



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)
_____ CONCORDIA DISTRICT (EXPANDED) _____
ADDRESS OF PROPERTY: _____ 805 N 28TH STREET _____

2. **NAME AND ADDRESS OF OWNER:**
Name(s): _____ CITY OF MILWAUKEE _____
Address: _____ 809 N BROADWAY _____
City: _____ MILWAUKEE _____ State: _____ WI _____ ZIP _____ 53202 _____
Email: _____ YLAPPE@MILWAUKEE.GOV _____
Telephone number (area code & number) Daytime: _____ (414) 286-5762 _____ Evening: _____ — _____

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)
Name(s): _____ BRIAN J PIONKE DBA: I-COM _____
Address: _____ 3254 S. 15TH PLACE _____
City: _____ MILWAUKEE _____ State: _____ WI _____ ZIP Code: _____ 53215 _____
Email: _____ BPIONKE@WI.VV.COM _____
Telephone number (area code & number) Daytime: _____ (414) 807-7250 _____ Evening: _____ — _____

4. ATTACHMENTS

A. REQUIRED FOR ALL PROJECTS:

- 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")
- 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)

FRONT PORCH RAILING & UPPER PORCH DECK RAILING ARE NOT APPROPRIATE, PIPE STAIR RAIL IS NOT APPROPRIATE, REAR SOFFIT FASCIA & CROWN MOLDING NEED REPLACEMENT, WOOD SHINGLES ON PART OF ROAR ALL OF SIDE AND BELOW WINDOWS ON FRONT ARE IN BAD SHAPE OR MISSING, REAR PORCH IS MISSING RISERS AND PORCH SKIRT

Photo No. 1-8 pg 1-4

Drawing No. —

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

WILL INSTALL NEW FRONT PORCH AND UPPER PORCH DECK RAILING & 2 STAIR RAILS USING BROAD LOAF UPPER & COMPOSIT RAIL SHOW, AND SQUARE STOCK SPINDLES. WILL REPLACE FRONT STAIRS AND BUILD 2 LEVEL POSTS TO ATTACH STAIR RAILS. WILL REPLACE ALL DAMAGED OR MISSING WOOD SHINGLES. WILL ADD NEW SKIRT & RISERS TO REAR PORCH DECK & STAIRS SEE CARPENTER SPECS.

Photo No. _____

Drawing No. 1 & 2

NEWEL BOX NEWEL ATTACHMENT

6. SIGNATURE OF APPLICANT:

Brian J. Prose
Signature

BRIAN PROSE JUNE 5 2011
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

SPECIFIC SCOPE OF CARPENTRY WORK FOR 805 N 28th STREET

June 5, 2011

- 1) Replace all areas where soffit, fascia, and crown molding are deteriorated, after the roofers have completed their work. Approximately 35 linear feet of each material for the rear area of the main roof, and 10 lf for the front area.

- 2) Selective wood shingle replacement will occur in the bottom 18" or 4 courses on the rear (west) elevation of the house, under the windows on the front (east) elevation and on the entire 55 courses of shingles on the side (south) elevation. Both east facing dormers will also be re-shingled.
 - a) Shingles will be quarter sawn wood shingles that are treated with preservative and primed on all four sides prior to installation.

- 3) Front Lower Porch: Selective repair the front porch decking using 5/4" T&G Ipe decking (or comparable).
 - a) Replace the existing 2 sections of hand railing with new 46" long, 36" tall railings with a bread loaf upper rail and composite bottom rail. (See side porch railing design of 2812 W Wells Street)
 - b) Install 2 new 60" long stair rails of the same design as the hand rails, and attach the upper portion to the existing fluted columns.
 - c) Attach the lower end of the railing to new 6"x 6" boxed newel post (with a post cap per attached drawing) and attached to stringers using 3" carriage bolts (See drawings).
 - d) Construct (4) four new stair stringers evenly spaced, with the end stringers placed even with the outside edge of the porch columns. Install (4) four new stairs each 7-1/8" high, with treads each 11-1/2" x 2" and (4) four new risers each 7-1/8" x 1".
 - e) Construct and attach porch skirts with 1-3/4" wide slats, spaced 3/4" apart and mounted to 1"x 6" framing. (See design of front porch railing and skirt for 2812 W Wells Street)

- 4) The upper level porch roof membrane deck will be untouched.
 - a) The upper level porch will have (2) two new boxed 4" x 4" newel posts secured to new 7" x 7" x 1-1/2" plinth blocks, and the plinth blocks will be attached to the roof 11" from each edge with galvanized fasteners and sealed with silicon rubber cement.
 - b) Three (3) new sections of guard railings on the upper porch deck will be 33" tall and will include a bread loaf upper railing and a composite lower rail shoe. The lower rails will be at least 3" inches above the porch deck.
 - c) Both the 126" front railing and both 63" side railings on the upper porch will be attached to the newel posts or the house with 4" galvanized counter-sunk screws to make future repair and replacement easier.
 - d) All railings will have 2" x 2" (actual 1-1/2" x 1-1/2") square stock spindles spaced 3" on center.

- 5) Rear Porch: The rear shed style porch and roof will not be rebuilt.
 - a) The stairs will have risers installed of appropriate height.
 - b) A porch skirt will be built in 3 sections with 1" x 6" cedar framing and 1-3/4" slats spaced 3/4" apart. The south section will be 4'-10" wide x 4'-6" tall, the side section will be 5' wide x 4'-6" tall, and the stair section will be 4'-6" tall and taper to zero over the length of 5'-8".

- 6) Repair missing water-table board on west side of house between front and side porch, using like-with-like dimensioned wood material. Preferably clear western cedar.

GENERAL CARPENTRY SCOPE OF WORK

- 1) When rebuilding porch decks it is recommended that Ipe tongue & groove 5/4" x 4" decking (actual 1" x 3-1/2"), Spanish cedar, or an approved comparable material be used for all exterior porches.
 - a) All porches shall have a slope from the house to the outer porch edge of 1/4" per linear running foot of porch deck.
 - b) All decking will be run perpendicular to the house and be supported at the house with a ledger board and by joists a minimum of 18" on center, or IAW with the specifications of the UDC.
 - c) All joists will be mounted by means of joist hangers properly installed.
 - d) Specific porch deck designs will be provided for each project by the Owner's Representative prior to construction.

- 2) When rebuilding porch railings it is required that all railing be a minimum of 36" in height for residential properties and 42" in height for commercial properties.
 - a) All guard railings will include a bread loaf upper railing and a composite lower rail shoe, and all lower rails be installed at least 3" inches above the porch deck.
 - b) All railings will be attached to newel posts, columns, or the house with 4" galvanized counter-sunk screws to make future repair and replacement more accessible.
 - c) All railings will have 2" x 2" (actual 1-1/2" x 1-1/2") square stock spindles spaced 3" on center, and all spindles will be installed in a 1/4" x 1-1/2" blank with galvanized 1-1/2" screws.
 - d) All stair rails will mirror the design of the guard railings and be attached to newel posts.
 - e) All upper porch railings on second floor porches will mirror to design and appearance of the first floor railing, except that newel posts may be designed proportionate narrower.

- 3) When repairing or rebuilding porch skirts all materials will be of like-with-like wood replacement of the same design and dimensions as originally existed or as specified by the drawings provided by the Owner's Representative.
 - a) All porch skirts will be installed with a continuous board frame that is a minimum of 6" in width.
 - b) All framing will cover the rough framing lumber of the support posts, columns and beams.
 - c) All skirts will incorporate a slat design that will closely mirror the design of the wood railings above.

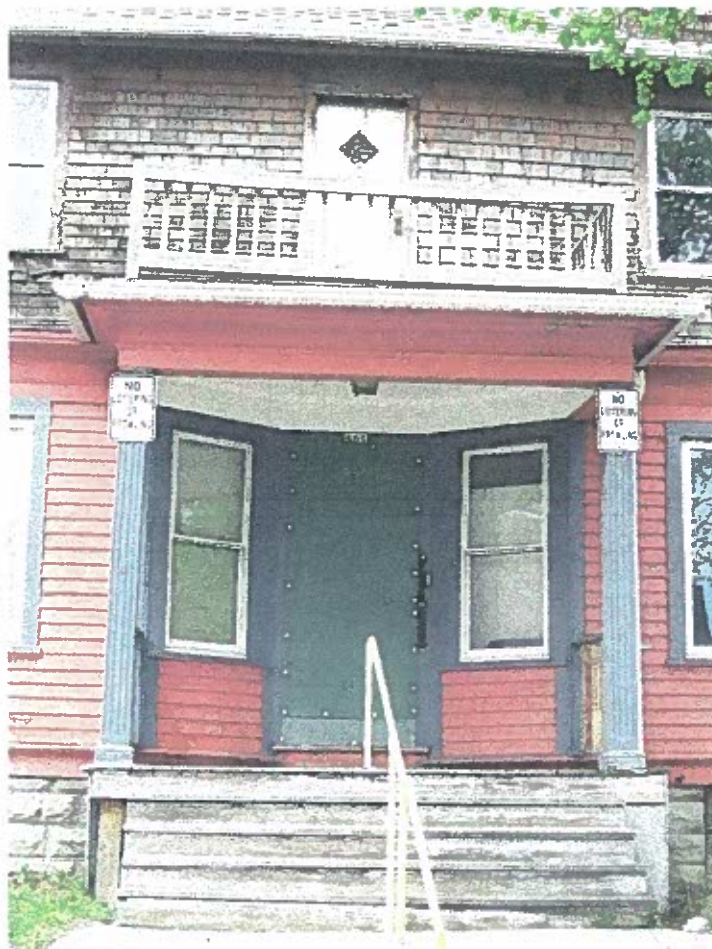
- 4) When repairing or rebuilding stairs all components will be of like-with-like wood materials.
 - a) All stairs will be supported by a minimum of three stringers with steps of equal height, and no step will exceed 8 inches in height.
 - b) There will be no more than a 3/16" variation between steps.
 - c) Each step will have a minimum tread width of 11" with a tread overhang of no more than 1 inch.
 - d) Each step will be constructed with a corresponding riser.
 - e) Any stairs with more than three steps will include a hand railing along each side of the stairs that attaches to a lower newel post and an upper newel post or column.

- 5) Miscellaneous repairs or replacement to items such as the water table board, soffit, fascia or crown moldings will use like-with-like material of the same design and dimension as currently exists.
 - a) Any new elements such as the addition of or removal of windows or doors will be indicated by the Owner's Representative and specified as to the design and dimension of each new element.
 - b) Generally new windows will be of a double-hung design with proportions and trim work similar to other existing windows. Doors will be a minimum of 6'8" in height and 36" in width to accommodate ADA accessibility, and will reflect the panel design of other exterior doors on the house.

805 N. 28TH STREET



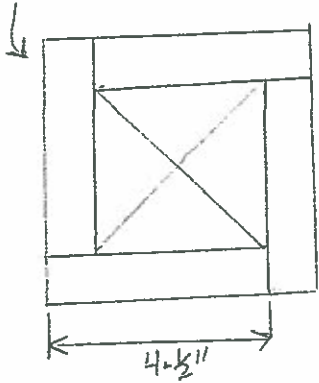
1. Front (East Elevation) w/ shingled upper level, two dormers, porch railing & K Style gutters



2. Front porch (East Elevation) with upper porch railing

EXPLODED VIEW BOXED NEWEL DESIGN

TOP VIEW OF
BOXED NEWEL



1" x 6" BOXED NEWEL

SECOND
STEP

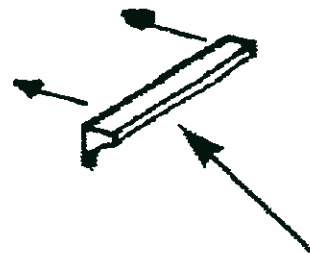
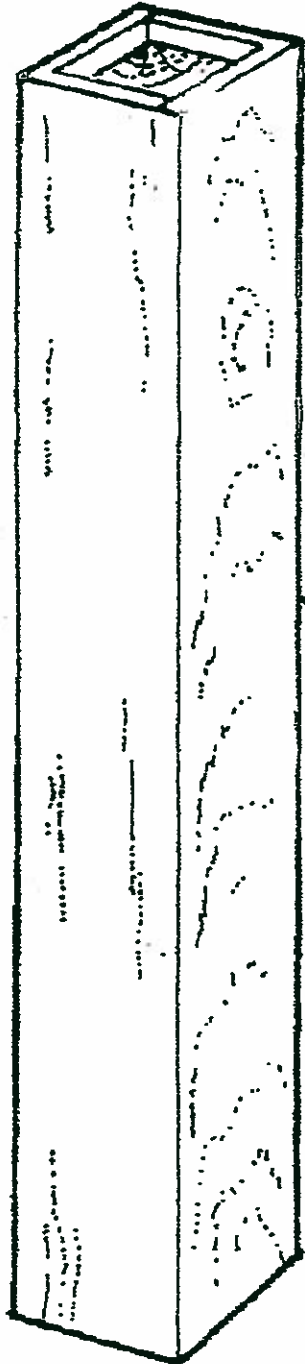
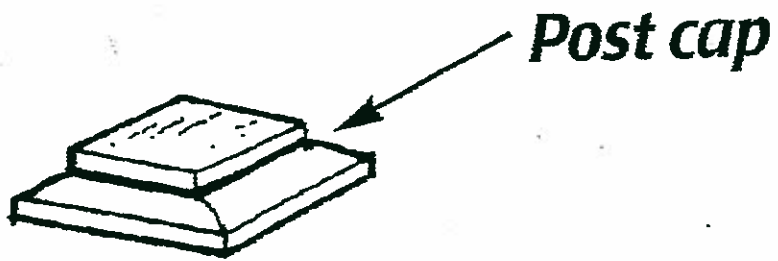
4" x 4"
POST

BOTTOM
STEP

2" x 12" STRINGER

2" x 4" BASE

7-1/2"



Cove molding

Newel post

5"

805 N. 28TH STREET



3. Front Porch (East Elevation) skirt and stairs



4. Front Porch south railing and column deterioration



5. Front Porch north railing and column deterioration

805 N. 28TH STREET



6. Northern-most Attic Dormer with wood shingle details above new K-Style gutter



7. Second floor (South-East Elevation) cornice line connection showing new K-Style gutters and shingle deterioration