



# Certificate of Appropriateness

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

## Property Description of work

2908 W. MC KINLEY BL. Cold Spring Park HD  
 Complete rehabilitation of house with reconstruction of front and rear porches.

- 1) Lower front porch repair as specified in the drawings
- 2) Upper front porch repair as specified in the drawings
- 3) Rear porch repair as specified in the drawings
- 4) Upper rear porch repair as specified in the drawings
- 5) Roof Tear-Off and Replacement Using Standard Driftwood-Color architectural open Metal Valleys; Metal Drip Edge and Flashing.
- 6) Replace gutters with new aluminum half-round gutters.
- 7) Construction of a Wood Privacy Fence as Specified in the Drawings.
- 8) Placement of a Standard Air Conditioner Condensing Unit on the east side of the Property behind proposed fence.

## Date issued

6/15/2020  
 PTS 114955 COA: rehab  
 ID

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—except fences

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.

### Masonry

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. 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.**

### **Roofs**

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>

### **Fences**

All wood must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building's front setback must be clear grain. Wood fences must be painted or stained 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

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

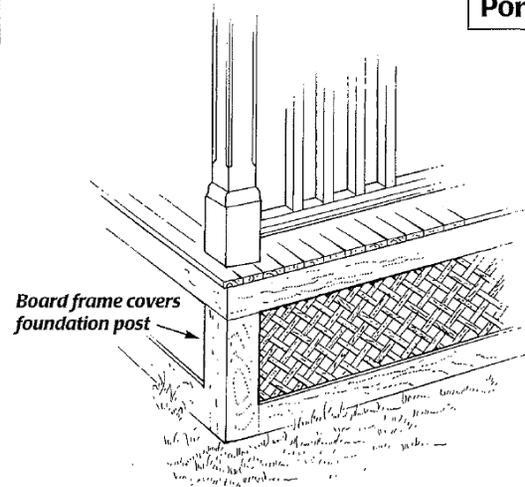


Timberline Natural Shadow Weathered Wood Algae Resistant Architectural Shingles Email on 6/15/2020 changed roofing proposal to this material. Approved by staff.

## Porches



### Porch Skirting



Board frame covers foundation post

Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.

Do not install The rough through

Rear porch skirting will be constructed with a frame, per *Living With History*.

Material: 1 x 6 x 6' Cedar Dog Ear Fence Picket

Appearance:



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**APPROVED**

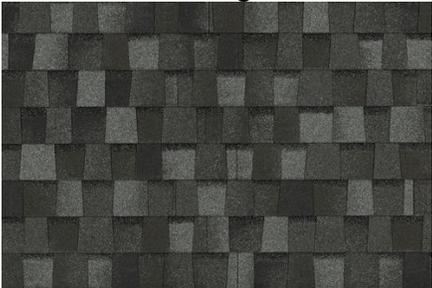
*By Tim Askin - Milwaukee HPC at 2:39 pm, Jun 15, 2020*

# Roofing and Gutters

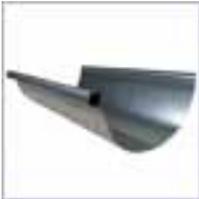
200042

For Garage and House

~~Shingles: Color: Driftwood; Same Color Manufactured by Both Owens Corning® Oakridge® Limited Lifetime Warranty Architectural Shingles and Atlas Briarwood Pro™ High Definition Limited Lifetime Warranty Architectural Shingles~~



Gutter: Seamless Aluminum or Galvanized Half-Round; Color: White



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*By Tim Askin - Milwaukee HPC at 2:39 pm, Jun 15, 2020*

# Front Porch Profiles

200042

## Upper Front Porch

<p><b>Handrail</b> Solid Pine</p> 	<p><b>Finial</b> Solid Pine</p> 	<p><b>2x2 Baluster</b> Solid Pine</p> 	<p><b>4x4 Post</b> Solid Spruce, Pine or Fir</p> 
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## Frieze

<p><b>Crown</b> Solid Pine</p> 	<p><b>Corbels</b> Solid Hemlock</p> 	<p><b>Egg and Dart</b> Polyurethane Millwork</p> 
<p><b>Bead</b> Solid Pine</p> 	<p><b>Box Beam</b> 1-inch Solid Pine or Exterior Grade Premium Smooth Plywood</p> 	

## Columns

<p><b>Crown</b> Solid Pine</p> 	<p><b>Panel</b> Solid Pine</p> 	<p><b>Upper Base</b> Solid Pine</p> 
<p><b>Lower Base</b> Solid Pine</p> 	<p>Box and Bead Same Material as Frieze</p>	<div data-bbox="727 1780 1393 1906" style="border: 1px solid green; border-radius: 10px; padding: 5px; text-align: center;"> <p><b>APPROVED</b> By Tim Askin - Milwaukee HPC at 2:39 pm, Jun 15, 2020</p> </div>

**Back Porch Profiles**

**Upper Back Porch**

<p><b>Handrail</b> Solid Pine</p> 	<p><b>Finial</b> Solid Pine</p> 	<p><b>2x2 Baluster</b> Solid Pine</p> 	<p><b>4x4 Post</b> Solid Spruce, Pine or Fir</p> 
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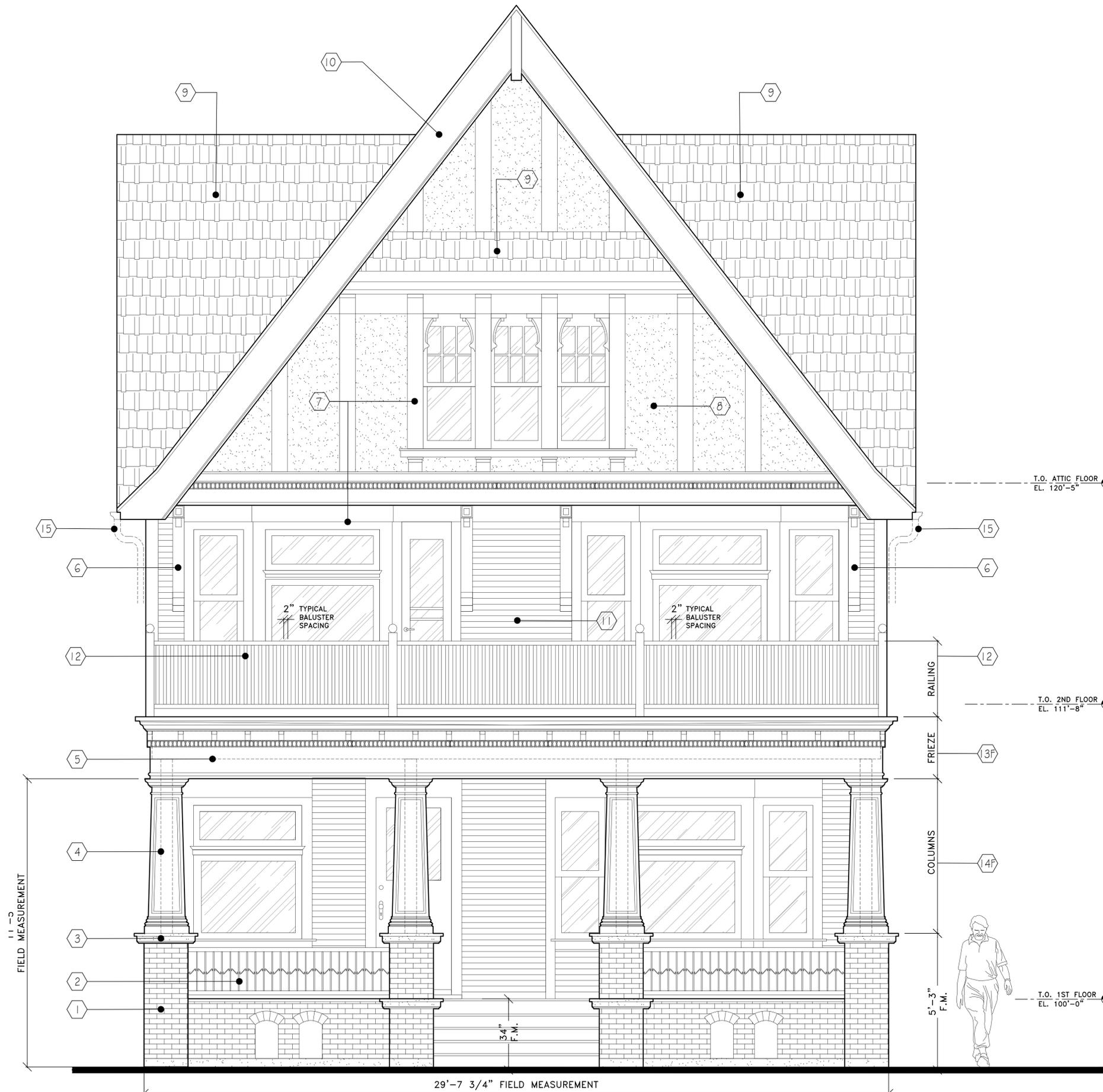
**Frieze**

<p><b>Crown</b> Solid Pine</p> 	<p><b>Quarter Round</b> Solid Pine</p> 	<p><b>Top Apron</b> Solid Pine</p> 
<p><b>Bead</b> Solid Pine</p> 	<p><b>Box Beam</b> 1-inch Solid Pine or Exterior Grade Premium Smooth Plywood</p> 	

**Lower Porch Columns**

<p><b>Capital Top</b> Solid Pine 1x2</p> 	<p>Railing System, Top Apron, Box Upper Column, Box Lower Column, Bead, Half-Round and Corner Guards Same Material As Upper Porch or Frieze As Specified in Drawing</p>	<p><b>Lattice with 1x4 Pine Frame</b> Cedar</p> 
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**ELEVATION SYMBOL KEY:**

1	EXISTING BRICK PIERS - REPAIR AS REQD.
2	EXISTING METAL RAILING - PAINT COLOR SELECTED BY OWNER.
3	CONCRETE CAPS - TO REMAIN AS IS.
4	EXISTING TREATED 6X6 COLUMNS TO REMAIN.
5	EXISTING LVL BEAM TO REMAIN.
6	EXISTING KORBELS TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
7	EXISTING WOOD TRIM TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
8	EXISTING STUCCO SURFACE TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
9	NEW DIMENSIONAL ASPHALT SHINGLES.
10	EXISTING FASCIA & RAKE MLDG. WOOD TRIM TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
11	EXISTING WOOD SIDING TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
12	UPPER PORCH RAILING : RAILING - SEE MATERIAL SPECIFICATION DOCUMENT. POSTS - SEE MATERIAL SPECIFICATION DOCUMENT. FINIALS - SEE MATERIAL SPECIFICATION DOCUMENT. BALUSTERS - SEE MATERIAL SPECIFICATION DOCUMENT. (PAINT COLOR TO BE SELECTED BY OWNER)
13F	FRIEZE TRIM : CROWN - SEE MATERIAL SPECIFICATION DOCUMENT. CORBEL - SEE MATERIAL SPECIFICATION DOCUMENT. EGG AND DART - SEE MATERIAL SPECIFICATION DOCUMENT. BEAD - SEE MATERIAL SPECIFICATION DOCUMENT. BOX BEAM - SEE MATERIAL SPECIFICATION DOCUMENT. (PAINT COLOR TO BE SELECTED BY OWNER)
14F	COLUMNS : TAPERED BOX COLUMNS - SEE MATERIAL SPECIFICATION DOCUMENT. CROWN - SEE MATERIAL SPECIFICATION DOCUMENT. BEAD - SEE MATERIAL SPECIFICATION DOCUMENT. PANEL - SEE MATERIAL SPECIFICATION DOCUMENT. UPPER BASE - SEE MATERIAL SPECIFICATION DOCUMENT. LOWER BASE - SEE MATERIAL SPECIFICATION DOCUMENT. (PAINT COLOR TO BE SELECTED BY OWNER)
15	Replace Existing Gutters With Half-Round Gutters, As Specified.

**PROJECT DESCRIPTION:**  
**NEW GARAGE AND RENOVATIONS**  
Property Located at 2908 W McKinley Boulevard  
Milwaukee, Wisconsin 53208

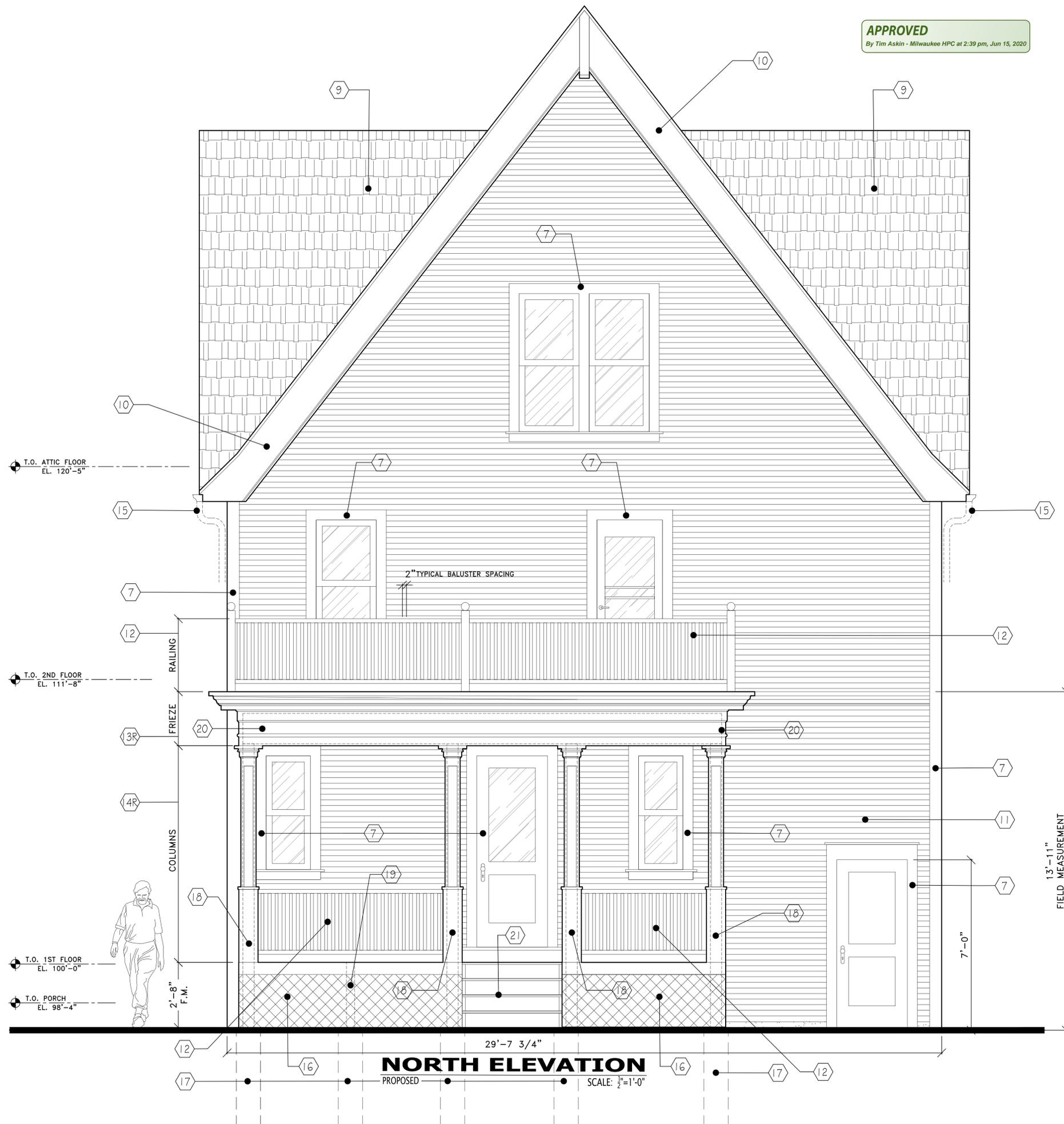
DATE:  
05/12/2020

SCALE:  
AS SHOWN

SHEET:  
A3  
3 OF 4

**SOUTH ELEVATION**  
SCALE: 1/2"=1'-0" PROPOSED

**APPROVED**  
By Tim Askin - Milwaukee HPC at 2:39 pm, Jun 15, 2020



**Board frame covers foundation post**

**Skirting, such as this lattice panel, enclosed the area beneath the porch floor. It should always be installed with a continuous board frame around it that is wide enough to cover the rough framing lumber that supports the porch deck.**

**ELEVATION SYMBOL KEY:**

- (7) EXISTING WOOD TRIM TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
- (9) NEW DIMENSIONAL ASPHALT SHINGLES.
- (10) EXISTING FASCIA & RAKE MLDG. WOOD TRIM TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
- (11) EXISTING WOOD SIDING TO BE PAINTED COLOR TO BE SELECTED BY OWNER.
- (12) UPPER & LOWER PORCH RAILING :  
RAILING - SEE MATERIAL SPECIFICATION DOCUMENT.  
POSTS - SEE MATERIAL SPECIFICATION DOCUMENT.  
FINIALS - SEE MATERIAL SPECIFICATION DOCUMENT.  
BALUSTERS - SEE MATERIAL SPECIFICATION DOCUMENT.  
(PAINT COLOR TO BE SELECTED BY OWNER)
- (3R) FRIEZE TRIM :  
CROWN - SEE MATERIAL SPECIFICATION DOCUMENT.  
QUARTER ROUND - SEE MATERIAL SPECIFICATION DOCUMENT.  
TOP APRON - SEE MATERIAL SPECIFICATION DOCUMENT.  
BEAD - SEE MATERIAL SPECIFICATION DOCUMENT.  
BOX BEAM - SEE MATERIAL SPECIFICATION DOCUMENT.  
(PAINT COLOR TO BE SELECTED BY OWNER)
- (4R) COLUMNS :  
BOX UPPER COLUMN - SEE MATERIAL SPECIFICATION DOCUMENT.  
CAPITAL TOP CAP - SEE MATERIAL SPECIFICATION DOCUMENT.  
TOP APRON - SEE MATERIAL SPECIFICATION DOCUMENT.  
BOX LOWER COLUMN - SEE MATERIAL SPECIFICATION DOCUMENT.  
BEAD - SEE MATERIAL SPECIFICATION DOCUMENT.  
HALF ROUND - SEE MATERIAL SPECIFICATION DOCUMENT.  
CORNER GUARDS - SEE MATERIAL SPECIFICATION DOCUMENT.  
(PAINT COLOR TO BE SELECTED BY OWNER)
- (15) Replace Existing Gutters With Half-Round Gutters, As Specified
- (16) PORCH SKIRT - Picture-Framed 4 ft. x 8 ft. Wood Lattice.
- (17) 1 2" DIAMETER x 48" DEPTH SOLID CONCRETE PIERS W/ COMPACTED GRAVEL BASE.
- (18) 6X6 PRESSURE TREATED WOOD COLUMNS.
- (19) 4X4 PRESSURE TREATED WOOD COLUMN.
- (20) LVL BEAM SIZE TO MATCH EXISTING LVL BEAM AT FRONT PORCH.
- (21) 2X WOOD STEPS, TO BE PAINTED COLOR TO BE SELECTED BY OWNER.

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DATE:  
05/12/2020  
SCALE:  
AS SHOWN

SHEET:  
**A4**  
4 OF 4