



Certificate of Appropriateness

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

Property 3034 W. STATE ST. Concordia Historic District
Description of work Correct violations as indicated below on violation notice and in manner indicated.
Date issued 10/29/2019 PTS ID 114880 COA: Correct violations

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:

Masonry Conditions

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

Wood Conditions

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.

Roof Conditions

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>

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued; the assigned building inspector may shorten the timeline as appropriate. Historic Preservation 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) 286-5712 E-mail: 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 Belasco



Present conditions

Violation Location: South Side

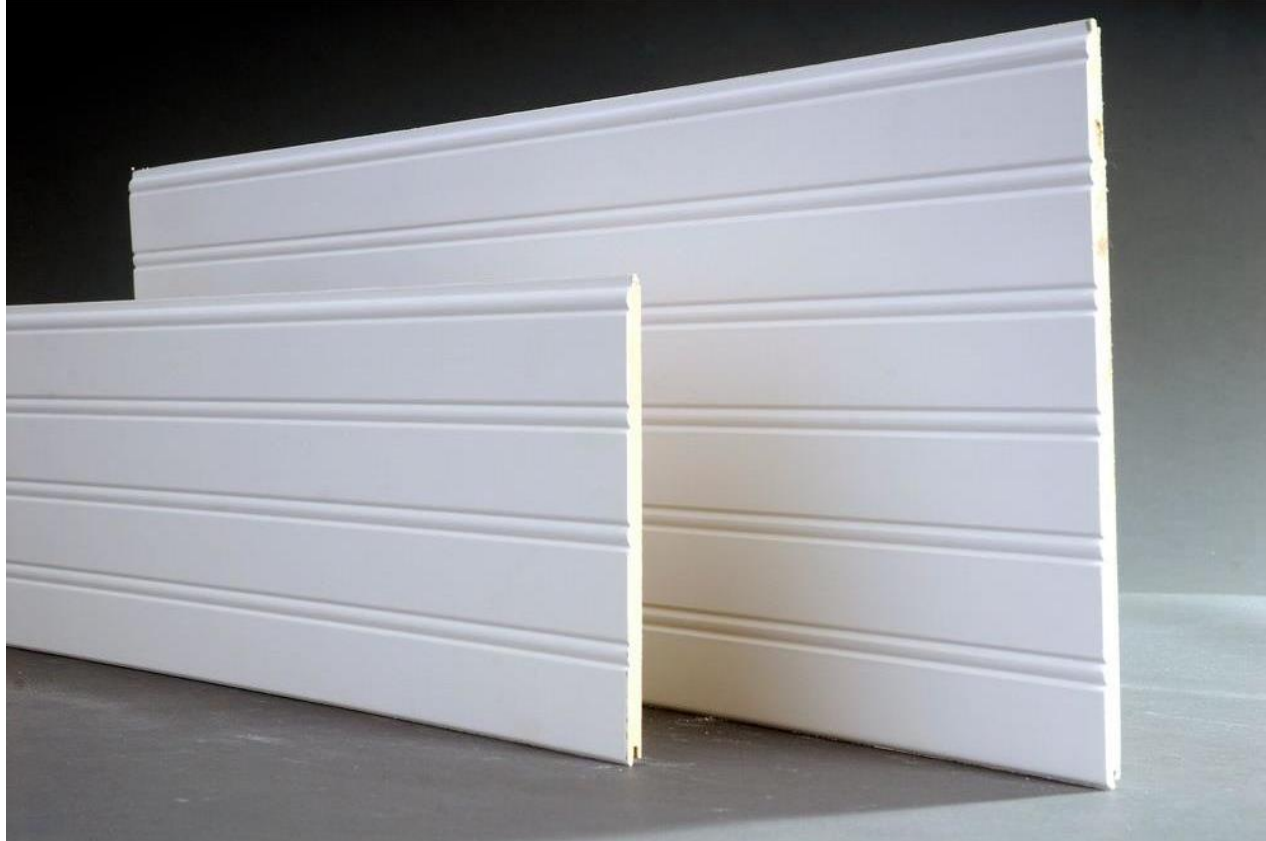
Correct By Date: 11/29/2019

3) 275-32.3.g Replace defective boards in porch ceiling.

beadboard

Violation Location: South Side

Replace porch ceiling boards with new, painted wood beadboard per example below





Porch Detail

Violation Location: South Side

Correct By Date: 11/29/2019

4) 275-32.3.g Provide an approved guardrail for porch. use cedar balusters to match circled style on p. 182 of As Good As New

Violation Location: South Side

Balusters shall be a painted, naturally rot resistant wood species and painted. The same design shall be used to replace the stair railing at the east of the porch.

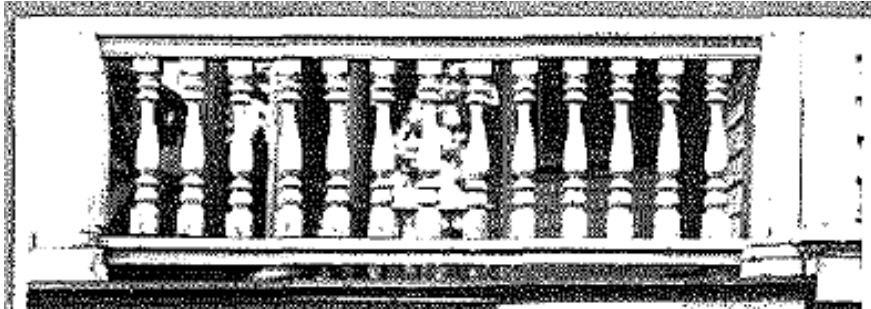
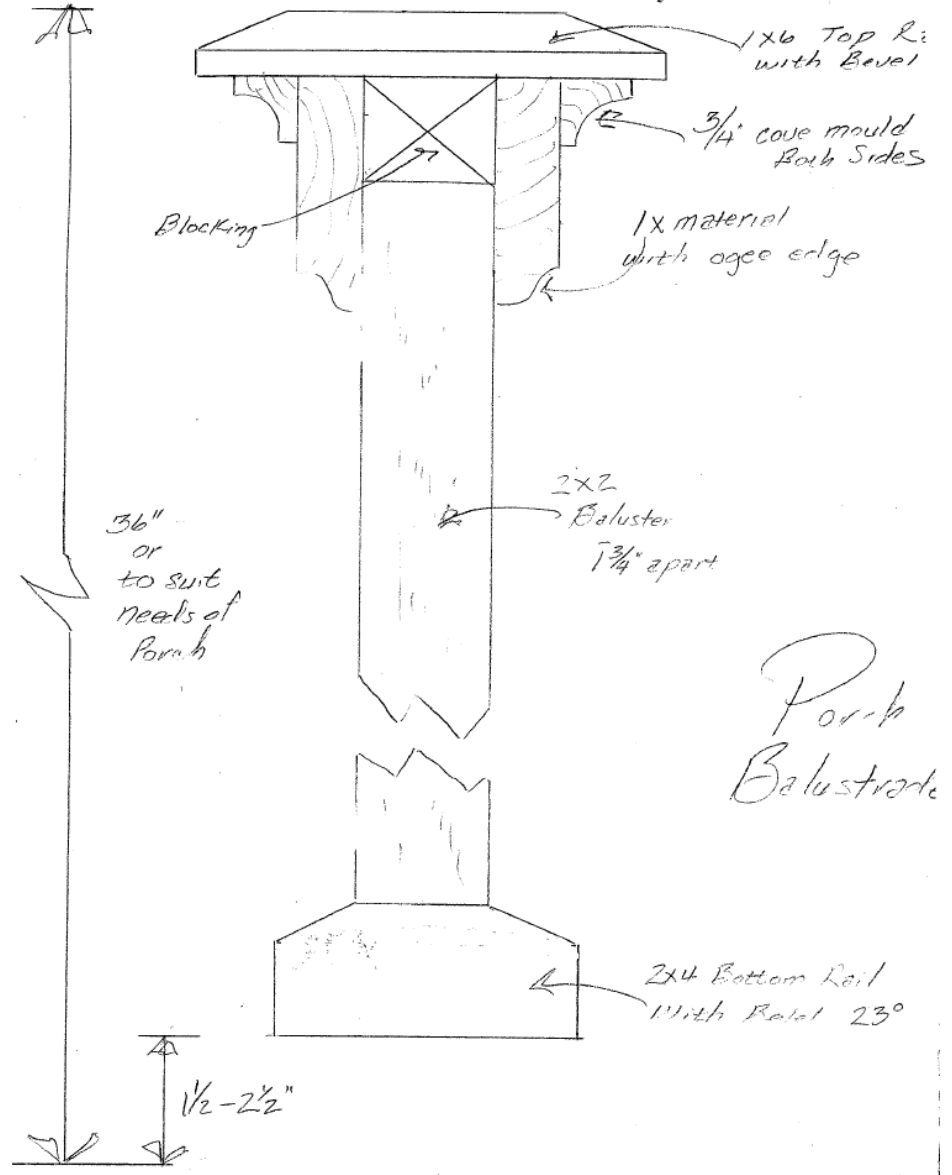
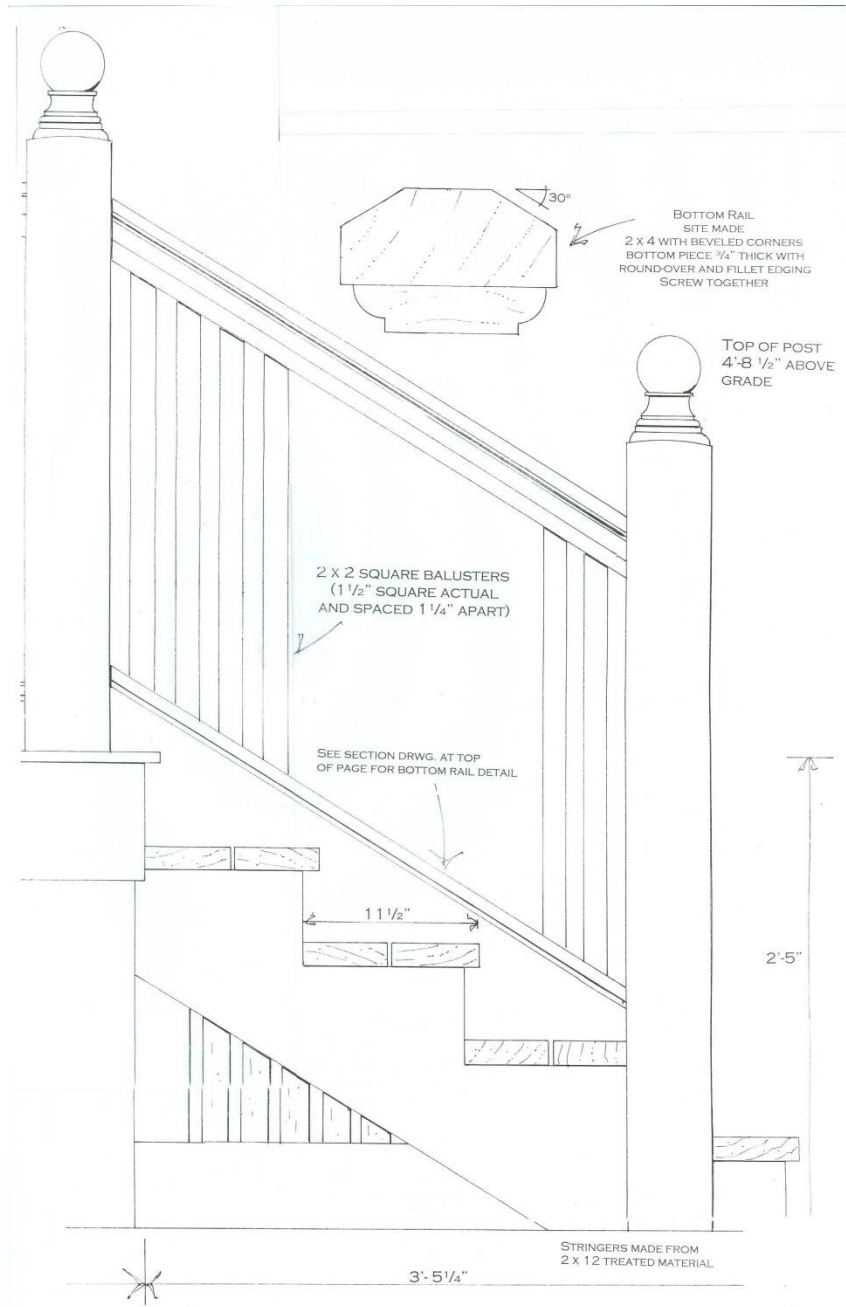




Photo c. 1980. New porch railing and stair railing shall be constructed of urn balusters similar to this design (at least 4x4" in size). See previous page.

Sample stair rail and guardrail construction





Stair Detail

Violation Location: South Side

Correct By Date: 11/29/2019

5) 275-32.3.g Replace defective porch floor boards and secure to supporting structure.

*new natural wood
Douglas fir or other natural wood*

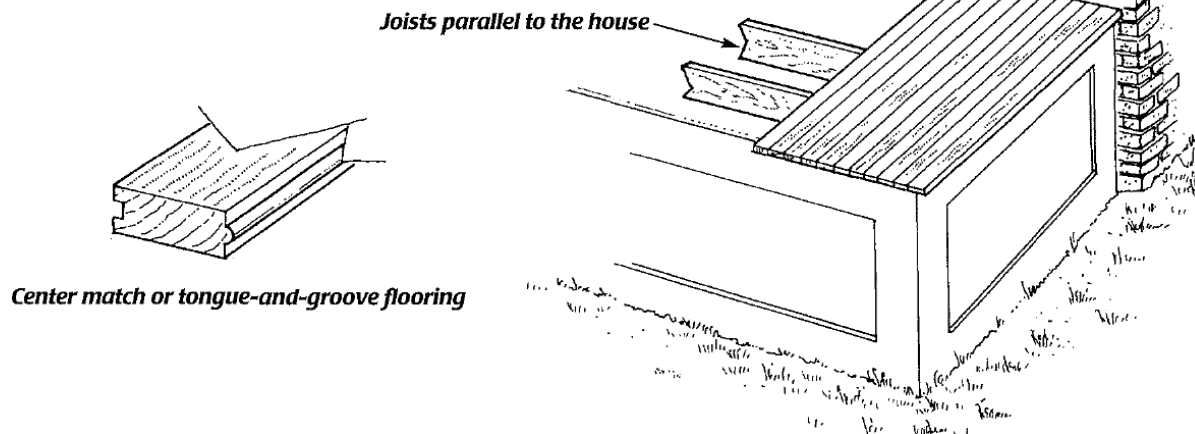
Violation Location: South Side

Porches



Traditional Porch Floors

Porch floors should be constructed of center matched or tongue-and-groove wooden flooring, which typically measures 2-1/4" wide by 3/4" thick. This flooring gives the porch a fine finished appearance. The joists, which are the structural framing members to which the flooring is attached, should always be run parallel to the house so that the floor boards can be installed perpendicular to the house. The porch floor should also be very slightly pitched away from the house. This method of construction for a porch floor will shed water and make the porch last longer.



Replace porch decking with new Douglas fir center-match flooring. Maximum acceptable board width is 5.5".

Violation Location: South Side

Douglas fir

Correct By Date: 11/29/2019

6) 275-32.4.a Repair or replace defective storm windows.
Match existing aluminum storm windows.

Correct By Date: 11/29/2019

7) 275-32.3 Replace mortar missing from exterior wall (tuck point). (South and Southwest)
Type O mortar only, color matched to original red

Correct By Date: 11/29/2019

9) 275-32.3 Replace defective boards in roof eave. (West and South)

Violation Location: South Side

Correct By Date: 11/29/2019

10) 275-32.3 Replace defective roofing material. Note: As required by 275-32-12, rolled roofing material shall

not be installed over any existing roofing material except existing rolled roofing. (Front porch)

Replace all of porch roofing materials with closest product available to match existing shingles on house's main roof. A list of potentially acceptable shingles has been provided separately.

Correct By Date:

11) 275-32.3 Replace defective fascia boards. *new cedar to match existing moldings*

For any additional information, please phone Inspector **David Belasco** at 414-286-3558 or *t profiles*

Violation Location: South Side

Correct By Date: 11/29/2019

8) 275-32.3.g Repair or remove defective skirting around porches. (Southeast portion)

Violation Location: NA



Skirting on east side of porch consists of plywood or OSB that has detached from the structure. There are two options for repair:

1. Rebuild as a flat brick wall to match foundation.
2. Build tightly spaced skirting as shown below to infill the area construct a proper string to match.

