Certificate of Appropriateness

Property   3005 W. KILBOURN AV.   **Concordia Historic District**

Description of work   Remove two wood frame dormers not original to the house on north and east slopes of roof. Restore wood rafters and decking in place of the dormers to match the surrounding roof surfaces. Replace deteriorated or missing valley rafters, common rafters and top plates in exterior walls as needed. Rebuild deteriorated masonry parapet on north elevation using salvaged brick in basement to match original. Install new architectural asphalt shingles. Install new EPDM or soldered metal on flat roofs. Remove rear, projecting wooden porch, which is deteriorated and not original to the house. Repair or replace deteriorated wood cornice to match original work. Install half-round rain gutters on eaves of main roof.

Date issued   2/22/2013   PTS ID   **82757 COA, amended roof restoration**

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:

This COA is to amend a previous COA issued to correct defects in the roof, dormers and parapet. This work will be undertaken with permission from Milwaukee County Court by the City of Milwaukee Department of Neighborhood Services. All work will be done according to attached photos and specifications. Any new roof rafters will match the originals in terms of slope, profile and dimensions.   Built-in gutters on flat roof of east bay must be preserved, repaired or replaced in kind. Any new metal must be soldered for a water-tight seal. New shingles will be Timberline Natural shadow product in one of the following colors: weathered wood, bark wood, pewter gray. Masonry joints in rebuilt section of parapet must match the originals in terms of mortar color, texture, hardness, joint width and joint finish. Mortar should be no harder than Type O or an equivalent mix. Al wood for trim must be smooth, free of knots and sapwood and of a species that is naturally decay resistant in order to prevent pre-mature decay. All wood must be primed and painted upon completion. Please wood that research has shown that when new bare wood is 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. All finish trim must match the original in terms of profile,

dimension and overall design. Please contact Historic Preservation staff for approving any rebuilt features such as the parapet or eaves. HPC staff must also approve the mortar before the general work is commenced.

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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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.
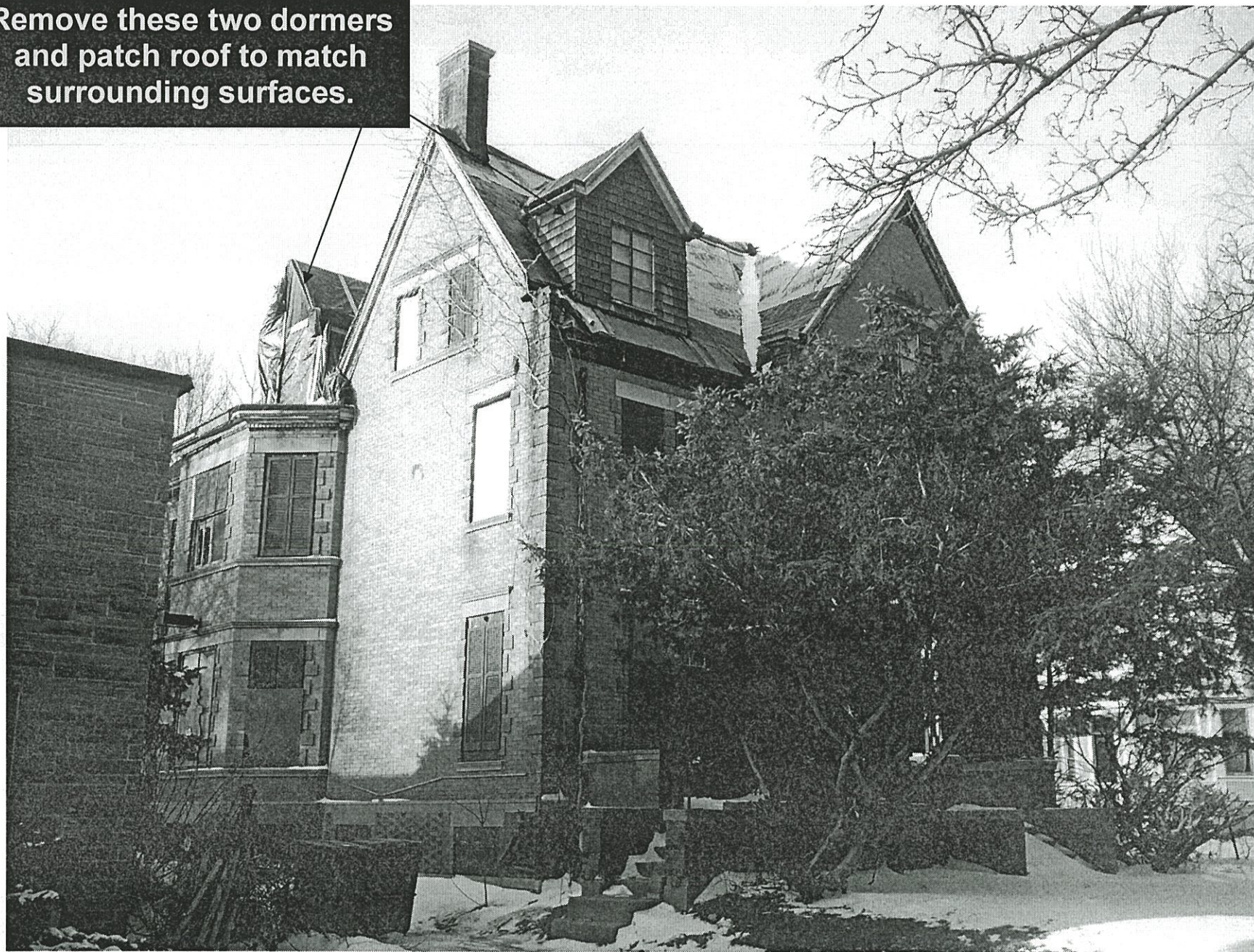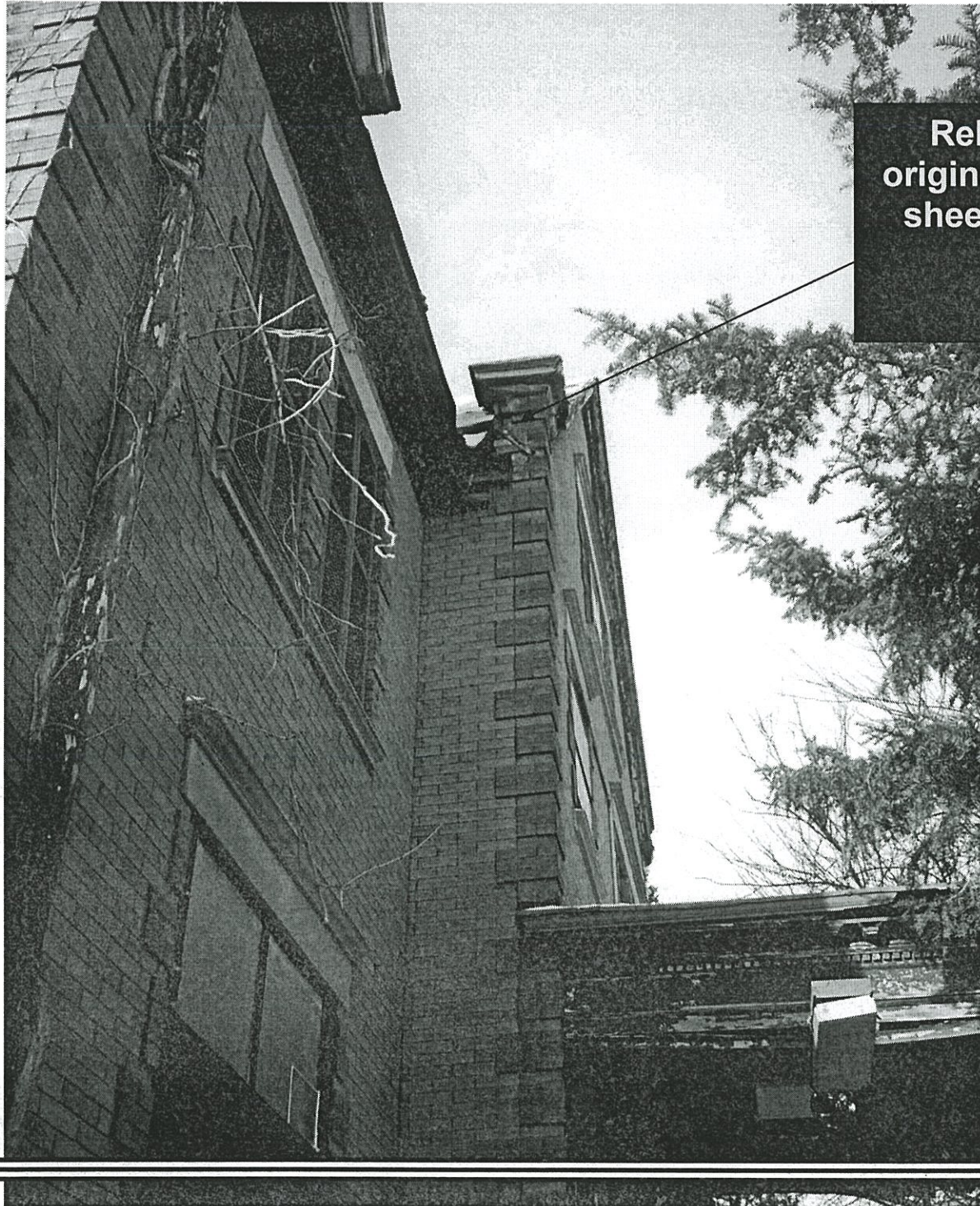
Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Robert Bauman, Asst. City Attorney Jay Unora, Ronald Roberts, Brian Kraus, Inspector Adam Roder (286-2538), Inspector Heidi Weed

Remove these two dormers and patch roof to match surrounding surfaces.

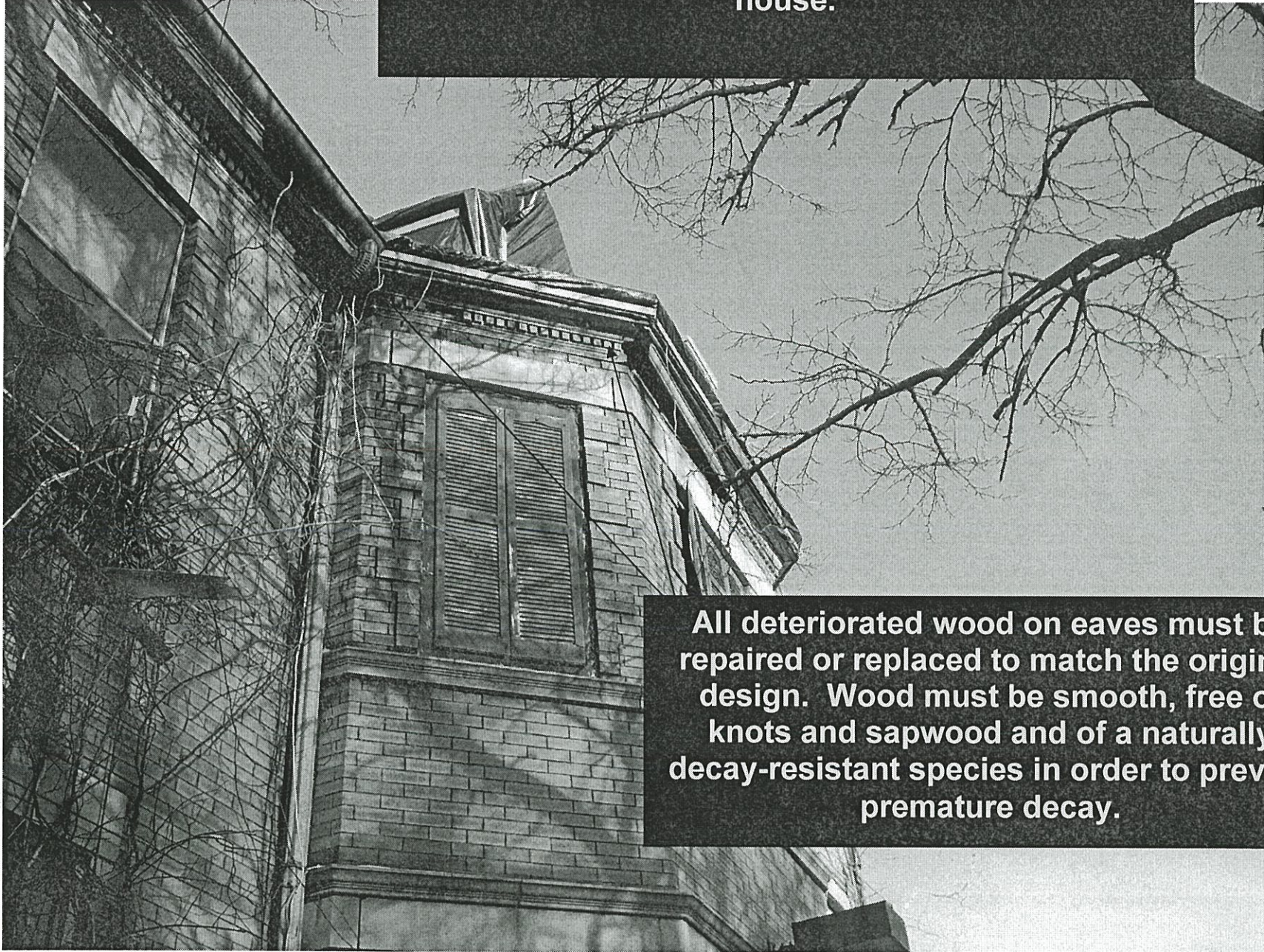Rebuild parapet to match original and top with wood and sheet metal coping to match original.

Remove fire escape

Remove two-story, frame, rear addition which is severely deteriorated and not original to the house. Secure basement and rear entry.

Half-round rain gutters to be installed on main roof house.

All deteriorated wood on eaves must be repaired or replaced to match the original design. Wood must be smooth, free of knots and sapwood and of a naturally decay-resistant species in order to prevent premature decay.