



LIVING WITH HISTORY

# Certificate of Appropriateness Amended

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

<b>Property</b>	832 N. 29TH ST.	Concordia Historic District
<b>Description of work</b>		
<b>Date issued</b>	11-21-2017	PTS ID 111144 COA Amends COA of 05-27-2016 and 08-18-2016

This certificate amends COAs previously issued on May 27, 2016 and August 18, 2016 and supersedes those prior documents. The current COA is the result of meetings between city staff, the city attorney’s office, the property owners, the owners’ contractors and the owners’ attorney. It outlines all of the work required to meet Historic Preservation requirements.

**NOTE: A separate COA application is required to permanently close off the opening where a door had formerly accessed a second story porch; the porch has long been removed. This abandoned opening is on the second story at the rear / east side of the house. A separate COA will be issued on this matter and is not part of this COA.**

FRONT / WEST SIDE OF HOUSE THAT HAS FRONT ENTRY

Wood double entry doors are to be painted. Storm doors are not required.

Windows:

All interior (prime) windows must be wood. They must fit the openings.

All storms or storm-and-screen combinations must be wood.

First floor large prime window with transom (called a landscape sash) must have a lower wood sash with a single pane of glass. Transom is wood and can remain. Paint transom and new single pane lower sash. Current storm window with two panes can stay.

Attic windows do not require storm windows but if storms or storm-and-screen combinations are to be installed they must be all wood. And they must be painted.

All interior (prime) windows must be painted on the outside facing portion.

All storms or storm-and-sceen combinations must be painted on their exterior.

#### SOUTH SIDE OF HOUSE / DRIVEWAY SIDE

##### Windows:

All interior (prime) windows must be wood. Any vinyl windows must be replaced with wood windows to fit openings and match original windows in the house.

All storms or storm-and-screen combinations must be wood. Vinyl and / or metal storms will be removed.

Two wood windows with non-traditional panes may remain. One is the landscape sash, whose bottom sash is currently filled with two panes instead of one. The other window is on the second story and has a lower sash with two panes instead of one.

Attic windows are not required to have storms or storm-and-screen combinations.

All wood interior (prime) windows are to be painted.

All wood storms or storm-and-screen combinations are to be painted.

#### EAST OR REAR SIDE OF HOUSE

Any vinyl or aluminum interior (prime) windows are to be replaced with wood windows to fit openings and match originals in the house.

Any vinyl or aluminum storms or storm-and-screen combinations are to be removed and replaced with wood storms or wood storm-and-screen combinations.

Paint all wood interior (prime) windows and wood storm or storm-and-screen combinations.

Install wood storm door at rear entry. Storm door must have wood fame.

Paint rear wood entry door and rear wood storm door.

Rear porch has been completely rebuilt, is all wood, and generally meets the design standards of the historic district.

#### NORTH SIDE OF HOUSE

Remove any vinyl or metal interior (prime) windows. All replacement interior (prime) windows must be wood, must match the window openings and match originals in the house and must be painted.

Remove vinyl and aluminum storms or storm-and-screen combinations. All windows are to have wood storms or wood storm-and-screen combinations and must be painted.

Attic windows are not required to have storms or storm-and-screen combinations but if any are installed they must be wood and must be painted.

The circular window is not required to have a storm window. Its wood frame must remain and the wood frame is to be painted.

Remove vines that are growing on / adhered to the north wall as soon as possible.

#### BASEMENT WINDOWS ON ALL SIDES OF THE HOUSE

All basement windows (on all sides of the house) must be covered with plywood and painted to match the surrounding area. Where windows are covered with OSB / particle board / composite board, this material is to be removed and replaced with plywood and painted to match the surrounding area.

#### GARAGE AND YARD

The wood fence/gate across the driveway at the south side of the house is to be repaired. Repairs consist of replacing broken and damaged wood fence boards.

Replace fence on south side of garage along the rear property line. New fencing will match color and type of boards that exist in the rest of the yard.

Replace particle board covering on garage window with plywood and paint plywood to match area of surrounding garage.

Remove and dispose of scrap items in the backyard.

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 carried out according to this COA. **SELECTED PHOTOS ARE ATTACHED AS PART OF THIS DOCUMENT BUT DO NOT INCLUDE ALL OF THE ITEMS ADDRESSED IN THE TEXT. THE PHOTOS ARE INCLUDED MERELY FOR CLARITY.**

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov).

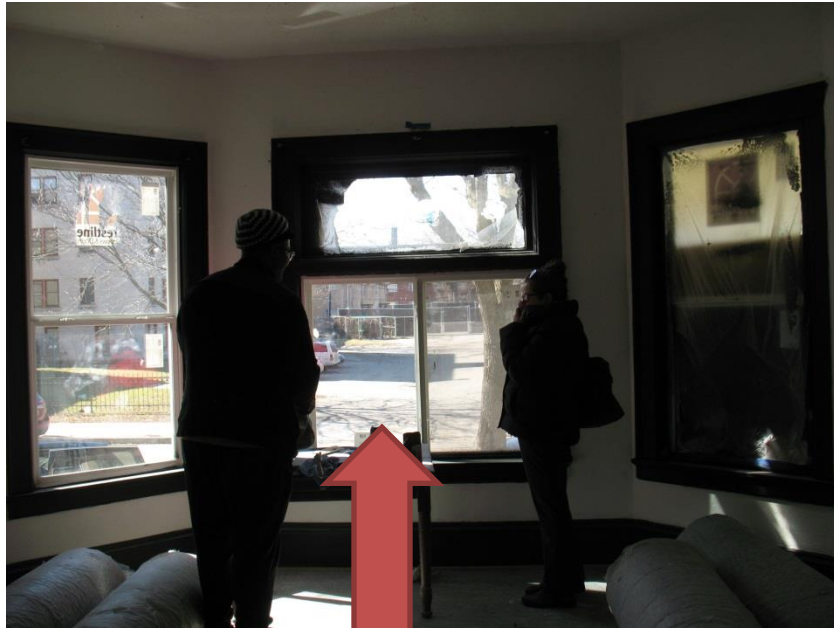
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



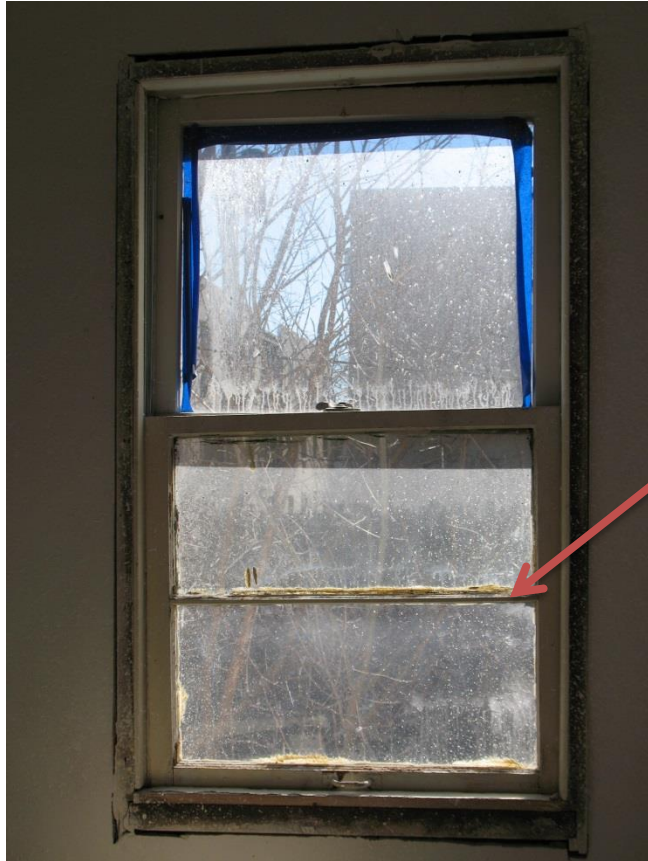
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City of Milwaukee Historic Preservation Staff

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



The large landscape sash at the front of the house (west elevation) will be returned to its original condition with one large pane of glass below the fixed transom window. The bottom storm window on the exterior can remain with two panes of glass.



This window, located on the second story of the south elevation facing the driveway, can remain. The bottom sash is divided into two panes.



This window is located on the south elevation and faces the driveway. The bottom sash can remain divided into two panes. The wood storm on the bottom portion of the sash can remain divided into two panes. The storms must be painted.



The new rear porch basically conforms to the guidelines for new porch construction.



The rear door will be painted and a wood storm door installed. The wood storm door will also be painted.



Vines will be removed from the north side of the house. They can do considerable damage as they work their way under the clapboards.





The dog eared boards of the driveway gate will be repaired/replaced where needed.