



# 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 DISTRICT (EXPANDED)

ADDRESS OF PROPERTY: 817 N 28<sup>TH</sup> STREET

2. NAME AND ADDRESS OF OWNER:

Name(s): CITY OF MILWAUKEE

Address: 809 N BROADWAY

City: MILWAUKEE State: WI ZIP 53202

Email: VLADPE@MILWAUKEE.GOV

Telephone number (area code & number) Daytime: (414) 286-5762 Evening: —

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

Name(s): BRIAN J PIONKE DBA: I-COM

Address: 3254 S. 15<sup>TH</sup> PLACE

City: MILWAUKEE State: WI ZIP Code: 53215

Email: BPIONKE@WI.VR.COM

Telephone number (area code & number) Daytime: (414) 807-7250 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)

DETERIORATED WOOD SHINGLES ON GABLE ENDS OF FRONT, SIDE & REAR AREAS, SOME SELECTIVE DAMAGE ON THE SECOND FLOOR. INAPPROPRIATE PORCH RAILING ON 1ST FLOOR PORCH AND MISSING RAILING ON 2ND FLOOR PORCH LANDWG. SOME DAMAGED SOFFIT FASCIA CROWN MOLDWG AT ROOF LINE & AT PORCH ROOF AND SOME AREAS OF WATER/DAMAGE. LOSS FOUNDATION BRICKS ON SOUTH WALL & MISSING MORTAR JOINTS ON WEST WALL

Photo No. 1-6 pg 1-3

Drawing No. \_\_\_\_\_

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

WILL REPLACE ALL DAMAGED OR MISSING WOOD SHINGLES ON SECOND FLOOR AND IN THE ENTIRE FRONT SIDE & REAR GABLE ENDS, USING QUARTER SAUN WOOD OF SAME DESIGN & DIMENSION. WILL REPLACE EXISTING PORCH RAILING AND INSTALL NEW MATCHING UPPER PORCH DECK RAILING USING SAME RAILING DESIGN AND 6X6 SQUARE NEWELCS WITH POST CAPS. WILL REPLACE LATTICE SKIRT WITH SLATS 1 3/4" SPACED 3/4" APART. ALL WOOD TO BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION. SKIRT PANELS COLUMNS AND NEWEL POST TO ALIGN.

Photo No. \_\_\_\_\_

Drawing No. \_\_\_\_\_

6. SIGNATURE OF APPLICANT:

Brian J. Pionke  
Signature

Brian J. Pionke  
Print or type name                      Date

NO NEW PHOTOS OR DRAWINGS (WILL USE PREVIOUS SPRC FROM 2812 W WELLS & LIVWG W/ HISTORY)

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

**817 N. 28th Street**



1. Wood Shingle Front Gable (East Elevation) attic window exit and fire escape stairs



2. Side Roof on Street Front Elevation showing damaged shingles



3. Wood shingle Rear Gable (West Elevation) showing shingle deterioration



4. Wood Shingle Rear Gable (West Elevation) w/ eave connection & K-style gutter



5. Front Porch (East Elevation) Columns, Railing, and Skirt



6. Front Porch (East Elevation) Column and railing

# **SPECIFIC SCOPE OF CARPENTRY WORK FOR 817 N 28th STREET**

June 5, 2011

- 1) Replace all areas where soffit, fascia, and crown molding are deteriorated, after the roofers have completed their work. Approximately 18 linear feet of each material for the rear area of the main roof, and 25 lf for the front porch area. Crown molding replacement in selective locations
  
- 2) Selective wood shingle replacement will occur on the second level on the south elevation, but complete replacement will occur in the front, rear, and side gable areas.
  - a) Shingles will be quarter sawn wood shingles that are treated with preservative and primed on all four sides prior to installation.
  
- 3) Front Lower Porch: Selective repair the front porch decking using 5/4" T&G Ipe decking (or comparable).
  - a) Replace the existing 3 sections of front hand railing with new 88-3/4" railings and the side railing with a 61" long railing, each railing to be 33" tall with a bread loaf upper rail and composite bottom rail. All railings to be a minimum of 3" above the finished floor and attached to the existing 6"x6" square columns which will be retained for the porch. (See side porch railing design of 2812 W Wells Street)
  - b) No stair railing will be needed as the existing wall mounted railing will be retained.
  - d) Construct (2) two new stair stringers with the end stringers placed even with the inside foundation wall and the outside edge of the porch columns. Install (4) four new stairs each 7-1/4" high, with treads each 11-1/2" x 2" and (4) four new risers using 1" wide cedar boards.
  - e) Construct and attach porch skirts with 1-3/4" wide slats, spaced 3/4" apart and mounted to 1"x 6" framing. The skirt will match the design of the porch railing and separate into 3 panels to align with the new newel posts above. (See design of front porch railing and skirt for 2812 W Wells Street)
  
- 4) The upper level porch roof metal seamed deck may be replaced with a new membrane roofing system.
  - a) The upper level porch will have (4) four new boxed 6" x 6" newel posts secured to new 7" x 7" x 1-1/2" plinth blocks, and the plinth blocks will be attached to the roof to align with the columns below and will be attached with galvanized fasteners and sealed with silicon rubber cement.
  - b) Three (3) new sections of guard railings on the upper front porch deck will be 33" tall and will include a bread loaf upper railing and a composite lower rail shoe. The lower rails will be at least 3" inches above the porch deck.
  - c) Both the (3) 88-3/4" sections of the front railing and the (2) 66" side railings on the upper porch will be attached to the newel posts or the house with 4" galvanized counter-sunk screws to make future repair and replacement easier.
  - d) All railings will have 2" x 2" (actual 1-1/2" x 1-1/2") square stock spindles spaced 3" on center.
  
- 5) Repair missing or damaged water-table boards on the south and west side of house using like-with-like dimensioned wood material. Preferably clear western cedar.

## **GENERAL CARPENTRY SCOPE OF WORK**

- 1) When rebuilding porch decks it is recommended that Ipe tongue & groove 5/4" x 4" decking (actual 1" x 3-1/2"), Spanish cedar, or an approved comparable material be used for all exterior porches.
  - a) All porches shall have a slope from the house to the outer porch edge of 1/4" per linear running foot of porch deck.
  - b) All decking will be run perpendicular to the house and be supported at the house with a ledger board and by joists a minimum of 18" on center, or IAW with the specifications of the UDC.
  - c) All joists will be mounted by means of joist hangers properly installed.
  - d) Specific porch deck designs will be provided for each project by the Owner's Representative prior to construction.
  
- 2) When rebuilding porch railings it is required that all railing be a minimum of 36" in height for residential properties and 42" in height for commercial properties.
  - a) All guard railings will include a bread loaf upper railing and a composite lower rail shoe, and all lower rails be installed at least 3" inches above the porch deck.
  - b) All railings will be attached to newel posts, columns, or the house with 4" galvanized counter-sunk screws to make future repair and replacement more accessible.
  - c) All railings will have 2" x 2" (actual 1-1/2" x 1-1/2") square stock spindles spaced 3" on center, and all spindles will be installed in a 1/4" x 1-1/2" blank with galvanized 1-1/2" screws.
  - d) All stair rails will mirror the design of the guard railings and be attached to newel posts.
  - e) All upper porch railings on second floor porches will mirror to design and appearance of the first floor railing, except that newel posts may be designed proportionate narrower.
  
- 3) When repairing or rebuilding porch skirts all materials will be of like-with-like wood replacement of the same design and dimensions as originally existed or as specified by the drawings provided by the Owner's Representative.
  - a) All porch skirts will be installed with a continuous board frame that is a minimum of 6" in width.
  - b) All framing will cover the rough framing lumber of the support posts, columns and beams.
  - c) All skirts will incorporate a slat design that will closely mirror the design of the wood railings above.
  
- 4) When repairing or rebuilding stairs all components will be of like-with-like wood materials.
  - a) All stairs will be supported by a minimum of three stringers with steps of equal height, and no step will exceed 8 inches in height.
  - b) There will be no more than a 3/16" variation between steps.
  - c) Each step will have a minimum tread width of 11" with a tread overhang of no more than 1 inch.
  - d) Each step will be constructed with a corresponding riser.
  - e) Any stairs with more than three steps will include a hand railing along each side of the stairs that attaches to a lower newel post and an upper newel post or column.
  
- 5) Miscellaneous repairs or replacement to items such as the water table board, soffit, fascia or crown moldings will use like-with-like material of the same design and dimension as currently exists.
  - a) Any new elements such as the addition of or removal of windows or doors will be indicated by the Owner's Representative and specified as to the design and dimension of each new element.
  - b) Generally new windows will be of a double-hung design with proportions and trim work similar to other existing windows. Doors will be a minimum of 6'8" in height and 36" in width to accommodate ADA accessibility, and will reflect the panel design of other exterior doors on the house.

## **SPECIFIC SCOPE OF MASONRY WORK FOR 817 N 28th STREET**

June 6, 2011

- 1) Remove existing concrete block chimney to two below the roof line and board over and as part of approved roof project.
- 2) Foundation cracks and missing mortar are visible on the west foundation wall and also along the south foundation wall.
  - a) The contractor shall use like-with-like dimensioned brick if repair or brick replacement is required.
  - b) Mortar shall be eight parts sand, three parts Portland cement, and one part lime; or Type "N" mortar- especially on houses built after 1910. (See page 84 of "As Good As New") . The thin set mortar design shall be followed on all bricks.
  - c) When tuckpointing it is important that the mortar match the existing mortar in color. New mortar must be colored or tinted and installed in an inconspicuous test area, prior to installing it in highly visible areas.
  - d) When tuckpointing it is expected that the contractor use the same mortar joint style as originally existed (See page 85 of "As Good As New), unless another style is approved by the Owner's Representative prior to initiating any project work.



- 1) When doing mortar or brick repair, or replacement on historic homes the following process/procedure is to be followed:
- 2) Inspect all masonry for signs of deterioration. Identify any bricks that are cracked or spalled, and determine the reason for the damage. Replace damaged bricks using like-with-like material.
- 3) Check for cracks in the mortar joints and determine if excessive settling has occurred which will require additional foundation repairs.
- 4) When repairing foundations be sure to incorporate the same brick pattern.
- 5) When removing any damaged brick from a chimney, or rebuilding a chimney it is critical that the contractor take photo of the existing chimney, so that they can duplicate the corbelling pattern that exists. Rebuilt chimneys MUST be completed using the same type, pattern and dimensions as the existing chimney. When in doubt the chimney design on page 97 of "As Good As New" may be used if approved by the Owner's Representative.
- 6) When tuckpointing brick or block the old mortar must be removed to a minimum depth of 3/4" by means of a tuckpointer's rake pulled across the joint or lightly tapping with a hammer. If the mortar does not come loss a hammer and plugging chisel should be used. Either of these methods is preferred. Use of an electric grinder should only be done in areas that are not visible to the general public such as rear walls, and then only after being approved by the Owner's Representative. Great care must be taken not to damage the brick. "No mortar removal is to be done using a reciprocating saw with a masonry blade."
- 7) When applying the new mortar to Cream City brick the joint should be damp but not dripping wet. The new mortar should use a lime mortar mix with one part lime to two parts sand. Use Type "K" mortar if available and Type "O" mortar as a second option.
- 8) When tuckpointing it is important that the mortar match the existing mortar in color. New mortar must be colored or tinted and installed in an inconspicuous test area, prior to installing it in highly visible areas.
- 9) When applying mortar a grout bag or knife-like tuckpointing tool should be used to push the mortar all the way back into the joint. Tuckpointing should be done in 1/4 inches layers, packing each layer before applying the next. Apply mortar as neatly as possible and avoid smearing mortar on the face of the brick.
- 10) When the final layer begins to set up slightly, it MUST be tooled to match the style of the existing joints.
- 11) Clean up any excess mortar immediately using phosphoric acid. If this does not work use muriatic acid. Use muriatic acid in a solution of 1 part muriatic acid to 10 parts water. Apply the acid mixture with a large sponge. Leave the acid in contact with the masonry for 30 seconds then use a scrub brush to remove any excess mortar. When clean, rinse thoroughly with water and neutralize the cleaned area with 1 cup of household ammonia to 1 gallon of water. Muriatic acid is dangerous so do not get in contact with eyes or skin, and always keep a neutralizing agent like baking soda on hand.