



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

ADDRESS OF PROPERTY: 2742 W. STATE ST.

2. NAME AND ADDRESS OF OWNER:

Name(s): CITY OF MILWAUKEE

Address: 809 N BROADWAY

City: MILWAUKEE State: WI ZIP 53202

Email: VLAPIE@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: J-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)

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 REAR HOUSE ROOF HAS DETERIORATED & MISSING SHINGLES
 A FIRE AT THE NORTH WEST (REAR ENTRANCE) HAS DESTROYED THE
 OVERHEAD SHED ROOF THE SIDING AND ROOF SOFFIT & FASCIA.
 THE EAST CROSS GABLE ATTIC WINDOW TRIM IS MISSING AS ARE THE
 BOTTOM ^{SILL} BRACKETS FROM UNDER THE ORIEL WINDOW. THE FRONT
 PORCH HAS WINDOW TRIM DETERIORATED OR MISSING. THE FRONT
 PORCH DECK & STAIRS NEED TO BE REPLACED. ^{SOME} WATER TABLE BOARDS
 AND CORNER BOARDS NEED TO BE REPLACED. SIDEWALK DAMAGED

Photo No. 1-27 Pg 1-14 Drawing No. _____

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

^(INSTALL NEW)
 REPLACE REAR SIDING, CORNER BOARDS WATER TABLE, WINDOW & DOOR (SEE PG 25 LWH)
 FRAMING AND TRIM. INSTALL NEW ATTIC WINDOW TRIM "EAST CROSS GABLE"
 REPLACE PORCH DECK BOARDS & STAIRS REPAIR/REPLACE PRIVATE WALKWAY
 STAIRS & APRON, REPLACE ROOF SHINGLE W/ NEW ARCHITECTURAL "Pewter
 Gray" SHINGLES, CLEAN AND REPAIR CHIMNEYS AS NEEDED. ADD NEW
 SIDING ON EAST WALL (PIC. 13). REPAIR MISSING SOFFIT & FASCIA & CROWN
 MOLDING. PRIME ALL NEW WOOD. SEE SPECIFIC SCOPE OF WORK
 FOR ROOFER, MASON & CARPENTER

Photo No. _____ Drawing No. 1

6. SIGNATURE OF APPLICANT:

Bruce J. Pionke
 Signature

BRUCE J. PIONKE JUNE 13, 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 ROOFING WORK AT 2742 W STATE STREET

June 13, 2011

- 1) Do a complete shingle tear off down to the original wood.
- 2) Inspect and replace rotted, damaged or missing boards using like-with-like dimensioned boards.
- 3) OSB a minimum of 5/8" thick shall be used when sheathing all roof sections or the entire roof area.
- 4) To avoid interior water damage only tear off as much roof area as can be repaired and sheathed in the same day. No roof shall be left with open areas over night. Any roof that has not had felt applied shall be securely tarped at the end of the work day.
- 5) Install 15 lb. (non-perforated) felt with 3" minimum overlap using T-50 3/8" staples.
- 6) Install 3 ft. wide "Ice and Water Shield" along all eave lines. On eaves extending out more than 3 feet add a second row of "Ice and Water Shield" with a 6" overlap.
- 7) Where required install new gutter straps over ice shield evenly spaced approximately 32 inches on center.
- 8) For all roofing venting cut a 3" wide channel along the gable peak to within 2 feet of the roof edge for installation of a ridge vent. (NOTE: Pan vents are only permitted with prior approval from the Owner's Representative or the staff of DCD.)
- 9) Install aluminum drip edge along entire roof edge with 1/4" overlap at eave edge, using 1-1/4" galvanized roofing nails.
- 10) Install a full shingle starter strip along the base of the roof. Then install approximately **2864 s.f.** of Architectural Shingles in **Pewter Gray**. This amount including the turret, **294 s.f.** for the front porch roof and **50 s.f.** for the rear shed roof porch overhang. The architectural shingles are to be nailed down using roofing nails. The size of the nail is determined by the thickness of the roofing material (typically 1-1/4"). Nail the shingles just below the tar strip using 4 nails per shingle, or in the thickest area of the shingle follow manufactures specifications.
 - a) Install your first architectural shingle 1/4 inch over the edge of the roof to force any water away from the fascia. It will also help prevent any fascia deterioration.
 - b) Next mis-match the shingle gaps by cutting different amounts of material from each piece of shingle before it is laid. For example; the first row should be left alone, the second row would be cut 5 inches, the third row 11 inches and on in 6-inch increments. This staggers the architectural shingles as they are installed so the gaps from each shingle to do overlap each other. Continue this process until the entire sides of the roof are covered, leaving the peak of the roof bare.
 - c) Install ridge cap of architectural shingles over the peak of the roof. These shingles will require a 2" nail on each side to hold them in place.

Read more: [How to Install Architectural Shingles | eHow.com](http://www.ehow.com/how_2363311_install-architectural-shingles.html#ixzz1KNOT62ql) or review

http://www.ehow.com/how_2363311_install-architectural-shingles.html#ixzz1KNOT62ql or view the Timberline installation video at <http://www.youtube.com/watch?v=txcsn1df5qs>

11) Some areas of roof overhang (such as at the attic eave level) may require installation of a 2-ply rubberized roof membrane, to be installed per manufactures specifications.

12) All new **Gutters** need to be by special order high-backed quarter round aluminum or steel gutters. installed per the manufacturers instructions. Check out Rutland Gutter at <http://www.rutlandguttersupply.com> or Classic Gutters at <http://www.classicgutters.com>

SPECIFIC SCOPE OF MASONRY WORK FOR 2742 W. STATE STREET

June 13, 2011

- 1) Clean and/or repair the existing main brick chimney located behind the main cross gabled roof, following the existing corbel design. Repair should not require complete removal and rebuilding of the chimney from the roof up.
- 2) Retain the front fireplace chimney. Clean and/or repair the chimney as needed following the existing corbel design.
 - a) Any chimneys with soft Cream City brick 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- especially on houses built after 1910. (See page 84 of "As Good As New")
 - b) Extreme care must be taken not to damage any the new roof shingles if already installed.
 - c) The finished chimney must be properly flashed at the roofline to prevent future water penetration.
- 3) For all masonry work:
 - a) The contractor shall use like-with-like dimensioned bricks of similar color and density for any repairs.
 - b) 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.
 - c) 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.
- 4) The private front walk and stairs adjacent to the public sidewalk need to be removed. New forms need to be installed in order to pour new concrete stairs and apron that are floated and then brush finished. All work should be done to DPW standards.

- 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.

SPECIFIC SCOPE OF CARPENTRY WORK FOR 2742 W STATE STREET

June 13, 2011

- 1) Replace all areas where soffit, fascia, and crown molding are deteriorated, after the roofers have completed their work.
- 2) Re-attach or replace the crown molding above the front, second floor bay window, and repair the roof deck area below the front gable-end attic windows, being sure to install new soffit, fascia, and crown molding.
- 3) Repair the cornice molding and any arched trim work on the southeast corner turret. Also re-attach or install new quarter sawn cedar wood shingles to the turret, being sure to prime all wood prior to installation.
- 4) Install new decorative window trim on the east cross gable attic windows that matches the design and materials on the west cross gable attic windows.
- 5) Install new 2"x 4" studs on the east wall exterior attached to the masonry chimney frame. Apply OSB and 15# felt and then install new beveled clear cedar wood siding by staggering the siding lengths to blend in with the existing wall siding.
- 6) Repair the boxed soffit and fascia at the roof connection at the bottom of the north barge board of the east cross gable end, using like-with-like dimensioned clear cedar lumber.
- 7) Install new scroll-work brackets below the east oriel (bow) window, using brackets of similar design as those found below the west oriel (bay) window. Also repair the dentil molding at the bottom of the east oriel window.
- 8) On the west oriel (bay) window invert the center base board so that the dentil block molding are up, and base molding matches both sides of the bay. Also install a 60" crown molding to the upper center section of the bay, and repair or replace the underlying fascia board if needed.
- 9) Front Porch: Evaluate the existing 2" x 8" wood floor joists system. Replace any damaged or deteriorated floor joists. All floor joists shall run parallel to the house foundation.
 - a) Replace the front porch decking whenever needed to maintain a porch deck overhang of no less than 1" width from the porch skirt or framing boards. Use 5/4" T&G Ipe decking (or comparable).
 - b) Rebuild the front stairs by installing (5) 2"x12" stringers spaced 24" o.c. and (5) 11-1/2" x 2" steps approximately 96" long, leading up to the finished porch deck.
 - c) Evaluate the porch roof ceiling and repair any loose boards.
- 10) Repair or replace any deteriorated or missing water-table board or drip above the entire foundation, and repair or replace any deteriorate or missing corner boards, especially in the area of the rear at-grade entrance.
- 11) Rear at-grade Entrance: Raze the fire damaged overhead shed roof, being sure to mark the height and location for installation of a new roof.
 - a) Repair existing or install new 2"x4" vertical wall studs.
 - b) After insulating the interior space and installing a proper vapor barrier, install OSB underlayment and add 15# felt to the exposed area.
 - c) Install new 1/2"x 4" clear cedar wood clapboard siding with a 3" exposure.
 - d) Be sure to prime all wood on all four sides prior to installation.
 - e) Rebuild the overhead shed roof using the same framing plan and rafter spacing as previously existed. Install a new roof directly to the underside of the rafters using 3/4" exterior grade plywood primed prior to installation. Upon completion the roofers will shingle and flash the new roof.
- 13) Install a rear entry door as shown on page on page 25 of "Living with History" (see attached).

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.