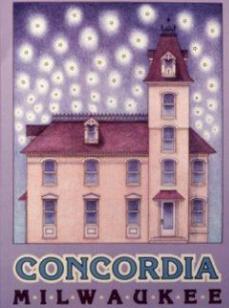




Minimum Rehabilitation Standards Historic Concordia Home 2742 West State Street



The exterior of this home must be rehabilitated according to the City of Milwaukee's Minimum Standards and in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Preservation Guidelines for the Concordia Historic District. All proposed exterior work must be reviewed by the Milwaukee Historic Preservation Commission and receive a Certificate of Appropriateness prior to construction. Any proposed interior alterations must maintain the character and quality of the living spaces. Any proposed alterations must take the building closer to a restored appearance.

EXHIBIT B

Minimum Rehabilitation Standards

The exterior of this home must be rehabilitated according to the City of Milwaukee's Minimum Standards and in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Preservation Guidelines for the Concordia Historic District. All proposed exterior work must be reviewed by the Milwaukee Historic Preservation Commission and receive a Certificate of Appropriateness prior to construction. Any proposed interior alterations must maintain the character and quality of the living spaces. Any proposed alterations must take the building closer to a restored appearance.

OVERALL EXTERIOR REQUIREMENTS

- All exterior materials must be evaluated, selectively repaired or replaced with like-with-like materials.
- All exterior features must be must be preserved and restored.
- The original wood clapboard and sawn shingle siding must be selectively repaired, primed and painted.
- All original wood trim including door and window hoods, corner boards, and water-table boards should be repaired and restored to their original condition.
- All original wood interior windows must be retained. Windows in poor condition should be repaired using wood resin epoxies, or may be replaced with wood windows of the same design and proportion.
- Any storm window replacements must be wood, double sash replacements cut to fit the existing openings.
- No additional door or window openings may be installed. Additional door or window openings may be considered on the north elevation of the house after consultation with the Historic Preservation Commission.
- All new and existing wood siding and trim must be restored, primed and painted.

FRONT/SOUTH ELEVATION

Follow all exterior guidelines and in addition:

- Front attic gable windows and decorative trim must be restored to original appearance with wood sashes and appropriate glazing.
- Turret decorative trim, molding and half round windows must be restored to original appearance

EAST ELEVATION

Follow all exterior guidelines and in addition:

- Upper, recessed gable sawn shingles and oriel window must be restored.
- The two basement windows at the southern end of the eastern elevation must be restored with two pane, wood sashes.
- The remaining basement windows may be sealed with brick or glass block.

NORTH/REAR ELEVATION

Follow all exterior guidelines and in addition:

WEST ELEVATION

Follow all exterior guidelines and in addition:

- The two basement windows at the southern end of the western elevation must be restored with two pane, wood sashes. The remaining basement windows may be sealed with brick or glass block.

ROOF

- Solar panels, vents, plumbing stacks or skylights may be considered for installation at the back of the house but must not be visible from the street.

SITE

- The existing walks and berms in the front yard should be retained. Retaining walls are not allowed in the front yard.
- A new garage and additional landscaping may be included if approved by the HPC as to design and materials.

INTERIOR

- All original woodwork should be retained when possible.
- Removal or relocation of original stairways, fireplaces, or other decorative built-in features is discouraged.
- No interior work that could affect the structural condition of the building or that would alter the exterior appearance of the house is permitted.
- Interior structural support to replace a cut roof rafter may be required at turret's intersection with roofline.
- Alterations to accommodate a modern kitchen at the rear of the house will be considered.