



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)
UNKNOWN

ADDRESS OF PROPERTY: 3402 W. ST. PAUL AVE

2. NAME AND ADDRESS OF OWNER:

Name(s): CITY OF MILWAUKEE

Address: 809 N. BROADWAY

City: MILWAUKEE State: WI ZIP 53202

Email: YANPIE@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. 15TH PLACE

City: MILWAUKEE State: WI ZIP Code: 53215

Email: BPIONKE@WI.VV.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) (SEE ATTACHED SPECS)*

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)

SIDE BRICK PORCH MISSING STONE THRESHOLD AND HAS MISSING & DAMAGED BRICK. CHIMNEYS NEED TO BE CLEANED & TUCKPOINTED REAR PORCH STAIRS AND RAILINGS ARE DETRORATED, THERE ARE CRACKS ON THE NORTH, EAST & WEST WALLS.

Photo No. 7, 15-19 pg 8-10 Drawing No. _____

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

WILL INSTALL A NEW STONE THRESHOLD AND REPLACE MISSING & DAMAGED BRICK IN THE SIDE PORCH. CHIMNEYS WILL BE CLEANED AND TUCKPOINTED, REAR PORCH DECK AND STAIRS WILL BE REPAIRED AND NEW 6"x6" WOOD NEWEL POSTS W/ POST CAPS WILL BE INSTALLED THEN HAND RAIL W/ BROAD LOAF UPPER & COMPOSITE LOWER RAIL WILL BE ATTACKED. NORTH, EAST & WEST WALLS WILL BE TUCKPOINTED AND ANY MISSING OR DAMAGE BRICK REPLACED USING LIKE-NITH-LIKE

Photo No. _____ Drawing No. _____

6. SIGNATURE OF APPLICANT:

Brian J. Pionke
Signature

BRIAN J. PIONKE JUNE 15, 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

SPECIFIC SCOPE OF MASONRY WORK FOR 3402 W ST. PAUL AVENUE

June 10, 2011

- 1) Clean, repair and tuckpoint the existing main brick chimney following the existing design and/or as provided by in the drawing by the Owner's Representative. Provide an estimate for chimney liner and water cap.
- 2) Clean, repair and tuckpoint the rear brick chimney as needed, following the existing corbel design. If repair requires complete removal and rebuilding of the chimney from the roof up, provide separate estimate. Provide an estimate for a chimney liner and water cap.
 - a) Both chimneys contain soft Cream City brick and need to be constructed using Type "K" or Type "O" mortar if available. Another option is to use eight parts sand, three parts Portland cement, and one part lime; or Type "N" mortar. (See page 84 of "As Good As New")
 - b) Extreme care must be taken not to damage any new roof shingles.
 - c) The finished chimney must be properly flashed at the roofline to prevent future water penetration.
- 3) Both chimneys need to be flashed on all four sides.
 - a) The base flashing installed at the front (lowest) part of the chimney, shall include a single sheet of chimney flashing. Base flashing shall extend over the front of the chimney and wrap slightly around the sides.
 - b) The step flashing installed along the sloped sides of the chimney shall extend under the shingles along the chimney. The mason shall install the cap flashing in the mortar joints above the step flashing and shall extend down over the step flashing to provide protection from falling rain.
 - c) The back (upper) side of the chimney may be flashed with "backer flashing" only when the chimney is narrower than 24" and is constructed on a shallow roof pitch of 4:12 or less. A chimney saddle "cricket" or mini dormer should be installed on the upper face of the chimney on any roof pitch of 6:12 or greater to prevent future leaks caused by water or snow build up. (A chimney saddle design and construction explanation is provided in the roofers specific scope.)
- 4) Describe a procedure for stabilizing the front porch, to allow the carpenters to install new roof rafters and the roofer to install sheathing and shingles. And provide an estimate to realign the front porch bricks and tuckpoint as needed to allow temporary mothballing of the porch.
 - a) Provide an alternative estimate to remove the entire front porch structure and reconstruct it from the foundation up, reusing as many of the existing bricks and stone as possible. Indicate whether you have the ability to pour the foundation or whether this will need to be subcontracted out.
- 5) Install a new stone threshold on the northeast side porch and repair or replace missing or damaged bricks and foundation stone.
- 6) Repair the rear porch landing, stairs and concrete posts for installation of a new pipe railing, or propose a stone/concrete hand railing of similar design to the front porch to be installed.
- 7) Tuckpoint all cracks in the north^{EAST} and west walls of the building.

TO
BE
RESOLVED
LATER

- 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. The contractor shall use like-with-like dimensioned bricks of similar color and density for any repairs.
- 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. (See pg 85 of "As Good As New), unless another style is approved by the Owner's Representative prior to initiating any project work.
- 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.



7. Close up of roof and chimney connections.



15. Close up view of missing threshold on northeast side porch



16. Wall deterioration on north side of northeast side porch



17. North wall of northeast side porch showing a need for tuckpointing



18. North elevation rear entrance porch deck with stair and railing deterioration



19. Existing crack in the west wall of the house