



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### **3304 W. Kilbourn Avenue, Concordia Historic District**

Remove existing asphalt roof and replace with GAF Timberline Natural Shadow shingles. Roofing per specs below. Replace front and side porches and steps in-kind with green treated pine decking and lumber. New railings and balustrade to match existing profile, including alternative 2x2 baluster and 2x4 baluster with cross-cut design. Replace one deteriorated pillar on the side porch in-kind with tapered design, weep hole, and capitol to match existing.

## Date issued 6/10/2026

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 decay-resistant wood for 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.**

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) 286-5722 E-mail: [hpc@milwaukee.gov](mailto: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](http://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

Copies to: Development Center

#### • JOB DESCRIPTION

- Tear of ALL roof shingles on the house.
- **Use GAF Ice & Water Shield** on the first 6 feet on all eaves on the house and 3 feet on valleys.
- **Use GAF TIGER PAW** synthetic underlayment.
- Install new galvanized metal w-valley. Color is to match the shingles as best as possible.
- **Use GAF Pro-Start** starter shingles on all eaves & rakes. *\*\*\* By doing this it will inquire your wind warranty to 110/130 MPH increase from the normal warranty.\*\*\**
- **Use GAF Seal- A Ridge on all ridges and hips.** Color is to match the shingles.
- **Install GAF Snow Country Ridge Vent.**
- **Install GAF Timberline HDZ** lifetime shingles on house.
- Shingle and ridge cap color is to be \_\_\_\_\_ (any standard color)
- **Replace** all pipe flashing, plumbing boots, Broan vents, roof vents etc.
- **Reflash (counter flashing) the chimney. The chimney flashing will match the shingle color as close as possible.**

Roof specs. Note: shingle to be GAF Timberline Natural Shadow not Timberline HDZ.

- JOB DESCRIPTION

- Remove and replace Front porch with new green treated pine porch. Design is to replicate as closely as possible the original porch. Reuse decorative slats in railing assembly that have a cross milled in center as many as possible.

-Porch replacement price \$9,200

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- Remove and replace rotting pillar on side porch discussed. New pillar is to be as close in design as possible to original.
- Any work above the replacement of the pillar and the wood directly touching the pillar will be charged at 90 an hour per man plus materials.
- If rot requires structural engineering homeowner is liable for costs associated.

Porch work scope of work



Front porch



Side porch