



# 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:**  
1003-1005 ~~West~~ <sup>NORTH</sup> 33rd St, Milwaukee, WI 53208

RECEIVED  
AUG 06 2013

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

Name(s): Forest County Potawatomi Community

Address: 313 North 13th Street

City: Milwaukee

State: WI

ZIP 53233

Email: jtesch@GreenFireLLC.net

Telephone number (area code & number) Daytime: (414) 290-9414

Evening:

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

Name(s): Greenfire Management Services, LLC

Attention: Joe Tesch

Address: 320 East Buffalo Street, Suite 607

City: Milwaukee

State: WI

ZIP Code: 53202

Email: jtesch@GreenFireLLC.net

Telephone number (area code & number) Daytime: (414) 290-9414

Evening:

4. **ATTACHMENTS**

**A. REQUIRED FOR ALL PROJECTS:**

- X Photographs of affected areas & all sides of the building (annotated photos recommended)
- X Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")
- X 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)

The existing structure is composed of three primary materials: brick, clapboard siding, and shingle siding. The red face brick has a wide color range, laid in common bond pattern. The foundation, the front porch, the piers supporting the porch columns at the front stairs, and the chimney are this red face brick. Wood clapboard siding extends from the brick water table up to a horizontal wood band in line with the sill of the second floor windows. A red asphalt siding product is installed over the original cedar siding above the horizontal band on the upper half of the exterior walls. The building shows damage, extensive in some areas, from two previous fires. The most recent fire on May 15, 2013, damaged much of the original exterior materials, including the roof. Windows were broken by first responders in an effort to put out the fire. Refer to the attached synopsis and annotated photographs. The building descriptions and scope of work are divided into the following major categories: 1) Roofing and Drainage; 2) Windows and Doors; 3) Porches, Steps and Walk; 4) Siding; and 5) Masonry.

Photo No. See Attached

Drawing No. See Attached

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

Design Intent: To sympathetically restore the exterior historic building fabric based on original drawings of the duplex. Due to the severe damage caused by fire and neglect, many of the original features, including siding, windows, porches, and roofing will be replaced using historically appropriate materials. If existing materials can be salvaged, new materials will be woven into the existing materials. Due to some features, including the dormer window and rear airing porch, being damaged beyond repair and cost prohibitive to reproduce, they will be omitted. Refer to the attached synopsis and annotated photographs. The building descriptions and scope of work are divided into the following major categories: 1) Roofing and Drainage; 2) Windows and Doors; 3) Porches, Steps and Walk; 4) Siding; and 5) Masonry.

Photo No. See Attached

Drawing No. See Attached

**6. SIGNATURE OF APPLICANT:**

  
Signature

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](http://www.milwaukee.gov/hpc)

WOOD RIDGE

TINNED DECK

SHINGLED

ADJUSTMENTS TO SILING OUT

GALVANIZED IRON GUTTER

SHINGLED

TINNED

TOP OF JOISTS

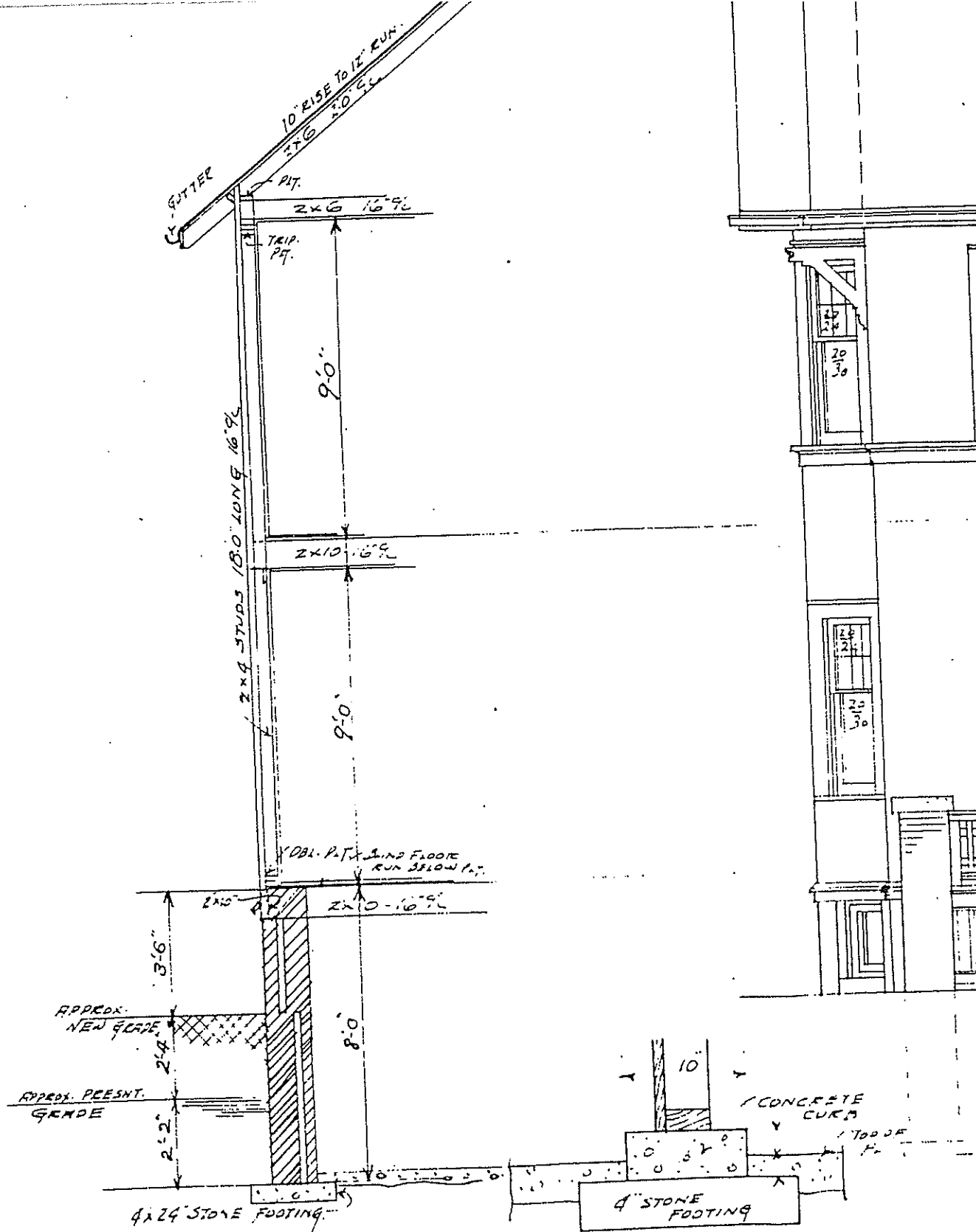
GALVANIZED IRON GUTTER

TINNED

STONE COPING

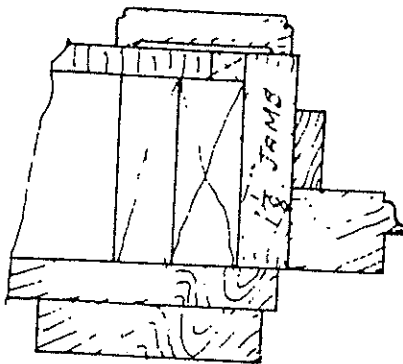
WOOD STEPS



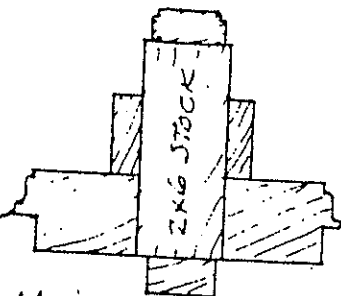


SECTION

DETAIL OF CONCRETE CURBS FOR BASEMENT BEARING PARTITIONS SCALE 1" = 1'-0"

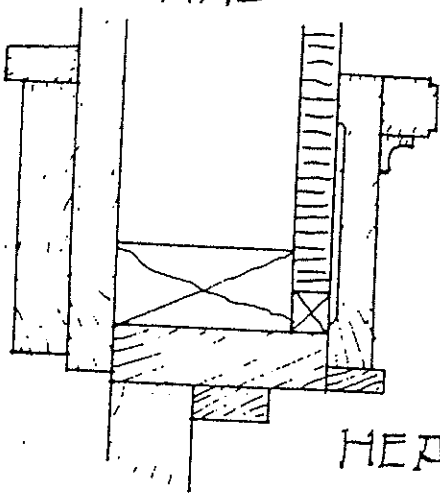


JAMB

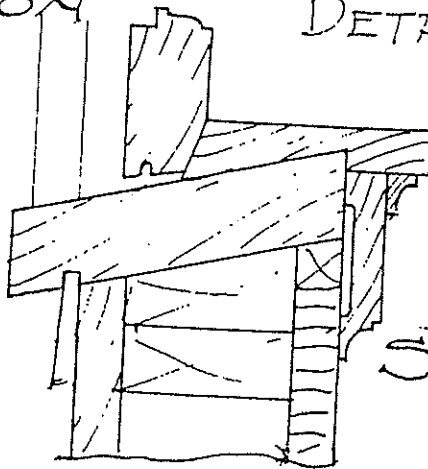


MULLION

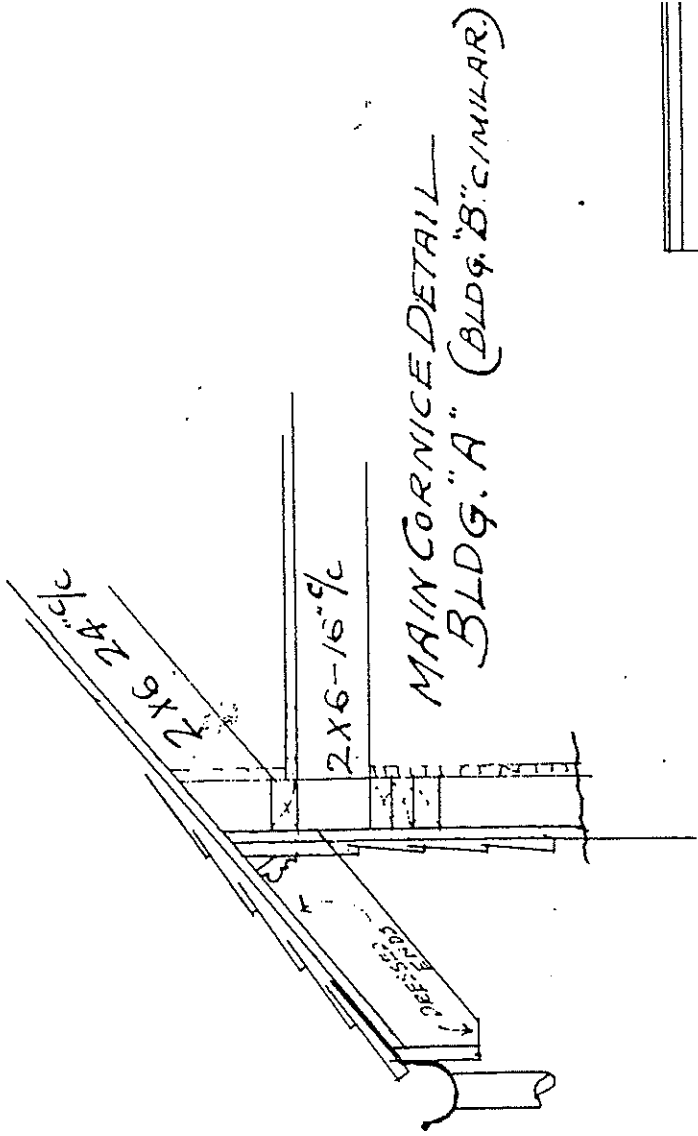
TYPICAL  
CASEMENT WINDOW  
DETAILS (3" SCALE)



HEAD



SILL

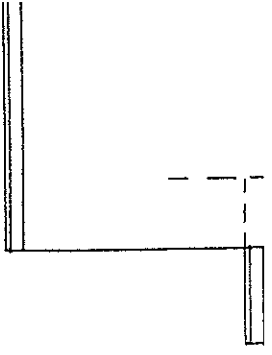


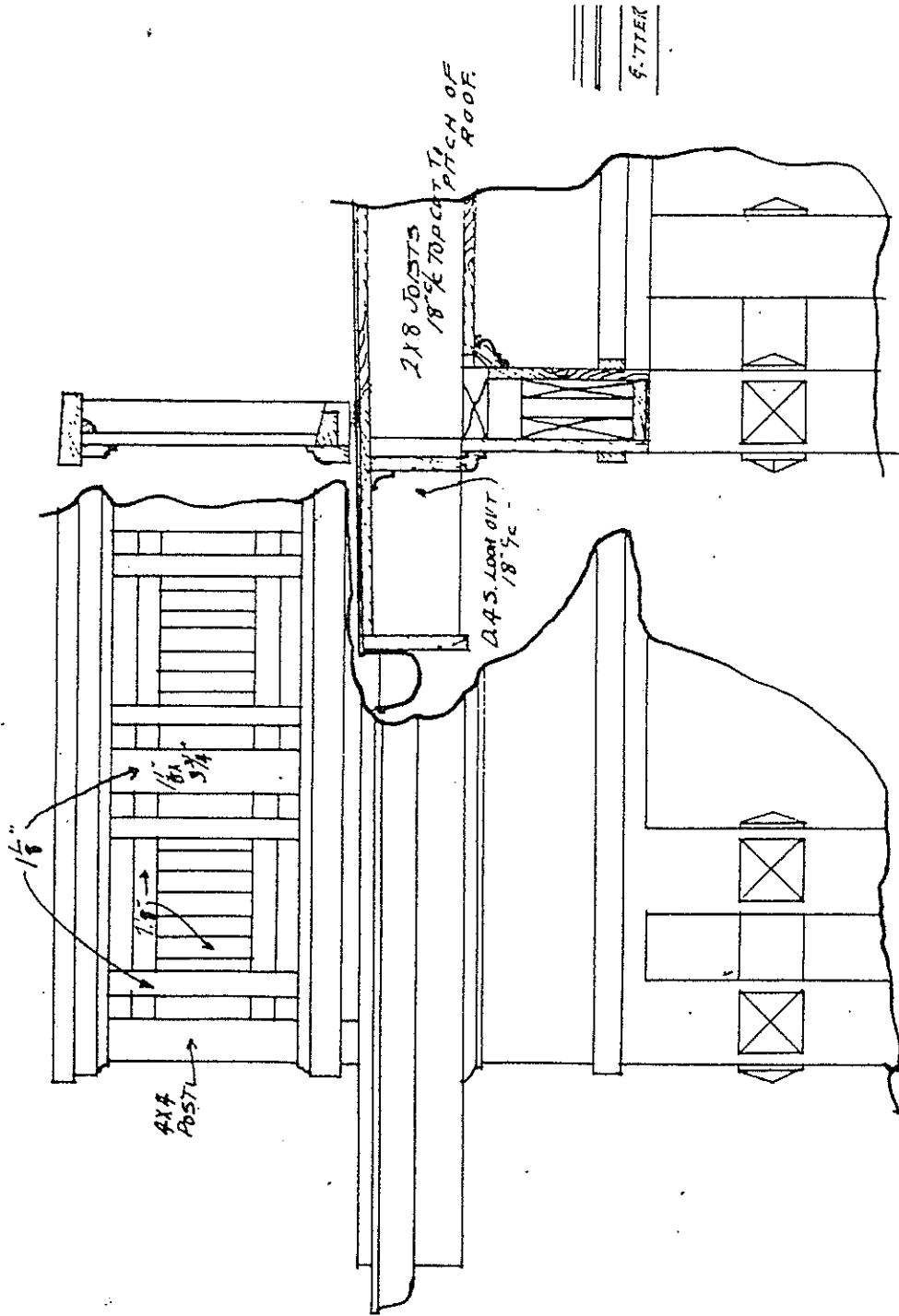
MAIN CORNICE DETAIL  
BLDG. "A" (BLDG. "B" SIMILAR)

2x6-24" c

2x6-16" c

1008335555





PORCH CORNICE FOR BLDG. "A"

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## **Project Overview: Synopsis of Key Items**

*Date of Construction: 1912*



Photo from 33rd Street showing the east elevation following the most recent fire.

### **Item 1: Roofing and Drainage**

*See Photos (Specifically Figures 1-8) and Original Building Drawings.*

The existing roof is covered with a light brown asphalt shingle that is not original. The roof is cross gabled with a shed dormer centered at the front (east) slope. Damage from two previous fires is extensive, resulting in complete loss of some of the rafters and a large portion of the dormer window. Rafters that remain are beyond repair.

#### **Design Intent:**

- Execute a complete tear-off of all roofing, including all rafters.
- Install new rafters, sheathing, flashing, vapor barrier, and shingles (GAF Timberline Natural Shadow Shingles, architectural grade asphalt, Barkwood color, [http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Natural\\_Shadow](http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/Natural_Shadow)).
- Remove the east elevation dormer remnants and frame/roof over this opening. Replication of this detail is cost prohibitive given the damage from the second fire.
- Preserve and reinstall original rafter tails with the new roof.
- Install gutters on rafter tail ends as shown in original drawings.

### **Item 2: Windows and Doors**

*See Photos (Specifically Figures 9-12) and Original Building Drawings.*

The majority of previously intact windows were broken by first responders in an effort to put out the most recent fire. Photographs taken previous to this fire show predominantly double hung windows, with true-divided-light 6-over-1 configuration. Some of the original wood windows have been replaced by double hung vinyl windows. 70% of the current windows are vinyl or



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aluminum replacements. A pair of windows on the north elevation, a window above the bay on the south elevation, and the dormer windows are true-divided-light six-pane casement windows. Original front doors are intact and are boarded over. Other exterior doors are not original. The west elevation door was previously removed and the opening covered. An octagonal window, not original, was placed in the opening for the rear (west) door.

**Design Intent:**

- Complete replacement of all windows. Replacement shall be Kolbe & Kolbe with K-Kron finish, duplicating historic windows as shown in original drawings.
- Remove back banding and cove around window casing which were added for modern siding and are not original.
- Restore front doors and second floor porch door.
- Replace south side door with aluminum clad door, matching original in design and details.
- Remove octagonal window/fill from rear (west) door opening and install aluminum clad door, matching original in design and details.

**Item 3: Porches, Steps and Walk**

*See Photos (Specifically Figures 13-22) and Original Building Drawings.*

The existing building features a front entrance porch adjacent to an uncovered terrace on the east elevation, a second-floor porch above the front porch, and a second floor airing porch on the west elevation. The airing porch on the west elevation was badly damaged in the most recent fire and is not repairable. The brick piers of the front porch and terrace and brick column supports at the front stairs are out of plumb and shifting due to deteriorated mortar and the improper use of portland cement. These brick piers are capped with Indiana limestone that is in good condition apart from a few chips. Triple wood columns support the upper level porch above the front porch. The columns and wood railings on the terrace and porches are rotting and unsafe. The concrete pad on the terrace is badly cracked and beyond repair. Originally the porch and terrace featured tongue-and-groove wood decking. Non-original concrete steps leading to the porch are unstable with large gaps and settling. Original drawings show wood steps.

**Design Intent:**

- Remove the west elevation second floor airing porch as the second floor east elevation porch above the front porch satisfies any code requirements for a jumping platform. The rear airing porch shall be replaced with a window to match adjacent second floor west-facing window in size and configuration.
- Rebuild brick piers for the east elevation front porch and terrace using salvaged brick units. Any new brick shall consist of matching historic units. Use an appropriate mortar mix for the historic brick, such as NHL 3.5. Duplicate color, style, texture, and tooling profile.
- Replace the concrete deck and stairs with wood as originally drawn.
- Replace the front porch and terrace railings with wood railings, configuration to match that shown in the original drawings. Code relief shall be sought to provide an exception to the 42”



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required railing height for the terrace in order to replicate the original design.

- Replace the east elevation second floor porch railing with code compliant 42" high rail mimicking design of the original.
- Recreate the front porch handrails.
- Recreate handrails on porch steps making any necessary adjustments to conform to code.
- Replace pipe handrail at steps/walk with an unobtrusive option using simple, clean lines and no balusters. Use handrails on adjacent properties as precedent.

#### **Item 4: Siding**

*See Photos (Specifically Figures 1-8 and 23) and Original Building Drawings.*

The duplex is clad in wood clapboard siding with a 2-3/4" exposure and mitered corners from the brick water table of the building to a horizontal band aligned with the sill of the upper windows. From the second floor window sills to the eaves, original cedar shingle siding has been covered with a red asphalt siding product. The clapboard on the north elevation and large portions of the south elevation have been covered with tar paper. The most extensive fire damage is to the west elevation and the west end of the north elevation.

##### **Design Intent:**

- Replace clapboard siding on the entire west wall with radial sawn eastern white pine or equivalent (Ward Clapboard Mill, <http://wardclapboardmill.com>), matching original exposure.
- Replace all shingle siding. The condition of original shingles below asphalt product is uncertain and shingles on the west wall are unsalvageable due to fire. Replacements shall be white or red cedar shingles, vertical grain, no sap wood. Every fifth course shall be a double layer to help shed water more effectively.
- Replace materials only as necessary. Where possible, weave replacement materials into existing materials. Due to fire damage, full replacement may be required.
- Install corner boards with 3/4 round detail (5/4 x 4) in lieu of mitered clapboard corners on walls below second floor sills.

#### **Item 5: Masonry**

*See Photos (Specifically Figures 1-2 and 24) and Original Building Drawings.*

Masonry consists of a red face brick, wide color range, laid in a common bond pattern at the water table, faces of the front porch, piers supporting the columns at the front stairs, and the chimney. Evidence of algae and mortar decomposition is visible on the north water table courses.

##### **Design Intent:**

- Clean masonry at the water table to remove soot and atmospheric soiling. Clean all brick surfaces with gentlest method possible. Test cleaning method in small, non-visible areas. The baseline for cleaning testing is hot water at 150° applied with a fan tip nozzle at 800 psi. Manual manipulation (scrubbing) of the surface with a stiff natural bristle brush will be



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- executed at areas of heavy soiling.
- Cut and repoint all mortar at the water table and chimney above the roof line, duplicating the original mortar in color, style, texture, and tooling profile.

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**Photographs (before May 15 fire unless otherwise noted)**



**Figure 1:** East elevation and front porches from 33rd Street.

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**Figure 2:** Front porches and north elevation.



**Figures 3 and 4:** West elevation before and after May 15 fire. Airing porch is intact before May 15 and unreparable after.

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**Figure 5:** South elevation after May 15 fire.



**Figure 6:** South elevation bay with integrated end-gable and roof supports.

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**Figures 7 and 8:** West elevation and east elevation. Roof rafters and dormer destroyed, upper windows broken after May 15 fire.



**Figure 9:** Casement, original double hung, and vinyl replacement windows (north elevation).

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**Figures 10 and 11:** Interior side of original double hung windows.



**Figure 12:** First floor windows boarded up following an earlier fire (east elevation). Note all glass and mullions are missing.

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**Figures 13 and 14:** Front steps showing cracked, deteriorated concrete.



**Figure 15:** Cracked concrete porch (east elevation).

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**Figure 16:** Shifting masonry porch piers (east elevation).



**Figure 17:** Mortar patching, loose brick on masonry porch piers (east elevation).

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**Figure 18:** Wood columns supporting upper level of front porch on east elevation are original and will be restored.



**Figure 19:** Detail of porch railing and tops of porch columns (east elevation). Railing is not original.

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**Figures 20 and 21:** South end of front terrace and masonry terrace pier detail (east elevation). Note the terrace pier is tilting.



**Figure 22:** Airing porch following May 15 fire (west elevation). This porch structure is not salvageable.

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**Figure 23:** Corner of original clapboard siding at the front door shows salvaged wood.



**Figure 24:** Algae growth on water table masonry courses.