



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:

817 N. 28TH STREET

2. NAME AND ADDRESS OF OWNER:

Name(s): CITY OF MILWAUKEE, DCD

Address: 809 N BROADWAY

City: MILW. State: WI ZIP 53202

Email: YLAPJE@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: MILW. State: WI ZIP Code: 53215

Email: BPIONKE@WI.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)

EXISTING ASPHALT SHINGLE ROOF AND MASONRY BLOCK CHIMNEY
ALSO K-STYLE GUTTERS AND FLAT ROOF A BOX PORCH

Photo No. 1 & 2

Drawing No.

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

DO A COMPLETE ^{GABLED} ROOF YEAR OFF AND REPLACE WITH
GAF ARCHITECTURAL SHINGLES (Pewter Gray) REMOVE INAPPROPRIATE
BLOCK CHIMNEY BELOW ROOFLINE AND SHEATH ROOF. INSTALL K-STYLE
GUTTERS AND DOWNSPOUTS PER ROOF SPECS. INSTALL A RIDGE VENT AT
GABLE AND ALONG DORMERS AND INSTALL SOFFIT VENTS PAINTED TO MATCH
SOFFIT COLOR, ON PORCH ROOF INSTALL WHITE RUBBER MEMBRANE
ROOF & GUTTERS TO MATCH MAIN ROOF

Photo No.

Drawing No.

6. SIGNATURE OF APPLICANT:

Brian J. Pionke
Signature

BRIAN J PIONKE APR 29, 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

SCOPE OF WORK SPECIFICATIONS: ROOFING

- 1) Do a complete shingle tear off down to the original wood.
- 2) Inspect and replace rotted, damaged or missing boards using like-with-like dimensioned boards. OSB dimensioned and of the same thickness as existing wood may be used when sheathing large roof sections or the entire roof area.
- 3) Install 15 lb. (non-perforated) felt with 3" minimum overlap using T-50 3/8" staples.
- 4) 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.
- 5) Where required install new gutter straps over ice shield evenly spaced approximately 3 ft. on center.
- 6) For all roofing 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 only permitted with prior approval from the Owner's Representative or the staff of DCD.)
- 7) Install aluminum drip edge along entire roof edge with 1/4" overlap at eave edge, using 1-1/4" galvanized roofing nails.
- 8) Install a full shingle starter strip along the base of the roof. Then install **Architectural Shingles** in a color and style as specified for each project. 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 your 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 mis-match 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 sides of the roof are covered, leaving the peak of the roof bare.
 - c) Install ridge cap of architectural shingles over the peak of the roof. These shingles will require a 2" nail on each side to hold them in place.

Read more: [How to Install Architectural Shingles | eHow.com](http://www.ehow.com/how_2363311_install-architectural-shingles.html#ixzz1KNOT62ql) or review

http://www.ehow.com/how_2363311_install-architectural-shingles.html#ixzz1KNOT62ql or view the Timberline installation video at <http://www.youtube.com/watch?v=txcsn1df5qs>

- 9) All new **Gutters** need to match the existing gutters in design and material.
 - a) Boxed or K-Style gutters may be installed with brackets or straps installed under the roof shingles or 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 with fascia brackets aligned with every other rafter butt end.
 - 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 3" diameter downspout. All downspouts shall be a minimum of 024 gauge.
 - c) Half-round gutters shall be mounted with brackets or straps installed under the roof shingles attached approximately every 32" on center, and shall be a minimum of 1/2" from the fascia board.

10) All **roof valleys** shall be installed as open roof valleys. Start by running a piece of ice and water shield 36" wide up the valley 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 match the color of the roof shingles using one of two methods (to be described later in this section).

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 chalkline.

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.

g) The metal valley needs to match the color of the roof shingles. This can be done by purchasing pre-colored enameled valleys that match the shingle color, or using rust inhibiting paint and matching colored roof granules. If the second method is used, then paint the valley with rust inhibitor and while it is still wet sprinkle on the matching graduals. After 48 hours lightly brush the valley surface to remove excess granules.

Read more: http://wiki.answers.com/Q/How_do_you_install_roof_open_valley#ixzz1KNiCOC2c

11) All **Chimneys** need to be flashed on all four sides.

a) The base flashing installed at the front (lowest) part of the chimney, shall include a single sheet of chimney flashing. Base flashing shall extend over the front of the chimney and wrap slightly around the sides.

b) The step flashing installed along the sloped sides of the chimney shall extend under the shingles along the chimney. Cap flashing shall be installed in the mortar joints above the step flashing and shall extend down over the step flashing to provide protection from falling rain.

c) The back (upper) side of the chimney may be flashed with "backer flashing" only when the chimney is narrower than 24" and is constructed on a shallow roof pitch of 4:12 or less. A chimney saddle "cricket" or mini dormer should be installed on the upper face of the chimney on any roof pitch of 6:12 or greater to prevent future leaks caused by water or snow build up. (A chimney saddle design and construction explanation is provided on the follow pages.)

*  Full tear-off and re-roof. Recommended - GAF Timberline Natural Shadow 30-year shingles, Pewter Gray color
 REMOVE SHEATH FOR
 Retain existing chimney and ~~replace flashing during re-roofing.~~

Repair and reinstall existing gutters if possible, install new gutters where needed.

Front Porch

Repair porch deck and columns as needed. Deck seems to be fine. South column may need to be re-boxed. Install new front porch rails per HPC specs. Rebuild steps same as original steps. Skirt front porch per HPC specs. Prime and paint all new or refurbished wood. Install new rubber membrane on upper level front porch roof.

Rebuild second floor deck, rails and newel posts per HPC specs

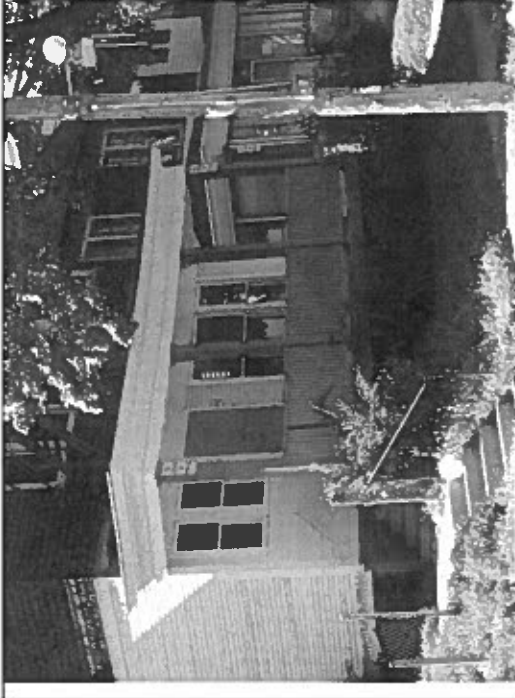
Install new 36" x 84" three panel, top light door at first floor main entrance

Repair/replace defective exterior siding. Use materials that match house's existing materials and dimensions. Cedar ~~shakes~~ to replace cedar ~~shakes~~. Eastern white pine, vertical grain, clapboards to replace damaged clapboards. Recommended - wardclapboard.com.
 QUARTER SAW SHINGLES

Maintain, do not remove fire escape from front of house.

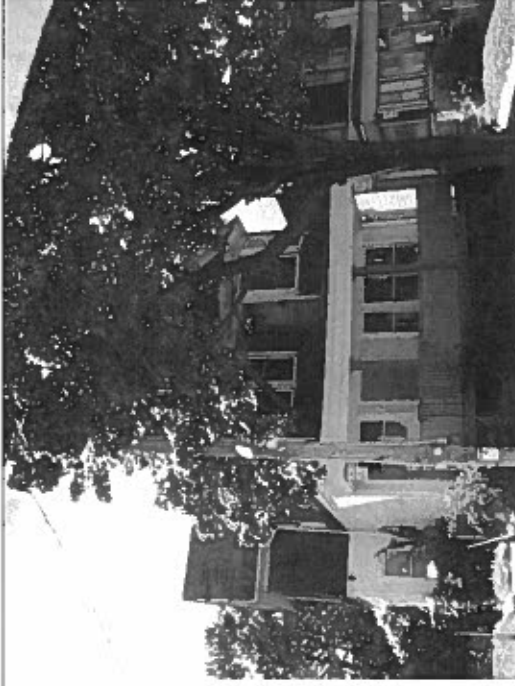
Prime and paint all new or exposed wood surfaces.

817 North 28th Street



Full porch view

1



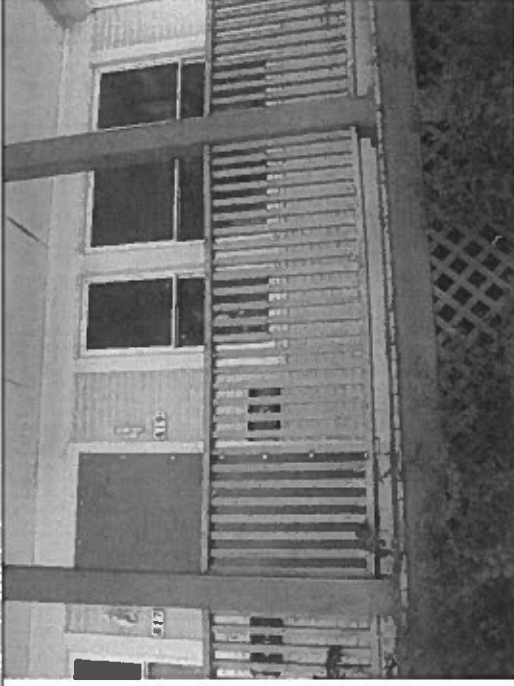
Full porch view with upper deck and door in bay.

2



Porch - view to left

3



Porch - view center

4

817 North 28th Street



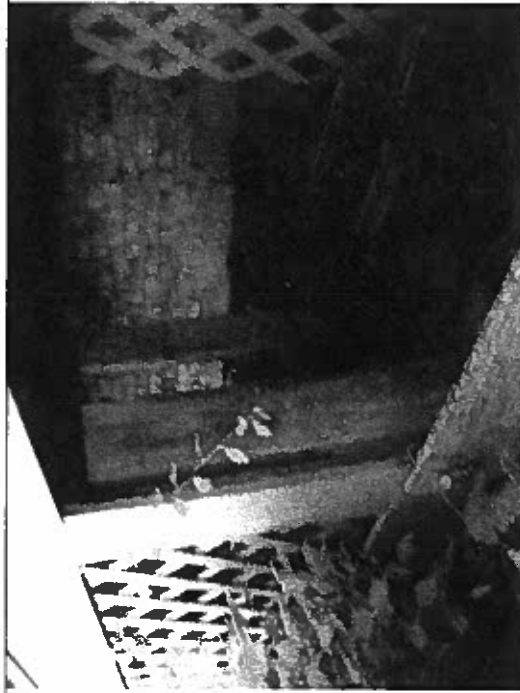
Porch - view to right

5



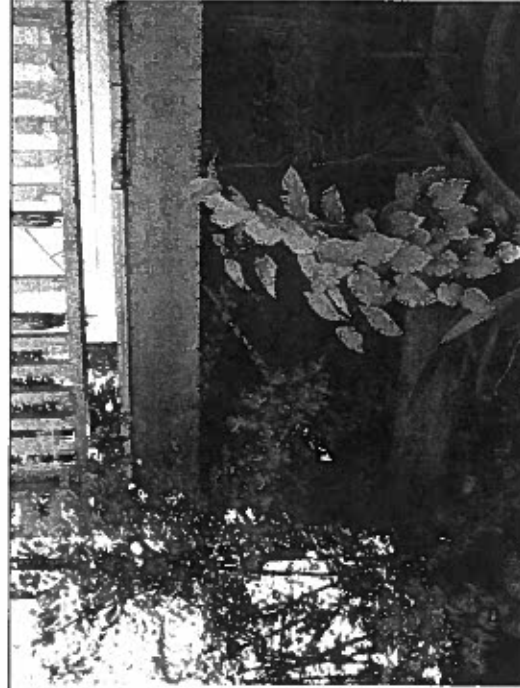
Deck and skirting

6



Support columns behind skirting

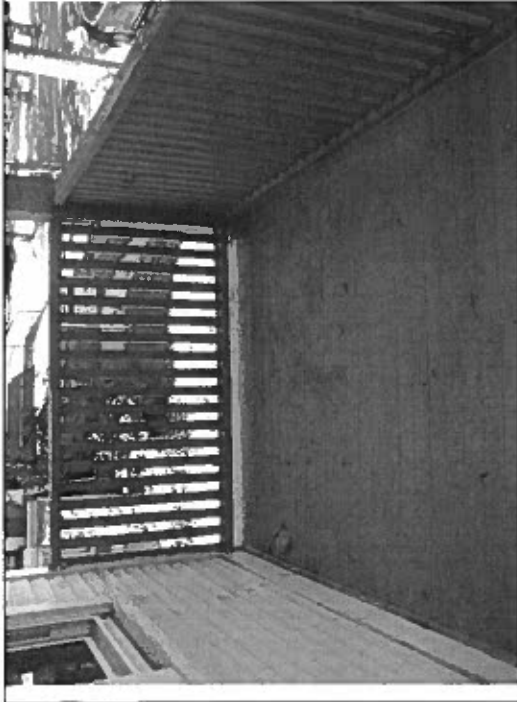
7



Stairs and skirting

8

817 North 28th Street



Porch deck in good shape

9



Porch deck in good shape

10



Stairs - repair/rebuild

11



Stairs - repair/rebuild

12