



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 832 N. 29TH ST. Concordia Historic District
Description of work Replace broken windows with wood sash windows, Repair the gate in front of the drive way, Repair back porch, Add storm door to front and back doors
Date issued 5/27/2016 PTS ID 111144 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

BACK PORCH:

All parts of the back porch should be built of naturally decay resistant wood such as domestic Spanish cedar, western red cedar or redwood. The use of Ponderosa pine or western white pine for finish material is not allowed. Wood should be smooth and free of knots and sapwood. The product Woodlife may be applied to new finish wood and trim before priming and painting. All new wood must be painted or stained upon completion. Please note that when new, bare wood is exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The lattice work or skirting boards enclosing the area under a porch should be designed with generous openings that will promote a good circulation of air to carry off some of the moisture. Pressure-treated wood with relatively few knots, cedar lumber which is graded "#3 and better" are recommended. Common, untreated pine construction lumber, even if painted, is not recommended. To improve the durability of any wooden skirting, the individual boards should be thoroughly coated or soaked with a quality wood preservative, including the cut ends of pressure-treated lumber, and then primed and painted before installation. Diagonal and rectangular lattice work is made of 2 by 8 or 4 by 8 feet pieces nailed to a 1 by 6 inch lumber as the skirting frame.

Stairs should be out of wood. Based on the State of Wisconsin Uniform Building Code, the rise or height of a step must not exceed 8 inches; however risers are most commonly between 7 and 7 1/2 inches high. Variations in height between porch steps should not exceed 3/16 of an inch. Any wooden porch post that is buried in or placed directly on top of soil should be pressure-treated. A typical porch post is a 4 by 4 or 6 by 6 post from of pressure-treated yellow pine, secured in a poured concrete footing. Newel nailed directly to the top of a porch step is subject to decay at the bottom and will generally be weak since it can easily pull loose. Bolting the newel to the inside of the stringer and cutting the treads to fit around the newel is recommended. A better method to bore a hole in the bottom of the newel to fit over a pipe that protrudes from a concrete footing beneath the stringer. You may choose to bolt the wooden stringer to the pipe as well. For the appropriate type of newel posts, see the attached images.

The upper rail on the guardrail and the handrail needs to be graspable and in a bread-loaf shape. The footrail (bottom rail) should be made of at least 2-inch-thick stock. The footrail should have tapered or sloped sides to shed water. In order to attach the handrails and footrails to newels and porch posts, using a special nutlike fastener called a Tite Joint® and a common metal dowel screw is recommended. Decks 24-inches or more above ground level must be equipped with guardrails as specified in the State of Wisconsin building code. For the appropriate type of railing, see the attached images. Current building codes require porch railings to be built to a height of at least 36 inches above the porch deck. Since building a railing more than 36 inch tall is generally not recommended for an older porch, 36 inches is an appropriate number to meet both the building code and historic preservation requirements. Spacing between spindles should be 3-1/2 inches on center. For the appropriate type of baluster, see the attached images.

WINDOWS:

The original window units will be retained and repaired. The form and shape of the windows will not be altered. New glass will be installed where needed and match the original in size. Sash cords will be repaired.

STORM DOORS

New wood storm doors will be installed in the front and rear of the house. For the appropriate types of storm doors, see the attached images.

DRIVEWAY GATE:

The gate will be repaired. It should be out of wood. All new wood must be painted or stained upon completion.

All work to be carried out per application.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.chatal@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

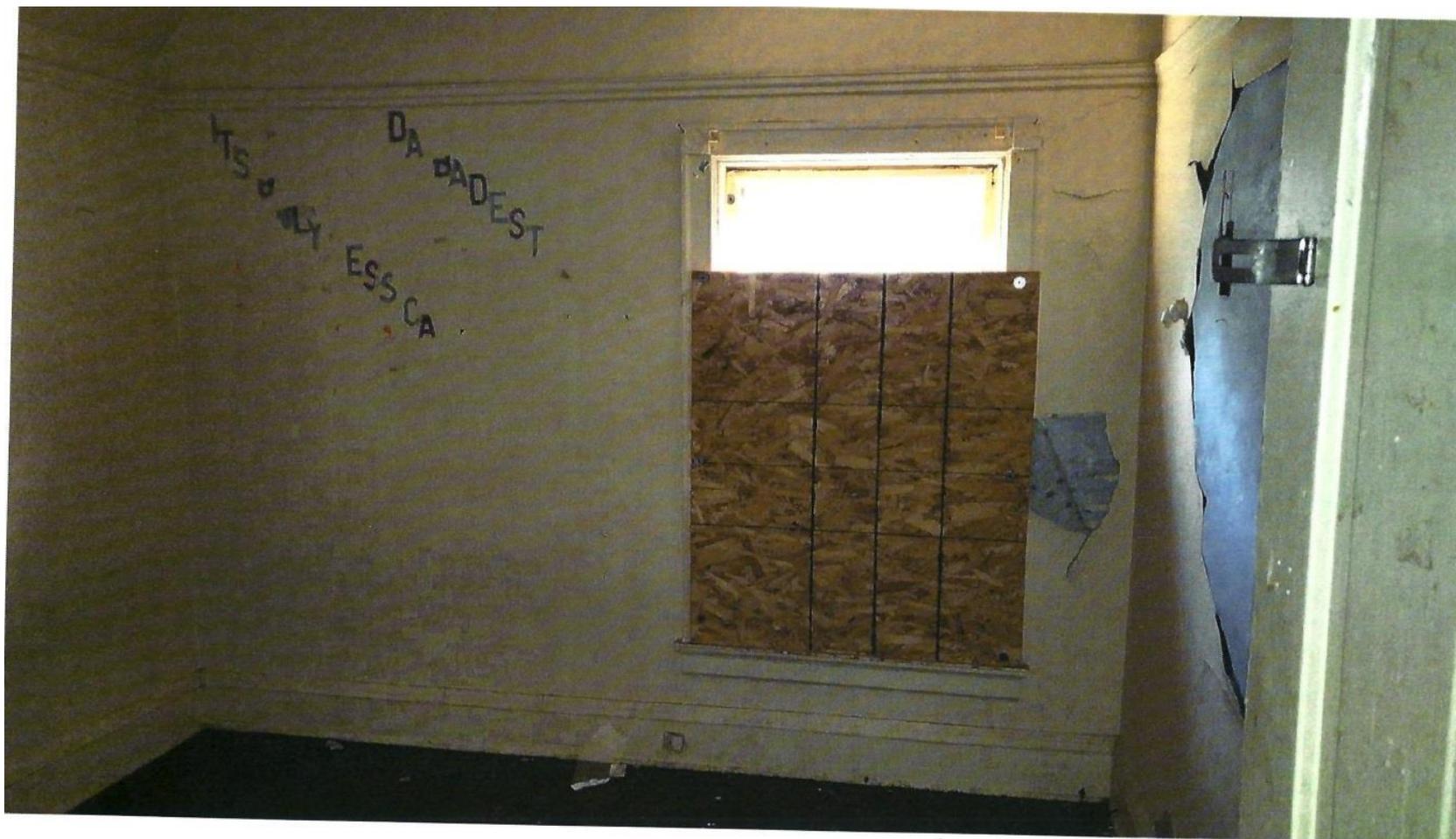
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector John Cunningham (286-2538)



Restore windows. Windows will be retained and restored and new glass installed as needed.



Restore windows. Windows will be retained and restored and new glass installed as needed.



Restore windows. Windows will be retained and restored and new glass installed as needed.



Restore windows. Windows will be retained and restored and new glass installed as needed.
Storm door will be added.





Back porch to be rebuilt

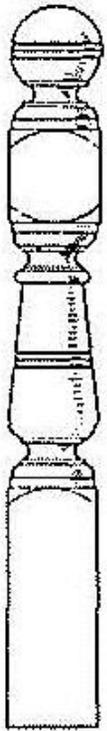


Fig. 337.

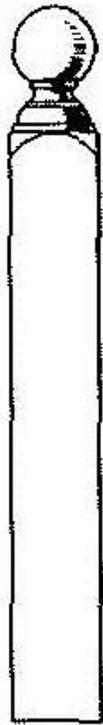


Fig. 338.



Fig. 339.



Fig. 340.



Fig. 341.



Fig. 342.

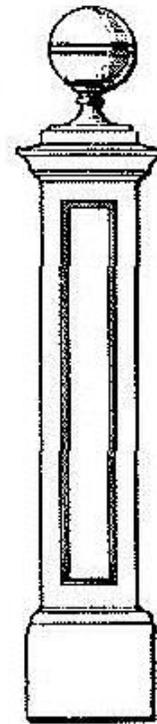


Fig. 343.

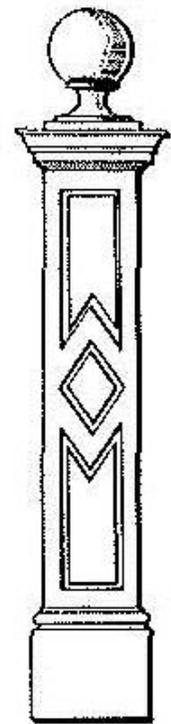


Fig. 344.

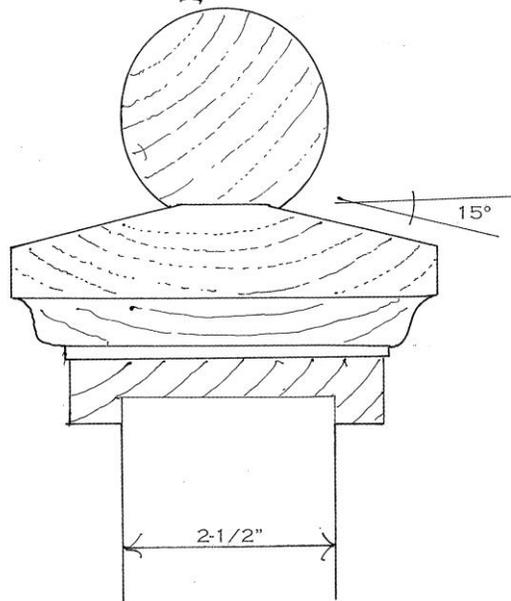
List Price.

List Price.



The appropriate newel.

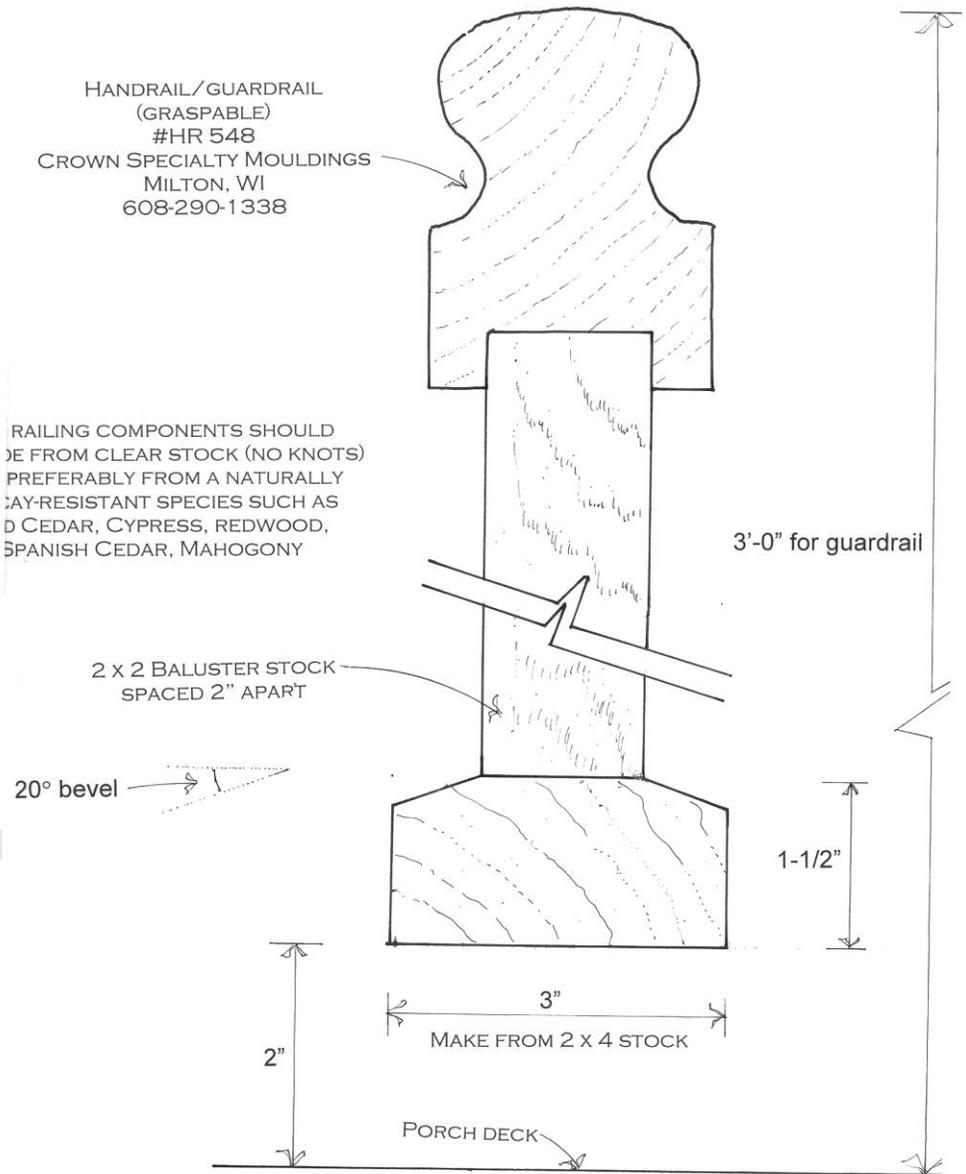
SPECIALTY MOULDINGS
HAND RAIL
7



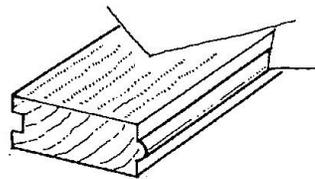
Left: Handrail detail.
Right: Top rail detail.

HANDRAIL/GUARDRAIL
(GRASPABLE)
#HR 548
CROWN SPECIALTY MOULDINGS
MILTON, WI
608-290-1338

RAILING COMPONENTS SHOULD
BE FROM CLEAR STOCK (NO KNOTS)
PREFERABLY FROM A NATURALLY
WEATHER-RESISTANT SPECIES SUCH AS
RED CEDAR, CYPRESS, REDWOOD,
SPANISH CEDAR, MAHOGONY

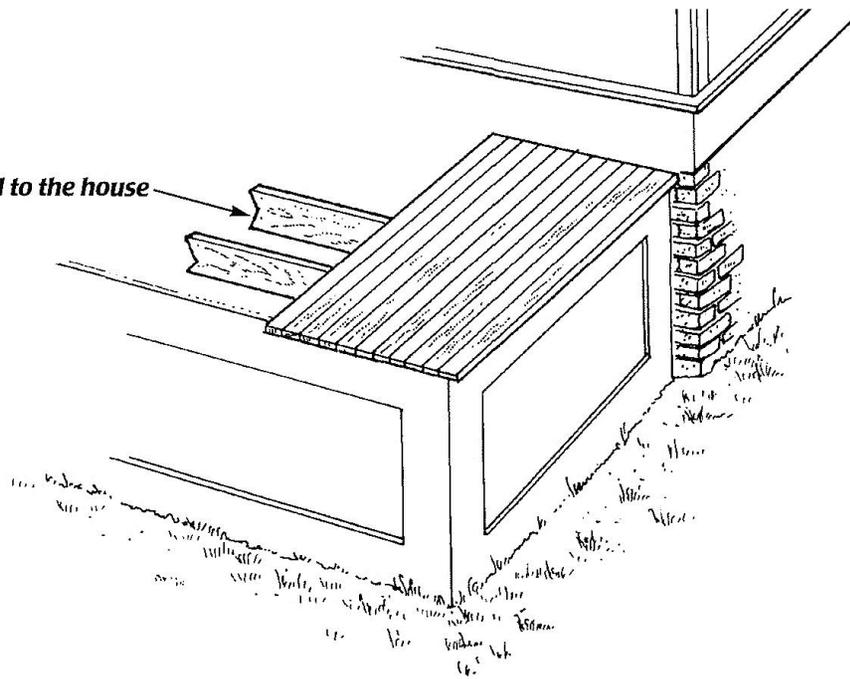


HANDRAIL/GUARDRAIL SECTION

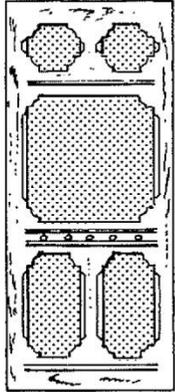


Center match or tongue-and-groove flooring

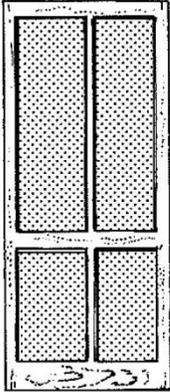
Joists parallel to the house



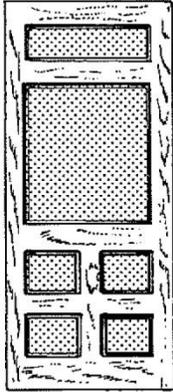
Storm and screen door styles, 1860-1940



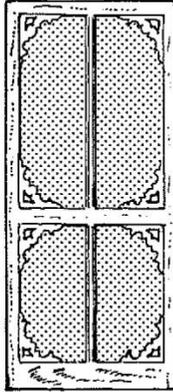
Victorian Gothic,
Queen Anne
1870-1890



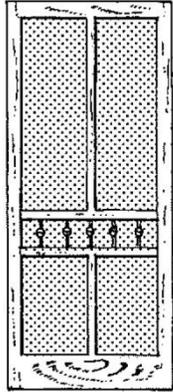
All Styles
1860-1920



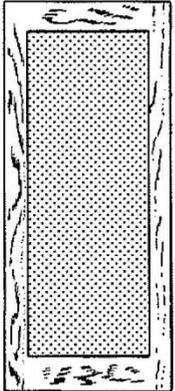
Queen Anne
1885-1905



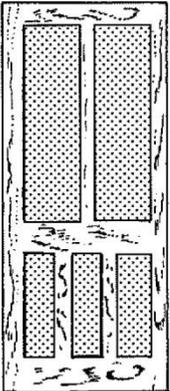
Queen Anne
1885-1905



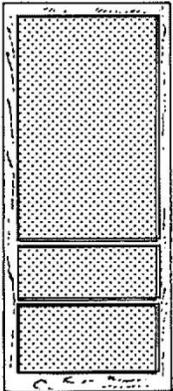
Queen Anne
1885-1905



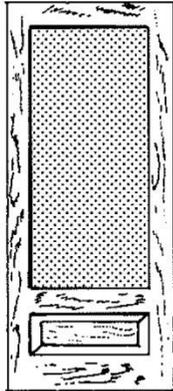
Full View, All Styles
1860-1940



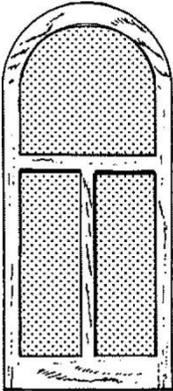
Craftsman
1905-1935



All Styles
1860-1940
(Often used on rear or side doors)

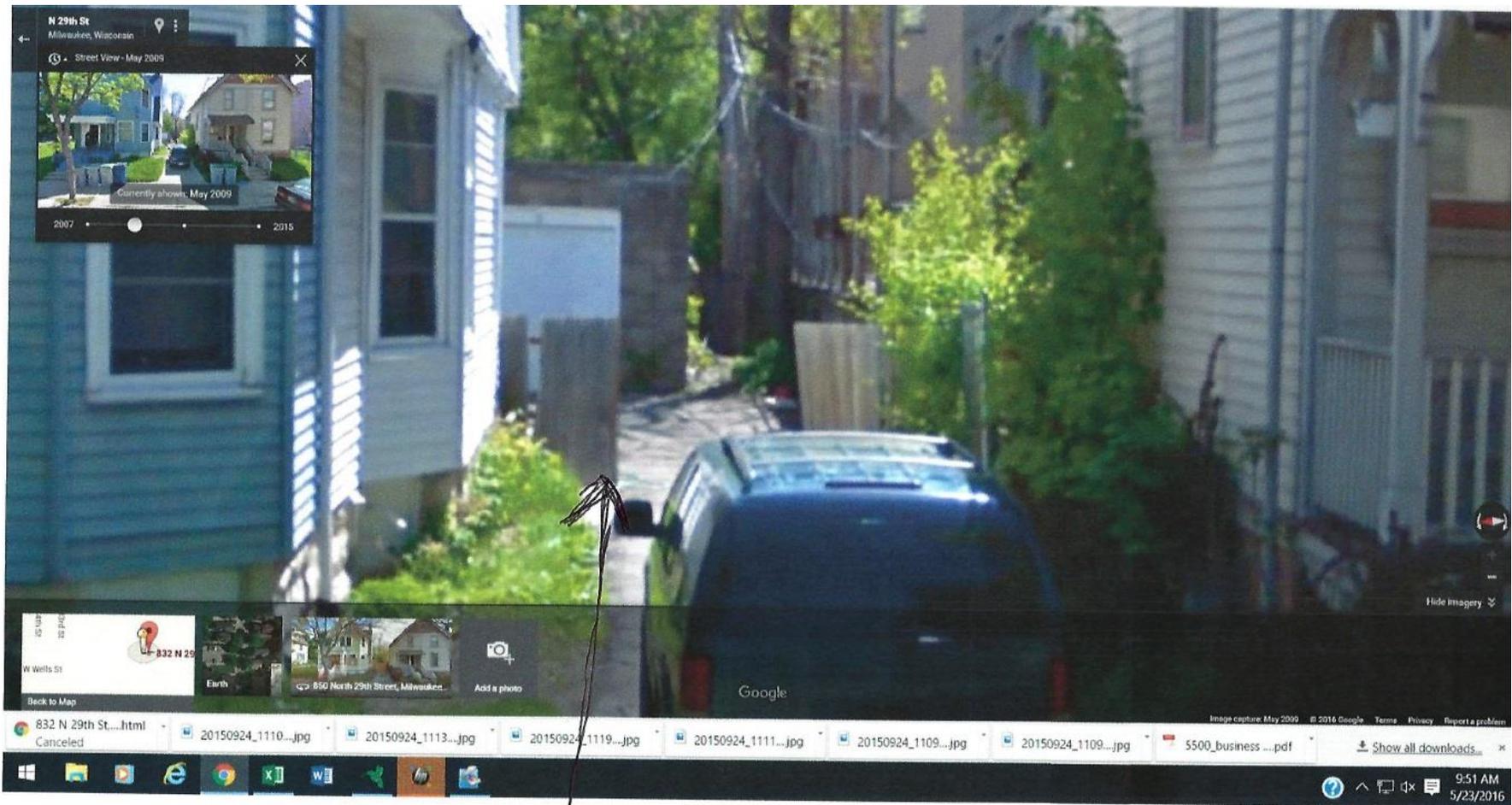


All Styles
1915-1940



Craftsman,
Period Revival
1905-1940

Two appropriate storm windows that might be used.



repair driveway gate

The driveway gate: Repair work already started.



The driveway gate: Repair work already started.

