



Certificate of Appropriateness

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

Property 2742 W. STATE ST.
Description of work SEE APPLICANT'S DESCRIPTION ON NEXT PAGE.
Any flat roof area may be replaced with a black membrane roof with metal drip edge.
Date issued 9/7/2021 PTS ID 115187 COA

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 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

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

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

Where REPAIRS are necessary:

Exterior woodwork will be repaired with exterior rated wood epoxy and solid, knot free pine, fir, cedar or white oak.

Where materials REPLACEMENT is necessary:

Woodwork (trim boards, mouldings, windows, siding) will be replaced with solid, knot free pine, fir, cedar or white oak. All new moulding profiles will be custom matched and milled from aforementioned wood species.

Storm Windows:

Marvin wood frame combination storm/screen AND/OR wood frame traditional glazed storm window

Elevation: 2nd floor

Item/location: SW corner bedroom bay window, corner boards, siding, oval window, entry/storm doors, fascia + corbels below front gable

Description:

Remove damaged trim at bay window. Repair window jambs. Repair paint/refinish interior and exterior of sashes, replace and reglaze cracked or broken broken glass. Replace rope or metal sash cords. Reuse or replace iron sash weights. Repair + replace sheathing where necessary. Selectively repair mouldings and woodwork in sound condition. Replace dilapidated exterior trim boards and mouldings with like materials and profiles. Replace metal roof at bay window. Caulk + paint jambs + exterior woodwork. Paint + Install storm windows.

Replace exterior trim at entry doors with historically appropriate mouldings and profiles based on intact original trim and historical photographs. Replace transom windows and storms above 2nd floor porch entry doors. Refinish exterior of entry doors. Repair storm doors and prep for paint. Replace missing or damaged glass + screens. Repair damaged corbels, fascia and frieze boards below front gable and prep for paint. Remove and replace oval window + ovular exterior trim with new wood frame oval window and wood trim with like materials and profiles/architectural details. Repair oval window jamb. Install wood frame oval storm window. Repair damaged clapboard siding and prep for paint. Repair/replace damaged corner boards at 2nd floor SW corner. Prime, caulk, paint exterior woodwork mentioned in description.