



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 Historic District

ADDRESS OF PROPERTY:

948 N 34th ST. Milwaukee WI 53208

2. NAME AND ADDRESS OF OWNER:

Name(s): Philip C. Perry

Address: 948 N 34th ST

City: Milwaukee State: WI ZIP: 53208

Email: pcp_flipper@gmail.com

Telephone number (area code & number) Daytime: 202-841-6272 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.

Please attached plan, 2 drawings, & pictures.

6. SIGNATURE OF APPLICANT:

Philip Perry
Signature

Philip C. Perry
Please print or type name

7-12-16
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

Plan for Completion of Exterior Work for 948 N. 34th Street

Legal Description:

"Plat page 388-24 Neighborhood 2300 Edgewood ETC in NE ¼ SEC 25-7-21 Block 2N 20' Lot 21-s 12 ½' Lot 22"

Owner: Philip C. Perry; 414-803 3185

Date of Submission: July 12, 2016; Revised July 26, 2016

Background:

The subject property is a 1904 two-story (plus basement and attic), single family home, located in the Historic District of Concordia. It was purchased in 2011 by Mr. Perry with the intent of restoration for a dwelling unit. It is his principal place of residence. The building has undergone extensive exterior renovation for repair of foundation and shiplap wood siding and complete replacement of roof, cedar siding (front) and front porch (except for roof structure). Except for some finish painting and a railing on the back porch at the second level, the exterior work on the house is complete. (Note street number added since 7-7-16 inspection.) Please see attached picture of front of house with newly reconstructed porch (#1).

Historic Review:

The property also consists of a 3 car garage that requires a new roof, garage doors, siding, windows and pedestrian door to backyard (Picture #2 – alley face). The owner understands that both the garage and the back porch railing require Historic approval before submitting building permits for this work. The garage structure will be clad in wood siding similar to the house. (The siding can be viewed in the attached picture of the second floor porch. {#3}) The single garage door will be replaced with an appropriate garage door and the double door will be enclosed with siding, but with outline of the door remaining. Some structural repair is needed due to damage from snow loads, but it is a well-constructed building with attic joists of 2x6" dimension on 16" centers and with attic floor reinforced with 6X10 truss (#4). Roof will be shingle typical of most other garages on alley that are not flat roofed. Windows on the south side will be replaced. Two drawings (alley side and south side) are also attached.

As shown in picture #3, the back porch never had a railing, but one is required by the building inspector and it will enhance its use. The wood railing will be constructed similar to the front porch, but with short posts such as those in attached picture of the second floor porch of the house on 33rd Street at the corner of the shared alley (#5 Blue and white house). This work will not be completed until after the garage is done.

Mr. Perry discussed the plan for this work with Ms. Carlen Hatala, Senior Historic Preservation Planner, on August 11, 2016 and this report was emailed on 12th, but without all exhibits and it was not received. Thus, this is an updated submittal with necessary documents. Resources are

above; all debris from siding, insulation. Also will require permit for electrical connection for wiring for security and lighting.	door and windows upon completion of contractor work		etc.) will be attempted before November 15, but weather may delay until Spring. Assumes all work needed to meet City codes and standards will be complete by June 30, 2016.
Porch railing-	Post garage completion		Owner plans to do after garage is finished.
Building Inspection(s)	At each stage, as required.		

Respectively Submitted, with Certificate of Appropriateness Application,

Philip C. Perry

Date 7-26-16



Picture 1
Front of 948 W.
34th St.



Picture #2
948 N. 34th St



Picture 3: 948 N. 34th Street



Picture 4: 948N.34th St



Picture #5
Example of posts for second
floor porch (Blue + white porch)

OVERVIEW: Identical design as current front porch railing

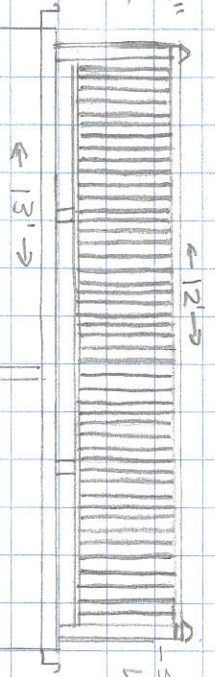


4" setback from Roofline

← corner posts secured by mounted brackets

MATERIALS -
 4" x 4" Cedar posts, Primed & painted
 2" x 4" Cedar Rails, Primed & painted
 2" x 2" Cedar balusters, Made of split 2" x 4"s, W

Molded 2"x4" Top & bottom Rails

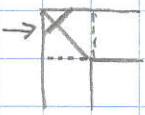


← standard 4" x 4" post

Spindle posts: Rounded 2" x 2" cedar

Top Rails joined @ 45°, covered by simple post cap

dowel + glue + screws



30" H

← 7 1/8" →