



ORD-20-06383
CCF #201536

Certificate of Appropriateness

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

Property 961 N. 33RD ST. Concordia
Description of work An assortment of code-mandated repairs per conditions below and the description on the following pages.
Date issued 7/26/2021 PTS ID 115111 COA: REQUIRED REPAIRS

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.

Stucco

Work per NPS briefs 22 <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>

Standard Masonry Conditions

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. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. 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. 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. (cont.) 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; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

All work must be done in a craftsman-like manner, and must be completed per the timelines determined by the Department of Neighborhood Services and Milwaukee Municipal Court. The Historic Preservation intentionally declined to recommend a specific timeline in deference to DNS and the Court. 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 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, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector C. Randolph, Inspector Lorie Gallup

PROPOSED WORK AND PHOTOS ASSOCIATED WITH THE LIST OF VIOLATIONS—961-967 N. 33rd Street

1) ***Obtain a COA for the proposed work.*** Underway

2) ***East Side of House: Replace mortar missing from exterior wall (tuckpoint) porch retaining wall.***

Matching mortar will be replaced (repointing) and contrasting mortar (tuckpointing) will be completed along the defective portions of the porch. Also, following further recent inspection by the property owner, the south portion of the porch wall (circled in yellow) will be rebuilt due to bowing. Existing brick will be re-used if possible. If too damaged, similarly colored and same-sized brick (planning to use reclaimed but may have to use some new) obtained from The Brickyard, Inc. (3351 S. Clement Avenue, Milwaukee) will be used.





Reclaimed brick 3 ¾" x 2 ½" x 8 ½ "

3) East Side of House: Repair or replace defective first-floor window frame.

Wooden window frame will be removed and replaced with new, pressure treated lumber of the same dimension as the existing obtained from Bliffert lumber. Following installation, it will be painted the same color as the existing trim.



4) East Side of House: Replace missing window panes in attic.

If none are available in their inventory, new wood-frame windows of the same size will be made by Lisbon Storm, Screen & Door (5006 W. Lisbon Avenue, Milwaukee) and installed where none currently exist. Lighting of windows will match the original windows as seen in a 1980 photo of the house (see photo to follow).



Windows within the attic gables (red circles) will be eight-light, wood-frame examples, while the smaller windows within the roof dormer (green circle) will be six-light, wood-frame windows. It has

yet to be fully determined if the attic windows need to be operable or if fixed windows can be installed (we are checking with the inspector but it is believed they do not have to be operable since the attic story does not include living quarters).

5) East Side of House: Repair or replace defective porch door on 2nd floor.

Although one door is identified as defective, both are missing their 6-light sash at the top. The door to the north (below: left) will be repaired (to include the six-light window), while a new, matching, wood door (with six-light upper pane) will be made by Lisbon Storm, Screen & Door and installed on the south (below: right).



6) East Side of House: Replace defective buttress.

Brick cheek wall (or buttress, as identified per the inspection) to be rebuilt with similar-colored, reclaimed brick identified under #2 above and topped with a concrete cap.



7) East Side of House: Replace defective board in porch ceiling.

This work was already completed prior to a stop work order being issued due to not having obtained a COA for the work. As seen in the photo, matching beadboard was obtained and the defective board replaced.



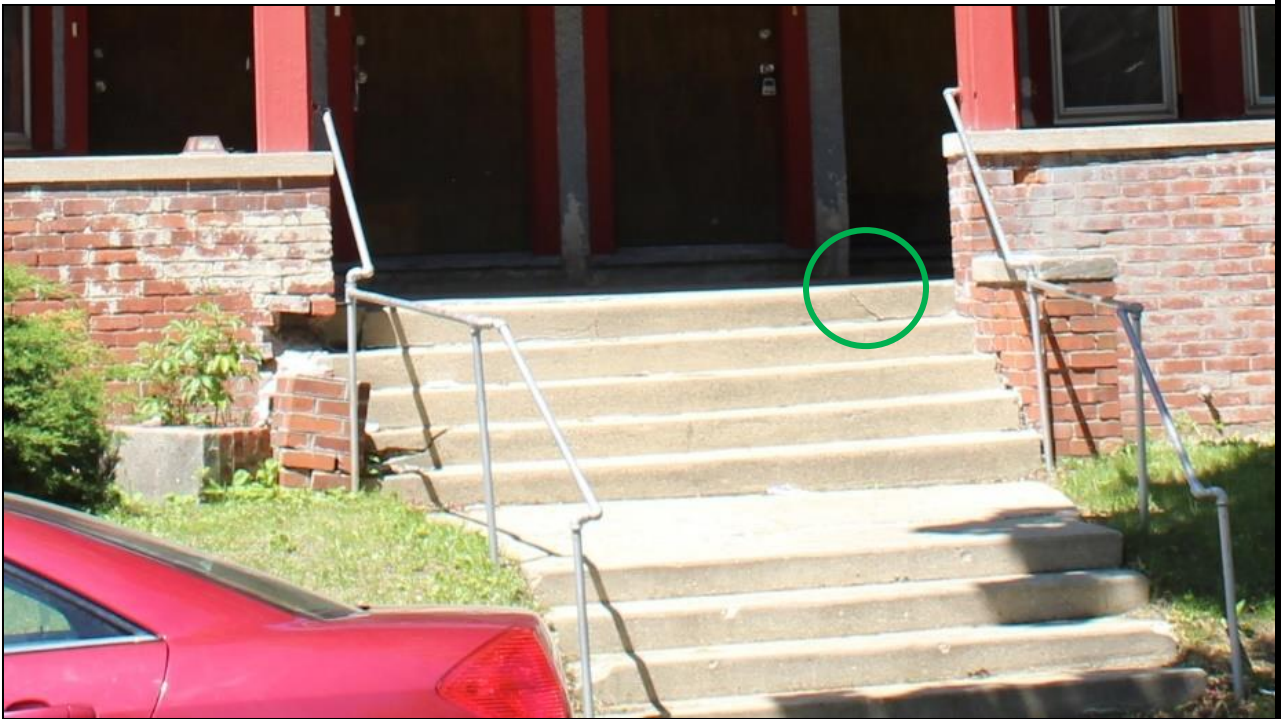
- 8) ***East Side of House: Repair or replace defective trim boards on porch (soffit between 1st and 2nd floor porch).***

Missing trim board to be replaced with wood to match existing board and painted to match trim.



- 9) ***East Side of House: Repair or replace defective concrete or masonry porch steps.***

The upper set of concrete stairs will be removed and new concrete stairs poured. Repair will also be made to top step/porch base as seen at the far right (green circle).



10) West Side of House: Repair or replace defective rain gutters.

Gutters are largely missing in a number of places (one example is below). New gutters will be installed throughout the entire house. Gutters to be obtained from and installed by The Gutter Company (4668 W. Electric Avenue, Milwaukee). The new gutters will be 6" aluminum K-style (see photo to follow) with 3" x 4" downspouts and will be painted to match the existing trim on the house.





6" aluminum K-Style gutters to be installed throughout the house and painted red to match the house trim.

11) West Side of House: Repair or replace defective door frame (northwest side).

Abatron epoxy filler will be used to repair the corner of the defective door frame.



12) West Side of House: Replace missing window panes in attic.

All missing attic windows will be either obtained from or custom-made by Lisbon Storm, Screen, and Door to match what was there historically. Although there are no historic images of the rear of the house, the lighting of the new windows will match what is seen on the front of the house (8-light wood-frame windows in the attic gables, with six-light windows in the roof dormers).



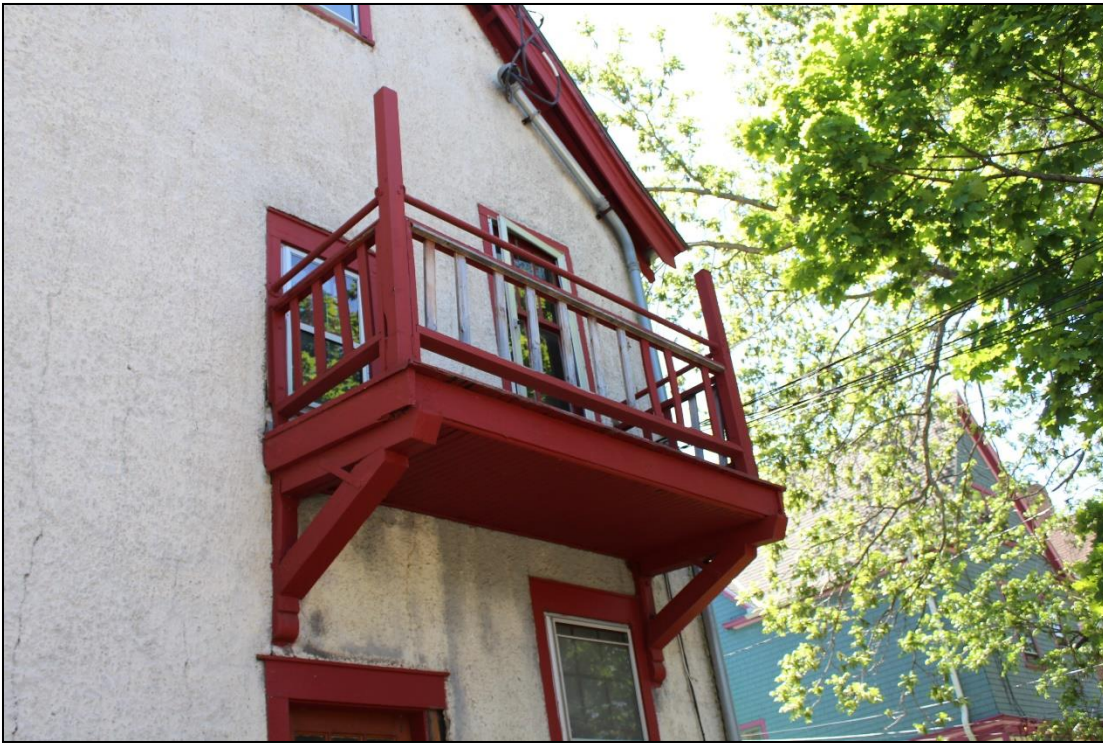
13) West Side of House: Repair, replace or remove the defective fence.

This work was already completed prior to a stop work order being issued due to not having obtained a COA for the work. As seen in the photo, the defective boards of the fence were replaced in kind but have not yet been painted.



14) West Side of House: Porch support structure has failed. Restore the porch to a safe condition (southwest side).

The porch supports will be replaced with wood of the same dimension and in the same style/manner as the original. It will then be painted the same color as the existing trim. The portion of the railing that is not painted will also be painted.



15) West Side of House: Repair or replace defective door.

The defective lower panel of this door will be repaired by Lisbon Storm, Screen & Door and painted to match the existing doors and trim.



16) North Side of House: Replace defective gutters.

New gutters—6" Aluminum K-Style--will be installed throughout the entire house to replace the defective gutters.



17) West Side of House: Repair or replace defective porch door on the southwest side, 2nd floor.

The existing, defective wood porch door will be taken to Lisbon Storm, Screen & Door for repair.



18) South Side of House: Replace defective rain gutters.

Like the rest of the house, gutters will be replaced at this location (and throughout the entire house)—
6" Aluminum K-Style.



19) South Side of House: Replace defective trim boards on exterior walls above foundation.

Trim boards that have pulled away from the bottom of the bay will be reattached if still in salvageable condition. If not, they will be replaced with wooden boards of the same size and dimension, along with matching trim. Defective trim board at the immediate southeast corner will be replaced with a wooden trim board of the same size and dimension.



20) *Paint previously painted surfaces in a workmanlike manner.*

As indicated in other discussions, all new wood trim on the house will be painted to match the home's existing red trim color. Additionally, the replacement door below will be painted red as the others and the new boards of the fence will be painted grey like the previous boards.



21) Garage: Replace defective siding on exterior walls.

1" x 6", smooth cedar siding will be installed over the existing asphalt siding. It will then be painted to match the house (off white/grey).



22) East Side of House: Repair or remove defective electrical fixture on the porch.

This work was already completed prior to a stop work order being issued due to not having obtained a COA for the work. As seen in the photo, all four porch light fixtures have been replaced with the same fixture that was there previously (the black trim on the lights were previously painted red to match the ceiling and house trim).



SUMMARY

- All lumber to be obtained from Bliffert Lumber.
- Matching historic windows and doors to be either obtained from or custom-made to match by Lisbon Storm, Screen & Door, Milwaukee.
- Primary contractor for masonry work: Peter Schwabe, Inc., Brookfield
- Gutters to be obtained from The Gutter Company, West Milwaukee and Hartland
- Reclaimed and/or new brick to be obtained from The Brickyard, Inc., Milwaukee