



LIVING WITH HISTORY

# Certificate of Appropriateness

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

**Property**

2734 W. STATE ST.      Concordia HD

**Description of work**

Remove asphalt siding and repair, restore, and paint the original wood siding starting with the west-facing side of the home. Other sides will be addressed as time and funds allows. On the third floor, the original siding is cedar shingling under the artificial siding and any necessary replacement or repair of shingles will be done with the same materials.

Replace non-conforming metal storm windows and replace with custom wooden storms. Lisbon, Storm, Screen, and Door will be contracted to build the wooden storm windows, as each window has slightly unique dimensions. The storms will conform to historic standards in design, unlike the current storm windows. No window will be replaced, however, a few windows are in need of repair, like a new windowsill, new glazing, etc.

Lastly, the wooden doorstep to the side entrance is rotting and must be replaced. Like material and design will be used to replace the doorstep.

**Date issued**

5/11/2020

PTS ID 114950 COA: various repairs & new storm windows

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:

**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.

Storm windows shall have their sash heights align with prime windows. See example.

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto: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](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

Current appearance at front.



Example of aligned sash heights in one of many acceptable wood storm window styles







West. To be addressed first



East.



Rear.



Typical existing conditions and typical existing storm window.