



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

1017-1019 N 29th Street Concordia HD

Overall for 1017-1019:

Exterior Door

Doors will be removed, wet or dry sanded, and repaired to secure and rigid quality. Doors will be repainted with color scheme that is relevant to historic district. Original passage knob to be retained and reworked for function, while minimalist deadbolt installed to meet security standards.

Chimney

Shifted brickwork may be retained if meets safety qualifications. Significantly deteriorated brick will be removed and replaced to match. Tuckpointing and cap repair to be executed in a manner to match with existing and current style/appearance. Rain cap to be installed. **Type M N mortar** to be used for all tuckpointing.

Electrical

Areas that are already open or need to be demolished/opened due to significant deterioration/water penetration of current walls will have new romex wiring run. Existing panels to be replaced/updated to code and sufficient lighting to be added to basement and exterior. Attic wiring to be reworked so as to provide for ample light and functional utility space while eradicating old knob and tube exposed in basement, attic, and any open walls/ceilings. Canned ceiling lights or rewired updated light fixtures to be added to rooms without altering existing shape. Outlets to be updated to current code standards

HVAC

Attempt to refurbish and repair existing units before full replacement. Air runs to be reviewed, cleaned, repaired, and replaced to provide sufficient supply to entire building. A possible 2nd unit to be added to each unit attic for additional function and supply. There are currently no AC units, AC units may be added to the exterior along driveway and not visible from street. **A/C may be screened with plantings or low fences.**

Masonry

Foundation is in decent shape though water permeable in basement. Interior walls to be tuckpointed and repaired so as to prep for water-proof paint application (Drylok or similar). Exterior masonry/stone foundation wall to be carefully tuckpointed with minimal/no visual changes.

Plumbing

A full repipe of plumbing to include PVC sewer runs to main sewer lateral in basement as well as combination of pex and copper plumbing to all fixtures. All new toilets, shower mixers, vanities, kitchen sinks, dishwasher, washing machine, and utility sink to be installed.

Porch

Porch is NOT to change footprint or layout. Work is purely nonstructural other than replacement of hollowed/rotted posts, deckboard, and railings. Porch rails, deckboard, and columns to be removed and replaced with compatible material. The proposed porch presents a simplified approximation of the historic porch, with simplified squared posts, post caps and balusters to specification shared by Milwaukee Historic Society (see designs).

Posts/columns will be constructed with pressure treated 6x6, wrapped and encased by painted southern pine trim. Pedestal and capital to be trimmed as shown in design. Please see design. Railing, decking, and other facets to be constructed from cedar and stained or painted within 12 months of installation. Lattice will be removed and vertical wood slats will be placed to align with historic styling. Porch along driveway will maintain current shape and style and only areas of deteriorated wood will be replaced with wood that will match existing dimensions and profile

Roof

Proper boots and flashing around roof penetrations to be inspected, added, and/or repaired.

Siding

We hope to remove and fully restore the wood siding. However, it is unknown if wood siding is salvageable and we may forgo this phase of the project with the possibility of executing, or leaving as is, for future years. If the wood is useable then we plan to scrape, repair, stitch in matching replacement board (likely cedar-to match existing) and painting all in uniform and water resilient fashion. If, upon review, it is decided that the wood siding restoration job is too large of a project, then we will forgo removal of existing metal siding, and instead spray, clean, prepare, and paint existing siding using proper metal paint.

Structural

Add joist supports as necessary for areas of joist where some sag is noticed on first floor. Waterproof basement walls with drylok paint

Windows

All living-space windows to be restored to original condition via removal of old glazing where necessary, replacement of missing/broken panes, and adjustment to allow for operations while maintaining existing historic style. All storms to be removed, repaired, and replaced as needed with compatible materials. Most of which are to be replaced with conforming glass panes to align with existing sash shape. Storms will be made by contractor (SNSHN) via custom milling of window stock from southern pine, each piece painted on 6 sides and doweled/joined together using waterproof wood glue. Single-pane glass to be used for all new panes installed. Basement window openings to remain covered on street side for security purposes, recased and recovered, painted to match house. Windows on alley/back side of house proposed to be replaced with glass block for natural light and security purposes. Attic windows to remain as is.

Fixtures

Exterior Lighting: In addition to rewiring and replacement of single bulb overhead unit lights, it is proposed to add dusk-to-dawn and motion lanterns/floods to street and alley corners of building for security and sufficient light for residents. Interior Lighting: Updated chandeliers, pendants, and fan lights to be added to living and sleeping spaces. Plumbing fixtures: each unit to have an updated sink and kitchen faucet along with updated bath fixtures (including toilets, sinks, and shower fixtures). Basement utility sink to be added to each unit.

Insulation

Attic to be insulated and sheetrocked and open walls to be insulated as possible and without altering current structure.

Landscaping

Grass lawn to be retained while existing flower bed and perimeter garden space to be cleaned of weeds, weed barrier installed, and 1" stone placed. Loose-lay retaining walls to be secured properly or replaced with properly overlapped retaining block.

Garage

Garage will be removed and existing code will not allow for a new garage to fit in space. Concrete will be repaired or repoured.

Demo/Cleanup

We will use an ozone, airscrubber, dehumidification, and smoke/fire abatement on the interior to rid of smoke/damp smells.

Exterior Notes

Exterior East Side

Porch repairs to be completed as noted in porch section. Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house.

Exterior North Side

Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. The entry door will be sanded and stained and secured with similar style deadbolts and passage knobs. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house.

Exterior West Side

Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house. Rotting boards on entry porch will be replaced with compatible material.

Exterior South Side

There is aluminum siding that has areas of cracking. The windows are wood with some storms missing and the ones that are present have significant wood rot/deterioration. There is cedar shake in one gable and asphalt shingle in the other gable both with missing/deteriorated materials. The wood soft and fascia have holes, missing trim pieces and rotten areas. wood door will be sanded and stained and deadbolts updated for security

Date issued

3/22/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

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 decay-resistant wood for is required for porch areas.

Pressure-treated lumber may be used for non-visible, structural material as described above.

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.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

All work must be done in a craftsman-like manner. 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.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation



E1 - South Elevation of 2902-04 W State St, facing north