



Certificate of Appropriateness **AMENDED**

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

Property 1921 N. 2nd Street Brewers Hill Historic District
Description of work Whole House renovation
Date issued 1/16/2018 PTS ID 114448 COA New furnace venting

The Certificate of Appropriateness issued July 8, 2016 is hereby amended to reflect (1) the required correction to the cladding and trim material, (2) the new deadline date of March 20, 2018 and (3) submittal of plans for the new rear porch.

NOTE: All of the previously approved work and current work must be completed by March 20, 2018.

The proposed work will include:
New clapboard siding
New roofing.
New wood windows.
New rear porch

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:

1) New cedar clapboards will be installed matching the 4-1/2 inch lap currently on the house. The Paulownia wood erroneously installed during the summer of 2017 will be removed. The substitute material installed as trim at corners and windows will be removed. All clapboards and trim must be cedar.

2) New roofing will be installed. Roofing can be 3-tab or dimensional shingles, in a color that resembles weathered wood. No black or light color shingles are allowed. Gutters will be half-round.

3) New wood sash windows will be installed the originals. The windows at the lower front feature arched 1-over-1 sash. Side windows feature rectangular 2-over-2 sash. They will match the dimensions of the originals and fit the openings. Windows at the upper front feature gabled pediments and will be retained but returned to historic character.

5) The new front door will match the original as shown attached.

6) It appears that the water table has been removed in prior remodelings. It will be reconstructed as shown attached.

7) No front porch work to be done without working with staff. The current front porch is not appropriate.

8) The new rear porch will be constructed as shown in the attached drawings. If code requirements necessitate alterations to the design, new drawings are to be submitted to HPC staff.

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 above conditions apply to this certificate of appropriateness. This Certificate of Appropriateness does not remove any conditions required by the Department of Neighborhood Services.

All work must be done in a craftsman-like manner, and must be completed by the deadline cited above. 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.hatala@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.

A handwritten signature in black ink, appearing to read "Calvin Hite". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor

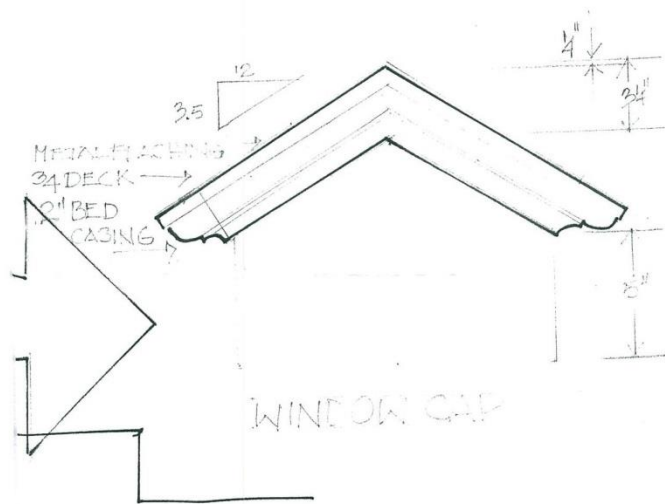


The condition of the house in the early 1980s.



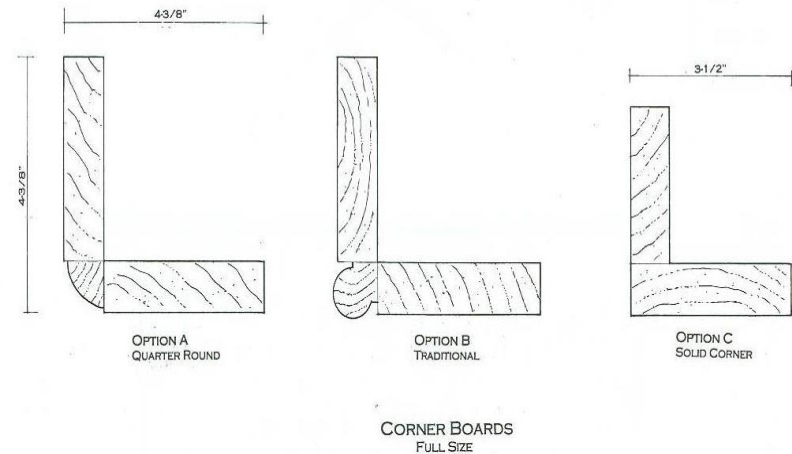
The front door with transom was original until the 1980s and has been replaced. It is the intent to install a new wood door. The door will match this original and the transom will be retained.

House as it appears today.
Window tops will match the
design as shown below.



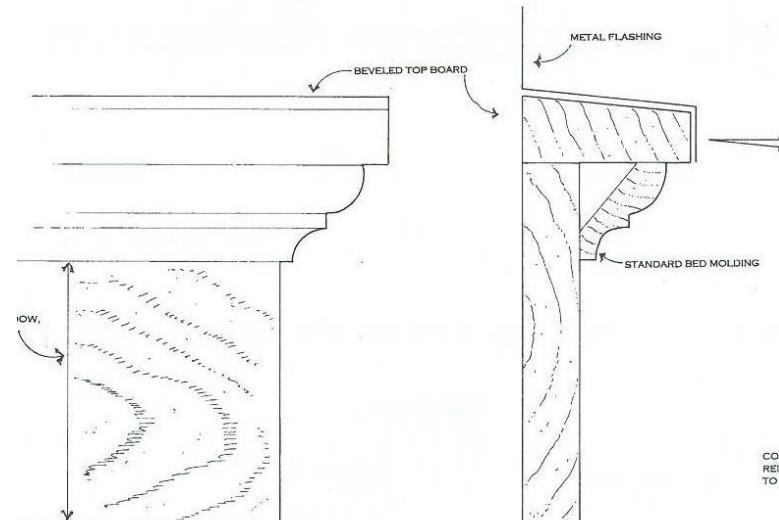


Clapboards will be replaced with new cedar siding. The Paulownia wood installed will be removed and cedar siding installed. Window trim and other trim must be cedar. Corner boards can be built according to one of the designs below.





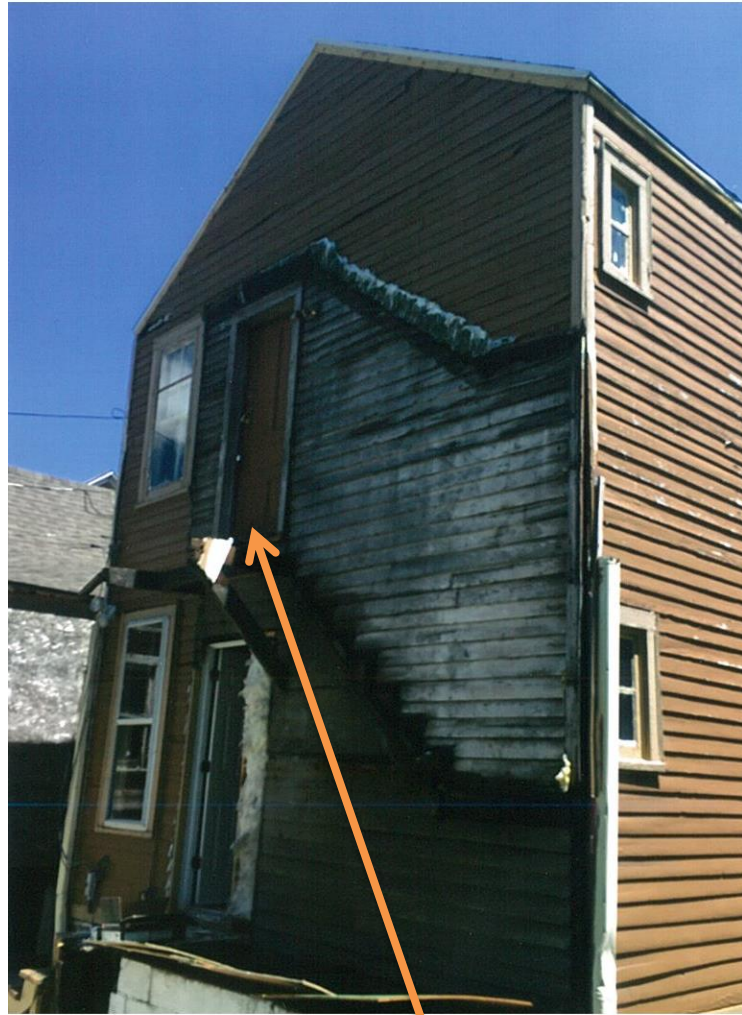
Note 2-over-2 sash. Window tops should be crowned with moldings that will shed water as shown below.



WINDOW AND DOOR TOPS
FULL SIZE

Water table will be added to help shed water





The rear stair enclosure as it looked in Mid-June 2016

The rear as it appeared after the enclosure was removed.
Note: the upper door will be eliminated.



New cedar clapboards will have same exposure as the originals

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16550 W Glendale Drive
New Berlin WI 53151
Phone: 262-786-1200 Fax: 262-786-3874

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	PRINT DATE
midwest construction	1921 North 2nd Street		6/30/2016
QUOTED BY	Salesperson	Bid By	QUOTE NUMBER
Michelle Senn			3856

Customer Comments:

LineItem #	Description	List Price	Quantity	Extended Price
100-1			1	

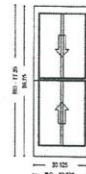
RO:

30.625" X 77.25"
Overall Frame Size

30.125" X 76.75"

Comment/Room:
None Assigned

Complete Unit, Pine<>
Wood Double Hung Operating, Product Code = DW****<>
DW****<>
Sash Split = Even, Frame Width = 30.125, Frame Height = 76.75<>
Primed Ext, Snow Blanc Int, Std Hdwr, White Hdwr, White JBLN<>
Insulated, Clear, No Tint<>
1 1/4" SDL w/Spacer Bar, Colonial, 2W1H<>
Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
Extn Shipped Loose, Prep for Stool<>
Clr Opening Wth = 26.75, Clr Opening Hgt = 32.90137, Clr Opening Sq Ft =
6.111887Product Code = DW****



LineItem #	Description	List Price	Quantity	Extended Price
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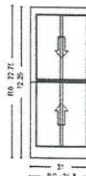
RO:

31.5" X 72.75"
Overall Frame Size

31" X 72.25"

Comment/Room:
None Assigned

Complete Unit, Pine<>
Wood Double Hung Operating, Product Code = DW****<>
DW****<>
Sash Split = Even, Frame Width = 31, Frame Height = 72.25<>
Primed Ext, Snow Blanc Int, Std Hdwr, White Hdwr, White JBLN, Full Ser, , Chel
FBG Mesh Scr, ScreenColor = Bright White<>
Insulated, Clear, No Tint<>
1 1/4" SDL w/Spacer Bar, Colonial, 2W1H<>
Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb
Extn Shipped Loose, Prep for Stool<>
Clr Opening Wth = 27.625, Clr Opening Hgt = 30.65137, Clr Opening Sq Ft =
5.880168Product Code = DW****



QUOTE NAME	PROJECT NAME	CUSTOMER PO#	PRINT DATE
midwest construction	1921 North 2nd Street		6/30/2016
QUOTED BY	Salesperson	Bid By	QUOTE NUMBER
Michelle Senn			3856

Customer Comments:

LineItem #	Description	List Price	Quantity	Extended Price
300-1			2	

RO:

34" X 66.25"

Overall Frame Size

33.5" X 65.75"

Comment/Room:

None Assigned

Complete Unit, Pine<>

Wood Double Hung Operating, Product Code = DW****<>

DW****<>

Sash Split = Even, Frame Width = 33.5, Frame Height = 65.75<>

Primed Ext, Snow Blanc Int, Std Hdwr, White Hdwr, White JBLN, Full Scr, , Chcl

FBG Mesh Scr, ScreenColor = Bright White<>

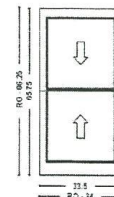
Insulated, Clear, No Tint<>

Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb

Extn Shipped Loose, Prep for Stool<>

Clr Opening Wth = 30.125, Clr Opening Hgt = 27.40137, Clr Opening Sq Ft =

5.732406Product Code = DW****



LineItem #	Description	List Price	Quantity	Extended Price
400-1			5	

RO:

31.5" X 63.25"

Overall Frame Size

31" X 62.75"

Comment/Room:

None Assigned

Complete Unit, Pine<>

Wood Double Hung Operating, Product Code = DW****<>

DW****<>

Sash Split = Even, Frame Width = 31, Frame Height = 62.75<>

Primed Ext, Snow Blanc Int, Std Hdwr, White Hdwr, White JBLN, Full Scr, , Chcl

FBG Mesh Scr, ScreenColor = Bright White<>

Insulated, Clear, No Tint<>

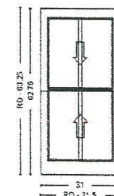
1 1/4" SDL w/Spacer Bar, Colonial, 2W1H<>

Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb

Extn Shipped Loose, Prep for Stool<>

Clr Opening Wth = 27.625, Clr Opening Hgt = 25.90137, Clr Opening Sq Ft =

4.968927Product Code = DW****



LineItem #	Description	List Price	Quantity	Extended Price
500-1			4	

RO:

15.5" X 30.5"

Overall Frame Size

15" X 30"

Comment/Room:

None Assigned

Complete Unit, Pine<>

Wood Double Hung Stat, Product Code = DWP****<>

DWP****<>

Frame Width = 15, Frame Height = 30<>

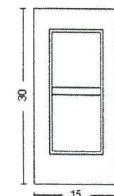
Primed Ext, Snow Blanc Int<>

Insulated, Clear, No Tint<>

1 1/4" SDL w/Spacer Bar, Colonial, 1W2H<>

Ext Casing/BKMD = None, Sill Nose Profile = None, Jamb Wth = 6 9/16", Jamb

Extn Shipped Loose, Prep for StoolProduct Code = DWP****



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QUOTE NAME	PROJECT NAME	CUSTOMER PO#	PRINT DATE
820470	Unassigned Project		6/30/2016
QUOTED BY	Salesperson	Bid By	QUOTE NUMBER
Dave Voelz			3973
Line/Item #	Description	Net Price	Quantity Extended Price
100-1		2	

RO:

30.75" X 77.25"

Overall Frame Size

30.25" X 76.75"

Comment/Room:

None Assigned

*Front Lower
Windows*

Special Complete Unit, Pine<

Wood Double Hung Operating, Product Code = DW****<

DW****<

Sash Split = Even, Frame Width = 30.25, Frame Height = 76.75<

Primed Ext, Snow Blanc Int, Std Hdwr, White Hdwr, With Fingerpulls, White

JBLN, Full Scr, , Chcl FBG Mesh Scr, ScreenColor = Bright White<

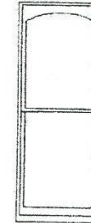
Insulated, Clear, No Tint<

Ext Casing/BKMD = None, Sill Nose Profile = Standard, Jamb Wth = 6 9/16",

Jamb Extn Shipped Loose, Prep for Stool<

Clr Opening Wth = 26.875, Clr Opening Hgt = 32.90137, Clr Opening Sq Ft =

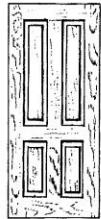
6.140448 Product Code = DW****



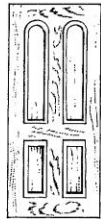
Doors



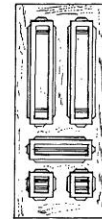
Traditional door designs such as these are appropriate for use on older houses.



All styles
1860-1910



Italianate
1860-1885



Victorian Gothic
1875-1885



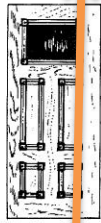
Victorian Gothic,
Queen Anne
1875-1885



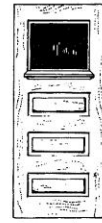
Queen Anne
1885-1895



All styles
1860-1910



Victorian Gothic
1875-1885



Queen Anne
1885-1895



Queen Anne,
Colonial Revival
1885-1910



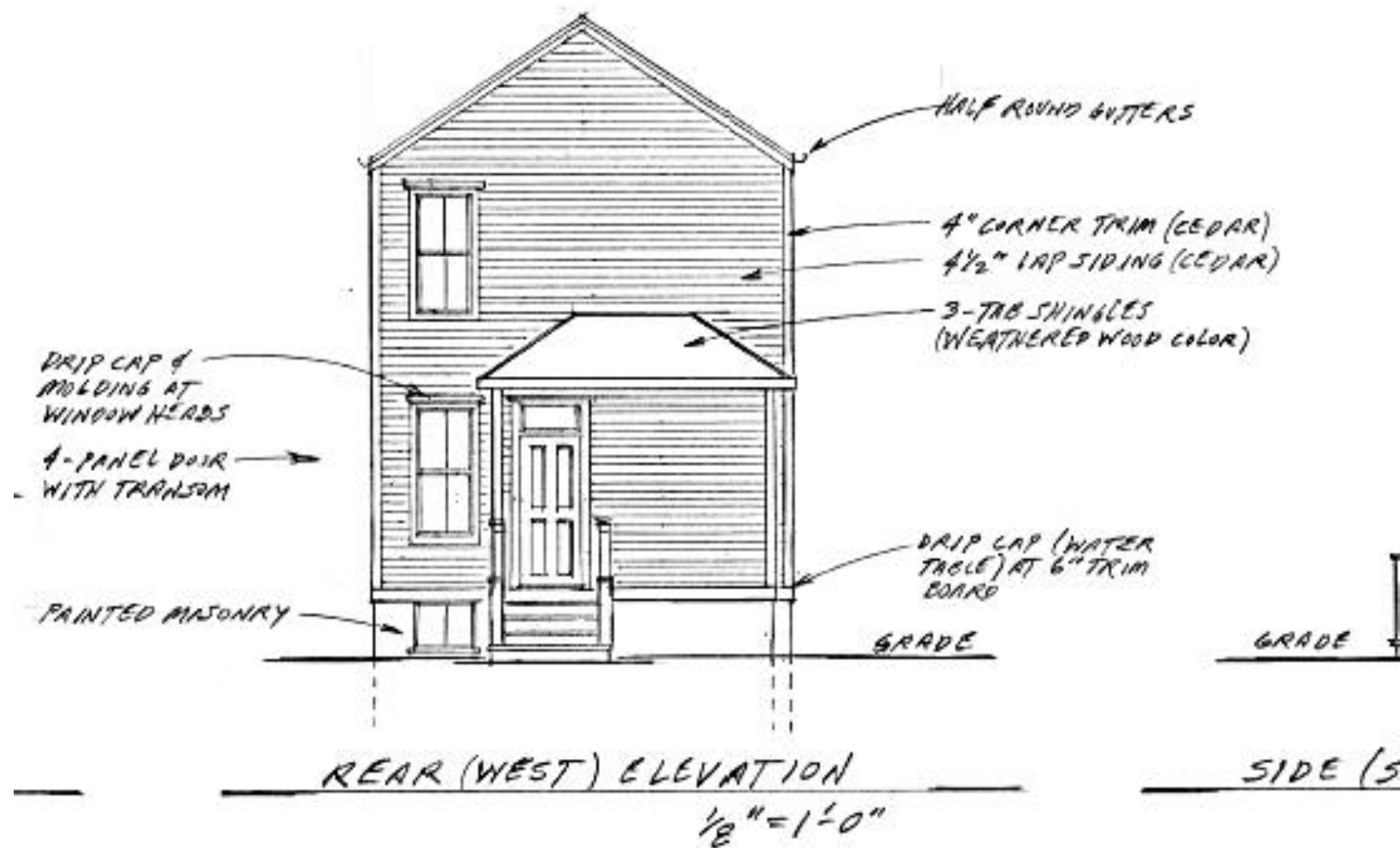
Colonial Revival
1895-1910

Doors

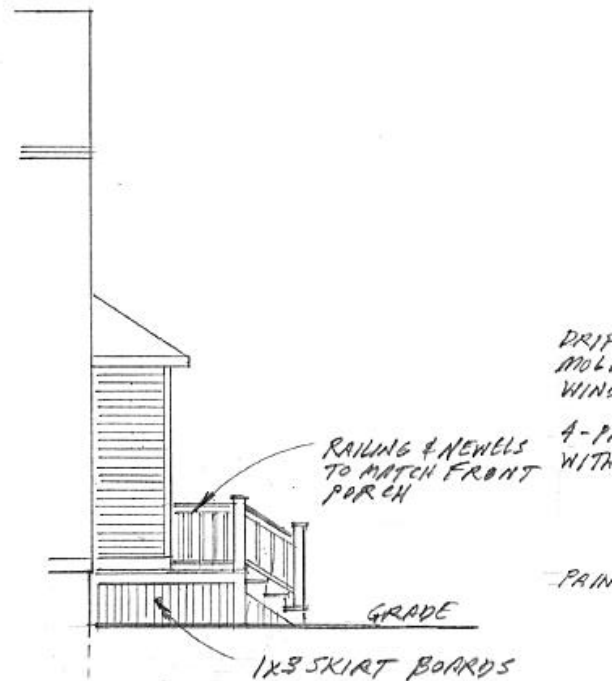


Craftsman
1905-1935

These three styles are appropriate for the rear door.



New rear porch with enclosure for exterior basement stairs.



SIDE (NORTH) ELEVATION

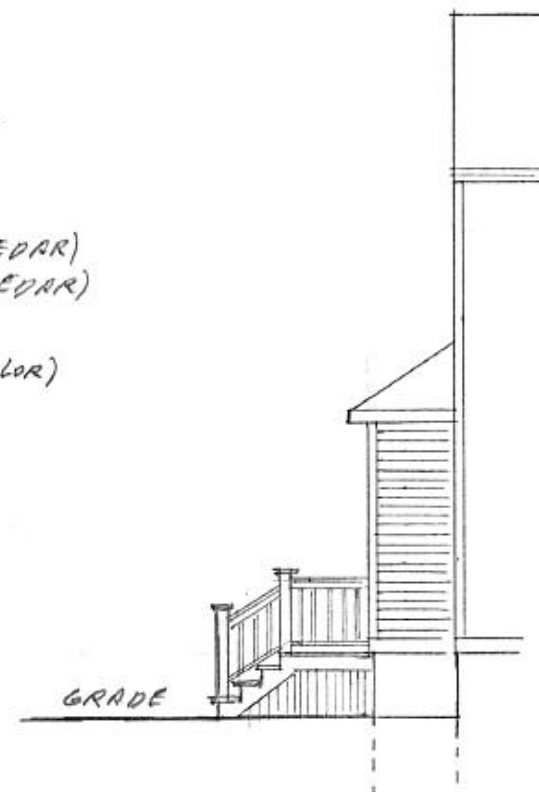
$\frac{1}{8}" = 1'-0"$

ITTERS

RIM (CEDAR)
PING (CEDAR)

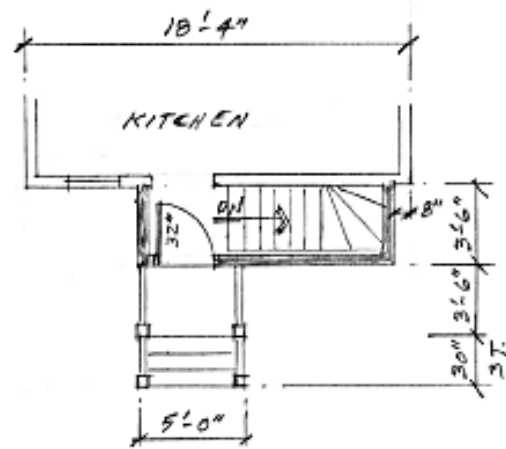
IES
WOOD COLOR)

TER
?IM



SIDE (SOUTH) ELEVATION

$\frac{1}{8}" = 1'-0"$



PORCH/ENCLOSURE PLAN
 $\frac{1}{8}" = 1'-0"$