



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

3333 W. KILBOURN AV. Concordia HD

Description of work

INSTALL WOOD SIDING: REMOVE ALL ROTTED WOOD SIDING, SUPPLY, AND INSTALL NEW WOOD SIDING TO MATCH EXISTING SIDING.

REBUILD WOOD SOFFIT AND FASCIA: REMOVE ALL ROTTED SOFFIT AND FASCIA, SUPPLY AND INSTALL NEW SOFFIT AND FASCIA.

FRONT PATIO: REPAIR EXISTING RAILINGS

ROOFING: REMOVE AND REPLACE WITH 25 YEAR SHINGLES AND 15# FELT PAPER, INCLUDING TEAR OF ALL LAYERS

INCLUDING WOOD SHAKE OFF: REMOVE ALL LAYERS OF OLD SHINGLES SUPPLY AND INSTALL NEW VAPOR BARRIER, ICE AND WEATHER BARRRIER, 25 YEAR ARCHITECTURAL SHINGLES, NEW DECKING AS NEEDED.

PAINTING: SCRAPE, PREP, PRIME, ALL EXTERIOR WOOD SIDING AND TRIM.

Date issued

4/21/2022

PTS ID 115254 COA: roof, assorted 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:

Roofs

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in

rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. 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.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

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.

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 hpc@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)



Silver Birch

Approved shingle: Landmark Silver Birch