



LIVING WITH HISTORY

## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

### Property

**1003 N. 33RD ST. Concordia Historic District**

### Description of work

Completely restore exterior of fire damaged duplex to architect's original drawings. Replace all roof rafters with new rafters to match the original pitch and eaves details. Remove remains of original front dormer (east elevation) and patch roof. Dormer will not be rebuilt. Install new GAF Timberline Natural Shadow roofing shingles in Barkwood color. Install new gutters and downspouts.

Remove all existing substitute and wood siding. On the first story install new, radially-sawn, clear, smooth wood siding (i.e. Ward clapboard siding) to match original exposure. Wood corner boards, 5/4" x 4" with a beaded outside corner will be installed on the first story outside corners only. Replace all wood sidewall shingling on the upper stories with new white or red cedar shingles, vertical grain with no sap wood and every fifth course to be double thickness to match original design. Reinstall missing water table board and drip cap at the top of the foundation around the entire perimeter of the house.

All new windows and front doors will be wood, both inside and out and will match the original dimensions and design exactly. Sills for windows will be 1-3/4" thick (Historic Sill). Remove rear airing porch (west elevation) and install new wood double hung window to match adjacent second floor window. Repoint brick chimney as needed. Wash all brick masonry using gentlest methods (no abrasive blasting).

Replace front concrete service walk with new concrete walk in same footprint as the existing.

**Date issued**

8/9/2013

PTS ID 89229 COA, total exterior restoration

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued 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 work will be done according to the specifications, photos and drawings included in this COA. Structural wood that is damaged beyond repair will be duplicated with new wood to match the original design. All finish wood and trim must be smooth and free of knots. All windows and the front doors will be made of wood, both inside and out. (No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. Window sash that were originally cottage style, that is with the top sash shorter than the bottom sash, but be duplicated as per the original design. All divided lite windows must be true divided-lites. All finish wood will be painted upon completion. Please note that research has shown that when new, bare wood is 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 substitute wood products for siding is not permitted. In terms of trim material, the use of a naturally decay-resistant wood is highly recommended. The installation of Ponderosa or Western Pine is "at your own risk" because it has no natural decay resistance and is subject to premature failure in an outdoor environment, often in as little as three years.

A continuous ridge vent may be installed along the entire length of the roof ridge if desired. It must not stop short of the gable ends. If box roof vents are used, they must be on an elevation not visible from the street (north) and painted out to blend with the color of the surrounding roofing material. Brick piers on the front porch will be rebuilt using salvaged brick if at all possible. Any new brick must match the original as closely as possible and must be approved by HPC staff. New mortar for brick must match the original in terms of color, texture, hardness, joint width and joint finish. Mortar that is too hard is subject to premature failure. See the Masonry Chapter of the city's book *As Good As New* for more information. HPC staff must review and approve a masonry test panel for any new brick and mortar prior to its general installation.

Any new sidewall venting for heating equipment must be on the rear or north elevation of the building through the raised foundation and the pipes must be painted out to blend with the color of the surrounding building material. The rear door can be made of metal but must be a four-panel design and must be painted upon completion. Anodized finish is not permitted. Guardrails on first story of front porch must be re-built to the original design and height pending approval of the Department of Neighborhood services. Second floor front guardrails will be 36" in height.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. 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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



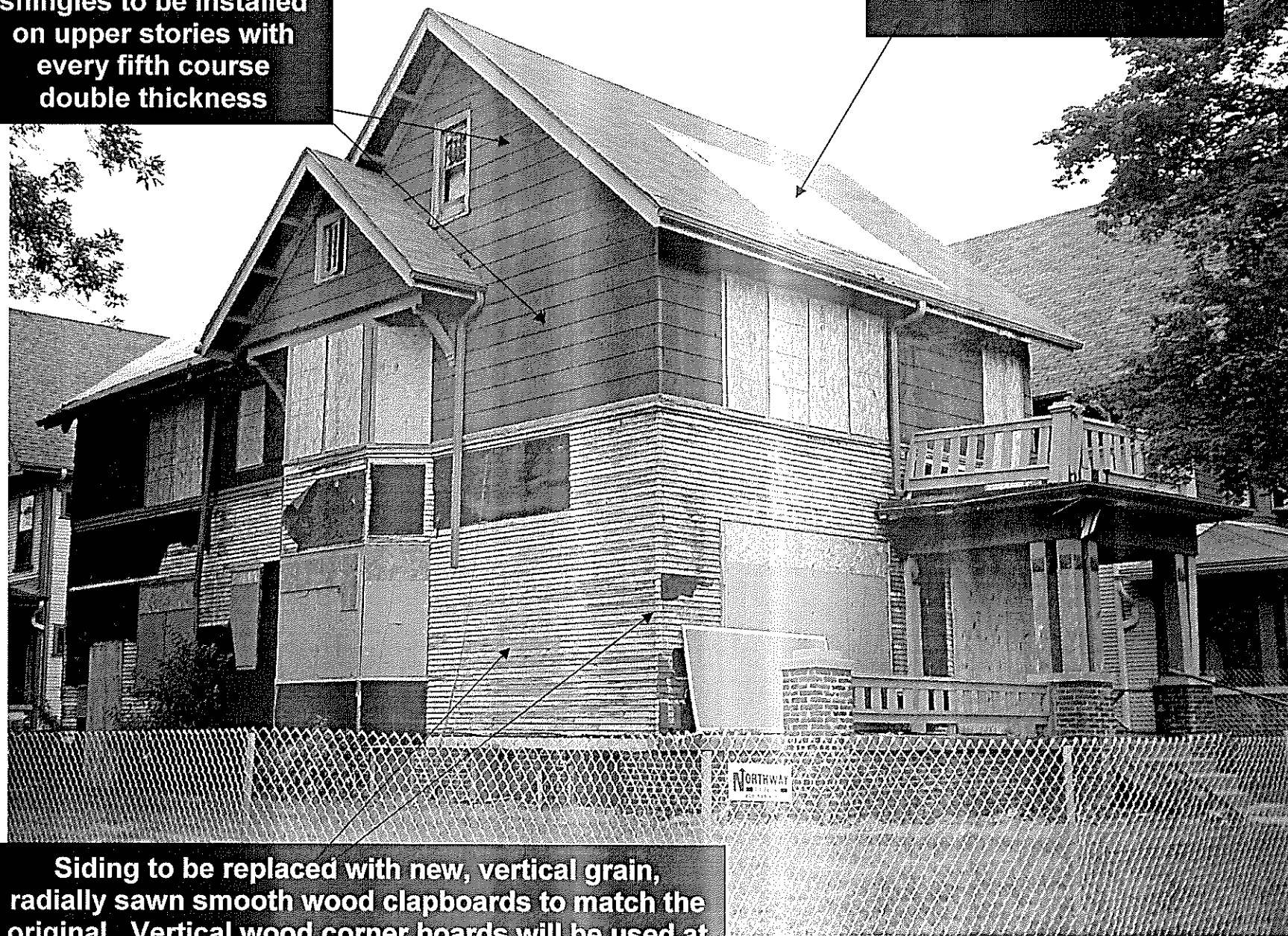
---

Paul Jakubovich  
City of Milwaukee Historic Preservation

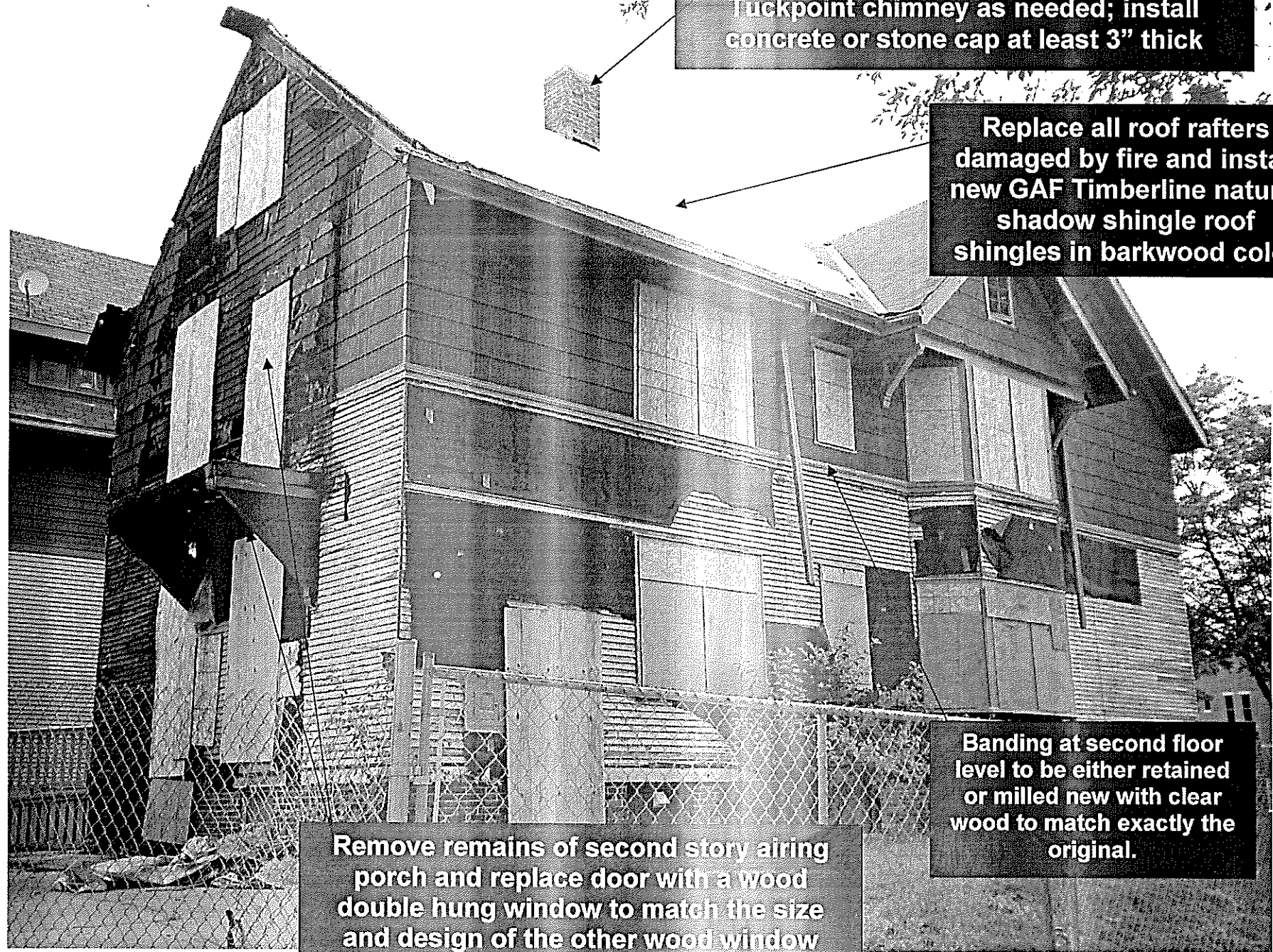
Copies to: Development Center, Ald. Robert Bauman, Consultant Preserve Design, Inspector Adam Roder (286-2538), Inspector Heidi Weed

**Vertical grain wood shingles to be installed on upper stories with every fifth course double thickness**

**Dormer removed due to fire. Will not be rebuilt.**



**Siding to be replaced with new, vertical grain, radially sawn smooth wood clapboards to match the original. Vertical wood corner boards will be used at outside corners on first story**

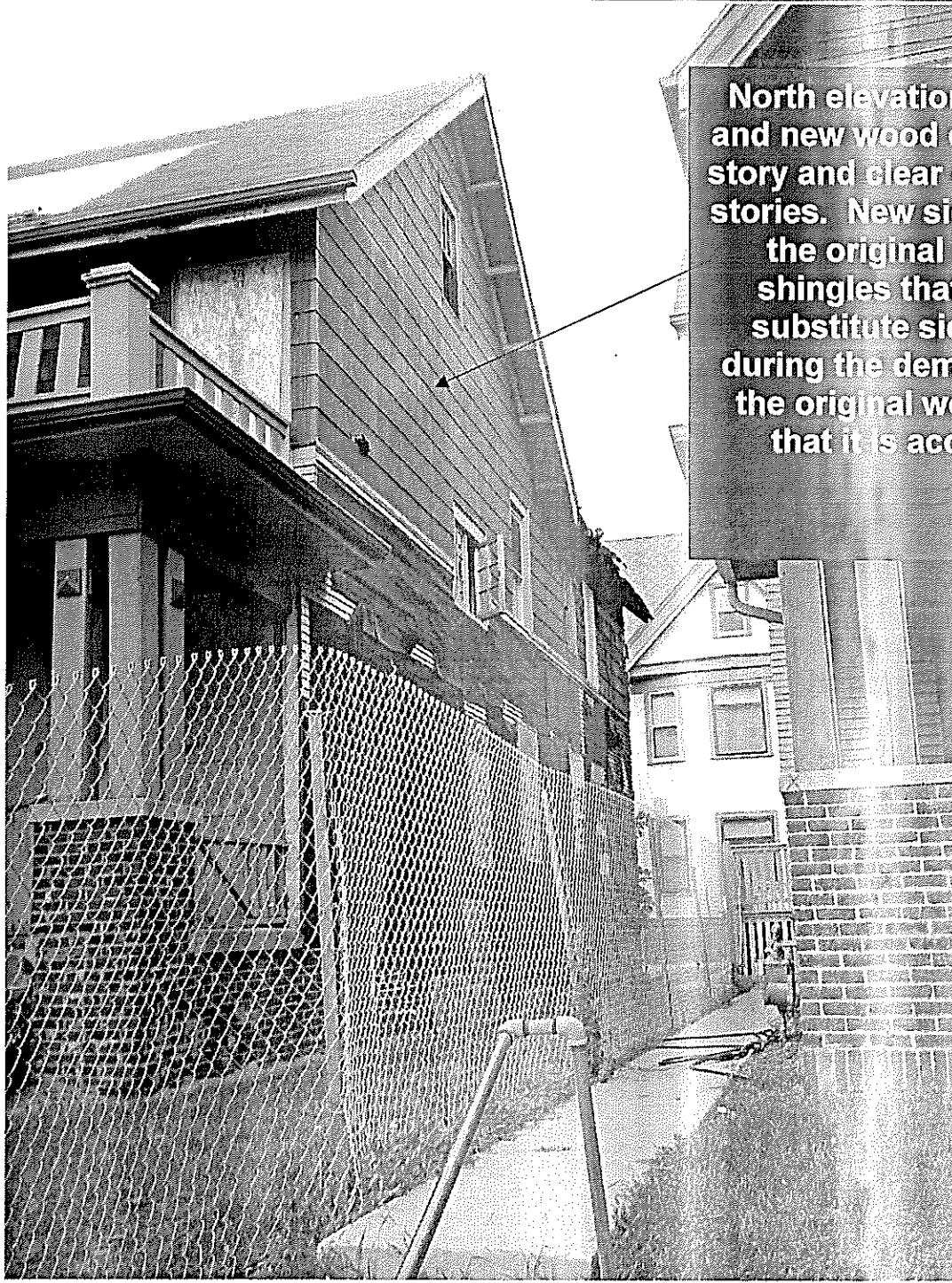


**Tuckpoint chimney as needed; install concrete or stone cap at least 3" thick**

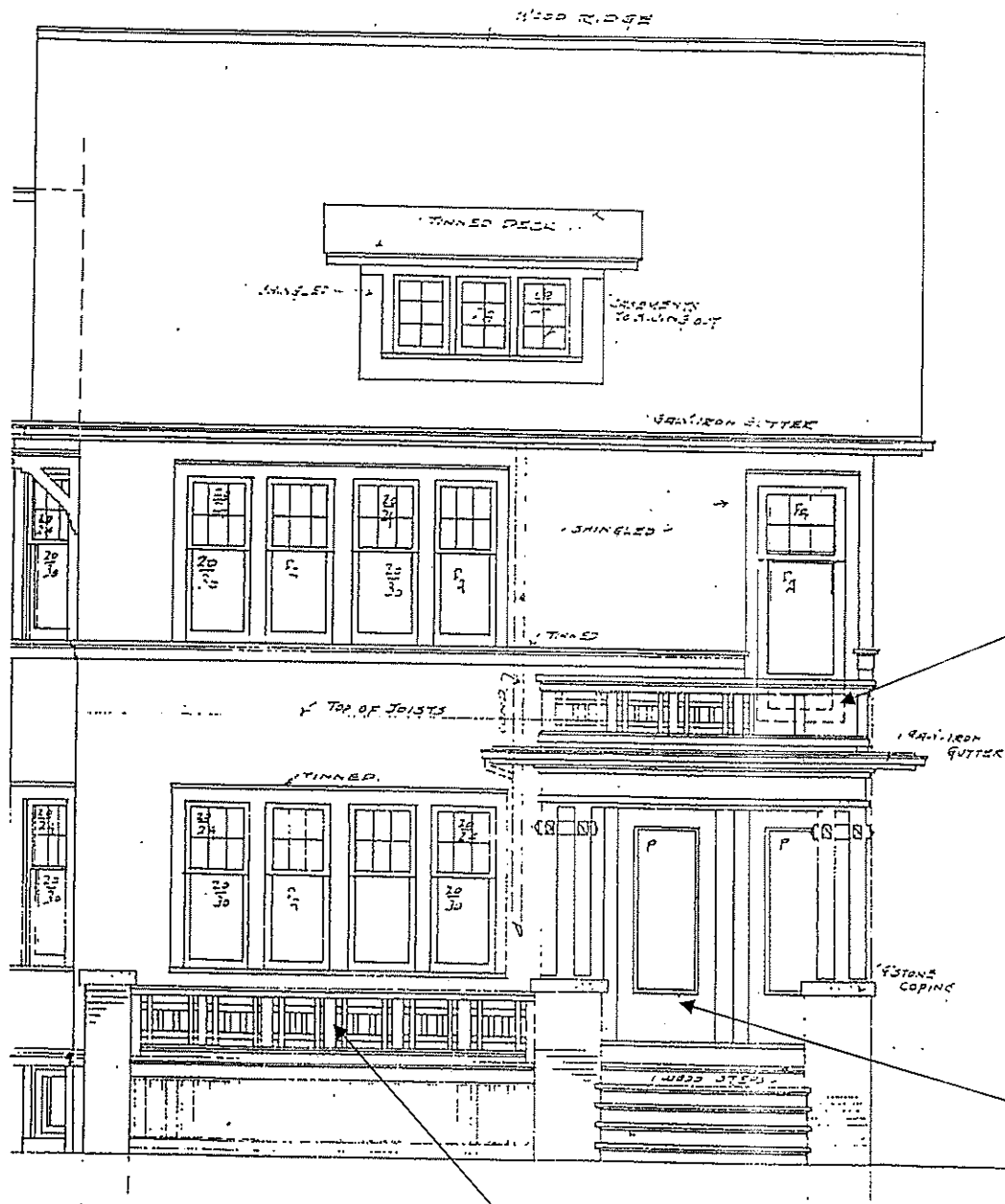
**Replace all roof rafters damaged by fire and install new GAF Timberline natural shadow shingle roof shingles in barkwood color**

**Remove remains of second story airing porch and replace door with a wood double hung window to match the size and design of the other wood window next to it**

**Banding at second floor level to be either retained or milled new with clear wood to match exactly the original.**



**North elevation. All siding to be stripped and new wood clapboards installed on first story and clear cedar shingles on the upper stories. New sidewall shingles must match the original exposure of the existing shingles that are now underneath the substitute siding. Care must be taken during the demolition to note all details of the original wood shingle installation so that it is accurately rebuilt with new materials.**



Restoration to match architect's original drawings with the exception that the front dormer will not be rebuilt.

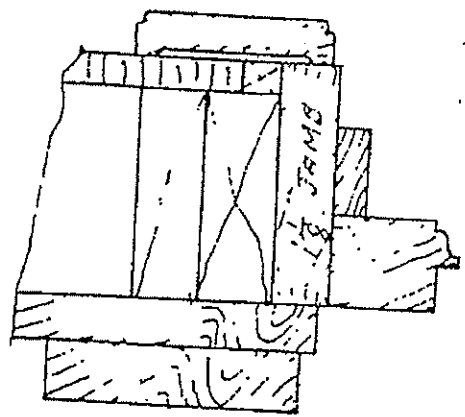
Second story guardrail to be rebuilt to the original design but at 36" in height above deck

All window openings with true original divided lite top sash must be replaced with true divided lite wood sash.

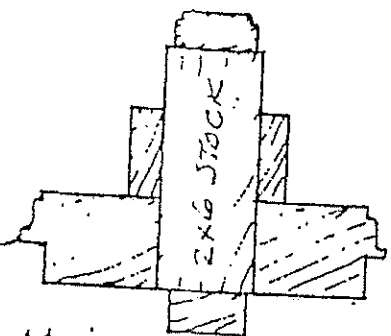
Front doors to match original design. If a storm door is desired, it must be made of wood and be "full view" in design.

Guardrail on first story to be rebuilt to original height pending DNS approval

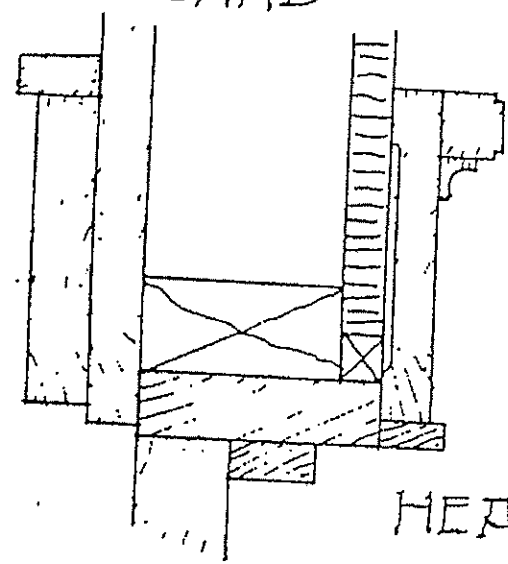
Architect's original details for sash must be followed exactly. These are for the casement windows and are specifically related to windows on the north elevation



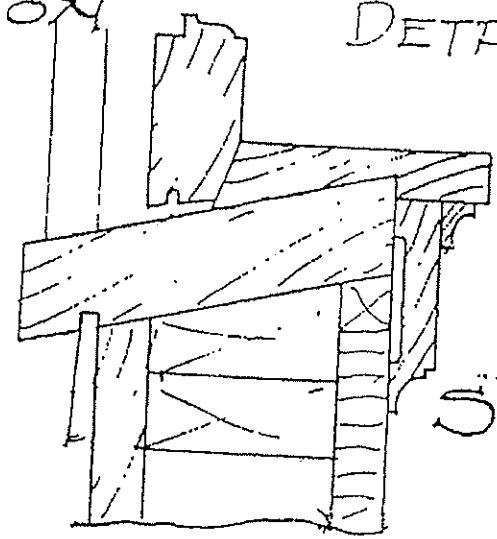
JAMB



MULLION



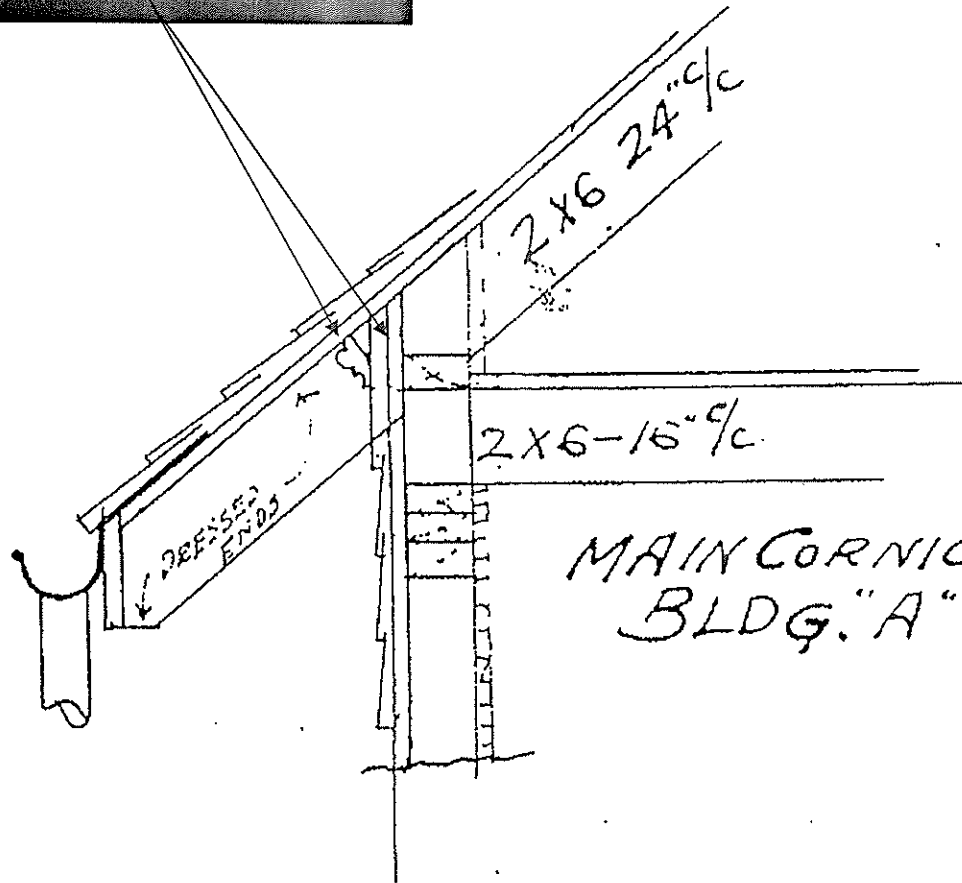
HEAD



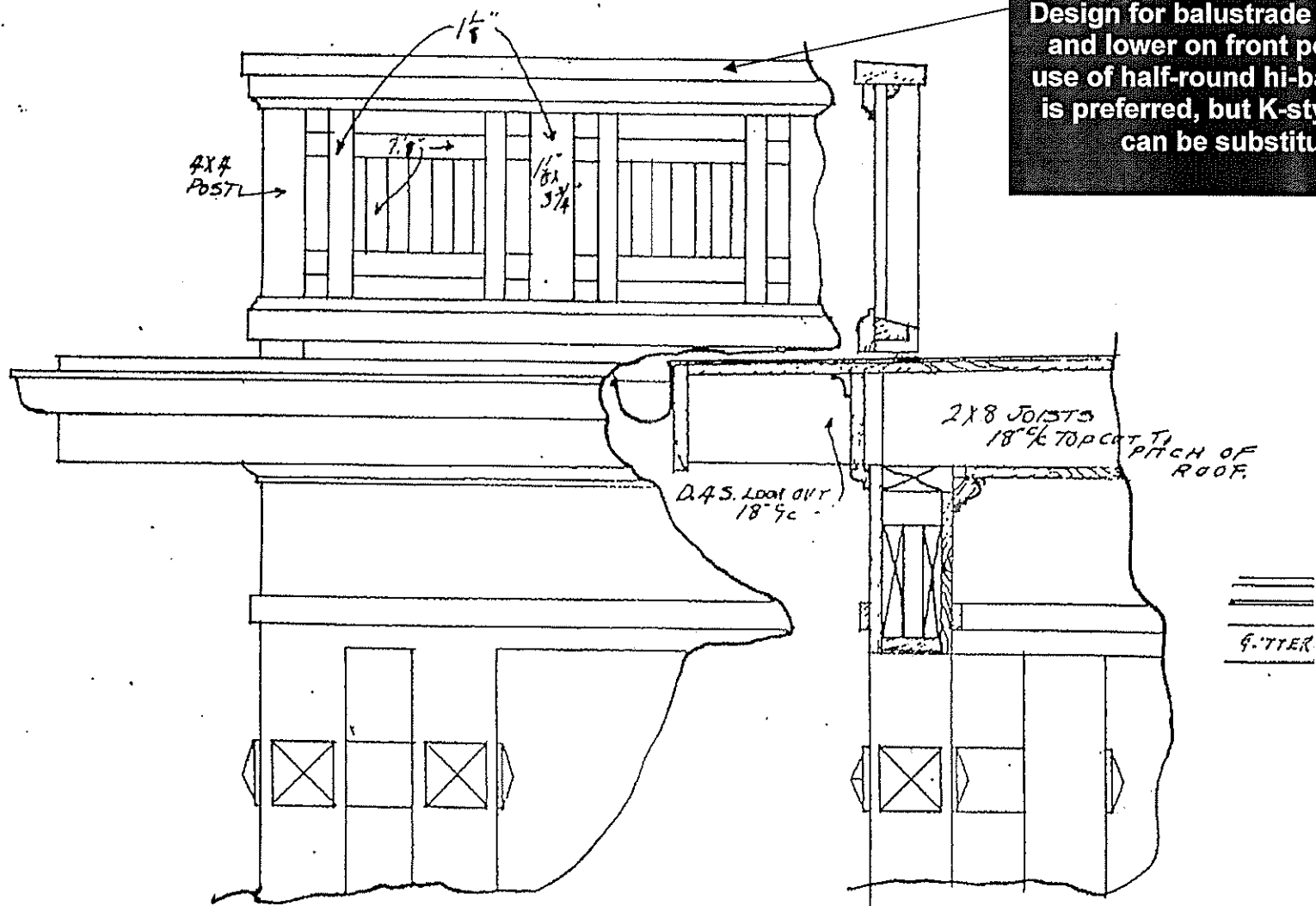
SILL

TYPICAL  
CASEMENT WINDOW  
DETAILS (3" SCALE)

Typical wall section. Note that the flat frieze board at the top of the wall must be installed and that there is crown molding between each rafter tail.



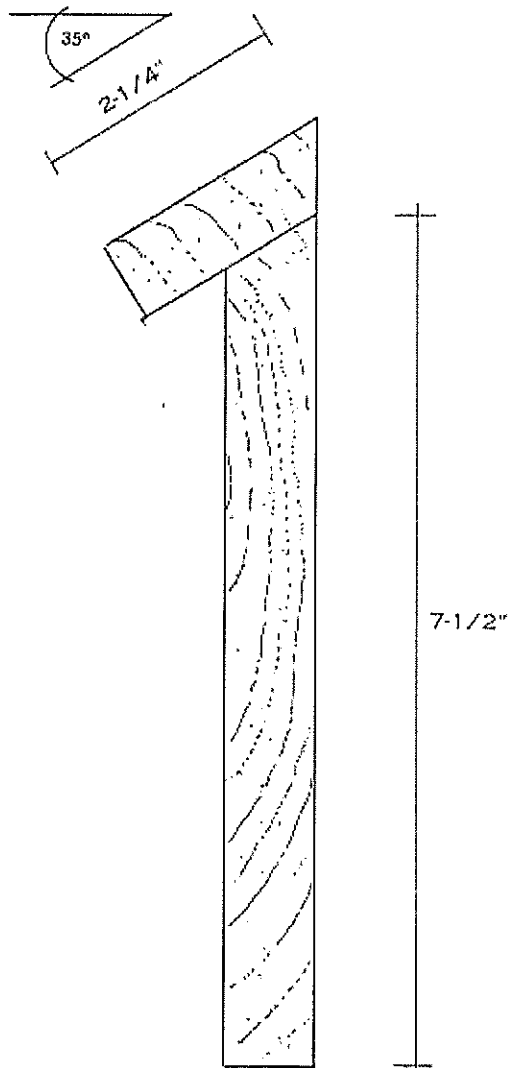
MAIN CORNICE DETAIL  
BLDG. "A" (BLDG. "B" SIMILAR.)



Design for balustrade both upper and lower on front porch. The use of half-round hi-back gutters is preferred, but K-style gutters can be substituted.

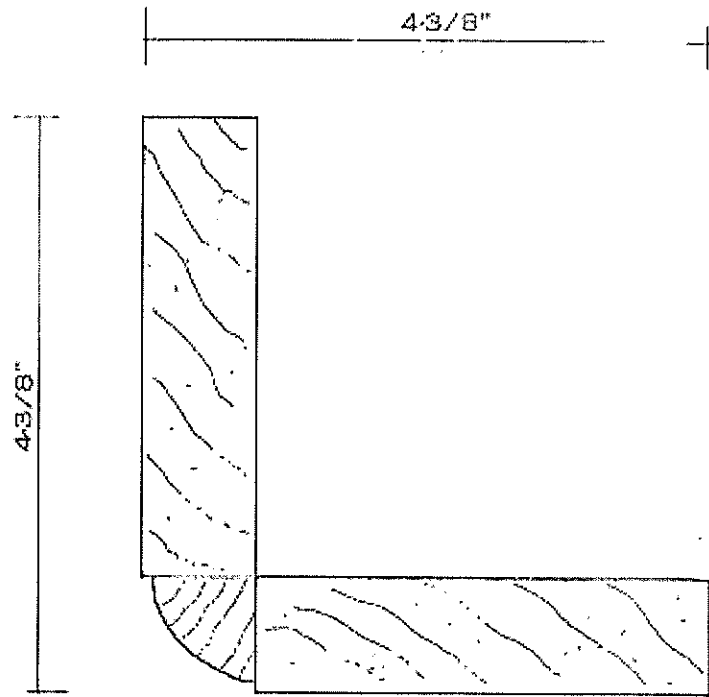
PORCH CORNICE FOR BLDG. "A"

Front porch will be repaired/; rebuilt to original specifications and design

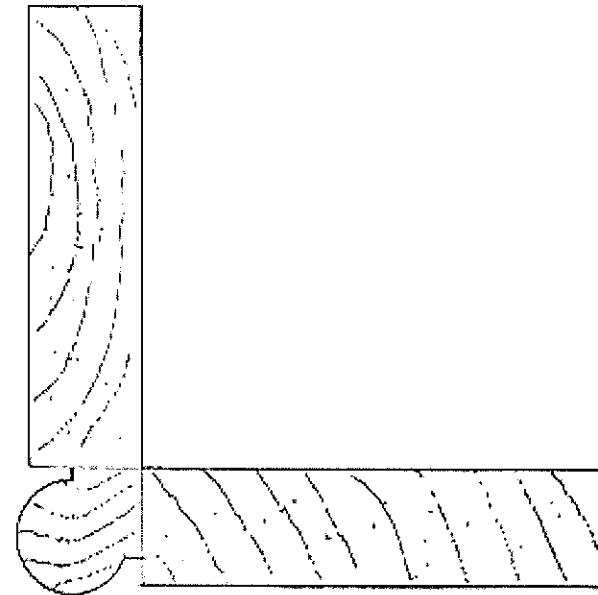


WATER TABLE

**Section of water table that will be installed at the top of the raised foundation around the entire perimeter of the house.**



OPTION A  
QUARTER ROUND



OPTION B  
TRADITIONAL

### CORNER BOARDS

Corner board details for first story only. Either design is permissible, but option B is regarded as the easiest to install using stock corner bead.

5 1/2" Extra Clear Spruce  
Vertical Grain

WARD CLAPBOARD MILL  
P.O. Box 1030  
Waitsfield, VT 05674  
[www.wardclapboard.com](http://www.wardclapboard.com)

**Example of clear,  
smooth radially-  
sawn siding that will  
be used to reside  
the entire first story  
of the house.**