



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property

1948 N. 2ND ST. Brewers Hill

Description of work

1. Repair/replace all siding (wood) as necessary to produce a clean and functional exterior wall. Replace minimal amount of cedar shake to allow for clean/respectable/uniform appearance and paintability.
2. Repair built-in gutters by relining with metal and patch wood as necessary with new wood or epoxy.
3. Repair and refinish front porch steps and porch + porch roof around leaking downspout.
4. Repair/replace storms to match style of originals
5. Repair/replace/remove drip edges, window sills, and window frames as necessary to preserve building and siding.
6. Repaint building with three/four tone cream(window frames/windows,trim), black(possibly, for windows only), blue/green taupe (siding), red accent lines (similar to original)
7. Replace/repair basement windows with single panes (where frames still exist). *Boarded basement windows may be kept or be replaced with new wood windows to match surviving originals. Internal or external security bars inset within the window frame are acceptable.*
8. Powerwash and repaint brick (already painted and moldy in spots) - fix grading to extend life of exterior and interior original foundation. *Limits to pressure-washing apply*

Date issued

4/19/2021

PTS ID 115118 COA: various repairs

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:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left 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 use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure at the nozzle is not to exceed 800psi, 400-600psi is usually adequate for cleaning, though it may take more time and more passes than higher pressures.

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 hpc@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.



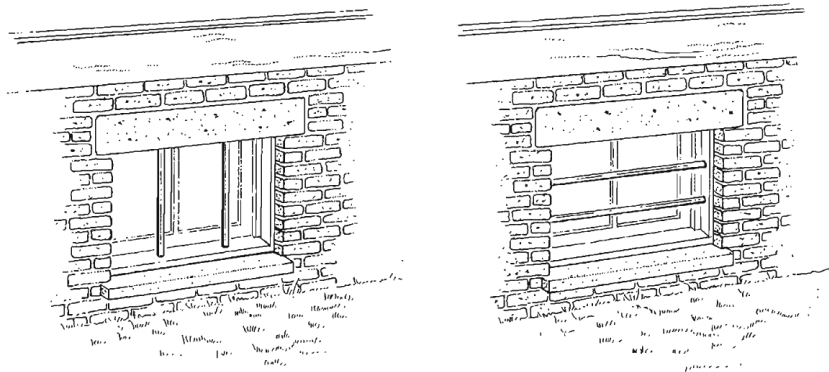
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor, Inspector Paul Wolfgramm

Security

Maybe? 

Basement Window Security Bars



If necessary, it is permissible to install two or three steel rods set either vertically or horizontally into the wooden window frame of a basement window unit. The bars are the least conspicuous when they are installed between a storm window and the prime window. It is generally recommended, however, to refrain from installing these bars on windows that are visible from the public right-of-way if at all possible.





