



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

*Rec'd @ HP  
4/12/15*

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)  
Concordia Historic District

**ADDRESS OF PROPERTY:**  
1009-1011 North 33rd St, Milwaukee, WI 53208

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Forest County Potawatomi Community

Address: 313 North 13th Street

City: Milwaukee

State: WI

ZIP 53233

Email: jtesch@GreenFireLLC.net

Telephone number (area code & number) Daytime: (414) 290-9414

Evening:

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s): Greenfire Management Services, LLC

Attention: Joe Tesch

Address: 320 East Buffalo Street, Suite 607

City: Milwaukee

State: WI

ZIP Code: 53202

Email: jtesch@GreenFireLLC.net

Telephone number (area code & number) Daytime: (414) 290-9414

Evening:

4. **ATTACHMENTS**

A. **REQUIRED FOR ALL PROJECTS:**

X Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

X Material and Design Specifications (see next page)

B. **NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**



5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

The existing duplex structure is composed of red brick water table and front porch railing walls, clapboard siding on the main level, and shingle siding on the upper levels. The brick porch railing is the same red brick as the water table. The roof is composed of standard asphalt shingles and has a main gable running east-west with a shallow, gabled square bay on the south elevation. Most of the building components are in servicable condition with the exception of the windows, which are in need of repair/ replacement to address non-working components and improve the building's thermal performance. The original windows are primarily double hung 6-over-1 true divided light. Some of the original mullion configuraitons in the attic windows have been modified. The majority of original wood storms have been replaced with aluminum triple-track storms or replacement storms. Refer to the attached synopsis, annotated photographs, and product brochure.

Photo No. See Attached

Drawing No. See Attached

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

Design Intent: To sympathetically restore the windows on the front of the house, including the third level attic windows, and to replace in kind windows on the sides and back of the house with historically appropriate wood units. Windows on the sides and back of the duplex have limited visibility from the street due to close proximity of neighboring structures of the house. For side and back double hung window units, wood replacement units will be installed that are sympathetic to the original wood windows. A similar scope was approved for several neighboring buildings (1013-15 N 33rd Street and 1019-21 N 33rd Street). Refer to the attached synopsis, annotated photographs, and product brochure.

Photo No. See Attached

Drawing No. See Attached

6. SIGNATURE OF APPLICANT:

\_\_\_\_\_  
Signature

Print or type name

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI

PHONE: (414) 286-5722

FAX: (414) 286-3004

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)



**1009-1011 NORTH 33RD STREET: CONCORDIA HISTORIC DISTRICT**  
Certificate of Appropriateness Application Submission  
October 16, 2014

## **Project Overview: Synopsis of Key Items**

*Date of Construction: Early 1900s (exact date unknown)*



Photo from North 33rd Street showing the east elevation.

### **Window Restoration**

*See Photos and Window Brochure (Page II).*

The windows on the front (east) facade of the duplex contribute to the historic character of the building and to the historic district as a whole. These windows are in need of restoration to enhance thermal performance and repair/restore non-working components. Nearly all of the original windows on the first two floors are wood 6-over-1 true divided light double hung windows. Several of the attic windows have been reconfigured, possibly due to deteriorated mullions, and have 1-over-1, 2-over-1, 3-over-1, and 4-over-1 configurations that are not original.

The original windows on the south elevation are often grouped in twos and threes. A modern double casement window is installed on the north elevation; the type/configuration of the original window in that location is unknown. One window on the south side has been replaced with a door for ADA accessibility. Similar to the front (east) windows, the side and back units have reduced thermal performance and non-working components. The wood on several of these components is deteriorated, making restoration costs prohibitive.

A cost estimate of \$79,473 to restore all the windows on a very similar structure in the same block



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in comparable condition, 1019-21 North 33rd Street, was procured from Restoric, LLC, a Chicago-based company with extensive window expertise and competitive rates. The cost for restoring windows on the entire structure is prohibitive, especially since the duplex is intended to remain low rent for fixed-income individuals. It is crucial for the appearance of the building and the historic fabric of the neighborhood to restore the highly visible front (east elevation) windows. To make this restoration financially feasible, the owner plans to purchase sympathetic wood Marvin Wood Ultimate Insert Double Hung windows to replace windows on the back and sides of the house. Sashes and muntins can be sized to match the original units. See page 11 for product information sheets. All of the windows on the sides have limited visibility from the street due to close proximity of neighboring houses. Sympathetic wood replacement windows on side and rear elevations will not significantly alter the appearance of the building. A similar approach to that outlined below was previously approved for the 1013-15 North 33rd Street and 1019-21 North 33rd Street duplexes.

**Design Intent:**

*East/Front Elevation*

- Remove all front window units and protect window openings.
- Restore wood windows to original working condition, adding weatherstripping and thermal glazing.
- Reinstall windows.
- Reinstall or replace existing aluminum storm/screen units with equivalent aluminum units. Most original wood storms no longer exist and will not be replicated.

*South/Side Elevation*

- Replace all south elevation window sashes and sash pockets with Marvin wood replacement windows.
- Repair frames (jambs, casing, etc.) as necessary.
- Original wood storms no longer exist and will not be replicated.

*North/Side Elevation*

- Replace all north elevation window sashes and sash pockets with Marvin wood replacement windows.
- Repair frames (jambs, casing, etc.) as necessary.
- Original wood storms no longer exist and will not be replicated.

*West/Back Elevation*

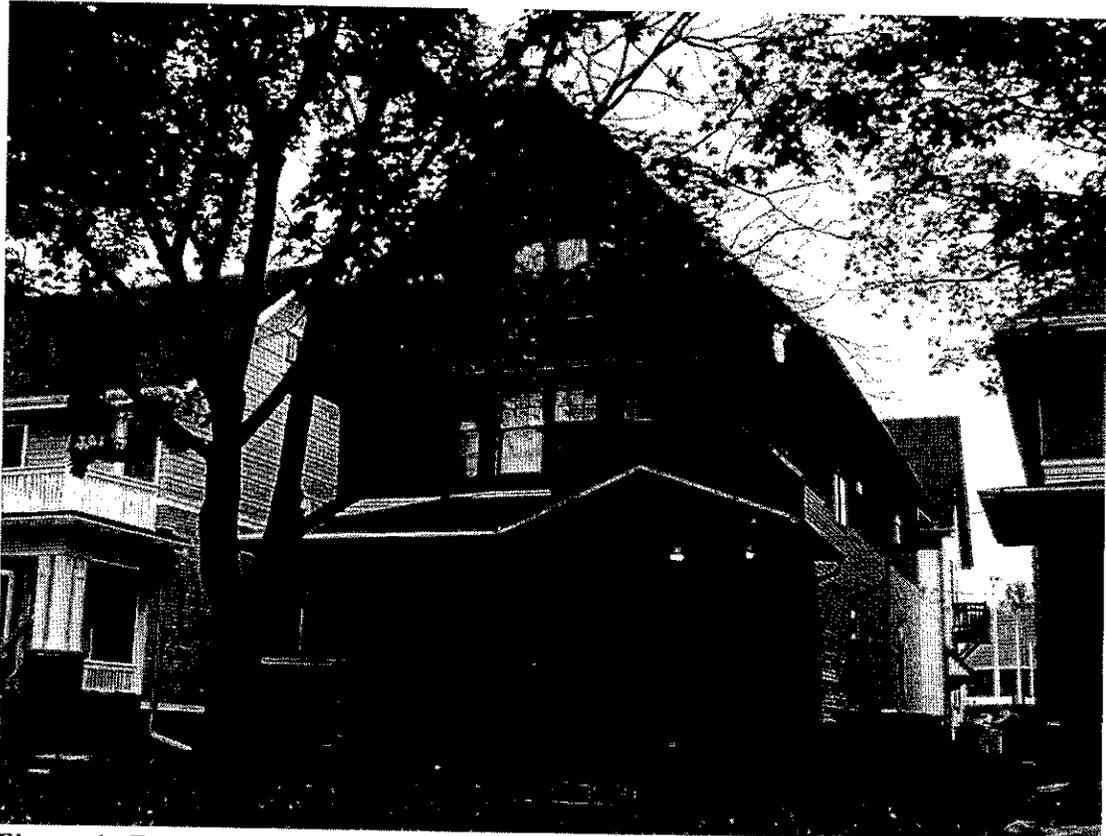
- Replace all west elevation window sashes and sash pockets with Marvin wood replacement windows.
- Repair frames (jambs, casing, etc.) as necessary.
- Original wood storms no longer exist and will not be replicated.



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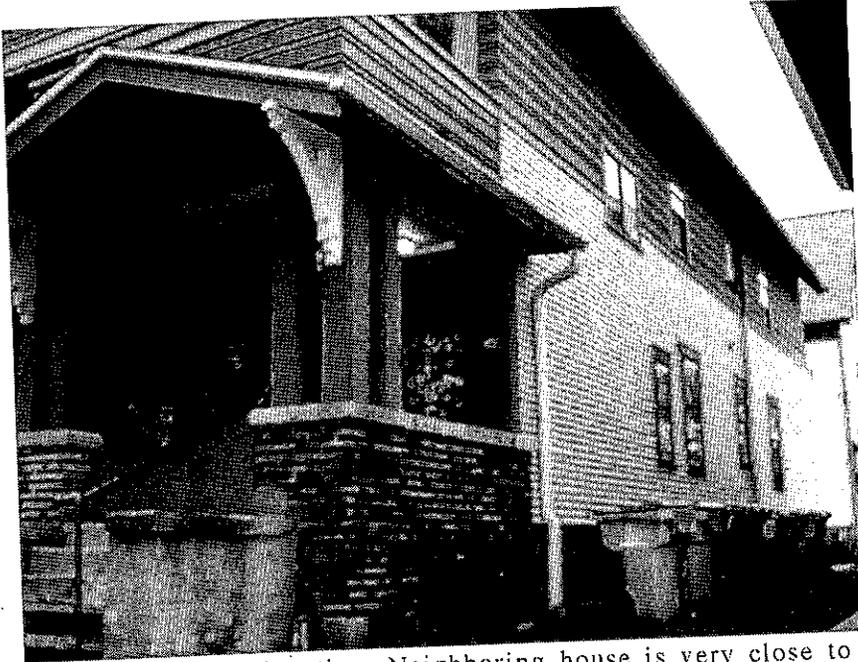
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**Photographs**



**Figure 1:** East elevation and north elevation from North 33rd Street. Brown aluminum exterior storm/screen units are not original and will either be reused or replaced in kind. East elevation windows will be restored.

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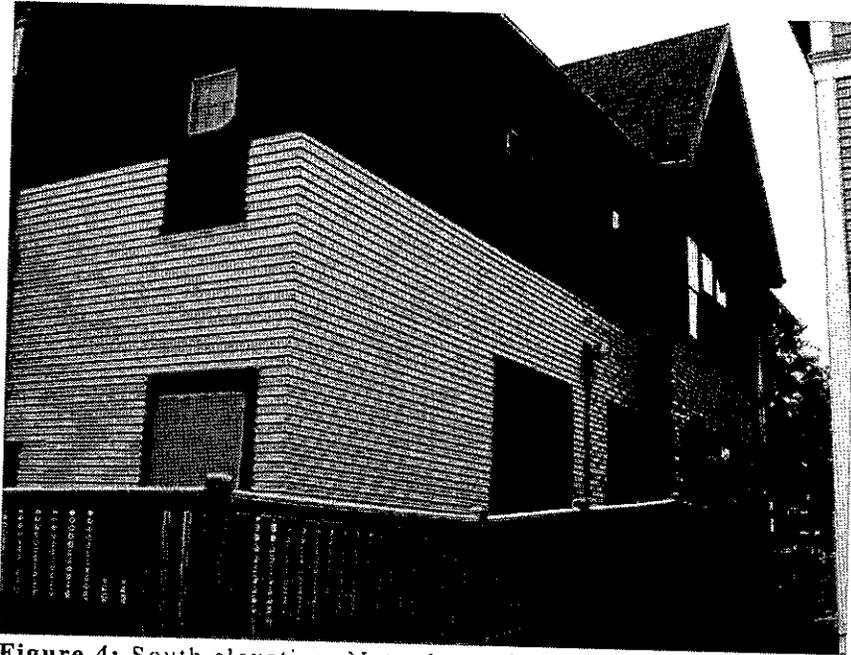


**Figure 2:** North elevation. Neighboring house is very close to the duplex, limiting visibility of north windows. Windows to be replaced at this location.

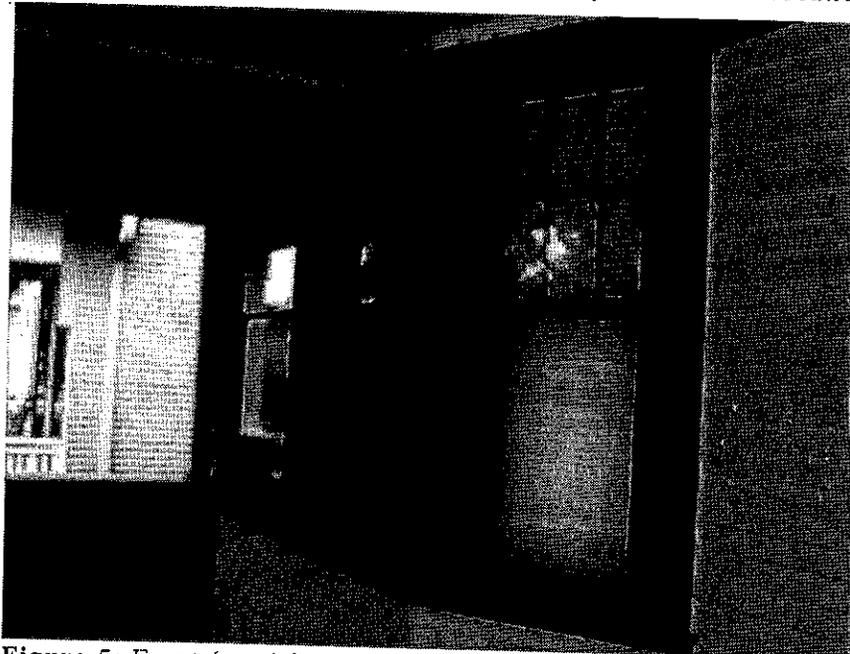


**Figure 3:** West elevation. Doors are not original. Most windows are 6-over-1 true divided lite, but some mullions are missing. Windows to be replaced at this location.

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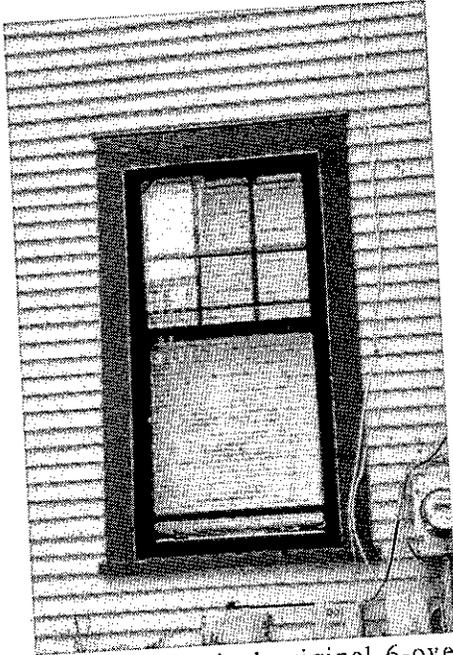


**Figure 4:** South elevation. Note the projecting gabled bay and the window turned into a door for ADA accessibility. Windows to be replaced at this location.

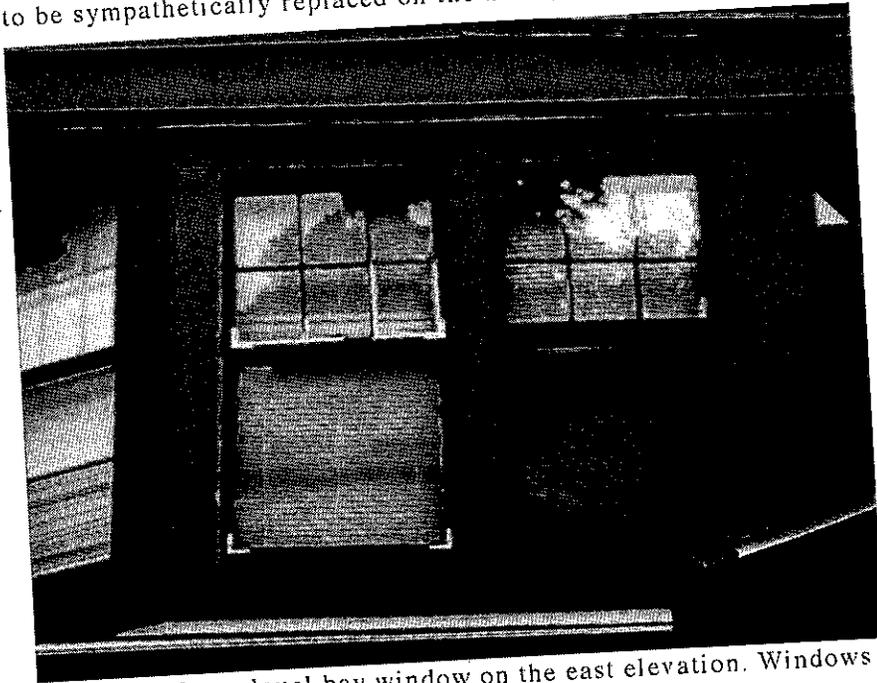


**Figure 5:** Front (east) bay windows. Windows to be restored at this location.

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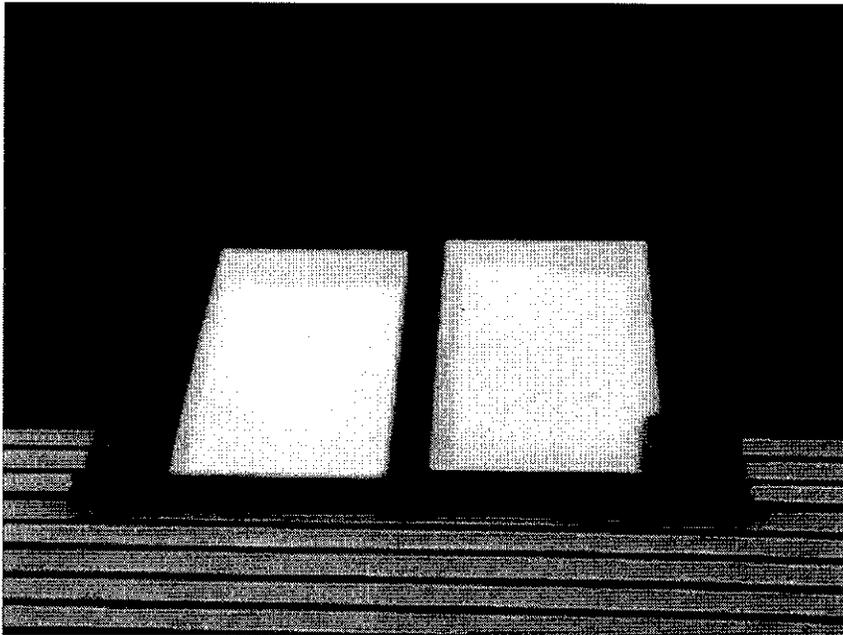


**Figure 6:** Typical original 6-over-1 true-divided-light double hung window. Windows to be sympathetically replaced on the north, south, and west elevations.



**Figure 7:** Upper level bay window on the east elevation. Windows to be restored at this location.

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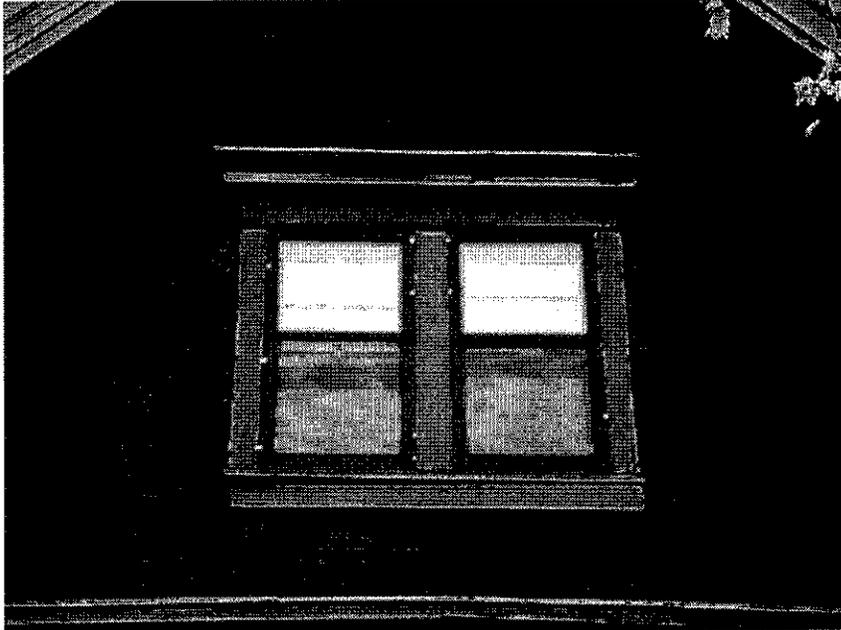


**Figure 8:** Modern double casement window on the north elevation. This window will be replaced with a sympathetic wood casement unit.



**Figure 9:** Typical wood basement window on north, south and west elevations. Several have been heavily modified.

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**Figure 10:** Attic windows, east elevation. Mullions have been reconfigured to form 4-over-1 and 2-over-1 true divide lights. Windows to be restored at this location.



**Figure 11:** Marvin Wood Ultimate Insert Double Hung Windows to be used on the north, south, and west elevation (this window installed at 1003-05 North 33rd Street).

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**Figures 12 and 13:** Interior views of typical double hung windows - painted.



**Figure 14:** Interior view of window. Sash cords and weights have been removed.



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**Figure 15:** Interior view of stained double hung window.

# Wood Ultimate Insert Double Hung

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## Wood Ultimate Insert Double Hung

### Unit Features

Wood Ultimate Insert Double Hung: WINDH

Wood Ultimate Transom Windows: WINDHT

Wood Ultimate Picture Windows: WINDHP

#### Frame:

- Depth is 4 9/16" (116)
- 11/16" (17) thick at head and side jambs, 1" (25) at sill which has an 8° bevel.
- Optional flat sill that is 1 7/16" (37).

#### Sash:

- Sash thickness for operable units and transom: 1 5/8" (41). Sash thickness for a picture unit is 1 5/8 (41) or 2" (51).
- Operating sash are removable for cleaning, service and finishing.
- Incorporates traditional wide bottom rail in bottom sash - 3 9/16" (90).
- Single Hung conversion kits available. Cottage and Oriel sash configuration available.

#### Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Balance system: block and tackle coil spring.
- The jamb track is a vinyl extrusion. Color: Beige. Optional color: White.

#### Weather Strip:

- Jamb weather strip is a foam type weather strip which seals against both the bottom sash and top sash stiles.
- Top sash has a weather strip on the check rail that seals to the bottom sash check rail when the sash lock is engaged.
- The top rail seals against a weather strip on the head jamb parting stop.
- The bottom sash has a weather strip on the bottom of the lower rail which seals against the sill.

#### Insect Screens:

- Aluminum screen: Full screen standard, half screen optional. Colors available: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, or French Vanilla.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire.
- Screens have an aluminum crossbar on glass heights of 20" (508) and taller.
- Optional Double Hung Magnum Screen, extruded aluminum.
- Optional wood screen.

#### Glass:

- Glazing seal: Silicone glazed.
- Standard glass is insulating LoE<sup>2</sup>272<sup>®</sup> with Argon or Air.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes.

#### Optional Glass

- LoE180™ with Argon or Air, LoE 366<sup>®</sup> with Argon or Air, clear, tints, tempered, obscure and others.
- LoE 366<sup>®</sup> with Argon or Air, LoE180™ with Argon or Air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Reflective Bronze or clear.
- 1" Tripane LoE-180™ outer piece and LoE-180™ inner piece with Argon
- 1" Tripane LoE-180™ outer piece and LoE-180™ inner piece with Krypton/Argon
- 1" Tripane LoE<sup>2</sup>272<sup>®</sup> outer piece and LoE<sup>2</sup>272<sup>®</sup> inner piece with Argon
- 1" Tripane LoE<sup>2</sup>272<sup>®</sup> outer piece and LoE<sup>2</sup>272<sup>®</sup> inner piece with Krypton/Argon
- 1" Tripane LoE 366<sup>®</sup> outer piece and LoE-180™ inner piece with Argon
- 1" Tripane LoE 366<sup>®</sup> outer piece and LoE-180™ inner piece with Krypton/Argon

## Wood Ultimate Insert Double Hung



### Unit Features

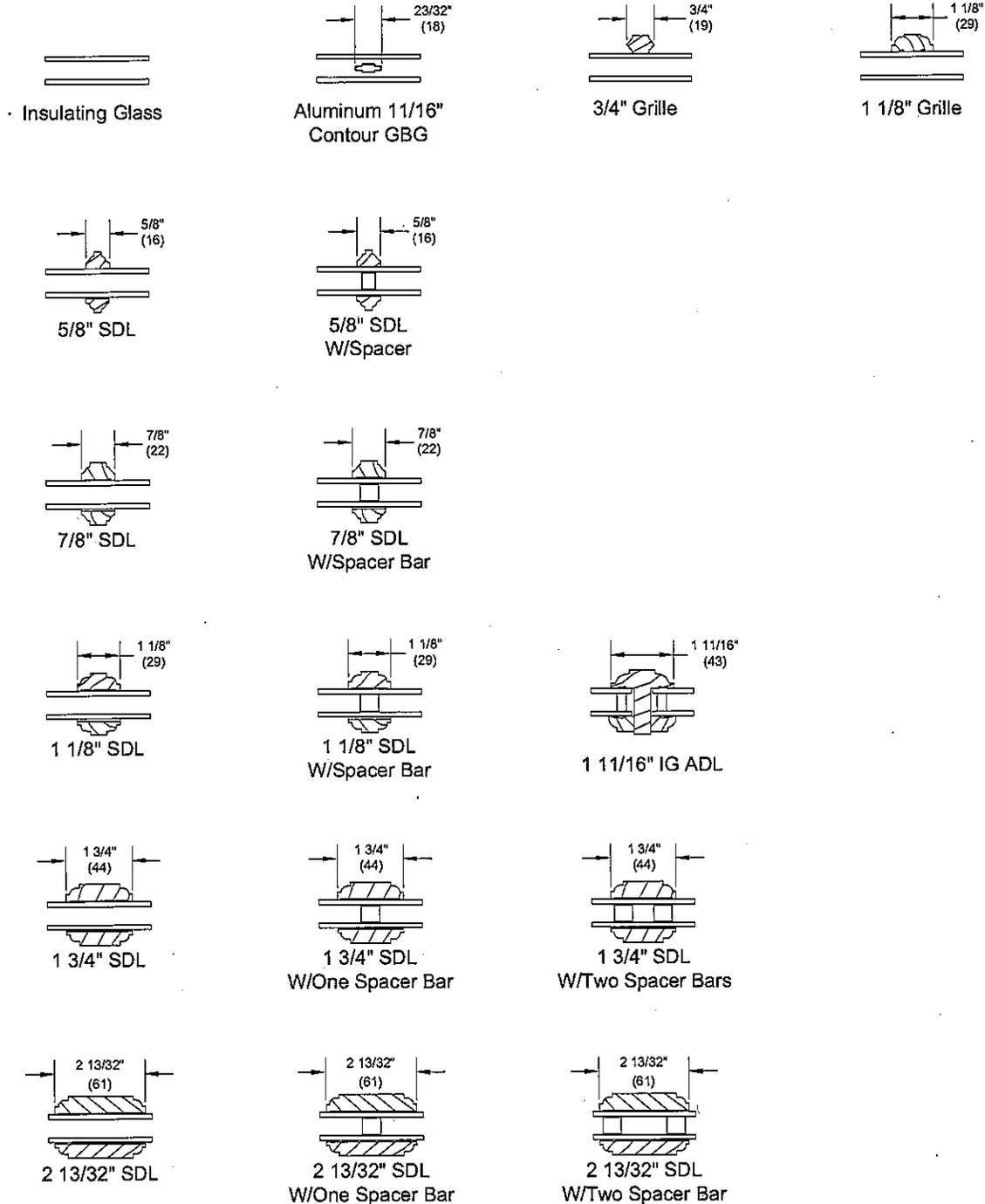
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#### Accessories:

- Installation Accessories
  - Factory installed vinyl sill fin (8 degree sill option only)
  - Two (2) 5/16" - #10 x 2 1/2" jamb jack screws
  - Four (4) #7 x 2" Phillips pan-head installation screws
  - Two (2) jamb liner check rail pads
  - Two (2) wood flat head plugs (interior).
- Sash Lifts
  - High pressure zinc die-cast.
  - Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.

# Wood Ultimate Insert Double Hung

## Standard Insulating Glass Divided Lite Option



Wood Ultimate Insert Double Hung

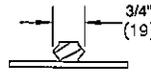
Standard Single Glaze Divided Lite Option



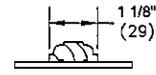
Single Glaze



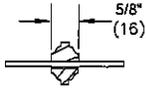
Single Glaze  
W/ Energy Panel



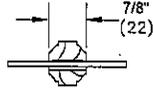
3/4" Grille



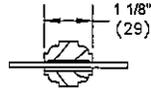
1 1/8" Grille



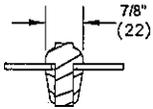
5/8" SDL



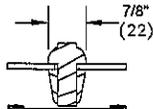
7/8" SDL



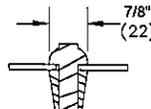
1 1/8" SDL



7/8" SG-ADL



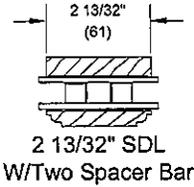
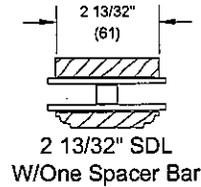
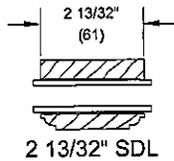
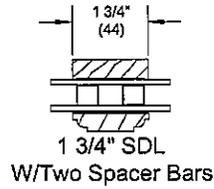
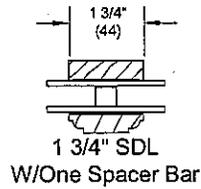
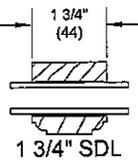
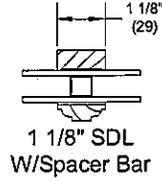
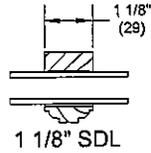
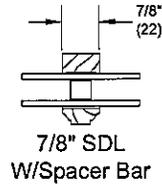
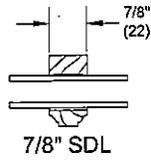
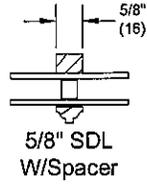
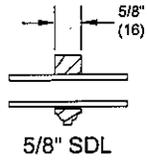
7/8" SG-ADL  
W/ Energy Panel



7/8" SG-ADL  
Full Depth Munt

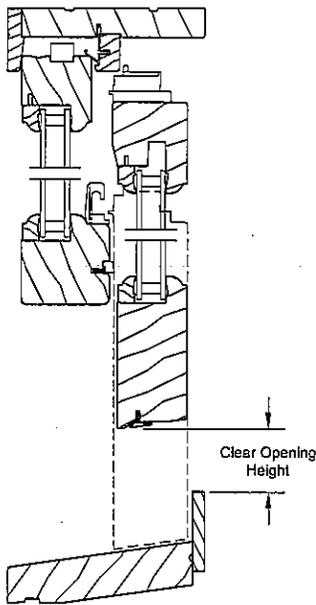
# Wood Ultimate Insert Double Hung

## Optional Interior Square Simulated Divided Lite

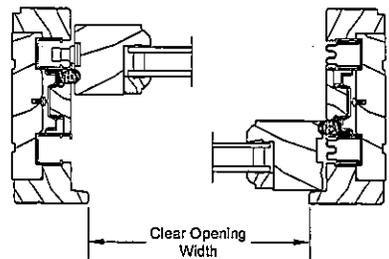


Egress and Vent Openings

Minimum Egress Requirements					
Inside Opening Width		Inside Opening Height Flat Sill		Inside Opening Height 8 Degree Sill Option	
in	mm	in	mm	in	mm
29 3/4	(756)	77 1/4	(1962)	76 13/16	(1951)
31 3/4	(806)	73 1/4	(1861)	72 13/16	(1850)
33 3/4	(857)	69 1/4	(1759)	68 13/16	(1748)
35 3/4	(908)	65 1/4	(1657)	64 13/16	(1647)
37 3/4	(959)	61 1/4	(1556)	60 13/16	(1545)
41 3/4	(1060)	61 1/4	(1556)	60 13/16	(1545)
45 3/4	(1162)	61 1/4	(1556)	60 13/16	(1545)



Head Jamb and Sill



Jambs

# Wood Ultimate Insert Double Hung

## Minimum and Maximum Guidelines, Oversize Limits, Certified Sizes and Ratings

Minimum and Maximum IO Opening Guidelines															
Unit Type	Sill Type	Min IO Width at Least		Min IO Height Must be at Least		Min IO Width at Least		Min IO Height Must be at Least		Max IO Width		Max IO Height		Max IO Area	
		in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	Sq. Feet	Sq. Meters
WINDH	Flat	13 3/4	(349)	32 1/32	(814)	17 3/4	(451)	24 1/32	(610)	44	(1118)	77 19/32	(1971)	23 23/32	2.203
	8°	13 3/4	(349)	31 19/32	(802)	17 3/4	(451)	23 5/8	(600)						
WINDHP	Flat	13 3/4	(349)	18 23/32	(475)	17 3/4	(451)	14 23/32	(374)	68	(1727)	77 19/32	(1971)	36 21/32	3.405
	8°	13 3/4	(349)	18 9/32	(464)	17 3/4	(451)	14 9/32	(363)						
WINDHT	Flat	13 3/4	(349)	17 1/2	(445)	17 3/4	(451)	13 1/2	(343)	44	(1118)	23 1/16	(586)	7 1/32	0.654
	8°	13 3/4	(349)	17 1/16	(433)	17 3/4	(451)	13 1/16	(332)						

NOTE: Some restrictions may apply, contact your Marvin representative with questions.

Oversize Limits						
Unit Type	Maximum IO Width		Maximum IO Height		Maximum IO Area	
	in	mm	in	mm	Sq. Feet	Sq. Meters
WINDH	48	(1219)	85 19/32	(2174)	23 23/32	(2)
WINDHP	68	(1727)	85 19/32	(2174)	40 7/16	(4)
WINDHT	48	(1219)	23 1/16	(586)	7 11/16	(1)

NOTE: Oversized width and height max for WINDH is available in either width or height but not both. Oversized units are not certified.

Certified Sizes and Ratings				
Unit Type	Frame Size Height		Frame Size Width	
	in	mm	in	mm
WINDH	77 3/8	(1965)	45	(1143)
LC-PG30				

Certified Sizes and Ratings				
Unit Type	Frame Size Height		Frame Size Width	
	in	mm	in	mm
WINDHT	27 5/8	(702)	75 5/8	(1921)
LC-PG40				

Certified Sizes and Ratings				
Unit Type	Frame Size Height		Frame Size Width	
	in	mm	in	mm
WINDHP	77 5/8	(1972)	68	(1727)
CW-PG40				

# Wood Ultimate Insert Double Hung



## Measurement Conversions: Operators

Wood Ultimate Insert Double Hung Operating Unit						
Unit Measurements		Width		Height		
From	To					
<b>Daylight Opening</b>		<b>in</b>	<b>mm</b>		<b>in</b>	<b>mm</b>
Daylight Opening	Bottom Sash OM	+ 3 17/32	(90)		+ 5 11/16	(144)
Daylight Opening	Top Sash OM	+ 3 17/32	(90)		+ 3 7/8	(98)
Daylight Opening	Glass OM	+ 1 1/16	(27)		+ 1 1/16	(27)
Daylight Opening	Screen OM	+ 4 13/32	(112)	(DLO x 2)	+ 9 9/32	(236)
Daylight Opening	Grille	order by DLO		order by DLO		

Wood Ultimate Insert Double Hung Operating Unit								
Unit Measurements		Width		Height				
From	To			Flat Bottom Sill				
<b>Inside Opening</b>		<b>in</b>	<b>mm</b>	<b>in</b>	<b>mm</b>		<b>in</b>	<b>mm</b>
Inside Opening	Bottom Sash OM	-3 9/32	(83)	-10 9/32	(261)	+ 2	+ 5 11/16	(98)
Inside Opening	Top Sash OM	-3 9/32	(83)	-10 9/32	(261)	+ 2	+ 3 7/8	
Inside Opening	Daylight Opening	-6 13/16	(173)	-10 9/32	(261)	+ 2		
Inside Opening	Glass OM	-5 3/4	(146)	-8 5/32	(207)	+ 2		
Inside Opening	Screen OM	-1 27/32	(47)	-1	(25)			
Inside Opening	Frame OM @ Interior	-3/8	(10)	-1/4	(06)			
Inside Opening	Frame OM @ Exterior	-3/8	(10)	-1/4	(06)			

Height				
8 Degree Bottom Sill				
in	mm		in	mm
-9 27/32	(250)	+ 2	+ 5 11/16	(144)
-9 27/32	(250)	+ 2	+ 3 7/8	(98)
-9 13/16	(249)	+ 2		
-7 23/32	(196)	+ 2		
-9/16	(14)			
-1/4	(06)			
+ 3/16	(05)			

# Wood Ultimate Insert Double Hung



## Measurement Conversions: Transom and Picture

Wood Ultimate Insert Double Hung Transoms					
Unit Measurements		Width		Height (not affected by sill)	
From	To	in	mm	in	mm
Daylight Opening	Sash OM	+ 3 17/32	(90)	+ 4 11/32	(110)
Daylight Opening	Glass OM	+ 1 1/16	(27)	+ 1 1/16	(27)
Daylight Opening	Grille	order by DLO		Order by DLO	

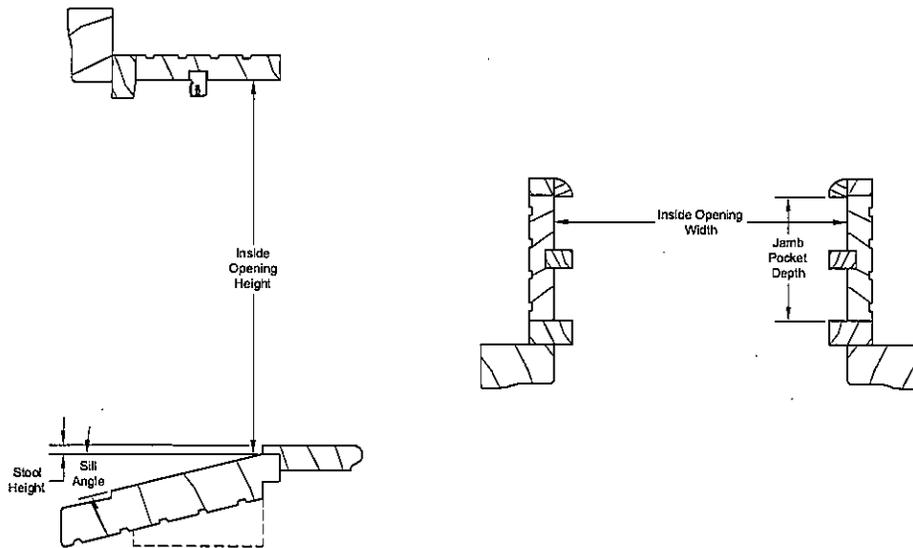
Unit Measurements		Width		Height			
From	To	in	mm	Flat Sill Bottom		8 Degree Sill Bottom	
From	To	in	mm	in	mm	in	mm
Inside Opening	Sash OM	-3 9/32	(83)	-2 11/32	-(60)	-1 29/32	(48)
Inside Opening	Daylight Opening	-6 13/16	(173)	-6 11/16	-(170)	-6 1/4	(159)
Inside Opening	Glass OM	-5 3/4	(146)	-5 5/8	-(143)	-5 3/16	(132)
Inside Opening	Frame OM @ Interior	-3/8	(10)	-1/4	-(06)	-1/4	(06)
Inside Opening	Frame OM @ Exterior	-3/8	(10)	-1/4	-(06)	+ 3/16	(05)

Wood Ultimate Insert Double Hung Picture					
Unit Measurements		Width		Height (not affected by sill type)	
From	To	in	mm	in	mm
Daylight Opening	Sash OM	+ 4 7/8	(124)	+ 5 21/32	(144)
Daylight Opening	Glass OM	+ 1 3/16	(30)	+ 1 3/16	(30)
Daylight Opening	Grille	order by DLO		order by DLO	

Unit Measurements		Width		Height			
From	To	in	mm	Flat Sill Bottom		8 Degree Sill Bottom	
From	To	in	mm	in	mm	in	mm
Inside Opening	OM of BMC	-1 15/16	(49)	-2 1/4	(57)	-1 13/16	(46)
Inside Opening	OM of Flat Casing	-6 13/16	(173)	-7 29/32	(201)	-7 15/32	(190)
Inside Opening	Daylight Opening	-5 5/8	(143)	-6 23/32	(171)	-6 9/32	(160)
Inside Opening	OM of Frame	-3/8	(10)	-1/4	(06)	-1/4	(06)
Inside Opening	Daylight Opening	-3/8	(10)	-1/4	(06)	+ 3/16	(05)

Measurement Conversions: Field Measurement

Conversion from Field Measurement to Frame OM		
Width		
Condition	Formula	
If blind stop width is 1/2 inch or less	WINDH frame OM width = Inside opening width - 0.375	
Height		
Condition	Type of Sill	Formula
If old sill angle is less than 8 degrees	Flat bottom Sill	WINDH frame OM height = inside opening height - 0.250
If old sill angle is equal to or greater than 8 degrees	8 degree bottom sill	WINDH frame OM height = Inside opening height + 0.180

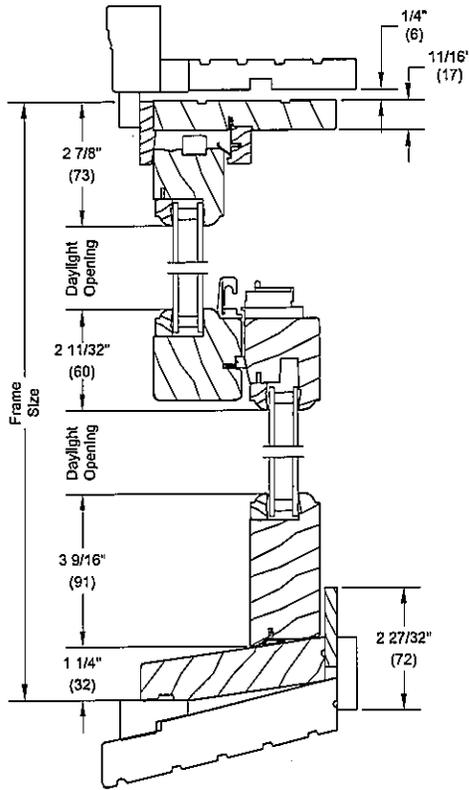


NOTE: For additional measuring instructions see Marvin Insert Window Measuring Instructions.

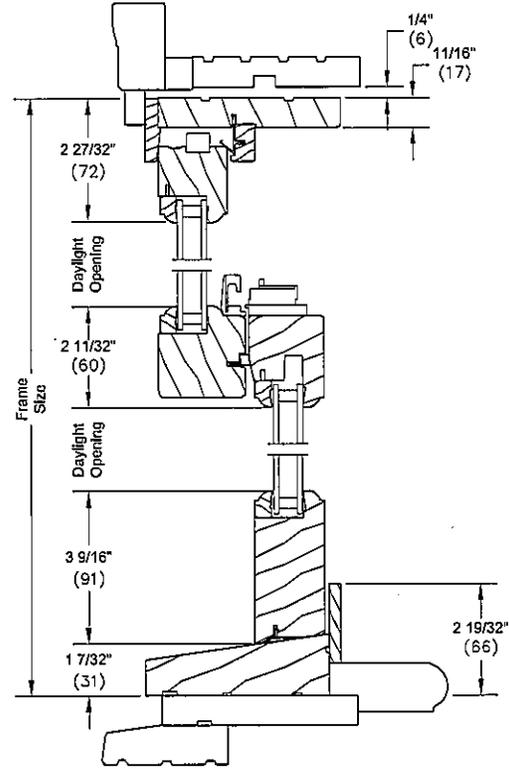
# Wood Ultimate Insert Double Hung

## Section Details: Operator

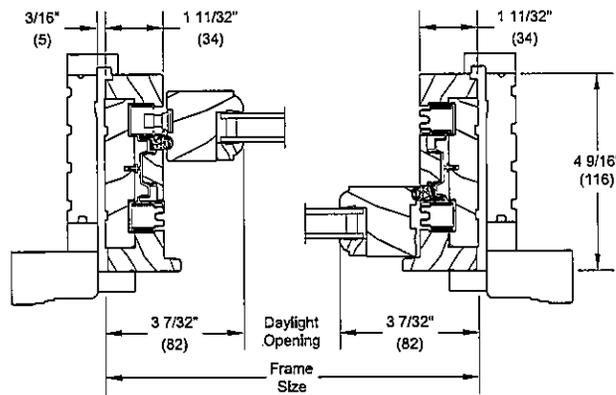
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Head Jamb, Checkrail, with Beveled Sill  
Installed in existing frame



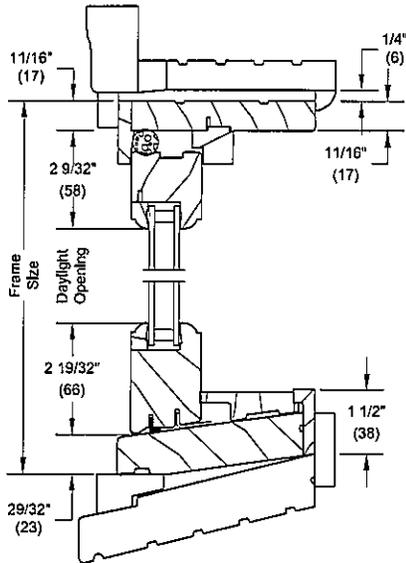
Head Jamb, Checkrail, with Flat Sill Option  
Installed in existing frame



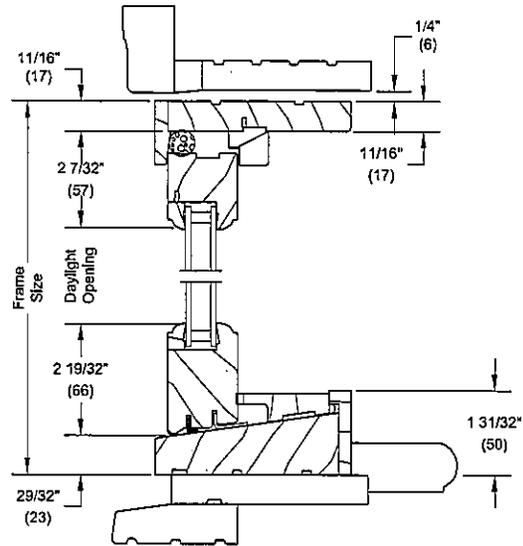
Jambs installed in existing frame

Section Details: Transom

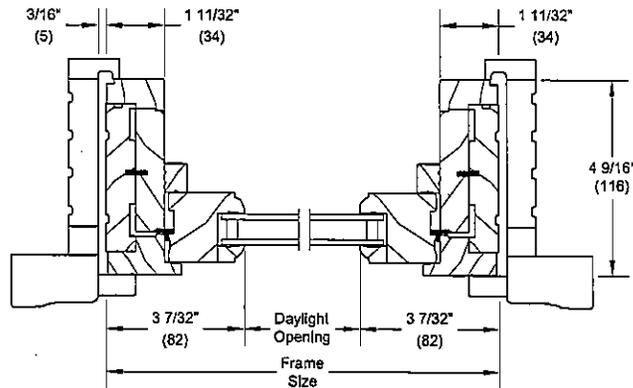
Scale: 3" = 1' 0"



Transom Head Jamb with Beveled Sill  
Installed in existing frame



Transom Head Jamb with Flat Sill Option  
installed in existing frame

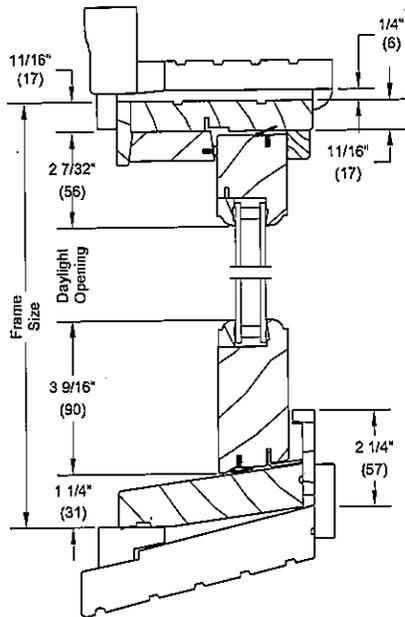


Transom Jamb installed in existing frame

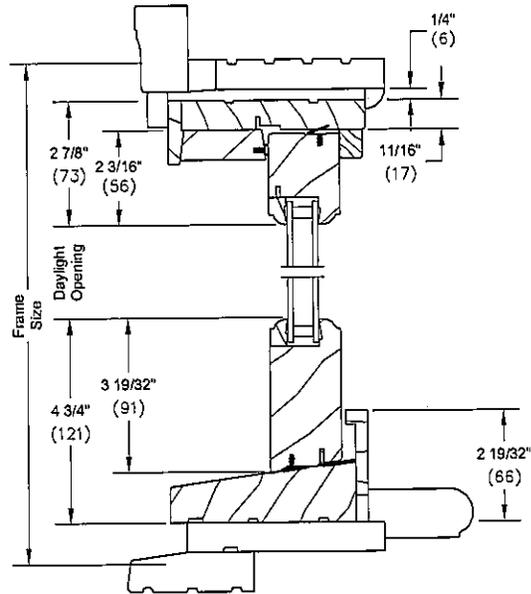
# Wood Ultimate Insert Double Hung

## Section Details: Picture

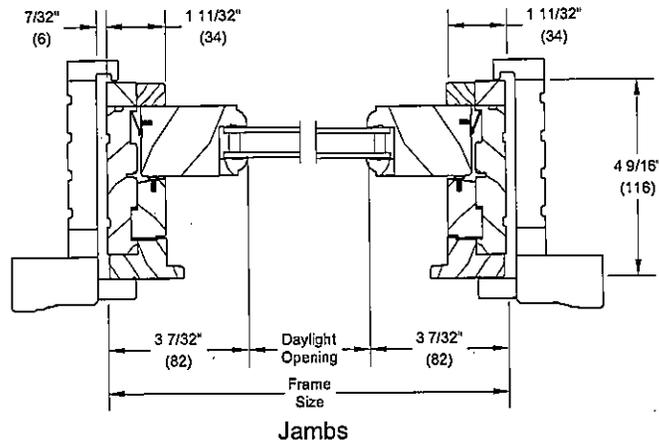
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Picture Head Jamb with Beveled Sill installed in existing frame



Picture Head Jamb with Flat Sill Option installed in existing frame

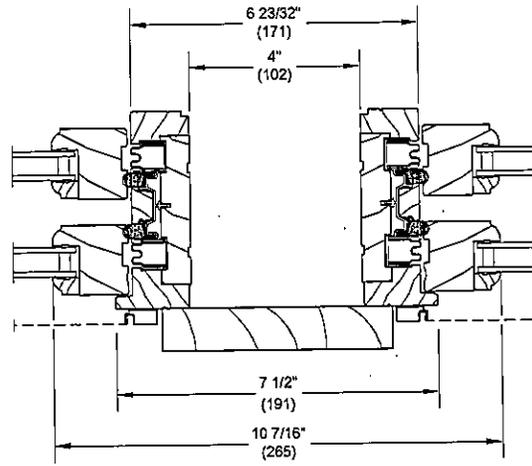


Jamb

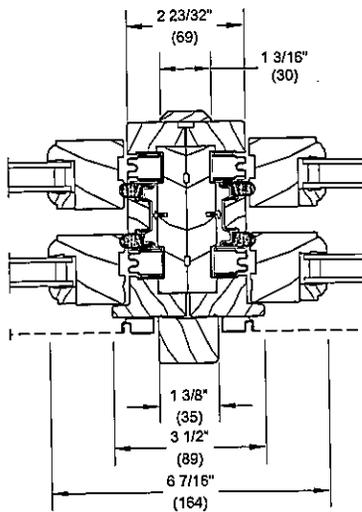
*Wood Ultimate Insert Double Hung*

**Section Details: Mullions**

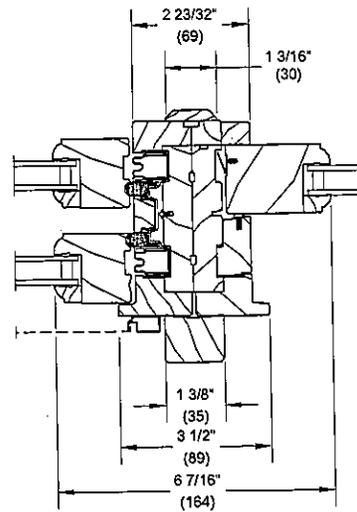
Scale: 3" - 1' 0"



**Vertical Mullion - with 4" Space Mull**  
 Operator/Operator



**Vertical Mullion**  
 Operator/Operator/Direct Mull



**Vertical Mullion**  
 Operator/Picture/Direct Mull

