



# Certificate of Appropriateness

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

<b>Property</b>	2633 - 2651 N. DOWNER AV.      Downer Avenue HD
<b>Description of work</b>	Remove secondary siding from upper half of Park Place elevation (stucco and wood sheet). Repoint underlying masonry. Option to clean underlying masonry (for power washing, 800psi max measured at the nozzle, fan tip held minimum 12" from building face, 400-600psi preferred). Chemical cleaning requires a city permit.  Restore prismastic glass transom with new panes and general repairs to caming.  Other structural work as described on application.
<b>Date issued</b>	9/18/2018      PTS ID 114632 COA: masonry and window 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:

**It is assumed that there is not enough original mortar remaining to determine any historic information other than joint width. Joint profile and mortar color are left to the mason's best judgment as long as a mortar that is no harder than Type N is used.**

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. 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.

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 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.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac



Affected elevation before start of work.



Work in progress showing decorative brick bonding, prismatic glass transom, and structural repairs at lintel and left column

ON THE PARK AVE FACADE: PARAPET ABOVE STOREFRONT  
DETERIORATING / BOWING / STUCCO CRACKING (WATER  
GETTING BEHIND IT)

IN ORDER TO "MAINTAIN" PARAPET: STUCCO ADDED TO 1920'S  
BRICK PARAPET (IN 1980'S) NEEDS TO BE REMOVED AS  
TO NOT TRAP WATER EXPOSING NATIVE DECORATIVE LAYED  
BRICK.

BRICK + STONE "VENGE" LINTEL OVER STOREFRONT (3 COURSES)  
NEEDS TO BE REMOVED TEMPORARILY TO EXPOSE "LEDGE"  
LINTEL (STEEL) TO DETERMINE STRUCTURAL INTEGRITY DUE TO  
"RUST JACKING" BEHIND. ONCE LEDGE LINTEL EXPOSED, VERIFY  
1/4" THICKNESS & STRUCTURAL INTEGRITY OF SUPPORTING BEAM.  
AFTERWARDS, CLEAN LINTEL + LEDGE LINTEL, PRIME RUST INHIBITOR,  
FLASH, RELAY BRICK WITH MATCHING MORTAR. CLEAN BRICK TO  
BEST ABILITY (NON ABRASIVE), (REMOVE POINT IF POSSIBLE)  
TUCK POINT ENTIRE PARAPET TO STOP WATER PENETRATION.  
IN ORDER TO GET TO STONE + BRICK, 1980'S WOOD COVERING REMOVED  
EXPOSED ANTIQUE LEADED GLASS. PLAN TO LEAVE IT AS IS FOR NOW  
AND TRY TO RESTORE IF POSSIBLE.

Full project description