



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

1909 N. 2ND ST.      Brewers Hill

### Description of work

The north wall of the home will be secured via the removal of loose bricks. The removed bricks will be cleaned up and stored for reuse, but some reclaimed bricks will be mixed in throughout to compensate for loss of broken brick. Similarly, the west wall of the home will be repaired. Scaffolding will run up the west side of the home to the parapet. Loose bricks will be removed. Tyvek building wrap will cover the wall, and new commercial wall ties will be installed for the brick, 16" on center. The mixture of new and existing brick will be laid with Portland and lime mortar. Mortar joints will match the existing conditions. Angle iron will be laid over the windows and flashing with weep vents every 3rd brick will be placed across the head joint.

Roof repairs: A new wood nailer will be installed at the top of the brick walls. A new EPDM rubber flashing will run up the inside of the wall, over the wood nailer, and down the brick wall for a few inches. The new flashing will be adhered to the existing rubber membrane and, if necessary, to the shingles on the sloped roof. The flashing around the chimney will be redone as necessary. New prefinished metal coping will be fabricated and installed to the wood nailer. The coping will be a mansard brown to match the existing conditions.

One window and its transom on the north side will be replaced with a new wood-exterior Marvin Ultimate Double Hung. The transom may be repaired with new glass and epoxy products rather than replaced.

### Date issued

11/25/2019

PTS ID 114868 COA: masonry, roof, and windows

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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. Masonry

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile (*with Cream City Brick, this means Type O or softer mortar*). The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

**UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

#### 2. Roofs

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with flat roofs. The City strongly recommends following their advice.  
<https://www.wisconsinhistory.org/Records/Article/CS4266>

#### 3. Windows

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles and sash heights must match originals.

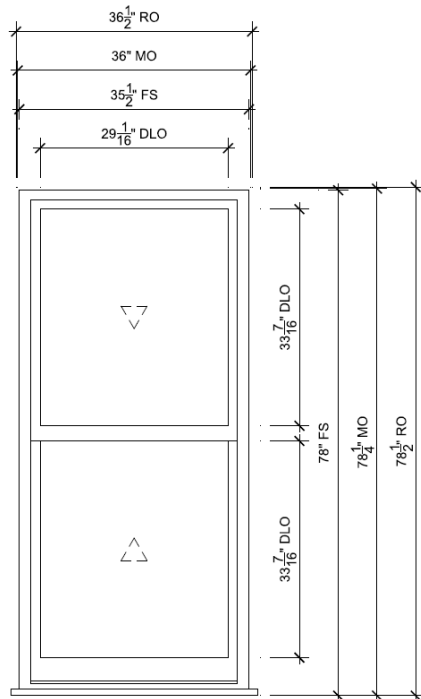
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto: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](http://www.milwaukee.gov/build), or call (414) 286-8210.

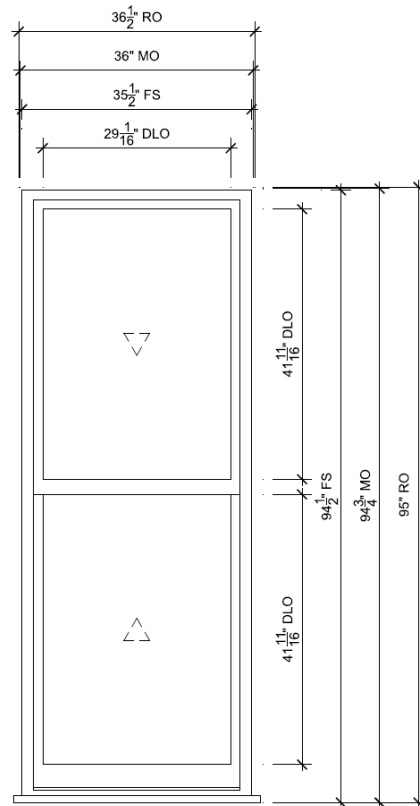


City of Milwaukee Historic Preservation Staff

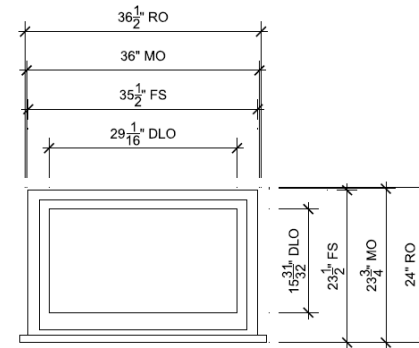
Copies to: Development Center, Ald. Milele Coggs, Contractor



**A**  
SCALE: 3/4" = 1'-0"



**B DH**  
SCALE: 3/4" = 1'-0"



**B TR**  
SCALE: 3/4" = 1'-0"



Approved window designs

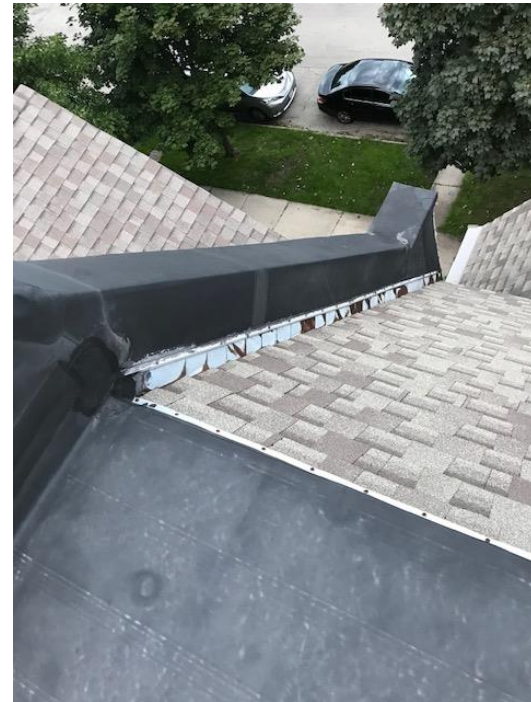
NE View Toward Damaged Wall



Looking NE towards Rear of House



East Side Roof/Parapet Wall



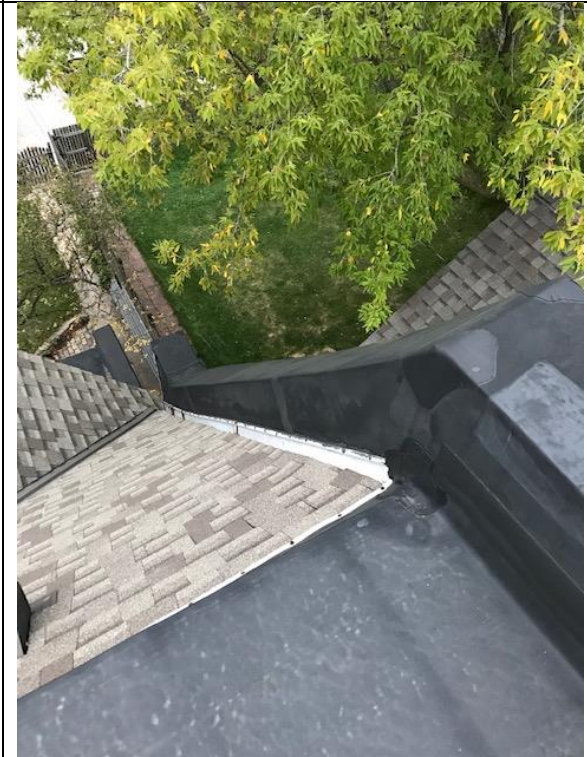
NW View Toward Damaged Wall



North Wall



Parapet Wall



NW Window – Interior



NW Window - Exterior



NE Side Window – Interior



NE Side Window - Exterior

