



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)

ADDRESS OF PROPERTY:

2. **NAME AND ADDRESS OF OWNER:**

Name(s):

Address:

City:

State:

ZIP:

Email:

Telephone number (area code & number) Daytime:

Evening:

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

Name(s):

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 via email.

6. SIGNATURE OF APPLICANT:



Signature

Please print or type name

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) 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.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

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

MRS. WILLIS DANFORD HOUSE
819 N. CASS STREET



Certificate of Appropriateness Application

21 August 2023



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Cover Image: East elevation. Preserve 2022.

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PREPARED BY:
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DONNA WEISS, Founding Principal





IMAGE 1: South roof slope, east end existing conditions.



IMAGE 2: South roof slope, east edge eave and surface-mounted gutter corrosion.



IMAGE 3: South roof slope, east edge eave, chimney flashing, and surface-mounted gutter corrosion.

Roofing and Drainage

Existing Conditions

The existing asphalt roofing is in a severe state of deterioration. The sand surface is worn away on most shingles. Many of the three-tab shingles are torn, loose, or missing. The southwest quadrant has one layer of asphalt roofing. The southeast quadrant has three layers of asphalt roofing. The north-roof half has a layer of wood shingles covered by three layers of asphalt roofing. Wood tongue and groove sheathing was inspected from the attic and found to be in good condition; no sheathing replacement is anticipated.

A flat roof is located over the east-main entry with two layers of roofing (the top layer is rubber-roofing membrane). All flashing is surface mounted only. The roof surface does not have positive slope towards gutters.

Drainage consists of a combination of eave-mounted steel gutters and surface mounted Yankee gutters. Downspouts are steel and connected to the north and south storm drains. The steel is severely corroded and several bird nests are located within the gutters, indicative of non-functioning drainage. Consequently, leaks are present each time it rains resulting in plaster wall and ceiling damage. Foundation moisture-meter readings range from 8% to 40% WME (wood moisture equivalent) due to the aforementioned drainage deficiencies.

Proposed Approach, Sloped Roof

- Tear off all roofing layers down to the sheathing. Remove all flashing, gutters, and downspouts.
- Repair sheathing in kind as necessary.
- Install 6' of ice and water shield membrane at the sloped-eave edges.
- Install new high-performance synthetic underlayment to the remainder of the roof decking.
- Install new plumbing vent stack flashings where the existing were removed. Install new slant-back vents x6 to the roof surface (out of view from the street).
- Install new pre-finished steel W-style valleys. Install new pre-finished aluminum drip edge to all rake edges of the structure.
- Install new pre-finished aluminum gutter apron to all eave edges of the structure.
- Install new lumber framing and sheathing as needed to the northwest chimney to fabricate a new chimney saddle; install new 26-gauge pre-finished steel over the newly fabricated lumber saddle (aka water-diverter) adjacent to the rear chimney flashing.
- Install starter shingles with seal down strip to all eave edges and the bilateral edges of all valleys.
- Install CertainTeed Landmark shingles, color Resawn Shake.



IMAGE 4: South eave at chimney.



IMAGE 5: North and east roof slopes at the north roof half.



IMAGE 6: East main roof slope where differing roof layers are clearly evident.

- Install new historic-sawtooth-cut pre-finished steel counter flashings set in to reglets where the roofing material intersects with adjacent masonry walls, color Medium Bronze.
- Install hip and ridge shingles to all hip and ridge areas.

Proposed Low-Slope Roofing Approach

- Remove the existing 2 layer(s) of low-slope roofing material.
- Remove existing gutters.
- Repair sheathing in kind as necessary.
- Install high density tapered polyisocyanurate insulation where the existing low-slope roofing material was removed.
- Install fully adhered 60-MIL EPDM over the newly installed cover board.
- Install .26-gauge pre-finished steel perimeter metal (not termination bar) to all exposed edges of the new low-slope roof, color Medium Bronze; custom fabricated .26-gauge steel counter flashing to adjacent masonry walls set into a reglet.
- Install a custom fabricated .26-gauge steel drip-edge and/or apron, color Medium Bronze
- Install uncured rubber and/or EPDM flat roofing cover tape detail as needed.
- Install all caulks and/or sealants as needed.

Proposed Approach, Gutters and Downspouts

- Remove existing gutters and downspouts.
- Replace rotted fascia members as necessary in kind.
- Install new seamless 6" K-style pre-finished aluminum gutters where existing were removed, color B12/TB Terra Bronze
- Attach gutter with new aluminum fascia brackets and screws (not nails) every 18"-24".
- Install new 4" x 3" downspouts and coordinating downspout elbows, color B12/TB Terra Bronze.
- Down spouts to out let at grade via downspout extensions set a minimum of 6' away from the foundation in the east and west yard directions.

Proposed Skylight Approach

Install two new VELUX Fresh Air C01 & M02 Skylights (manually operational) on the north roof slope, west end. Skylight placement on the west side of the northwest chimney will result in no view corridors to the skylights from the public-right-of-way. The addition of these skylight will provide the third-floor apartment will essential daylight and more importantly fresh-air flow.



IMAGE 7: Stair check wall masonry deterioration.



IMAGE 8: North elevation third-floor window head is near collapse.



Masonry

Masonry repairs have been deferred for some time. Prior repair campaigns utilized high-Portland cement containing mortar mixes which have exacerbated the high moisture levels resulting from roofing and drainage issues. Generally, step cracks and decomposed mortar are present in spot areas through all elevations; refer to the attached Rustic Restoration proposal for further details.

Priority masonry repairs consist of the following two items; however, each year for four masonry repairs will be on-going with the goal of completing the repair of all deteriorated items.

Item 1: Window Heads

No steel lintel is present at original window heads. Wood-head blocks are located on the interior; however, there is nothing supporting the exterior wythe soldier course elliptical. Step cracks and bulging are located atop each window rough opening. At the north elevation third-floor stair window and west elevation second-floor bedroom window brick units are loose and have slipped. Bulging is significant. (Both areas have been exposed to prolonged moisture.) Brick will be reset in the areas with the project mortar. Steel lintels will be installed at all flat-head arches with cotton rope weeps. Work efforts will begin with the most dire conditions until all window units are repaired.-

Item 2: The front entry stair cheek walls are composed of bell-curve honed Indiana limestone base units (atop a rubble-coursed limestone foundation), Milwaukee cream pressed brick topped, and honed Indiana honed Indiana limestone coping. Use of deicing salts and incompatible mortar has resulted in fully decomposed mortar and thus loose brick and stone units. The adjacent porch railing wall has what appears to be an imbedded segment of a wrought-iron railing remnant, north elevation. The original porch encompasses what is now the interior vestibule/foyer. The north elevation once had an elegant wrought iron railing spanning the porch. Based upon existing conditions, a part of this railing length was imbedded in the masonry rather than removing it, resulting in masonry conditions that will continue deteriorate until this 6" remnant is removed.

Masonry Scope

- Repoint deteriorated mortar joints as necessary using lime-patty mortar above the water table line.
- Repoint deteriorated joints below the water table line as needed utilizing NHL 3.5 mortar.
- Remove cracked/deteriorated mortar using the center-cut approach; do not over cut the brick.
- Finish new mortar to match historic raked profile.
- Do not artificially color mortar; use mortar with a sand



IMAGE 9: Main entry porch remnant with wrought iron on the north elevation.



IMAGE 10: Current second floor west (rear) door.

- mix that is similar in color or matches the original mortar
- Rebuild areas of severe cracking/dislodged brick by resetting the existing wherever possible. Replace with matching brick units only as necessary.

West Elevation Second-Floor Door

The existing second-floor entry door consists of a modern era steel six-panel leaf unit. The top two panels in this configuration are small rectangular lights. The doors style does not fit the building and the door is damaged from wear and lack of maintenance. The existing door leaf is 34" x 80". A jamb extension was utilized to reduce the opening size. An aluminum storm door with screen was installed years after the main door (undated).

Proposed Door Scope

- Replace the main door leaf with a 36" x 80" Simpson Door Company, 7118 Thermal Sash, Wood: Fir, clear upper light, three lower recessed panels. Finish: Painted.
- Note: If a storm door is permitted, the wood species and finish will be change to reflect a varnish to match the historic main east entry door.
- Replace the existing storm door with a powdered-coated aluminum Larson Premier Classic Elegance EasyVent® with Retractable Screen Away®, 2/3 glass doors with retractable Screen Away® design converts the storm door to a screen door with an unobstructed view



IMAGE 11: Proposed replacement door and storm door.

NEW WALL TYPES

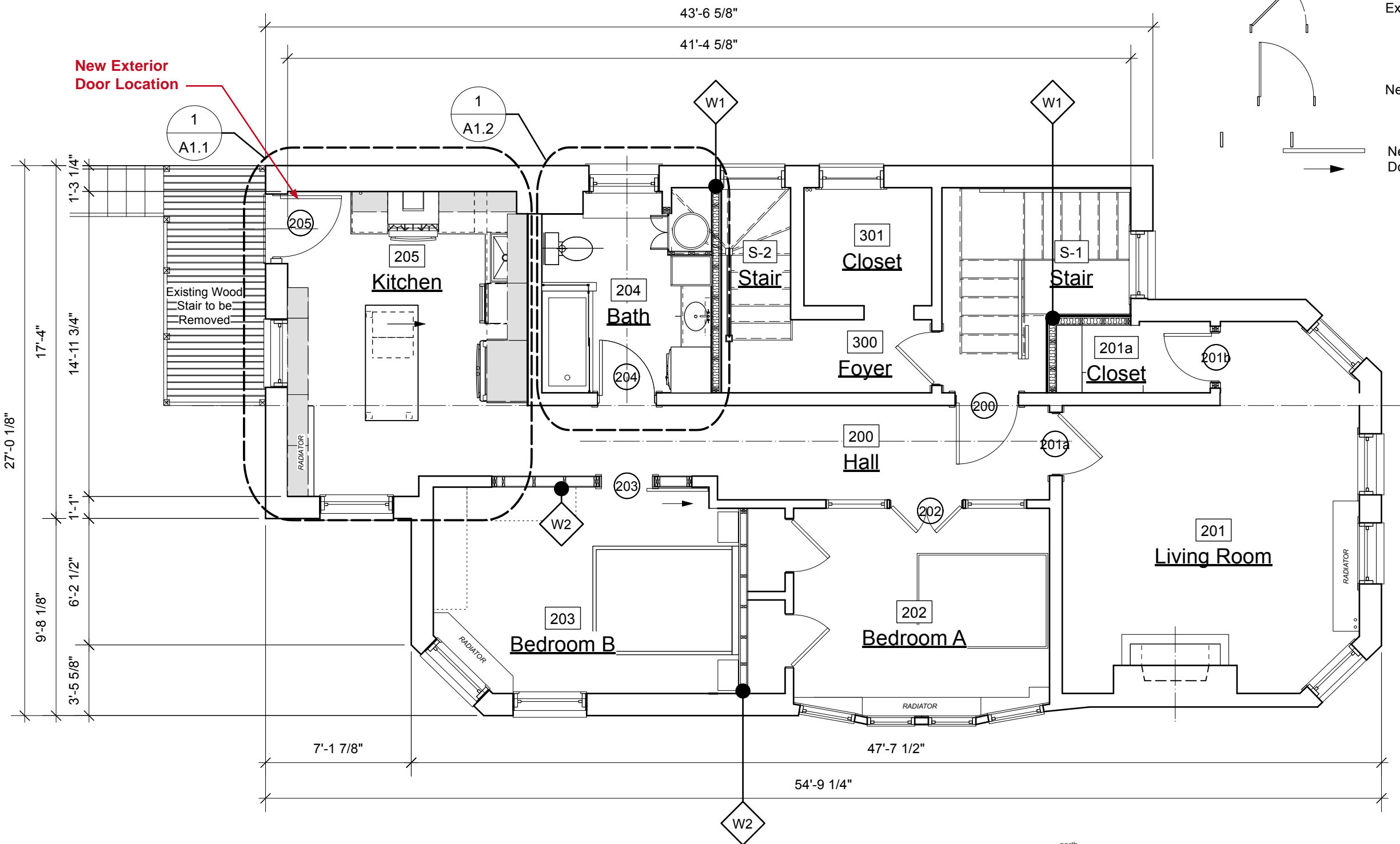
- W1** New Interior 1 Hr. Fire-Rated Wall: Wood Studs, Mineral Wool Insulation, 2 Layers of GWB at Outward-Facing Side, 1 Layer of GWB at Interior-Facing Side of Dwelling Unit
- W2** New Interior Un-Rated Wall: Wood Studs, 1 Layer of GWB at Outward-Facing Side, 1 Layer of GWB at Interior-Facing Side

NOTES. GENERAL

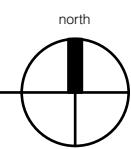
1. Dimensions are based upon observable and measurable features. Verify all dimensions and conditions in the field prior to execution of the work.
2. Prepare all wall surfaces for a Level 3 surface finish. Repair all plaster cracks at walls and ceilings.
3. Master Bath 204 and Kitchen 205: Tile Floor; Provide appropriate subfloor.
4. Insulation: Provide mineral wool at locations shown

LEGEND

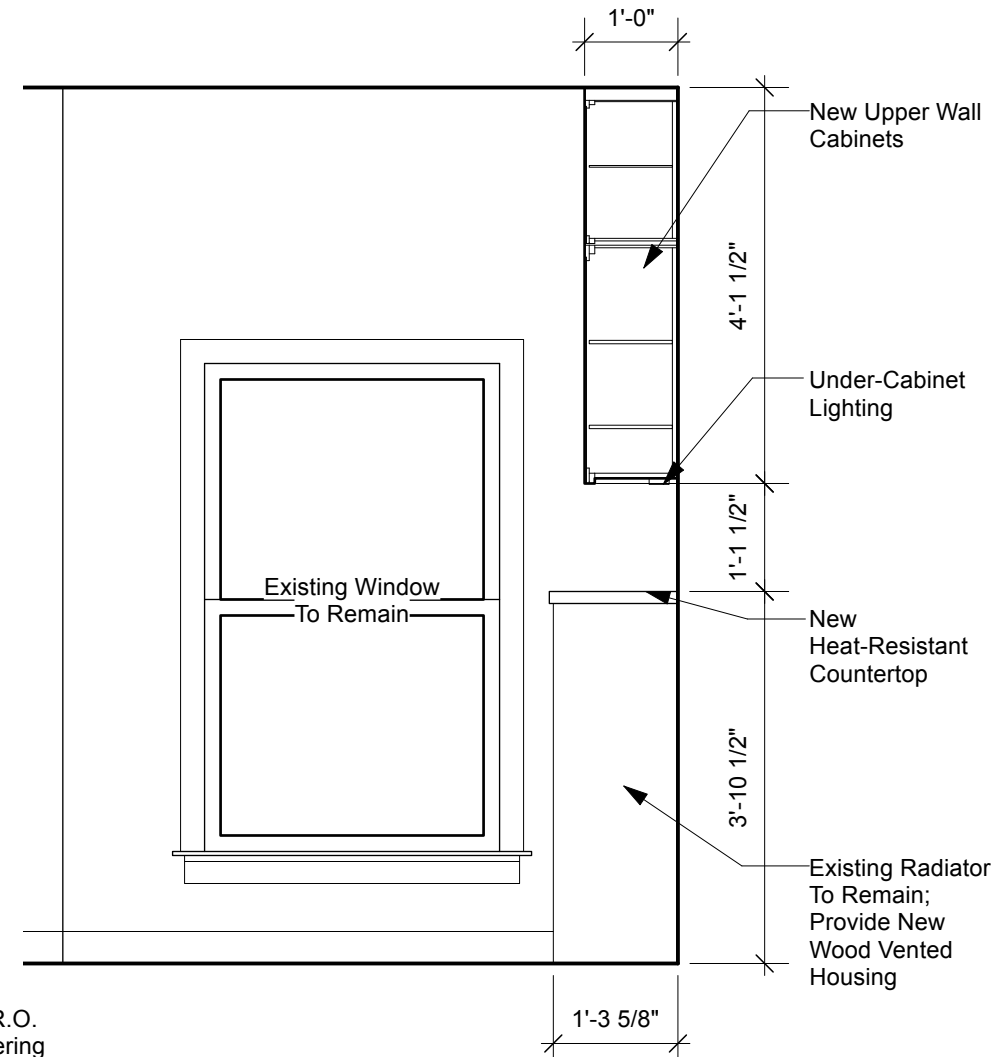
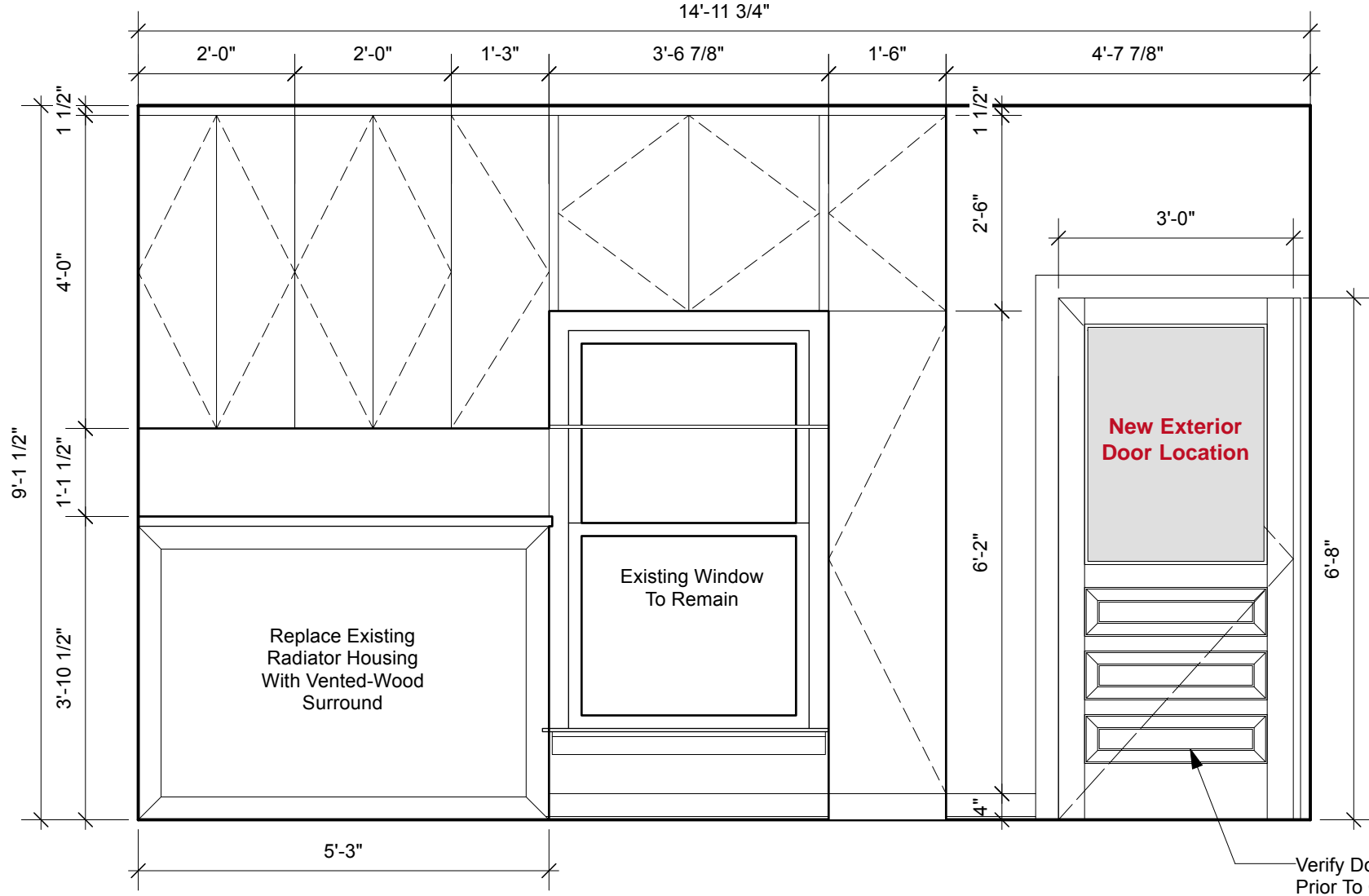
- Centerline
- Existing Wall to Remove (DEMO)
- Existing Wall to Remain
- New Interior Wall
- New Interior Fire-Wall: Wall -Type 1
- Existing Window to Remain
- Existing Door To Remain
- New Swing Door
- New Surface-Mounted Sliding Door, 1 LEAF



1 Second Floor Plan
A1.1 Scale: 3/16" = 1'-0"

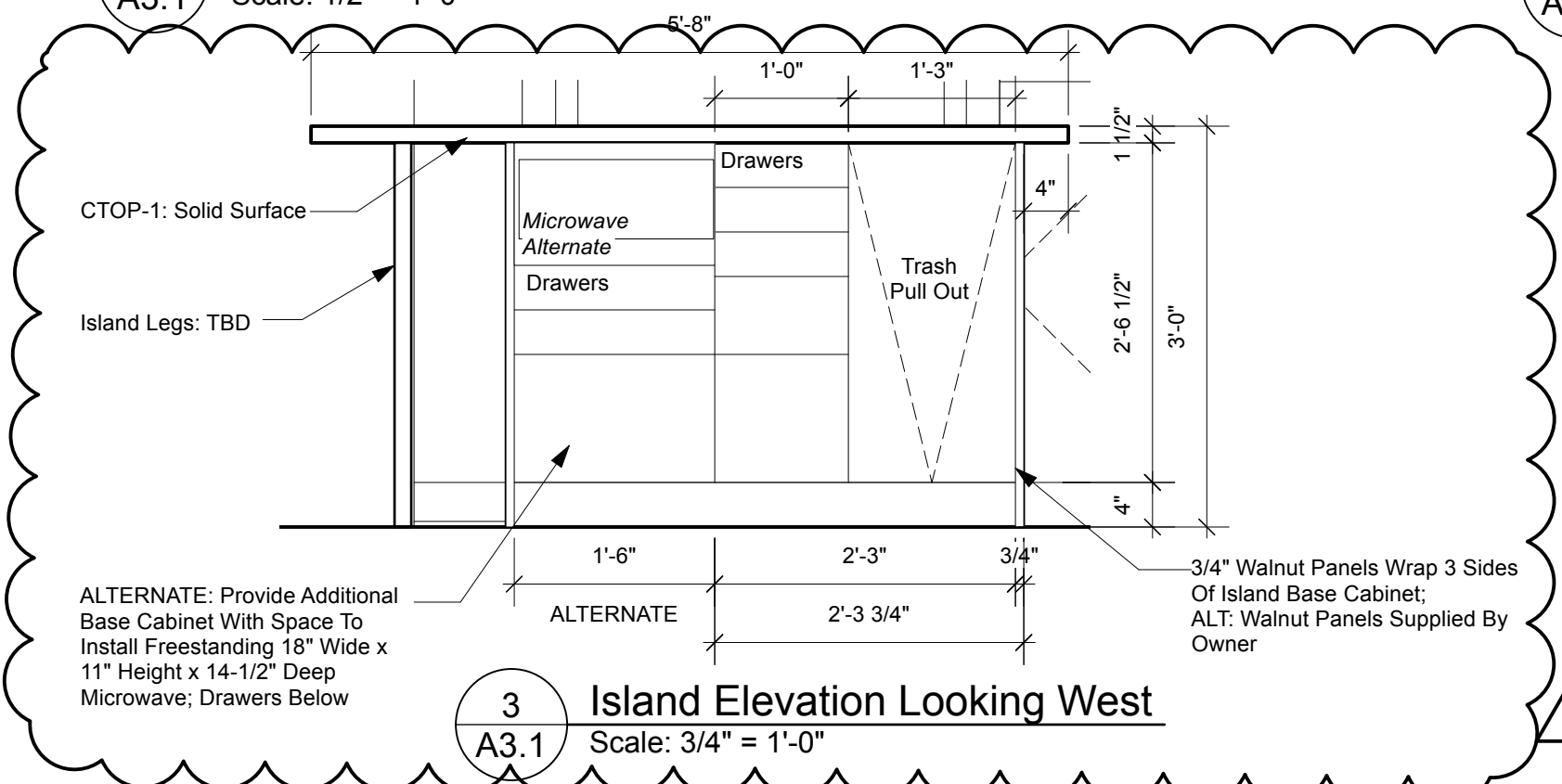


11 x 17 Formatted



2 West Elevation
 A3.1 Scale: 1/2" = 1'-0"

1 South Elevation
 A3.1 Scale: 1/2" = 1'-0"



3 Island Elevation Looking West
 A3.1 Scale: 3/4" = 1'-0"

- KITCHEN NOTES**
1. Refer to cabinetry shops for final dimensions and finishes.
 2. Appliance Schedule on Sheet A4.0.
 3. Plumbing Fixture Schedule on Sheet A4.0.



1-800-Simpson



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7118 THERMAL SASH

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity

Change Quantity

Change Door Shape

Stain or Paint?

[view more](#)

Stain Paint

Wood Species

Original Slab Width

[view more](#)

Feet	Inches	Fraction
<input type="text" value="3"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

Original Slab Height

[view more](#)

<input type="text" value="6"/>	<input type="text" value="8"/>	<input type="text" value="0"/>
--------------------------------	--------------------------------	--------------------------------

Thickness

[view more](#)

IG Glass, Option 1

[view more](#)

Add Low-E

Yes No

Film


[view more](#)

Yes

Sticking Profile

Ovolo Sticking 

Panel Type


1-7/16" Innerbond DH 

Groove Type

None 

Stile Width

[view more](#)

4-1/2" 

UltraBlock

[view more](#)

Yes

WaterBarrier

[view more](#)

Yes No

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon

[view more](#)

Yes No

Two-Piece Laminated Stiles
and Rails

[view more](#)

Yes No

Engineered Stiles and Rails
with 1/4" Veneer

[view more](#)

Yes No

Mouldings

[view more](#)

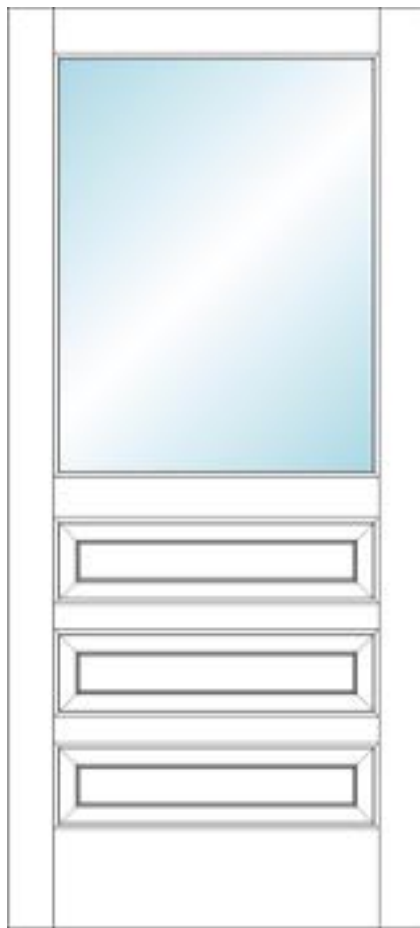
None 

FINISHING TOUCHES

Priming

[view more](#)

Yes No



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Premier Classic Elegance EasyVent® with Retractable Screen Away®



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Our 2/3 glass doors with retractable Screen Away® design converts your storm door to a screen door instantly, with an unobstructed view.

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- QuickFit™ handle sets offer multiple handle finishes to choose from
- Retractable Screen Away® design offers the beauty of a clear view with the convenience of quick & easy ventilation
- Closer features a Hold-Open button that holds the storm door open with a tap of your toe



- Overlapping edge and dual weatherstripping seal out the weather
- Decorative lever handle includes a built-in keyed deadbolt lock



Model(s):
146MV

[Print Section](#)

Build Your Door

✕ Clear Selections

Color: Sandstone





Not sure what color is right for you? Request a Color Card (</inspiration/order-a-brochure>)

Handle Design: Straight Handle



Handle: Brushed Nickel



Glass: Clear

Door Width: 36



Door Height: 80-81

*Standard door height fits 80-81

Learn how to measure (<https://www.larsondoors.com/storm-doors/storm-doors-how-to-measure>)

French Door Conversion Kit available

