MILWAUKEE HISTORIC PRESERVATION COMMISSION
Giving with history

# 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:** 2808 W. WELLS ST.

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.RR.COM

Telephone number (area code & number) Daytime: (414) 807-7250 Evening: —

4. **ATTACHMENTS**

A. **REQUIRED FOR ALL PROJECTS:**

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

X Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 ½" x 11")

X Material and Design Specifications (see next page)

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

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

Site Plan showing location of project and adjoining structures and fences

X Other (explain): ROOF IS NEW REAR PORCH ROOF WILL MATCH MAIN ROOF

**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 DECK, STAIR, & RAILINGS OR DETERIORATED / SKIRT IS MISSING
UPPER PORCH RAILING IS INAPPROPRIATE
SIDE PORCH DECK, STAIRS, RAILING SKIRT & ROOF ARE IN BAD SHAPE. / S-WEST WINDOW IS MISSING A STOOL AND APRON.
REAR PORCH RAILING AND AWNING ARE IN NEED OF REPAIR
AND REAR BASEMENT ASSESS IS UNSECURED
EAST SIDE WATERTABLE BOARD IS MISSING
AREAS OF WOOD SIDING, SOFFIT & FASCIA NEED TO BE REPAIRED

Photo No. 1-12 pg 1-6 Drawing No. _____

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

FRONT PORCH DECK WILL BE REBUILT WITH NEW RAILINGS, STAIR STRINGERS & TREADS, NEW HAND RAILINGS AND NEWEL POSTS, A NEW SOLID BOARD SKIRT WITH 2" DIA VENT HOLES SPACE 12" OC. WILL BE ADDED
THE SIDE PORCH WILL BE REBUILT PER DRAWINGS WITH NEW RAILINGS BUT NO ROOF, THE REAR PORCH WILL ADD COLUMNS FOR A ~~SHED~~ ROOF NEW RAILINGS AND NEWEL POST. ALL DAMAGED SIDING, SOFFIT, FASCIA AND CROWN MOLDING WILL BE REPLACED USING LIKE-WITH-LIKE DIMENSIONED WOOD
(SEE SCOPE FOR CARPENTRY & MASON ATTACHED)

Photo No. _____ Drawing No. 1-6 + 7, 8 DETAIL

**6. SIGNATURE OF APPLICANT:**

Brian J. Pionke
Signature

BRIAN J. PIONKE 6-1-11
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 2808 W WELLS STREET

May 27, 2011

1) Replace all areas where soffit, fascia, and crown molding are deteriorated, after the roofers have completed their work. Approximately 42 linear feet of each material for the main roof area.

2) Front Porch: replace front porch decking using 5/4" T&G Ipe decking. Rehang new 2" x 8" wood floor joists if needed. Rebuild the front stairs by installing (3) 2"x12" stringers and (4) 11-1/2" x 2" steps leading up to the finished porch deck. Replace the existing side section of hand railing with a 33" tall 7'-2" long railing, with a bread loaf upper rail and composite bottom rail, installed 3" above the finished floor. (See sample porch railing design) Construct two stair railings. The western railing is to be 4' long with the upper end of the stair rail attached directly to the existing corner board on front of house. The eastern railing is to be 4'-8" long with the upper end of the stair rail attached directly to the existing porch column. Attach the lower portion of both new stair railings to 6"x 6" newel posts (with 4" dia. ball finial) attached to stringers using 3" carriage bolts. Install a porch skirt along the east side of the porch and stairs using a solid board design with ventilation holes drilled and spaced evenly apart per the existing skirt.

a) The upper level porch roof membrane deck will be untouched, but will have new 6" x 6" newel posts secured to new plinth blocks, and the plinth blocks will be attached to the roof with galvanized fasteners. All fasteners will be properly sealed with silicon rubber cement.

b) All new 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 (2) x 80" side railings and the 64-3/4" front railing on the upper porch will be attached to 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.

3) Side Porch: Replace the existing porch deck and steps. Rehang new 2" x 6" wood joists if needed. (See quarter scale side elevation drawing). Decking to be 5/4" Ipe T&G (or comparable) laid perpendicular to the building foundation. Remove the porch roof and cut the columns off 40" above the finished porch floor. Then install 4" diameter ball finial cap. Install 2 new 4" x 4" posts on the bottom step mounted flush with the second stair tread and attached with (2) ea. 3" carriage bolts counter-sunk and run through the post into the stringer. Notch the bottom step tread to allow it to fit into place around the post after it is attached. (See exploded view) Install two (2) stair railings that replicate the design and spindle spacing of the porch rails. The southern railing is to be approximately 44" long and will attach to the embedded wall column, and the northern railing is to be approximately 42" long and will attach to the existing column that was cut to 40". Add a framed porch skirt in 1"x 6" clear cedar frame with 1-3/4" pickets spaced 3/4" apart, or follow the existing design by installing 3-1/2" slats spaced 3/4" apart.

4) Rear Porch: Using the existing concrete stoop mount two boxed 4"x 4" columns, spaced 70" apart, to the deck with anchor bolts. Extend the columns 9' above the stoop floor to the new roof. (See roof design of rear porch at 2812 W Wells). Install 1 new 6" x 6" newel post that is 4'-6" tall (measured above finished grade), 1/2" in front of the bottom concrete step. Attach a 33" tall railing with a bread loaf upper rail and composite bottom rail between the boxed columns, placing it 3" above the surface of the concrete stoop. Then attach a stair railing approximately 39-1/2" long to the 6"x 6" newel post and the boxed column. (See sample porch railing design, porch framing drawing, and elevations). Basement access is to be enclosed by 2"x 4" framing and primed 1" exterior grade plywood.

5) All porch roofs to be finished by roofers with emerald green 3-tab shingles to match the main roof.

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

7) Repair the missing window stool and apron on the window on the southwest corner of the house.

# SPECIFIC SCOPE OF MASONRY WORK FOR 2808 W WELLS STREET

May 27, 2011

1) Repair existing Cream City brick chimney following the existing corbel design and/or as provided for in the drawing by the Owner's Representative. Repair should only include tuckpointing and flashing. If repair requires complete removal and rebuilding of the chimney from the roof up, contractor should provide this information in an alternative estimate.

a) The contractor shall use like-with-like dimensioned brick if repair or brick replacement is required.

b) Any chimneys with soft Cream City brick need to be constructed using Type "K" or Type "O" mortar if available. Another option is to use eight parts sand, three parts Portland cement, and one part lime; or Type "N" mortar- especially on houses built after 1910. (See page 84 of "As Good As New")

b) Extreme care must be taken not to damage any the new roof shingles, if already installed.

c) The finished chimney must be properly flashed at the roofline to prevent future water penetration.

2) For all masonry work:

a) The contractor shall use like-with-like dimensioned bricks of similar color and density for any repairs.

b) When tuckpointing it is important that the mortar match the existing mortar in color. New mortar must be colored or tinted and installed in an inconspicuous test area, prior to installing it in highly visible areas.

c) When tuckpointing it is expected that the contractor use the same mortar joint style as originally existed (See page 85 of "As Good As New), unless another style is approved by the Owner's Representative prior to initiating any project work.

3) An initial inspection of the house foundation found little masonry damage. If the contractor notices areas in the foundation where repair or tuckpointing is warranted he should bring it to the Owner's Representative attention as soon as possible and break out the recommended repairs as an alternative cost estimate.

1) When doing mortar or brick repair, or replacement on historic homes the following process/procedure is to be followed:

2) Inspect all masonry for signs of deterioration. Identify any bricks that are cracked or spalled, and determine the reason for the damage. Replace damaged bricks using like-with-like material.

3) Check for cracks in the mortar joints and determine if excessive settling has occurred which will require additional foundation repairs.

4) When repairing foundations be sure to incorporate the same brick pattern.

5) When removing any damaged brick from a chimney, or rebuilding a chimney it is critical that the contractor take photo of the existing chimney, so that they can duplicate the corbelling pattern that exists. Rebuilt chimneys MUST be completed using the same type, pattern and dimensions as the existing chimney. When in doubt the chimney design on page 97 of "As Good As New" may be used if approved by the Owner's Representative.

6) When tuckpointing brick or block the old mortar must be removed to a minimum depth of 3/4" by means of a tuckpointer's rake pulled across the joint or lightly tapping with a hammer. If the mortar does not come loss a hammer and plugging chisel should be used. Either of these methods is preferred. Use of an electric grinder should only be done in areas that are not visible to the general public such as rear walls, and then only after being approved by the Owner's Representative. Great care must be taken not to damage the brick. "No mortar removal is to be done using a reciprocating saw with a masonry blade."

7) When applying the new mortar to Cream City brick the joint should be damp but not dripping wet. The new mortar should use a lime mortar mix with one part lime to two parts sand. Use Type "K" mortar if available and Type "O" mortar as a second option.

8) When tuckpointing it is important that the mortar match the existing mortar in color. New mortar must be colored or tinted and installed in an inconspicuous test area, prior to installing it in highly visible areas.

9) When applying mortar a grout bag or knife-like tuckpointing tool should be used to push the mortar all the way back into the joint. Tuckpointing should be done in 1/4 inches layers, packing each layer before applying the next. Apply mortar as neatly as possible and avoid smearing mortar on the face of the brick.

10) When the final layer begins to set up slightly, it MUST be tooled to match the style of the existing joints.

11) Clean up any excess mortar immediately using phosphoric acid. If this does not work use muriatic acid. Use muriatic acid in a solution of 1 part muriatic acid to 10 parts water. Apply the acid mixture with a large sponge. Leave the acid in contact with the masonry for 30 seconds then use a scrub brush to remove any excess mortar. When clean, rinse thoroughly with water and neutralize the cleaned area with 1 cup of household ammonia to 1 gallon of water. Muriatic acid is dangerous so do not get in contact with eyes or skin, and always keep a neutralizing agent like baking soda on hand.

# 2808 W. WELLS STREET

1. Front Porch (South Elevation)

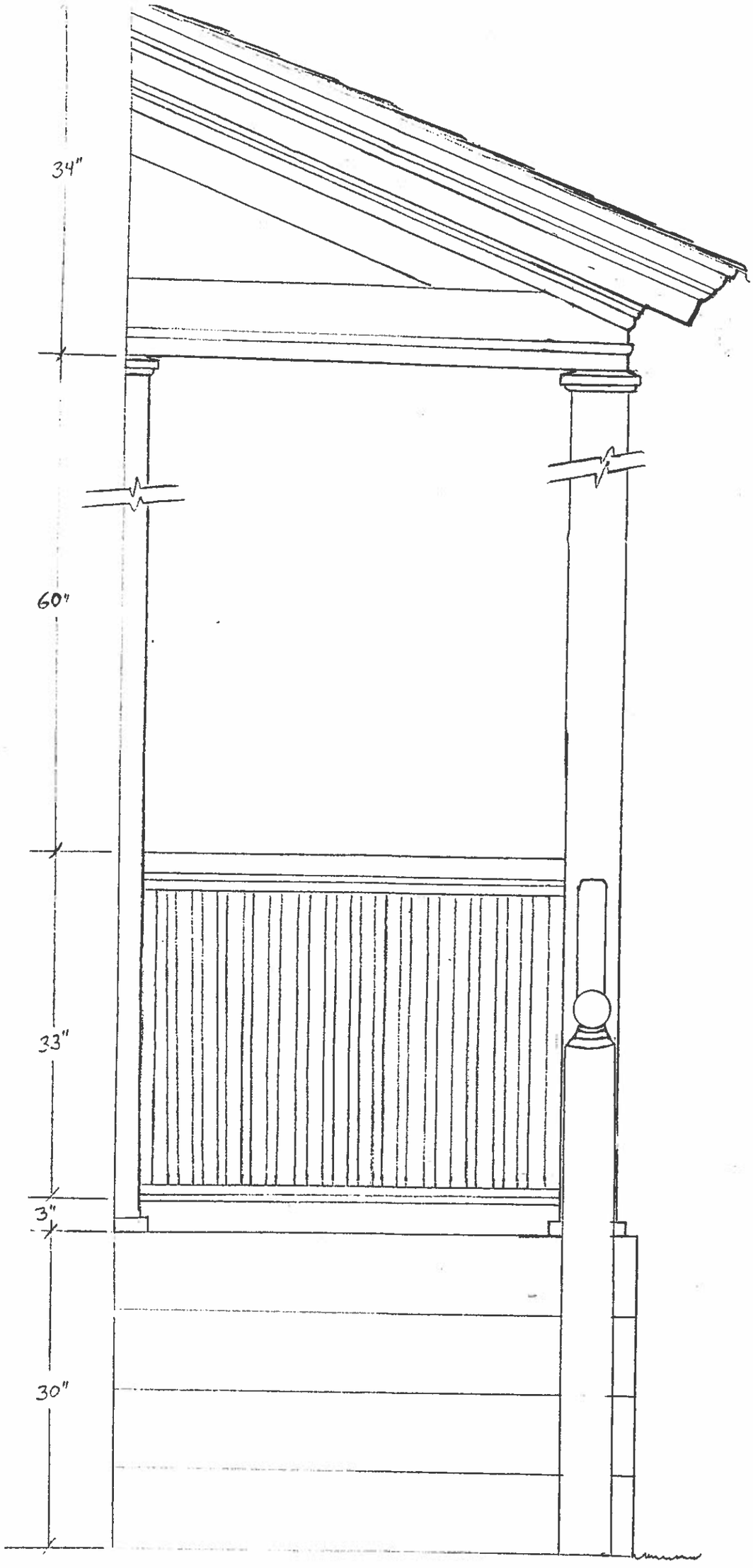
2. Upper deck railing above front porch

9. Side porch (North-East Elevation) with loss skirt and deteriorated roof

10. Side porch (North Elevation)

11. Front side window (South-West Elevation) with missing Stool and Apron

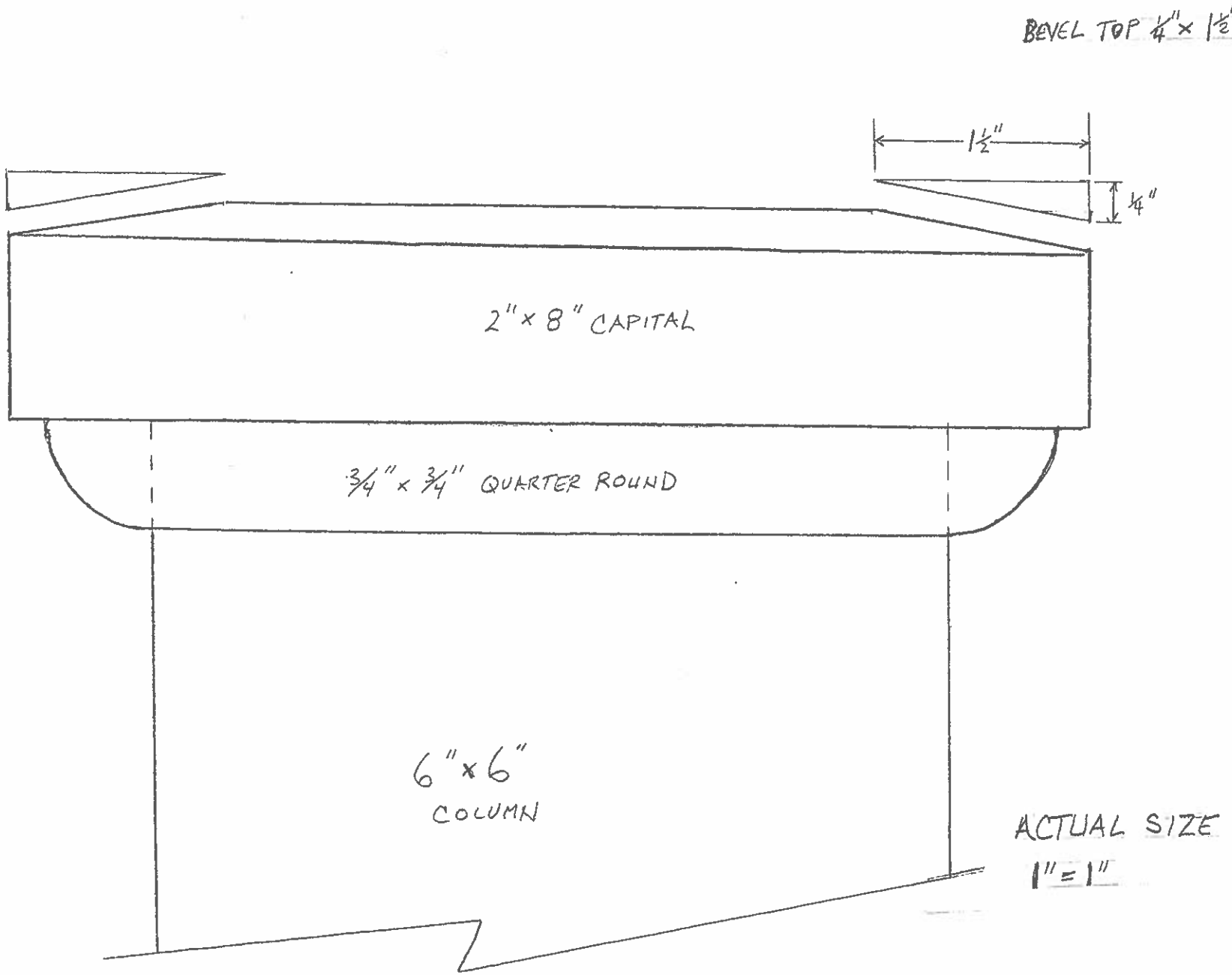
12. Rear Porch (North Elevation) concrete stoop with missing stair railing and metal overhead awning




REAR PORCH 2808 W. WELLS (EAST ELEVATION)

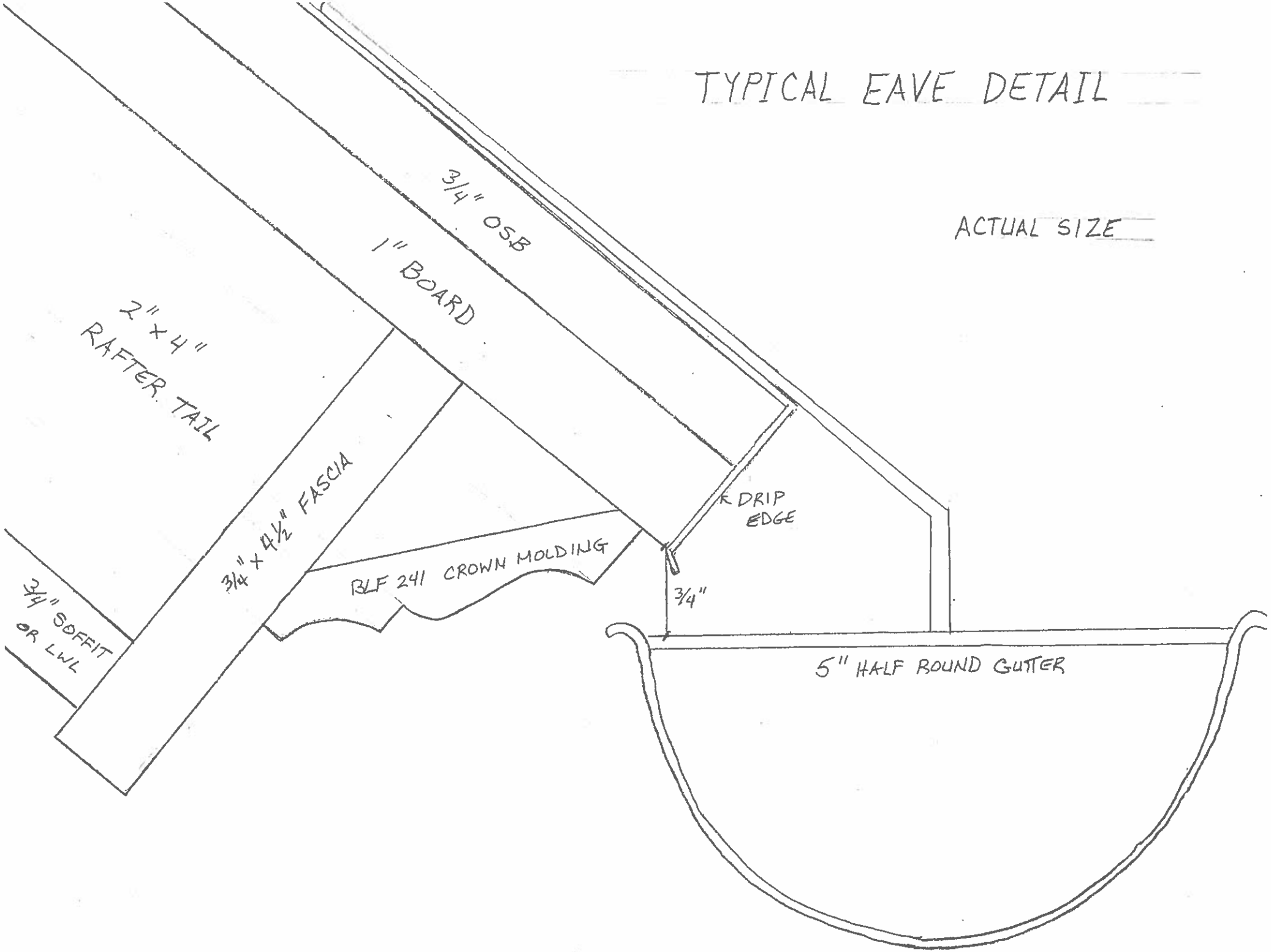
SCALE: 1" = 1'-0"

# TYPICAL CAPITAL DESIGN



# TYPICAL EAVE DETAIL

ACTUAL SIZE



5. Solid Board skirt below Front Entry foyer

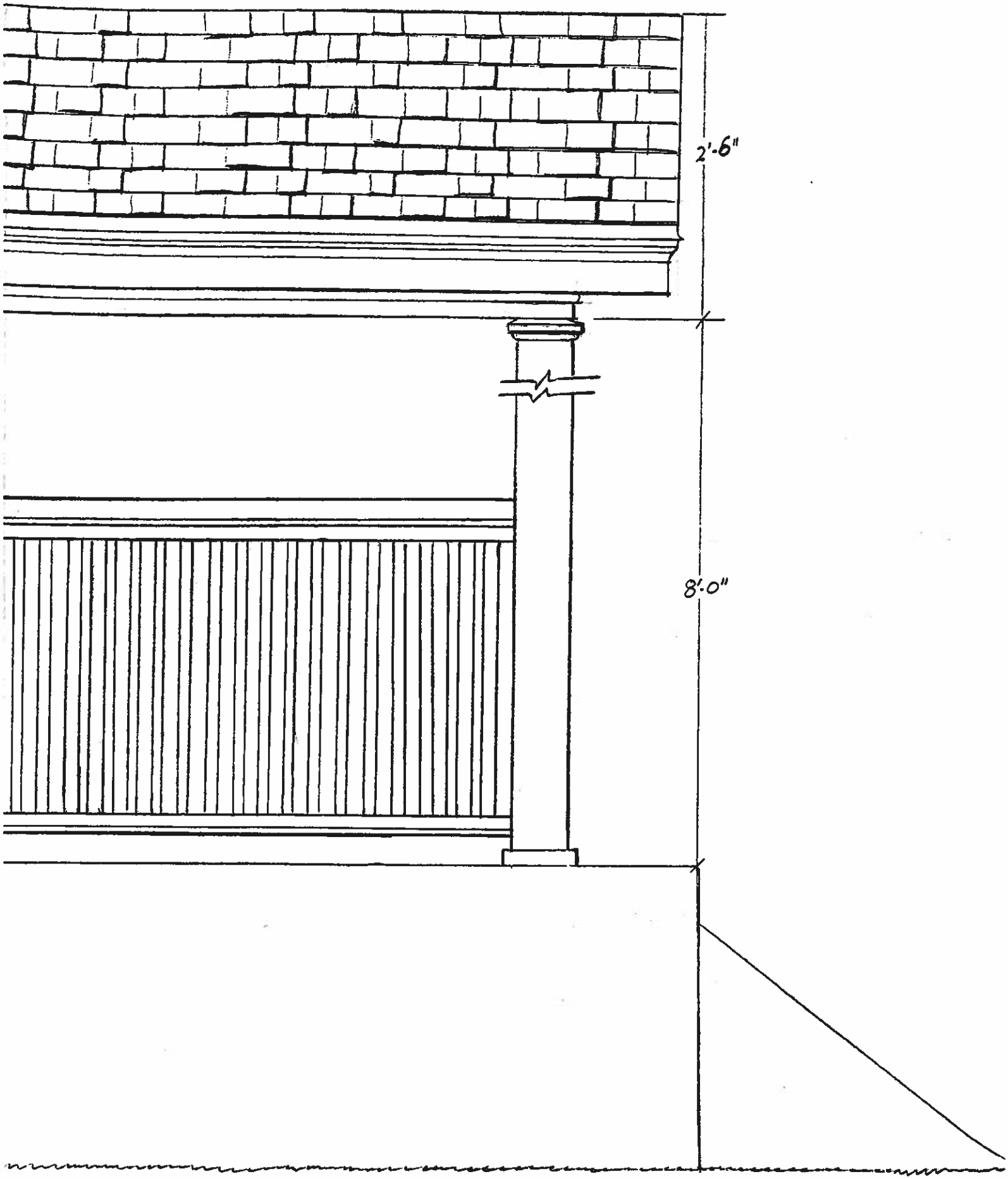
6. Missing Water Table board and drip edge at foundation sill plate


3. First Floor (South-East Elevation) with horizontal stair railing and missing porch skirt

4. Front porch (East Elevation) with missing skirt

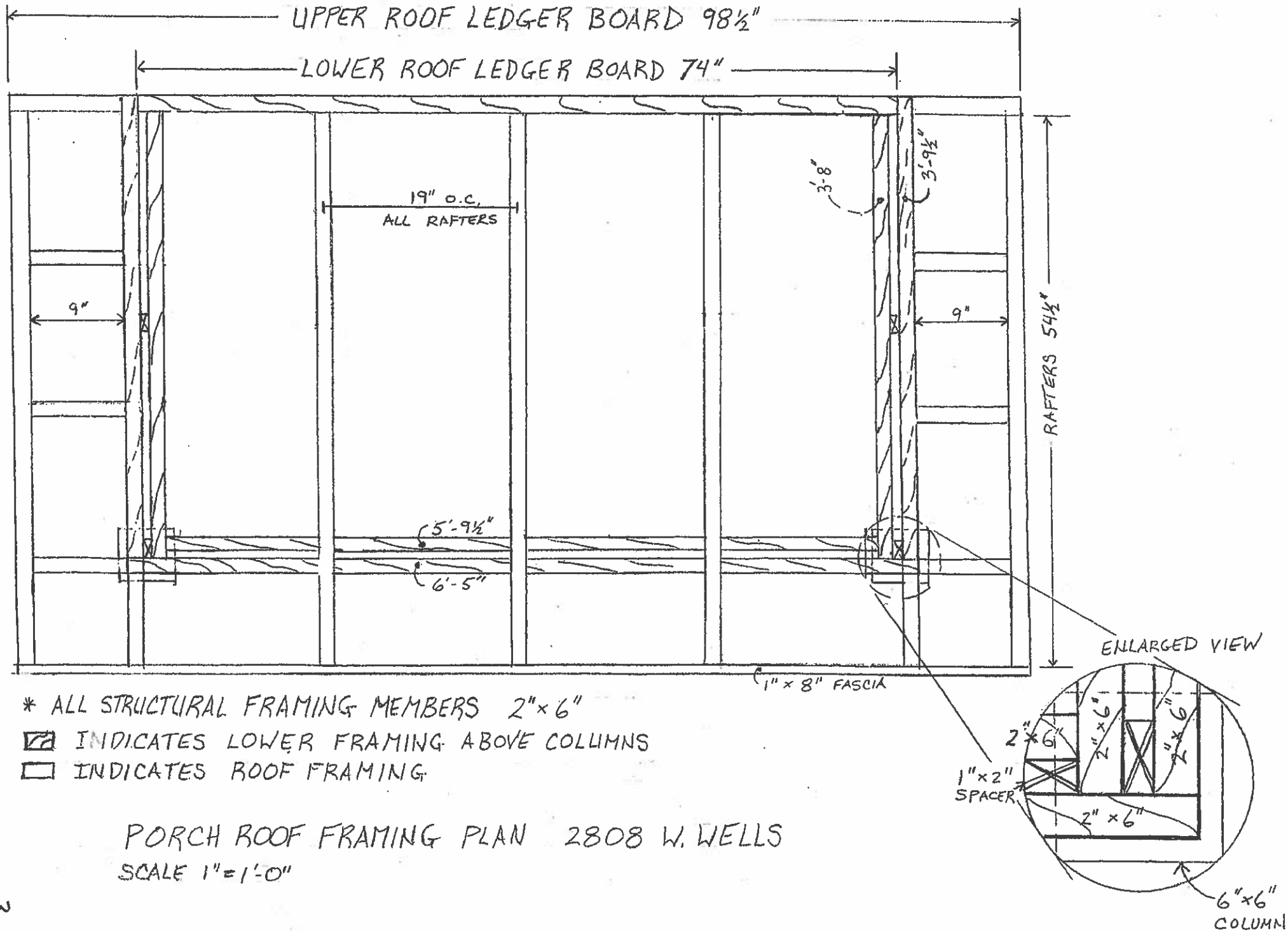
7. Second floor (North-East Elevation) above side porch

8. Side porch roof extension, undersized columns, and horizontal railings




W. WELLS (NORTH ELEVATION)

SCALE 1" = 1'-0"



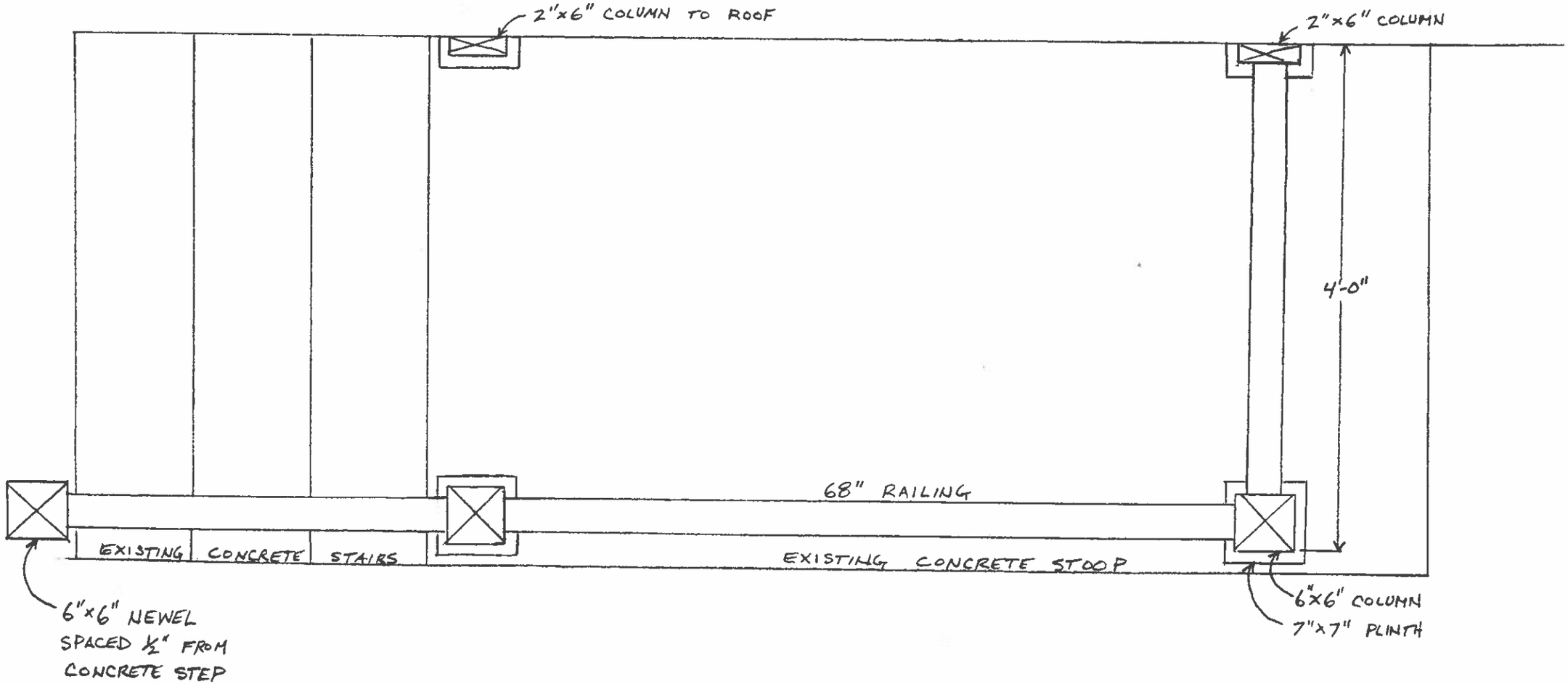

* ALL STRUCTURAL FRAMING MEMBERS 2" x 6"

▨ INDICATES LOWER FRAMING ABOVE COLUMNS

▭ INDICATES ROOF FRAMING

# PORCH ROOF FRAMING PLAN 2808 W. WELLS

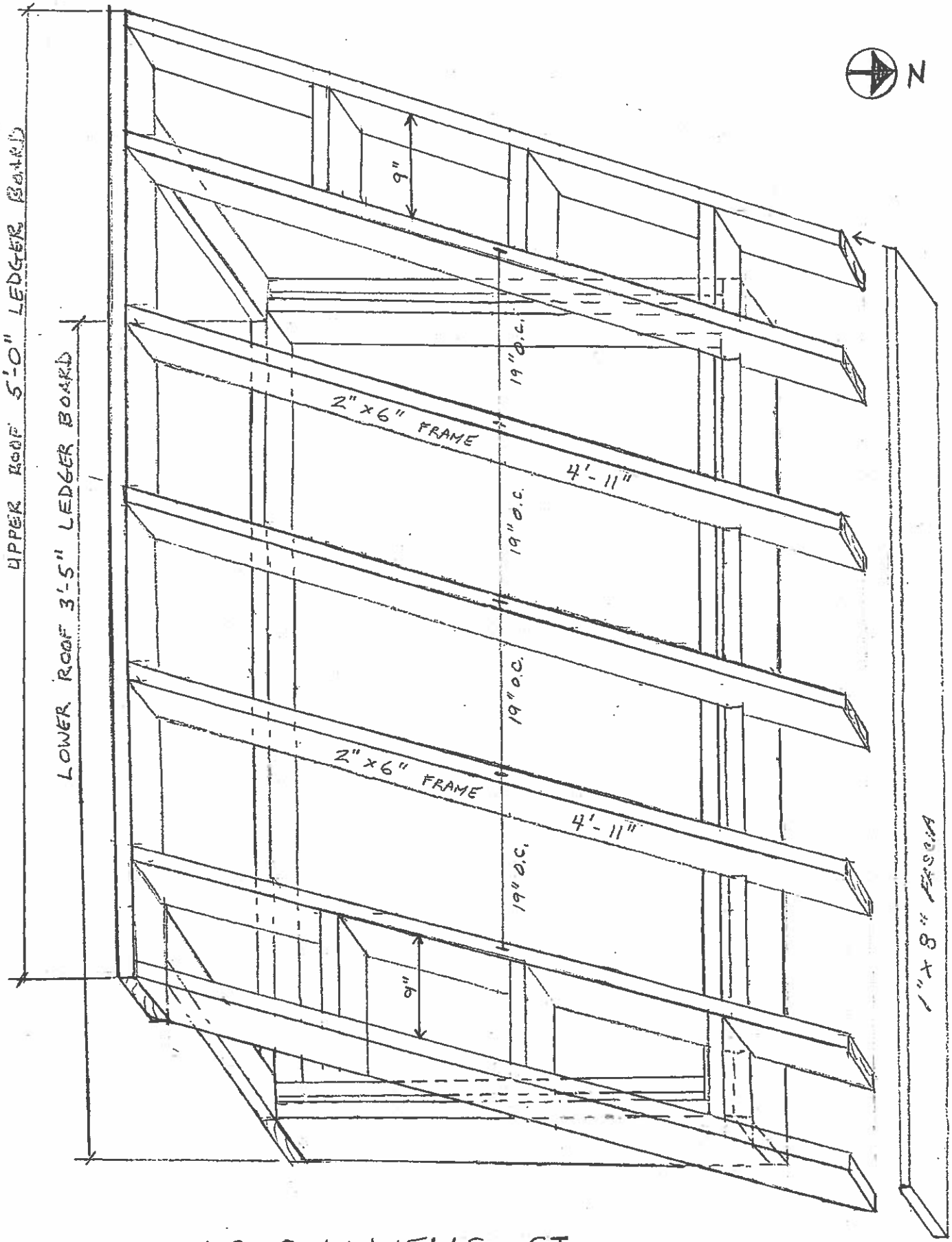
SCALE 1" = 1'-0"




REAR PORCH 2808 W. WELLS RAILING & COLUMN PLAN

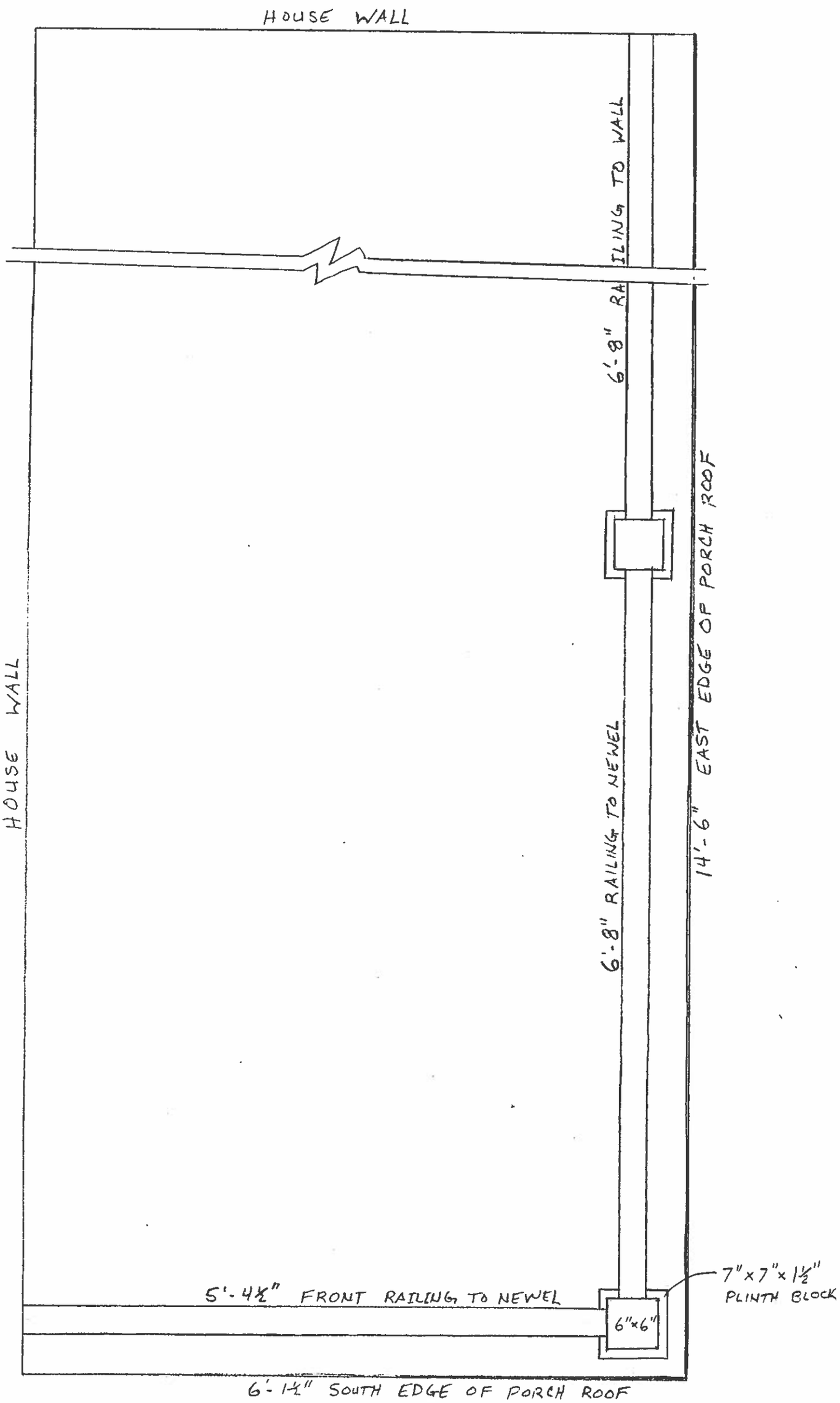
SCALE: 1" = 1'-0"

4




# 2808 W. WELLS ST.

## PORCH ROOF AXON. FRAMING CONCEPT




2808 W. WELLS UPPER PORCH RAIL PLAN

SCALE: 1"=1'-0"