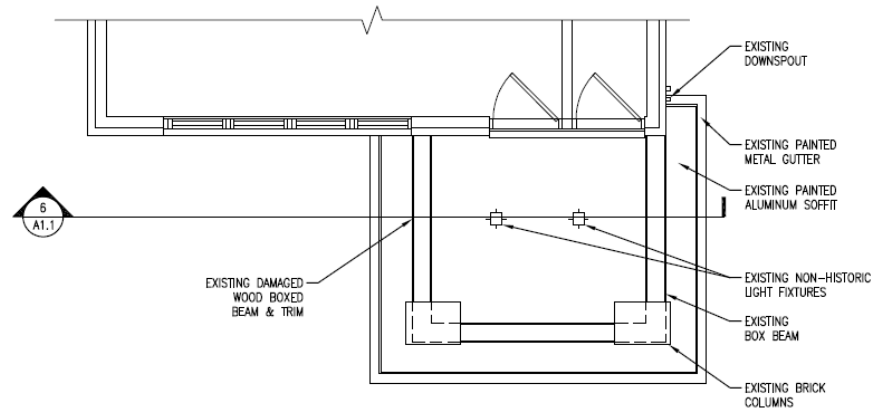
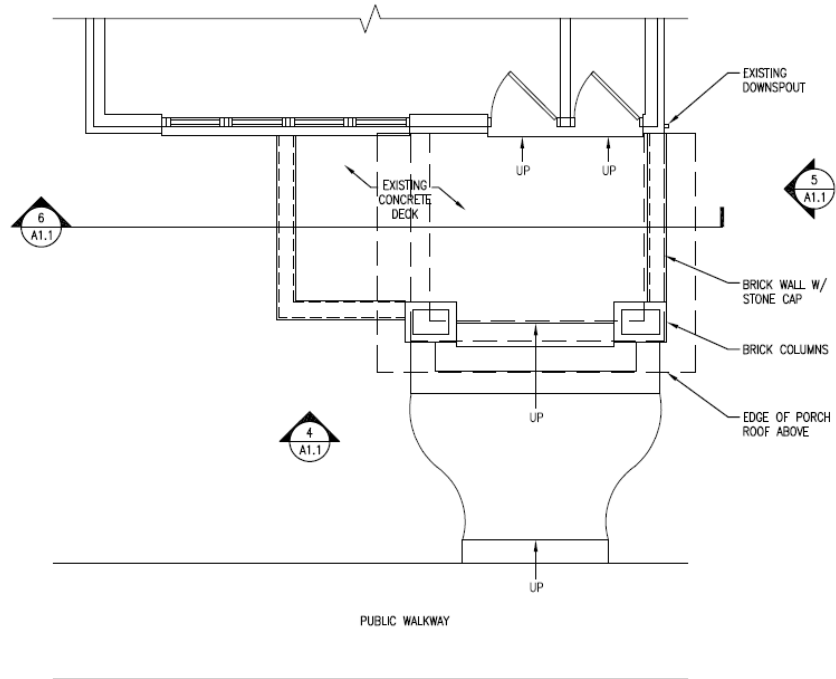


City of Milwaukee Historic Preservation Staff

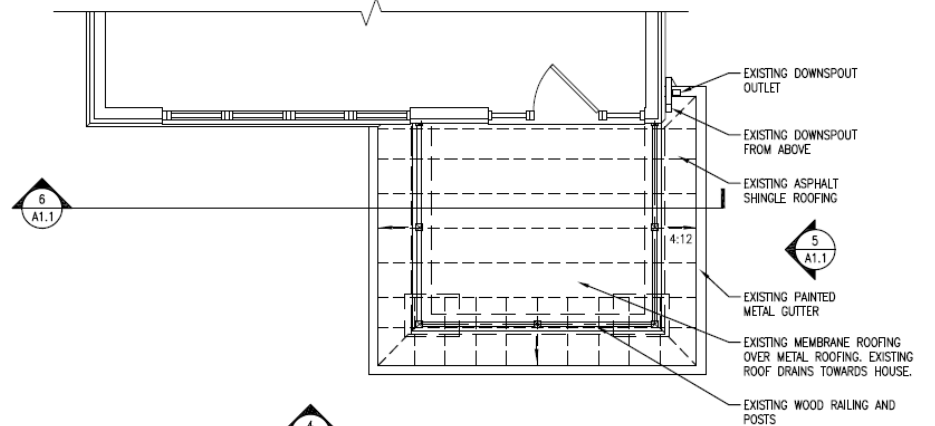
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Dave Pedersen (286-2540)



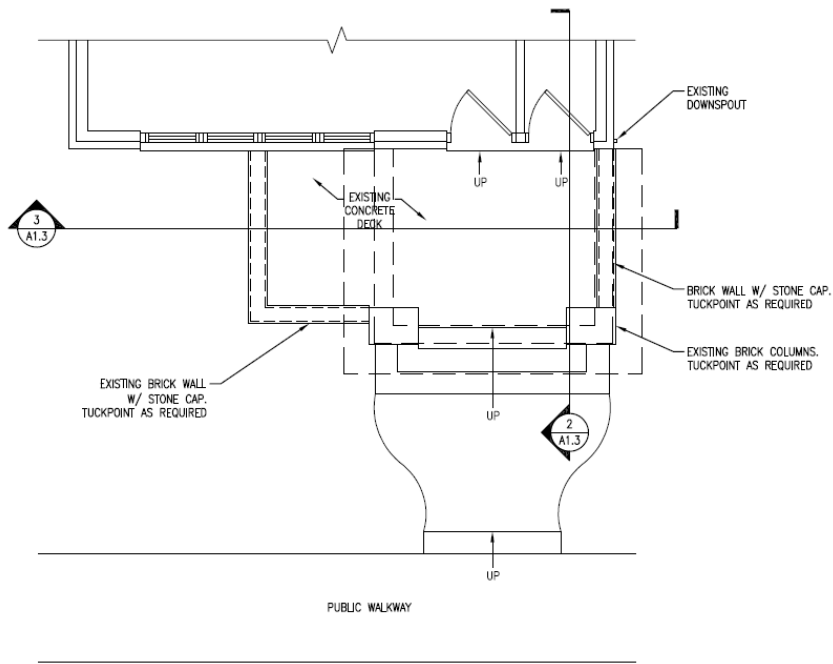
6 SECTION
SCALE: 1/4" = 1'-0"



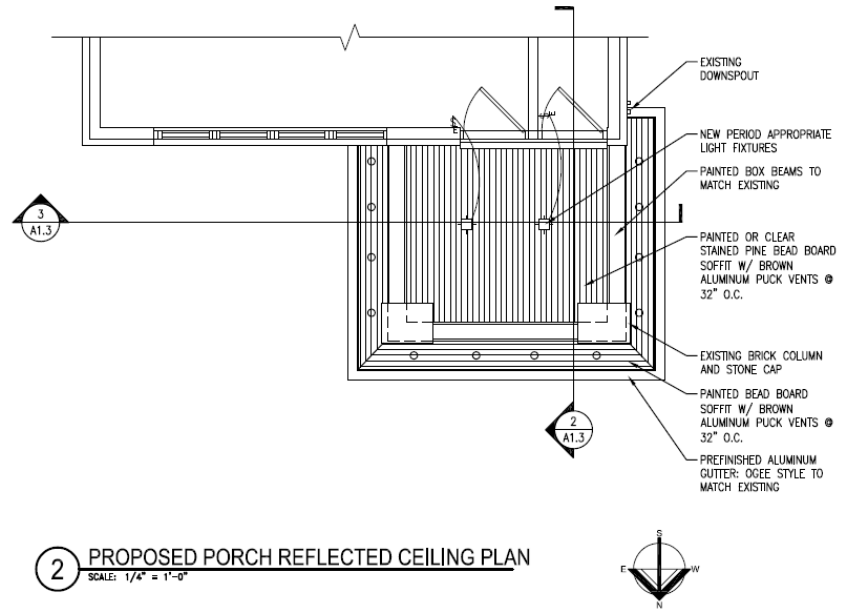
2 EXISTING PORCH REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 EXISTING 2ND FLOOR PORCH PLAN
SCALE: 1/4" = 1'-0"

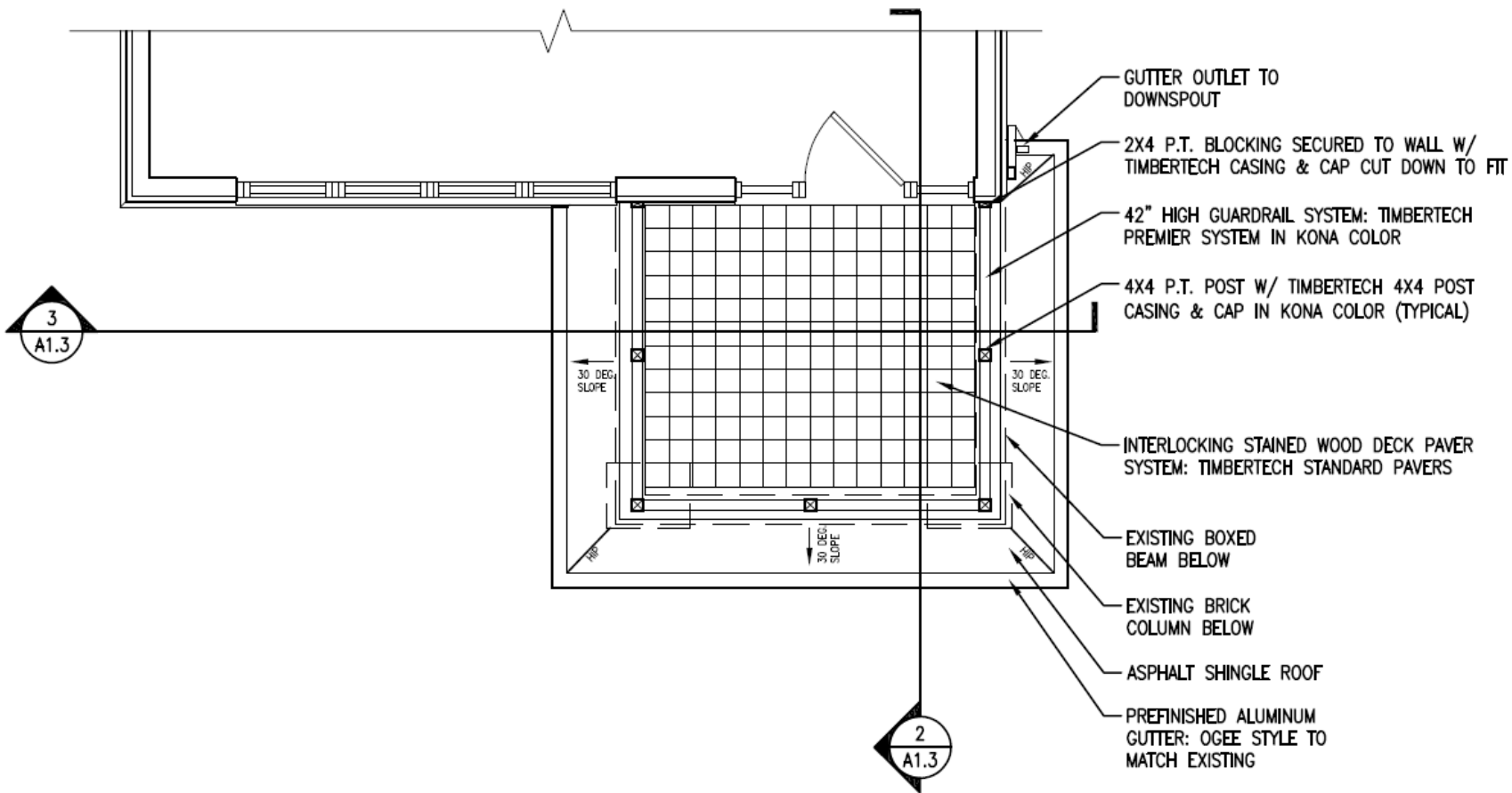


1 PROPOSED GROUND FLOOR PORCH PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED PORCH REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"





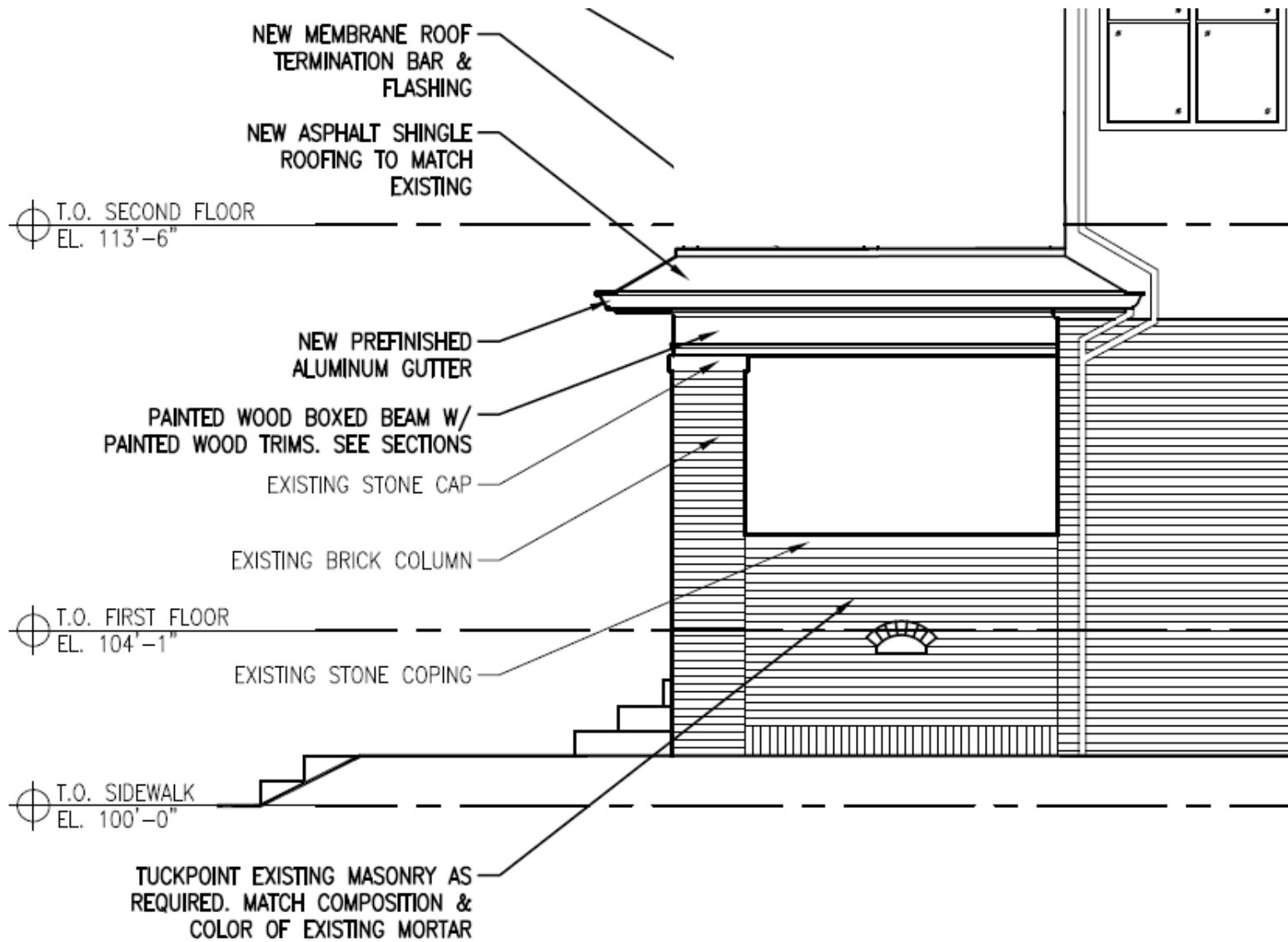
3 PROPOSED 2ND FLOOR PORCH PLAN
 SCALE: 1/4" = 1'-0"



DISREGARD NEW DECKING AND NEW RAILING; THOSE FEATURES ARE NOT APPROVED AT THIS TIME.



4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



5 WEST ELEVATION OF PORCH
SCALE: 1/4" = 1'-0"