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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)

942 North 29th Street, Historic Concordia District

ADDRESS OF PROPERTY:

942 North 29th Street

2. NAME AND ADDRESS OF OWNER:

Name(s): City of Milwaukee

Address: 809 North Broadway

City: Milwaukee

State: WI

ZIP: 53202

Email: ylapie@milwaukee.gov

Telephone number (area code & number) Daytime: X-5762

Evening:

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

Name(s): Yves LaPierre, DCD, Real Estate

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

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

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

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

Site Plan showing location of project and adjoining structures and fences

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

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

Repair, eaves, gutters, siding, trim and front porch.

6. SIGNATURE OF APPLICANT:



Signature
Yves LaPierre
Please print or type name

February 4, 2016

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 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

942 North 29th Street - Repairs



- Restore house to original details and dimensions
- Restore original wood trim and siding
- Repair eaves, install half round gutters
- Rebuild Front Porch
- Restore built in gutters on second level of porch



- Restore front porch, rebuild end piers
- Repair railings
- Restore skirting with original pattern



- Preserve roof but repair eaves and install half round gutters.



- Replace brick pavers with cement pad that accommodates front steps.



- Remove trees at north corner of porch



- Remove trees in south side yard.

Scope of Work for 942 North 29th Street

942 North 29th Street is in the Concordia Historic District. Property requires renovations to return it to its original, historic condition. Contractor must be skilled and experienced in renovating older, distressed properties. Renovations require like-with-like materials that match patterns and dimensions on the existing house. Contractor is responsible for verification of all field measurements and material quantities.

Items that need renovation are listed below followed by general specs for repair items. Note that this list is to be used in conjunction with the technical specifications that are part of the bid package. Contractor must read and follow all technical specifications – (for example - comply with the lead safe rehab standards as outlined in Section 01810 LeadDust Hazards, etc...)

Bids to include all labor and materials. Change orders will not be approved for routine repairs that are part of exterior renovations and should be included in the base bid. Change orders will be considered for extraordinary circumstances that arise during renovation work and that cannot be determined through initial inspections.

942 North 29th Street

1. Main roof is newer and can be maintained as is. Where required repair or replace metal valley flashing, drip edge and gutter apron to be color that matches or is one shade darker than roof color.
2. Roof over south, side bay requires tear off and replacement with shingles that match main roof.
3. Repair or replace any metal flashing roofing on projecting bays or gable returns.
4. Install new half round gutters with corresponding downspouts.
5. Exterior wood repairs/replacement of siding, trim and decorative details on house and porch must be with clear, smooth wood with no knots and no sapwood. Wood to be **Eastern White Pine, Spanish Cedar or Western Red Cedar**. (Western or Ponderosa Pine is not allowed as it rots prematurely in most exterior applications.)
6. Rebuild eaves at roofline and gables as needed; replace any rotted fascia boards, soffit boards, crown molding, trim, brackets, bargeboards, etc....
7. Restore existing siding, shingles and trim. Any deteriorated or missing siding shall be replaced with Quarter sawn vertical grain clapboards ordered from wardclapboards.com. Sawn wood replacement shingles to be all clear cedar, vertical grain with no knots or sapwood. (Premium Grade Sidewall, 100% Vertical Grain Shingles.
8. Full exterior paint job with Benjamin Moore, Moor-Gard latex paint. All existing siding and trim to be scraped thoroughly and carefully. Provide smooth surface for paint application. Paint all exterior wood surfaces with one coat of bonding primer and two coats of exterior paint. At least three different colors; to be specified by the owner. (Window sashes do not need to be painted. Aluminum storms remain in place. Any wood storms must be painted)
9. Front porch renovations:
 - o Rebuild front porch with original details and dimensions.
 - o Rebuild two end brick piers to straight and level.
 - o Remove and rebuild front porch railings, hand rails, newel posts, decking, stairs and skirting.
 - o Preserve first floor porch columns, ceiling and trim where possible.
 - o Install newel posts at top and bottom of front stairs per plans.

- Second floor deck requires exploration to determine extent of any rot. Any rotted structural members must be repaired and replaced. Repair and replace built in gutter on second floor porch deck. Install appropriate rubber membrane on deck and in built in gutter.
 - Second level porch requires all new box newel posts, hand rails and balusters.
10. Remove paver bricks at front porch stair landing and replace with concrete pad – same width as front porch steps.
11. Remove any trees and shrubs growing along foundation. Remove large tree and shrubs on south of house. Remove large pine trees at north corner of front porch.
12. House to be secured at the end of each work day. All boards to be replaced on doors and windows to prevent vandalism and break-ins.

Alternate Bid Item.

List separate price for copper lining and flashing for second level porch deck gutters.

General Specifications for Roofing and Gutters

Roofing shingles to be used are GAF Timberline, Natural Shadow in Pewter Gray or Barkwood color, unless otherwise specified. Drip edges, gutter apron and roof valleys should match color of roof shingles as closely as possible (e.g. use black drip edge etc... when installing pewter gray shingles.)

- 1) Tear off all roofing material down to the original boards.
- 2) Inspect and replace rotted, damaged or missing boards using like-with-like dimensioned boards.
- 3) Sheath the roof with OSB a minimum of 7/16" thick to create a continuous nailing surface.
- 4) To avoid interior water damage only tear off as much roof area as can be repaired and sheathed in the same day. No roof shall be left with open areas overnight. Any roof that has not had felt applied shall be securely tarped at the end of the work day.
- 5) Install 15 lb. (non-perforated) felt with 3" minimum overlap using T-50 3/8" staples.
- 6) Install 3 ft. wide "Ice and Water Shield" along all eave lines. On eaves extending out more than 3 feet add a second row of "Ice and Water Shield" with a 6" overlap.
- 8) For all roof venting cut a 3" wide channel along the gable peak to within 2 feet of the roof edge for installation of a ridge vent. (NOTE: Pan vents are NOT permitted unless approved by owner's representative.)
- 9) Install manufactured **Black** aluminum 1-1/4" drip edge along entire gable roof edge, and **Black** gutter apron with 1/4" shingle overlap at eave edge. Install using 1-1/4" galvanized roofing nails.
- 10) Install a full shingle starter strip along the base of the roof. The architectural shingles are to be nailed down using roofing nails. The size of the nail is determined by the thickness of the roofing material (typically 1-1/4"). Nail the shingles just below the tar strip using 4 nails per shingle, or in the thickest area of the shingle follow manufactures specifications.
 - a) Install the first architectural shingle 1/4 inch over the edge of the roof to force any water away from the fascia. It will also help prevent any fascia deterioration.

b) Next mismatch the shingle gaps by cutting different amounts of material from each piece of shingle before it is laid. For example; the first row should be left alone, the second row would be cut 5 inches, the third row 11 inches and on in 6-inch increments. This staggers the architectural shingles as they are installed so the gaps from each shingle to do overlap each other. Continue this process until the entire roof surface is covered, leaving the peak of the roof bare.

c) Install ridge cap of architectural shingles over the peak of the main roof. These shingles will require a 2" nail on each side to hold them in place.

11) All roof valleys shall be installed as open roof valleys using 26 gauge prefinished **Black** aluminum. Start by running a piece of ice and water shield 36" wide up the entire length of the valley and stapled against the wood, then run 15 # felt lapping past the valley 12"-18" on each side of the valley.

a) Using a metal valley with a "w" bend in the metal, to slow water from rushing under the shingles, run the metal valley piece up the valley starting at the bottom of the valley and work your way to the top. The metal valley needs to be black in color to compliment the color of the roof shingles.

b) Install the shingles past the valley center on one side of the flashing all the way up. Do not drive nails into the flashing. Then install shingles on the other side. Again, do not drive nails through flashing. Overlap shingles as you go, much like weaving.

c) Snap a chalk a line 3 inches from the center of the valley at the top of the valley and widen the gap by 1/8" per running foot on each side of the valley as it runs downward.

d) Place a piece of sheet metal under the shingles to make sure you will not damage the flashing. Use a utility knife with a hook blade to cut the shingles along the chalk line.

e) Snip off the corners of adjacent shingles (dub) to protect against water being channeled under shingles. Lift up shingles and use a hook blade to cut all the pointed unexposed ends. Make each cut about 2 inches from the point.

f) Caulk twice between shingles and flashing. Using roofing cement in a caulk tube, insert the tube's tip all the way under the shingles and run a continuous bead. Then hold the nozzle 2 inches back and apply a second bead nearer the edge. Then lift up each top shingle and apply roofing cement to adhere the shingles to each other. This is to seal out water and to attach the shingles because there are no nails.

Gutters

Install new half-round gutters and downspouts. Gutter and downspout color to be **granite gray** unless otherwise specified. Gutters to be half-round unless otherwise specified.

a) Half-round gutters must be installed with brackets or straps installed under the roof shingles and not directly mounted to the fascia board. All gutters shall be a minimum of .032 gauge, maintain a minimum slope of 1/2" per 10 running feet of gutter, and shall be attached approximately every 32" on center, or every other rafter tail, and shall be a minimum of 1/2" from the fascia board.

b) Gutters longer than 40 feet should be sloped in two directions from the midpoint of the gutter and connected to a minimum of a 4" diameter downspout. All downspouts shall be a minimum of 024 gauge.

Go to this link to find out more about 1/2 round gutters vs. K style including price, <http://www.guttersupply.com/p-halfround.gstml>

Aluminum half round gutters are supplied by the gutter store in various colors. www.merchantcircle.com/business/The.Gutter.Store.414-258-8000

Chimneys and flashing

- If the chimney exits the roof below the ridge, a chimney saddle must be installed where none exist.
- All chimneys shall be flashed with permanent metal base flashing and counter flashing. Step flashing to be installed when specified.
- Install appropriate flashing at any wall and roof intersections.

Decorative tin ornamentation and metal flashing

- To be repaired per specifications provided by owner's representative

GENERAL SPECIFICATIONS for CARPENTRY

These guidelines to be followed where applicable

All wood repair and replacement to be made with **clear wood, no knots, no sapwood**. All new wood must be primed and painted as soon as possible after installation to insure durability of paint job.

All wood repairs/replacement to wood siding, trim and decorative details must be with clear, smooth wood with no knots and no sapwood. Wood to be Eastern White Pine, Spanish Cedar or Western Red Cedar. (Western or Ponderosa Pine is not recommended as it rots prematurely in most exterior applications.

Repair and replacement of wood siding, shingles and trim must match dimensions and patterns of existing siding, shingles and trim.

Porch Repairs/Reconstruction:

1. Secure porch roof while deck, posts and roof are inspected for deterioration. Replace damaged or deteriorated framing members with same dimensioned materials. Install new porch foundation piers directly below each column.
2. Raise and level porch roof leaving a slight slope to allow water runoff. Install new 6"x 6" posts that extend from the ground to the porch roof. Columns are to be placed in same locations as existing columns. Sheathe roof with 7/16" OSB and apply appropriate roofing. OSB must not be visible on finished porch roof. See drawings supplied for boxing columns and capitol design.
3. When rebuilding wood porch decks use primed Fir tongue & groove 5/4" x 4" decking. Deck boards to be primed on all sides before installation. All decking shall extend a minimum of 1" beyond the porch skirt framing
 - a) All porch decks shall have a slope from the house to the outer porch edge of 1/8" per linear running foot.
 - b) All decking will be laid perpendicular to the house and be supported at the house with a ledger board and by joists a minimum of 16" on center (if new), or IAW with the specifications of the UDC.
 - c) All joists will be mounted by means of joist hangers properly installed.
4. Porch railings to be a maximum of 36" tall on residential homes in historic areas unless otherwise indicated.

- a) Porch hand rails will include a bread loaf upper rail and a bottom rail built up with 2X and 1X material (see plans). Bottom rail to be installed 3" inches above the porch deck.
 - b) Railings will be attached to newel posts, columns, or the house with 4" galvanized counter-sunk screws to allow future repair and replacement.
 - c) Railings will have 2" x 2" (actual 1-1/2" x 1-1/2") square stock spindles spaced 1-1/4" apart, and all spindles will be installed in a minimum 1/4" x 1-1/2" blank with galvanized 1-1/2" screws.
 - d) Stair rails will mirror the design of the hand railings and be attached to newel posts.
 - e) Upper porch railings on second floor porches will mirror the design and appearance of the first floor railing, except that newel posts may be designed proportionately narrower.
5. 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. Clear cedar boards must be used where wood meets the ground in areas such as porch skirt board frames and stairs.
 - 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 or as specified by the Owner's Representative.
6. When repairing or rebuilding stairs all components will be of like-with-like clear wood materials (no knots, no sapwood).
- 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.