



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
Incomplete applications will not be processed for Commission review.
Please print legibly.

*Final ems
9/23/11*

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

ADDRESS OF PROPERTY:

3014 West McKinley Blvd., Milwaukee, WI 53208

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

Name(s): Stephanie Powe

Address: 3014 W. McKinley Blvd.

City: Milwaukee

State: Wisconsin

ZIP 53208

Email: slpowe@hotmail.com

Telephone number (area code & number) Daytime: 414-899-7693

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**

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)

1. Replace current door with original doors (2).
2. Repair the weathering of side doors and add storm doors.

Photo No. _____ Drawing No. _____

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

River City Woodworking
607 South 6th Street
Milwaukee, Wisconsin 53204
414-272-0437

Photo No. _____ Drawing No. _____

6. SIGNATURE OF APPLICANT:

Signature

Stephanie L. Powe September 5, 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

Google maps

Address **West McKinley Boulevard**

Address is approximate

Save trees. Go green!
Download Google Maps on your phone at google.com/gmm



Juanita M. Ellias
Rivercity Woodworking, LLC
607 A. S. 6th St.
Milwaukee, WI 53204

December 10, 2011

Stephanie L Powe
3014 W. McKinley
Milwaukee, WI 53208

Dear Stephanie,

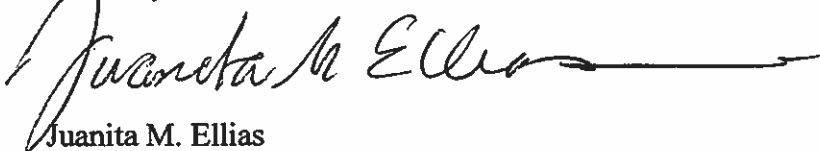
Enclosed please find a proposal for the restoration of front entrance and doors, repair of side entrance doors, and the manufacture of 4 storm doors for your residence at the above address. This document is submitted for your consideration and comments. The subject areas are as follows.

I.	Description	Page 1
II	Restoration Procedures	Page 2
III	Cost and Payment Schedules	Page 4
IV	Conditions of Work	Page 5
V	Policy on Change Orders	Page 6
VI	Policy on Warrant	Page 6
VII	Policy on Insurance	Page 6
VIII	Lien Rights & Cancellation Rights	Page 7
IX	Signature Page	Page 8
X	Photographs and Sketches	Page 9-18

The illustrations attached at the end include photographs and sketches detailing the framework design, and storm door designs.

I thank you for the opportunity to submit this proposal to you. I thank you in advance for providing me with the opportunity to work with you on your important project.

Sincerely



Juanita M. Ellias
dba Rivercity Woodworking, LLC
607 S. 6th St.
Milwaukee, WI 53204

I. Description

The following proposal addresses the restoration of doors in the residential property owned by Stephanie L. Powe located at 3014 W. McKinley Blvd, Milwaukee, WI, 53208.(Fig.1-5) in Cold Springs Park Historic District. The doors that are subject for this restoration proposal are located in the front / primary entrances (south) (Fig. 1) and the secondary entrances (east) (Fig. 14-16) on first floor of the building.

The proposal and estimate is based on information gleaned from the material evidence of the abandoned doors found on site, de-construction of the primary door frame, and partial de-construction of one door in the side entrance.

Project I: Front Entrance

A. Description of Project

This project involves the restoration of the prime doors serving as the front entrance to the house at 3014 W. McKinley Av, located in the historic district of Coldwater Springs in Milwaukee, WI. The door, now in service as the front door, was installed in the 1970s to conform with the requirements of the American Disabilities Act. It included a 40 inch wide metal door with two fixed panels which closed the original opening of 74 inches by 96 inches down to 40 inches by 72 inches (Fig. 1, 2).

In returning the entrance to its original condition, it was necessary to consider several design questions:

1. What was the original material?
2. What was the original framing lay-out?
3. Did the door swing inwardly, or outwardly?
4. What was the dimension of the door and the layout of the stiles and rails?
5. Was the glass etched?

No photographs survive to guide answering the above questions. Fortunately, there is material evidence that can provide some direction. What are presumed to have been the original doors survived, although damaged, on site in a shed at the rear of the property (Fig. 3). Thus it can be said that the original entrance consisted of a double door, Northern White Pine core with 1/4 inch quarter-sawn White Oak veneer, two raised panels each, and 22 x 52 inch glass panels each (Fig. 3). Once the metal door frame was removed, two more important question were answered. First, it was determined, that the rough opening on the interior side is 70 inches, and not the 72 inches that is measured from brick face to brick face on the outside of the opening. Second, and based on residual caulk showing where the original doors were set (Fig. 4), the doors were in-swinging. Further, the cutouts into each door leaf indicate that the doors closed into each other with a doubled astragal feature closing the gap between them and anchor bolts, top and bottom, holding the right hand door (as you face the doors from the outside) secure.

Based on this information, the overall dimension of the framing could be inferred.

Knowing that the original configuration consisted of two doors with a total dimension of 62 inches, to which it would be necessary to add two jambs and spacing to separate from direct contact with the framing, the following calculations emerge. There are two 5/4 jambs (minimal dimensions); add 1/2 inch (minimal dimension) space on each side; add 1/4 inch space between brick and frame for introducing a moisture barrier: this brings the overall dimension of the door assembly to 66 inches. The frame for the door could be no more than 2 inches on the inside dimension and 4 inches on the outside dimension. Based on this information, other design questions could be answered. There is not enough room to introduce a fixed side light; the interior trim would be about 5-6 inches wide. The exterior trim would be about 6" wide on the sides and 2 1/2 to 3 inches on the top. Questions relating to the material, trimming details, glass, and hardware became necessarily based on the material evidence offered by details in other parts of the house.

Excepting for the anchor bolts, all of the original hardware was missing. The hole for a mortice lock in the left hand leaf tells us that there was a mortice lock. The faint shadow left by the original esche plate indicates the original lock set consisted of a latch knob and deadbolt.

B. Restoration Products and Procedures

Once several layers of paint had been removed the scope of the restoration project became clear. The doors had been in a fire which damaged the top rail and one stile in one leaf. This surface damage, plus water damage that had deteriorated the laminations in the core, plus physical damage that had resulted from an inartistic lock extraction, plus the extreme difficulty in locating quartered White Oak that would match the existing flake pattern, led to the following decisions. First, two new stiles, and 1 new rail would be fabricated. And second, the damaged rails and stile became a source for veneers that were used to patch the numerous holes (such as mail slots, peep holes, abandoned lock holes, etc) that had been crudely patched.

New Stile and Rail Fabrication. A new stile and rail were manufactured conforming to the construction of the existing parts of the door. The core, made up of Northern White Pine, was laid up with grain running in opposing directions and glued with *Eptron*® structural epoxy adhesive.¹ The face veneer cut for one side from the abandoned stiles, and from new wood for the reverse side, was selected based on matching flake patterns. It consists of 1/4 inch quartered sawn White Oak, and 1" edge bands on the two long sides (Fig. 12, 13).

New Astragals. New astragals and mouldings were manufactured to match existing moulding profiles. The new parts replace parts too greatly damaged. Both astragals are completely replaced. About 30% of the original mouldings have been reused.

¹Abatron, 5501-95th Av, Kenosha, WI 53144, 262-653-2000, www.abatron.com

Framing. No parts from the original framing remained. Thus, the new sills, jambs, and box frames were fabricated. The jambs and sill, cut from rift White Oak, have integral stops and accommodate both the prime doors and storm doors (Fig. 5, 6, 12, 13). The box frame members were fabricated from White Northern Pine, glued and joined with *Dominos*®.² The box frame was based on a tradition of framing windows and doors in solid masonry and brick veneer buildings, and from publications.³ This box frame forms a ground casing for decorative White Northern Pine moulding on the exterior and for the White Oak trim on the interior.

Hardware and Glass. The anchor bolts were the only original hardware to survive. But, they could not be fully repaired. Thus, all hardware is new. The mechanical choices were limited, however, because: (1) modern mortice locks are too deep at over 4 ½ inches; (2) the doors, at 2 1/8 inches thick restricted choices to the only manufacture remaining that provides a lock set for a 2 1/8 inch door;⁴ and (3) the doors, at 8 feet necessitated the installation of commercial anchor bolts. The stylistic choices were based on their similarity to historically correct prototypes and the faint outline of the original lock set imprinted into one of the door leafs. The three hinges on each door are 4 ½ inch squared, blackened solid bronze with ball tips. The prime door has been fitted with tempered insulated glass panels.

Interior and Exterior Trim. The interior trim is manufactured from rift White Oak. Back band moulding was cut to match the back band that surrounds the moulding on the door (which matches as well the band framing the dining room windows). The inside edge of the trim is built out with a moulding based on the base cap moulding. The exterior trim is manufacturer from clear White Northern Pine. It consists of a brick mould, based on the profile that surrounds the exterior of the windows in the front parlor. This is set to match the reveal on the windows.

Storm Doors. The storm doors are manufacturer using 5/4 clear White Northern Pine. The configuration matches the layout of the rails and stiles outline in the prime doors. Deltana 3 ½ inch squared blackened solid bronze hinges, and Emtek latch and lock set provide finishing details. They are to be fitted with laminated glass (Fig. 7).

Finishes. All finishes have been selected from General Finishes Exterior 450 Pigmented wood stain (3 colors/coats), clear finish (3 coats), and Exterior 450 Primer which contain UV absorbers

²Domino DF 500 Joining System. www.festoolusa.com Christopher Schwarz Review.

³William A. Radford, *Architectural Details For Every Type of Building, A Practical Drafting Room Guide for Contractors, Builders, Lumber Dealers, Millmen, Draftsmen, and Architects* (Chicago, IL: The Radford Architectural Company, 1902).

⁴Lockset and handle set: www.emtek.com. Hinges and anchor bolts: www.deltana.net:Deltana, DT-SDL688U10B with ball finials DT-6SBC5109.

and mildewcides.⁵

Project 2: Side Doors

A. Description of Work

About five years ago, two side entrance doors replaced the metal doors that had been installed at the same time the front entrance had been reconfigured. These doors were part of the original historic restoration plan. Over the past 5 years, they have weathered poorly and now require extensive repair. Their advancing deterioration has been caused by a poor choice of materials, finishes, and construction design. They were constructed from Red Oak (which does not survive exposure to the elements); an interior grade plywood (which is now delaminating) was used for the panels which are not captured into the framing; trim is set into the re-entrant angle between frame and panel to hold the panels in place. Because the panels are not captured, and because the moulding is not “wrapped around” the framing edge, the assembly has deformed beyond repair. The moulding has warped and the plywood has delaminated. In short, the design and material have not survived the elements (Figs. 14, 15, 16).

B. Repair Procedures

The repair strategy is to remove all the trim, remove the plywood panels, attempt to reattach the delaminating veneers on the bottom rail, replace the plywood panels with solid wood raised panels, replace the trim with a bolection moulding, sand the surface, and apply an exterior grade paint. Most important, each door will be fitted with a storm door that is designed to protect the prime door from the elements.

C. Storm Door Design and Construction

The design of the storm doors follows the basic outlines of the prime door. They are constructed from clear White Northern Pine, dried to 8%, and constructed with full mortice and tenon joinery. The raised panels are captured in ½ inch grooves and so will not depend upon a moulding to keep the panels in place (Fig. 17).

III. Costs and Payment Schedule

The following estimates are classified as follows: Prime Windows, Apt 1, Second Floor, Third Floor, Front Facade, Rear Facade; Apt 2, Second Floor, Front Facade, Rear Facade, Storm Sashes, Primed Painted, Installed. All prices *are not to exceed* quotations. And all prices include a predicted petroleum price increase. See Figures 4 and 5.

⁵General Finishes, www.generalfinishes.com.

Front Entrance Prime Doors, Frame, Hardware, Glass, Installation.	\$5000.00
Repair Side Doors	\$2500.00
Storm Doors, Installation.	
Front Door	\$750.00
Side Doors	\$750.00
Total (excluding tax)	\$9000.00

Payment Amounts

Down Payment	\$5000.00
Final Payment at substantial completion	\$4000.00

IV. Conditions of Work

1. A secure place will be made available for repairing the side entrance doors.
2. The work site will be accessible 7 days a week throughout the contract period.
3. Electricity will be made available: 2-110 amp circuits, with multiple duplex outlets, GFI protected.
4. The work site will be free of standing water, wet surfaces, and unsound walls, or floors.
5. Secure storage space will be made available.

Rivercity Woodworking LLC agrees to diligently pursue the work through the completion but will not be responsible for delays caused by any or one of the following events:

- Acts of God⁶
- Acts of Public Enemy
- Inability to secure material through recognized channels
- Failure of the owner to make payments as they are due
- Acts of Independent Contractors
- Holidays
- Other causes beyond the control of Rivercity Woodworking, LLC.

⁶ Definition. *Acts of God.* In addition to the normal understanding of such acts, Rivercity Woodworking draws special attention to the impact weather conditions will have on the materials being used in restoration work. Epoxies will not cure below 50 degrees Fahrenheit, they will cure at a very slow rate when the humidity rises above 80%, and they cannot be applied to wood with a moisture content above 16%. If, and when, any of these conditions exist, progress will be slowed and / or delayed.

V. Policy On Change Orders

If the owner, construction lender, or any local governmental authority directs any modification or addition to the work covered by this proposal, the amount for such extra work shall be determined in advance, and the cost shall be added to the Proposal price. Payment for any extra order(s) are due and payable prior to the commencement of such extra work. Rivercity Woodworking shall do no extra work without the agreed terms and shall be approved by both parties and shall also be subject to all terms and conditions of this Proposal.

VI. Policy on Warranty.

Rivercity Woodworking LLC guarantees that all materials furnished by the aforesaid company will be of standard quality appropriate to and for restoration work and will be installed or applied following the instructions of the manufacture in a good and workmanlike manner and in conformity with industry standards. Reasonable service requests submitted by the owner in writing with payment terms will be handled in the same manner. Rivercity Woodworking, LLC agrees to replace or repair at its own expense, any materials found to be defective, excluding reasonable wear and tear, within one (1) year from substantial completion, when subject to normal use and care. This warranty covers defects in materials only and not workmanship.

Notwithstanding anything to the contrary, Rivercity Woodworking LLC has not investigated, tested, or determined the current condition or integrity of the superstructure of the project. This warranty shall exclude specifically remedy for any damage or for any defect caused directly or indirectly, or in whole or in part by any deformation in the superstructure of the project that impinges upon the basic integrity of the frame.

VII. Policy on Insurance

Rivercity Woodworking LLC will carry General Liability, Worker's Compensation, and Professional Liability insurance to protect itself and its employees during the progress of the work. The Owner shall obtain and pay for liability insurance against injury to other employees, who under their own direction, another contractor's direction, or the owner's direction, attempt to use any part of the work covered under this contract prior to the work being completed.

**VIII. Lien Right (Wisconsin Statutes Chapter 779.01)
& Cancellation Rights**

As required by the Wisconsin Lien Law, Rivercity Woodworking, LLC notifies Stephanie L. Powe, that persons contracted to provide services and /or materials for restoration work on 3014 W. McKinley Av, Milwaukee, WI may have the right to apply a lien on the property under the circumstance that any payment for work fails to be submitted in accordance with the schedule for payment as outlined above.

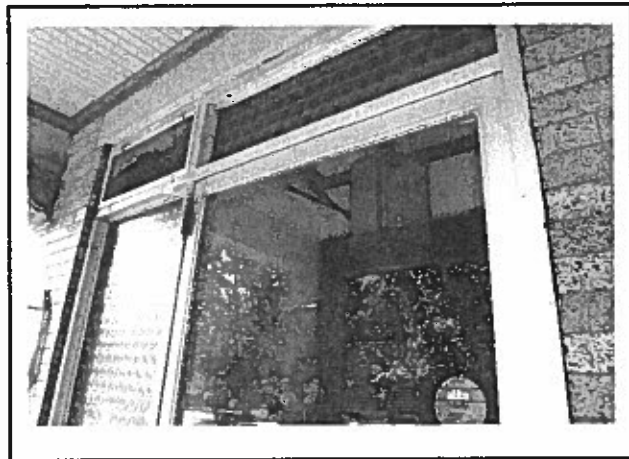
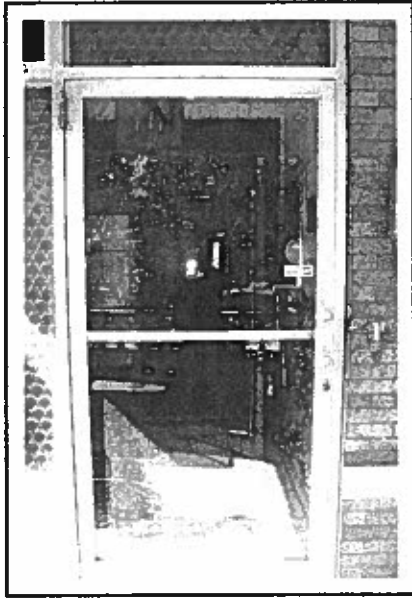
X. Signature Page

In signing, the terms spelled out in the above Proposal have been accepted as a Contract Agreement among the owners of the property at 3014 W. McKinley, Milwaukee, WI 53208 and Rivercity Woodworking, LLC, 607 A. S. 6th St., Milwaukee, WI 53204.

.....

Stephanie L. Powe
3014 W. McKinley
Milwaukee, WI 53208

Juanita M. Elias 12/10/2011 _____
Date
Juanita M. Elias
dba Rivercity Woodworking LLC
607 A S. 6th St.
Milwaukee, WI 53204
1-414-227-0437



Figs. 1, 2 Doors installed in 1970. Doors to be replaced in the restoration project.

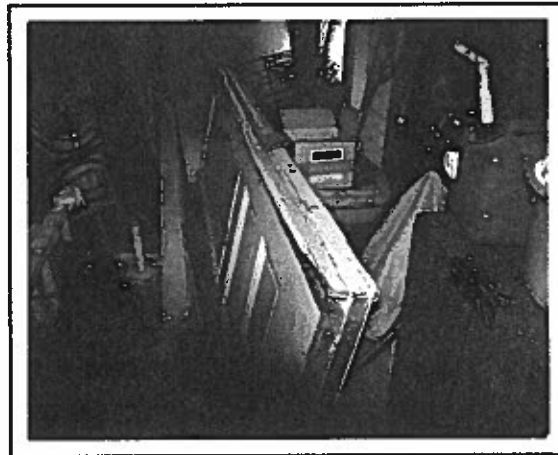


Fig. 3. Doors Found on Site in Back Shed

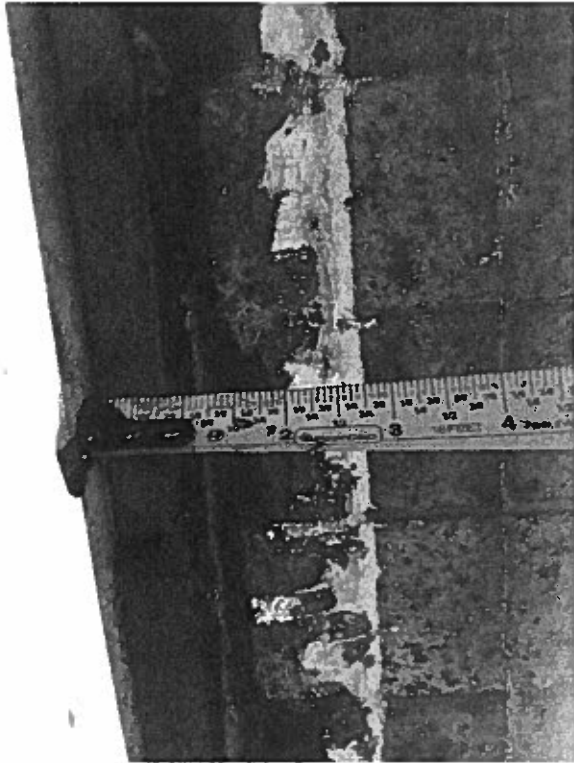
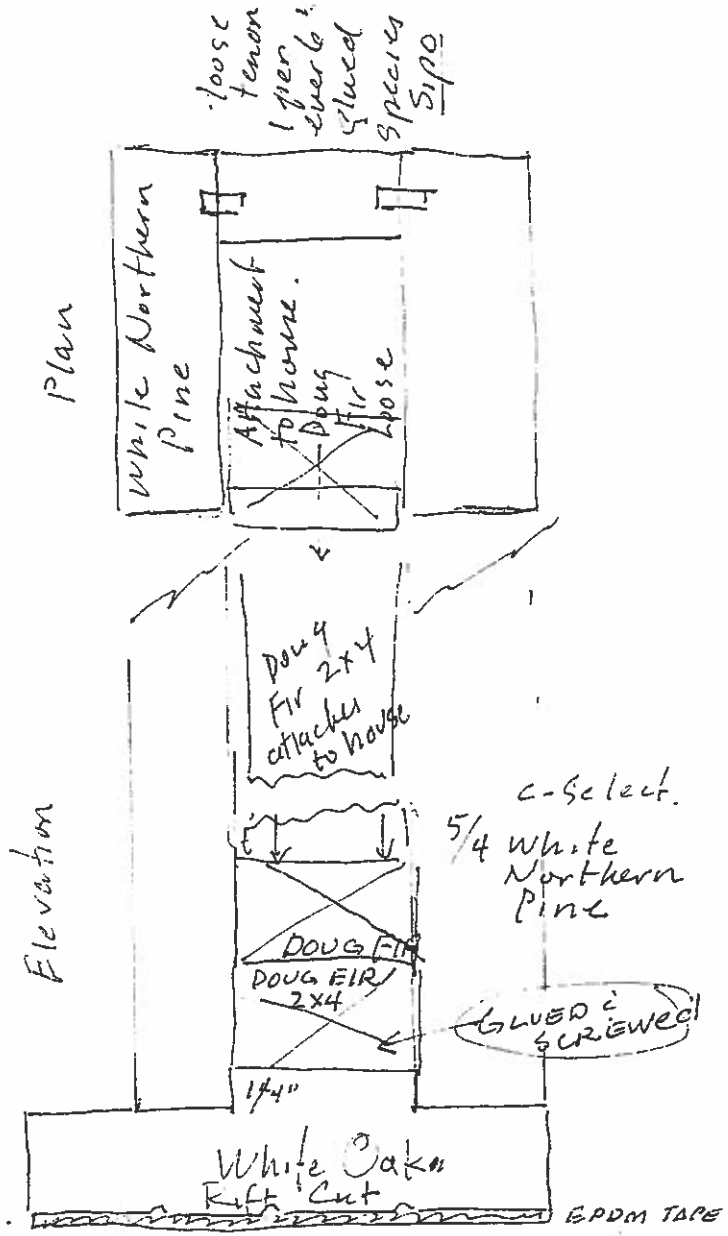
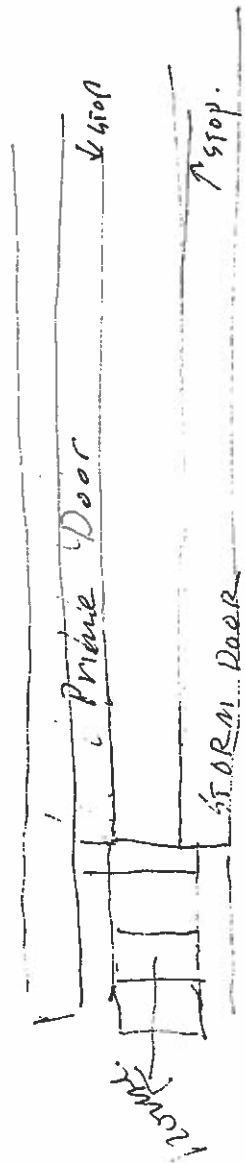


Fig. 4 Caulk Lines Indicating Original Set Back



Elevation

STORM DOORS - Front Entrance

Stephanie L. Powe
3014 W McKinley
M.waukee, WI 532

Wane

Solid Brass
Hinges
Deltana.
Door Stays.

33"

95"

Glam Laminated 1/4"

proportion
panels:
applied
moldings
match
100%
prime
door.

Raised
Panel

6"

30"

30"

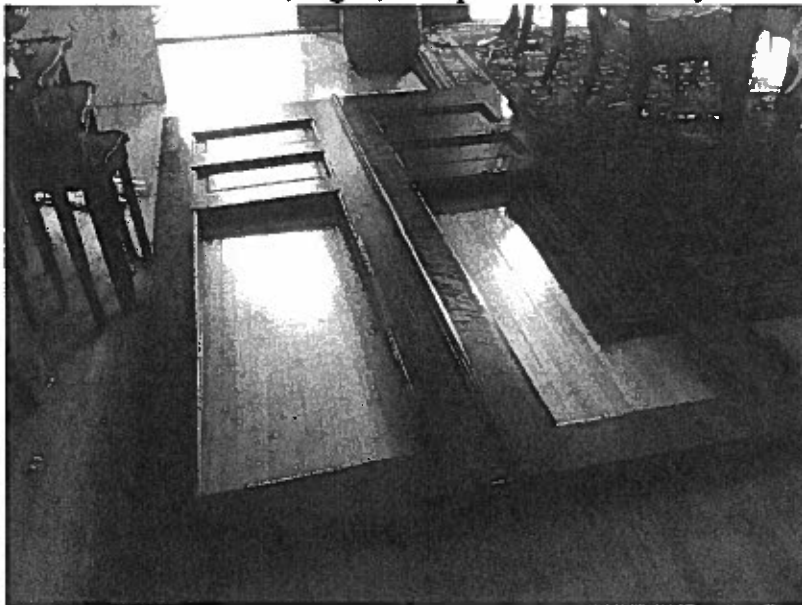
6"

Species: White Northern Pine
Grade - Clear on Door
... ..

FULL MORTICE: TENON
JOINERY



Fig. 8, Restoration in Process; Fig. 9, Completed Doors Ready for Installation



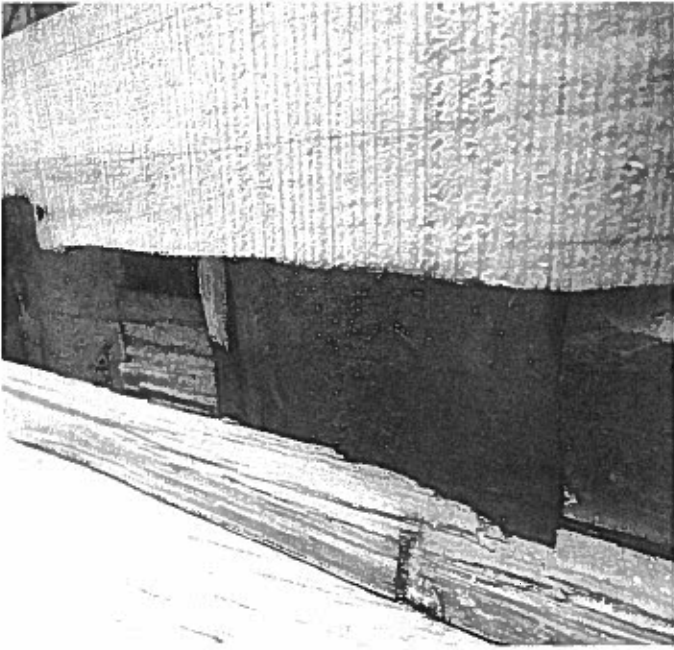
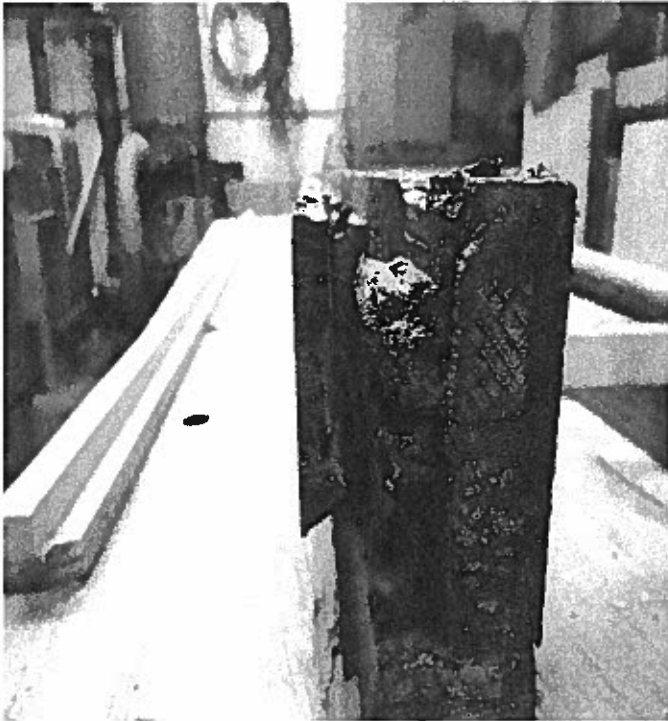


Fig. 10, Stile showing internal damage; Fig. 11, Stile showing end grain damage



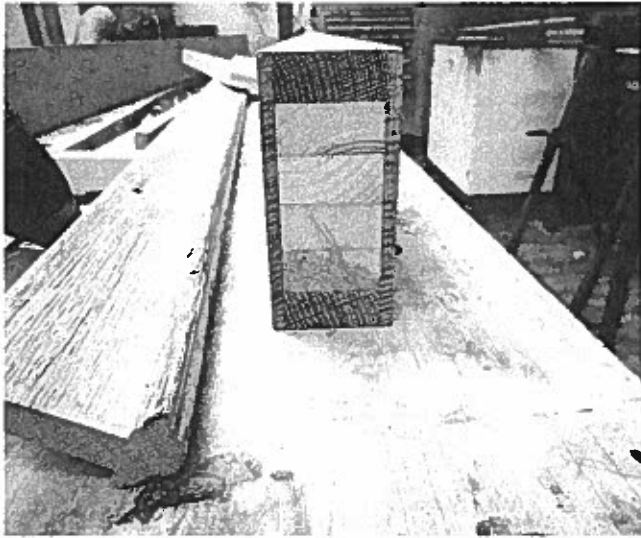
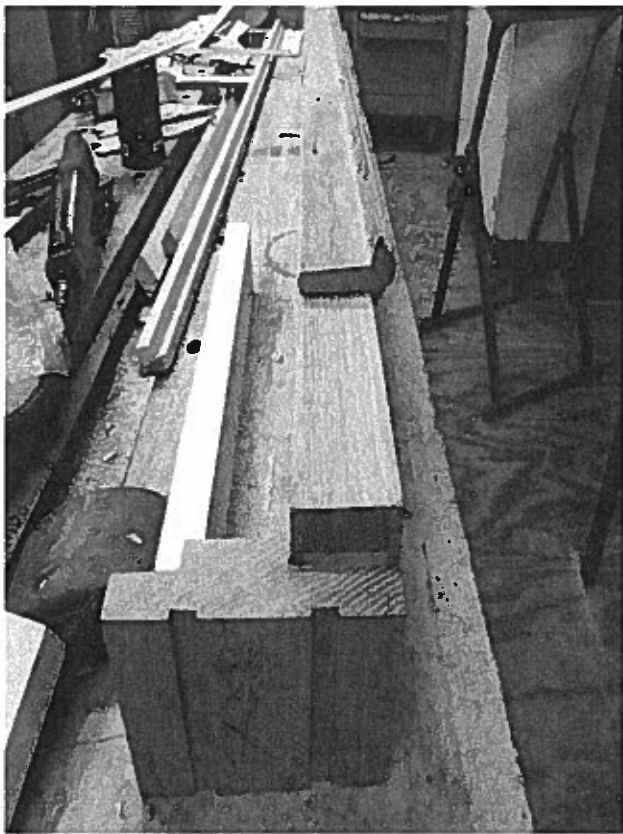


Fig. 12 Replacement Stile

Fig. 12 Replacement Stile, Sill, Astragal, showing placement in Sill.

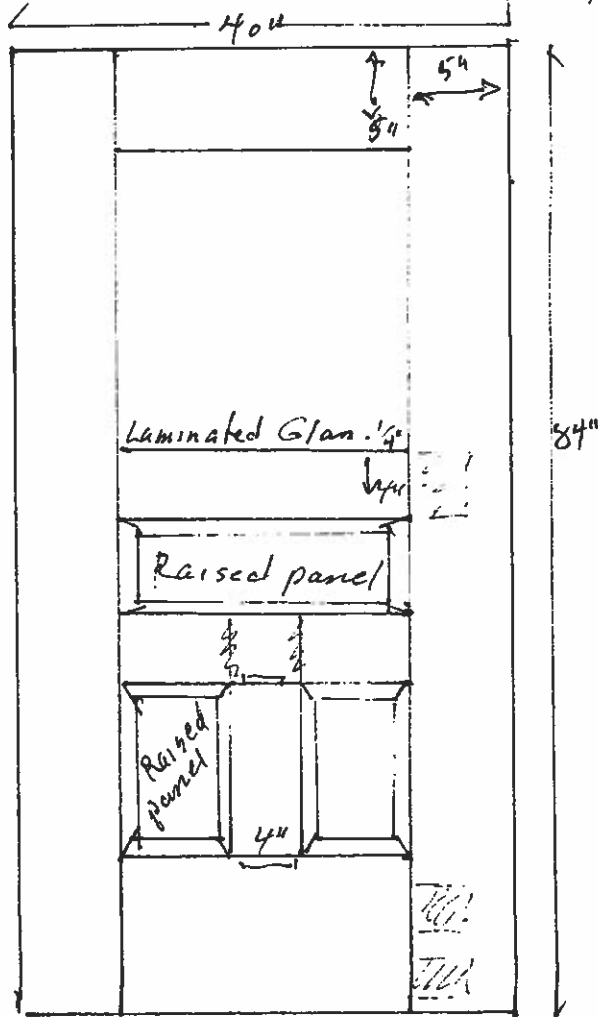


Figs. 14-16 Side Doors, Details showing damage from weather exposure.

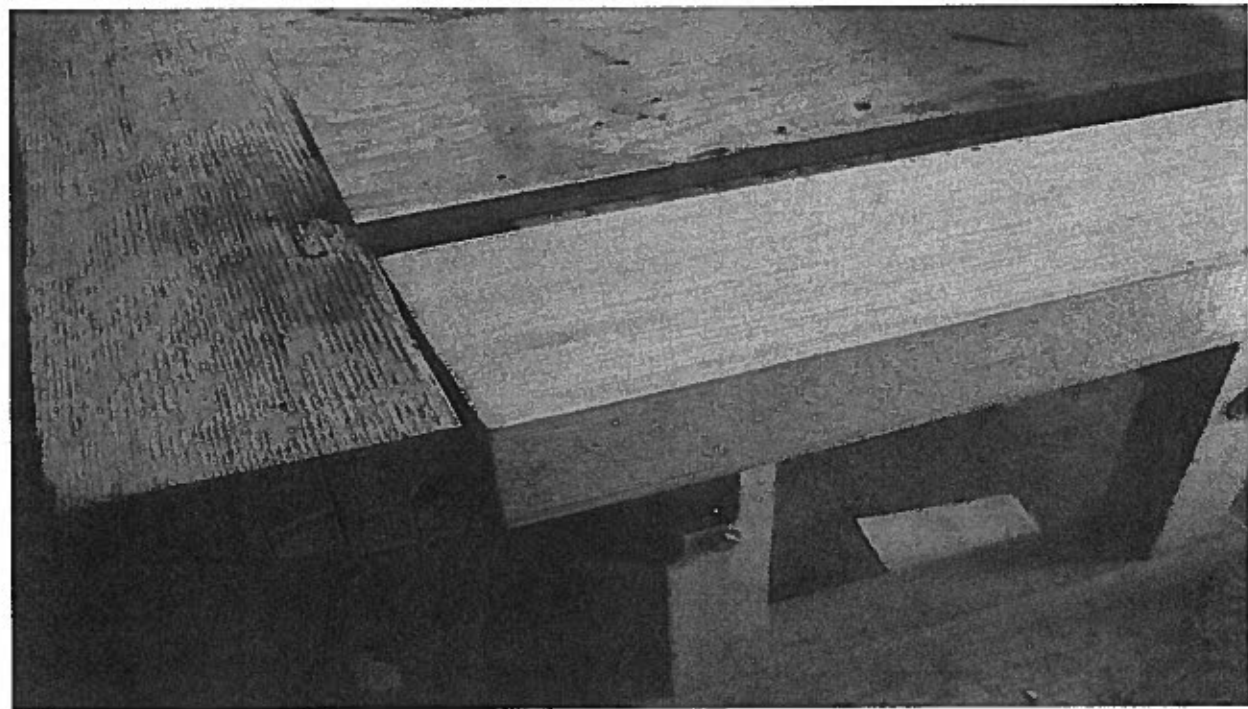


Fig. 17. Storm Door for Side Entrance (2)

Stephanie Powe
3014 ~~Box~~ McKinley
Back entrance, N. Lonsdale, WI



Species: White Northern Pine (Grade) 1/4"
& select and Better.
Full mortice & tenon joinery.



Figs. 5 and 6. Repairs in progress.