



LIVING WITH HISTORY

# Certificate of Appropriateness—Amended

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

## **Property**

1923 N. 2ND ST. Brewers Hill Historic District

## **Description of work**

The existing house dates from c. 1874-1875 and was the home of local police sergeant Joseph Berges.

Its current appearance as a bungalow is due to the full length porch that was added by the time of the 1910 Sanborn Fire Insurance Map. The rear frame additions were added after 1920.

The current proposal to renovate the building comes in response to orders from the Department of Neighborhood Services. Currently the interior of the building has been taken down to the studs.

The project will include:

- 1) Removing and replacing wood siding with clear cedar siding and painting
- 2) Painting all exposed brick (it is painted now)
- 3) Re-roofing house with dimensional shingles , add new gutters and downspouts
- 4) Replacing all windows
- 4) Repair/replace trim at soffits, fascia, windows
- 5) Repairing stucco along foundation wall
- 6) Putting in new carriage walk
- 7) Adding railings to front porch
- 8) Repair/Rebuild chimney

9) In the course of construction, it was discovered that two walls were in a state of disrepair beyond reasonable efforts at repair. These are the rear wall and the rear section of one side wall. This was field verified by DNS Inspector M. Demski. The walls are to reproduced to match their appearance exactly including the size of all openings, unless otherwise required by building code.

In addition, the side gable on the south elevation will be extended to create a dormer in order to construct bedrooms in the former attic space.

**Date issued**

7/11/2016

PTS ID 111459 COA Whole House Renovation

**Amended**

1/6/2017

Work statement item 9 added.

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:

**New windows must be made of wood and replicate the current configuration and number of panes (6-over-1 sash cottage style windows, retain arched opening in front gable window, etc.)**

**Any new doors must be reviewed with staff before installation.**

**Porch railings will follow the template from the Preservation Portfolio as shown below.**

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.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](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in black ink, appearing to read "Carol Hatal". The signature is written in a cursive style with a vertical line separating the first and last names.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector Peter Schwartz (286-2537)



Current photo of the house, top.

1982 photo of the house, bottom.



SECOND FLOOR

FIRST FLOOR

GRADE

BASEMENT

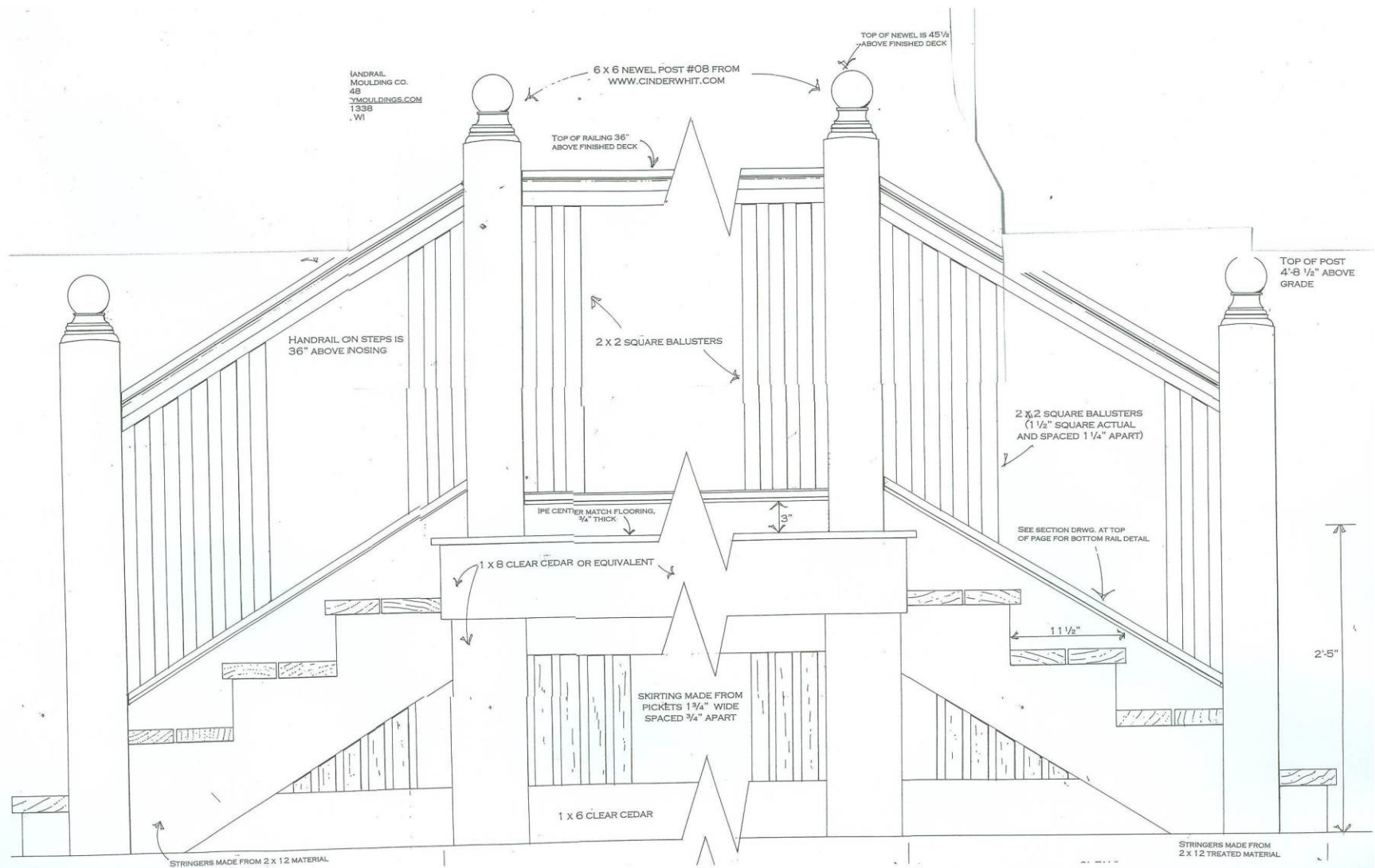


PROPOSED FRONT ELEVATION

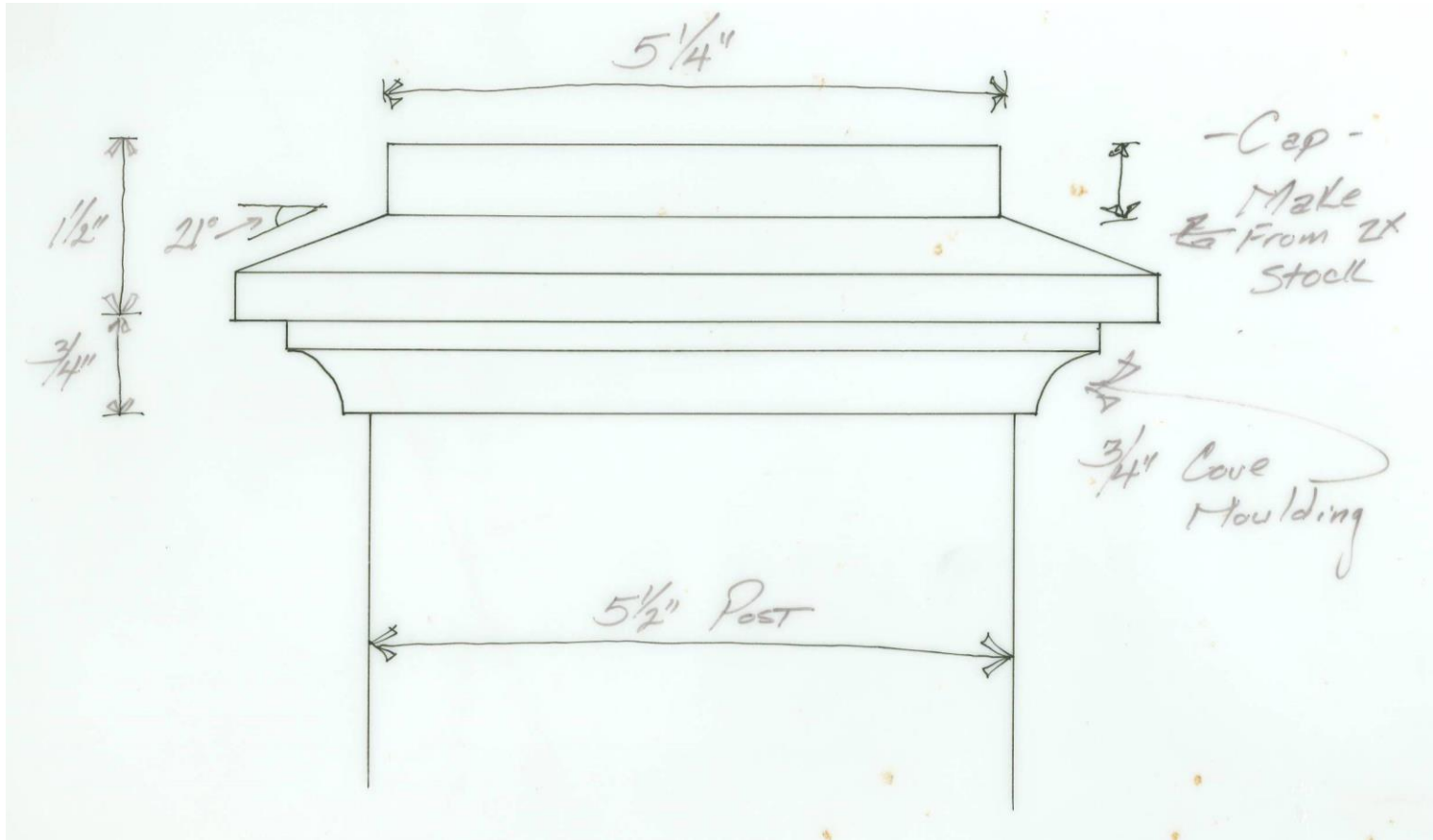
$\frac{1}{8}'' = 1'-0''$

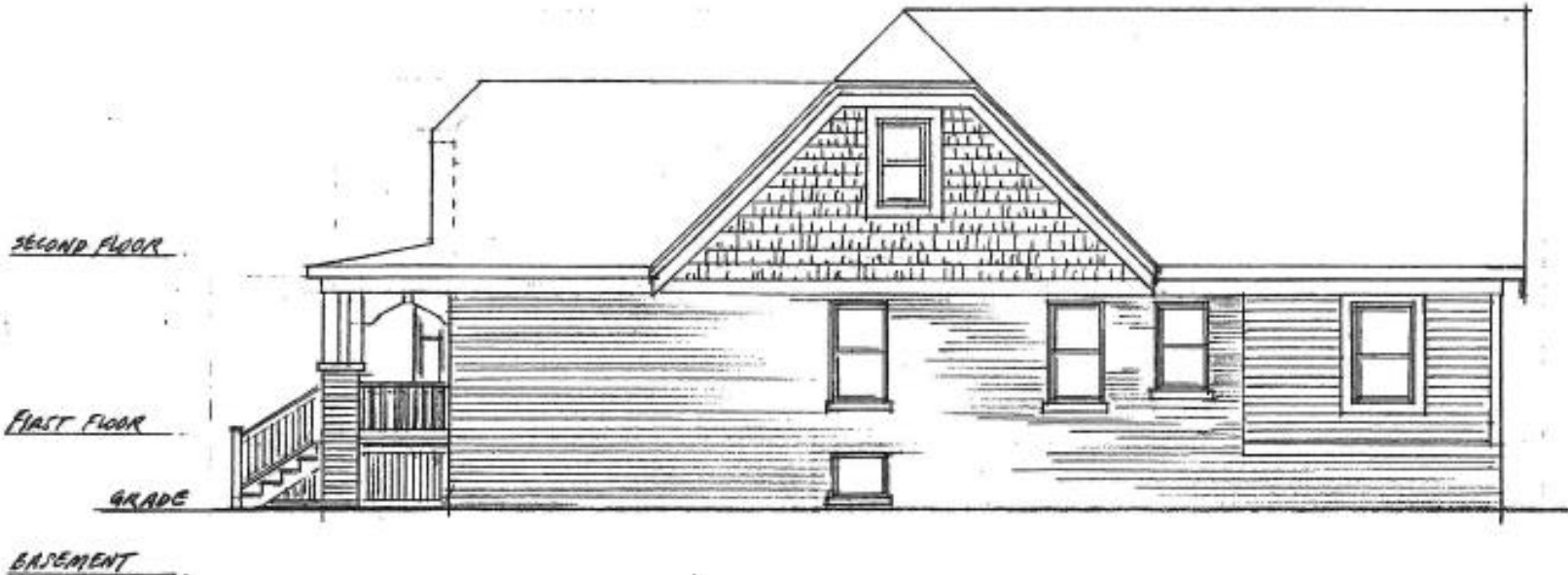
1923 N. 2<sup>ND</sup> STREET  
MILWAUKEE, WISCONSIN  
MAY 15, 2016

Koz-i-tec-ture



Top rails will have "breadloaf" or other graspable shape. Bottom rails will be tapered to shed water. Balusters will be 2 x 2 wood and spaced 1-1/4 inches apart.





RIGHT SIDE (NORTH) ELEVATION

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

1923 N. 2ND STREET  
MILWAUKEE, WISCONSIN

MAY 15, 2016  
JULY 11, 2016 (REVISED DORMER)

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SECOND FLOOR

FIRST FLOOR

GRADE

BASEMENT



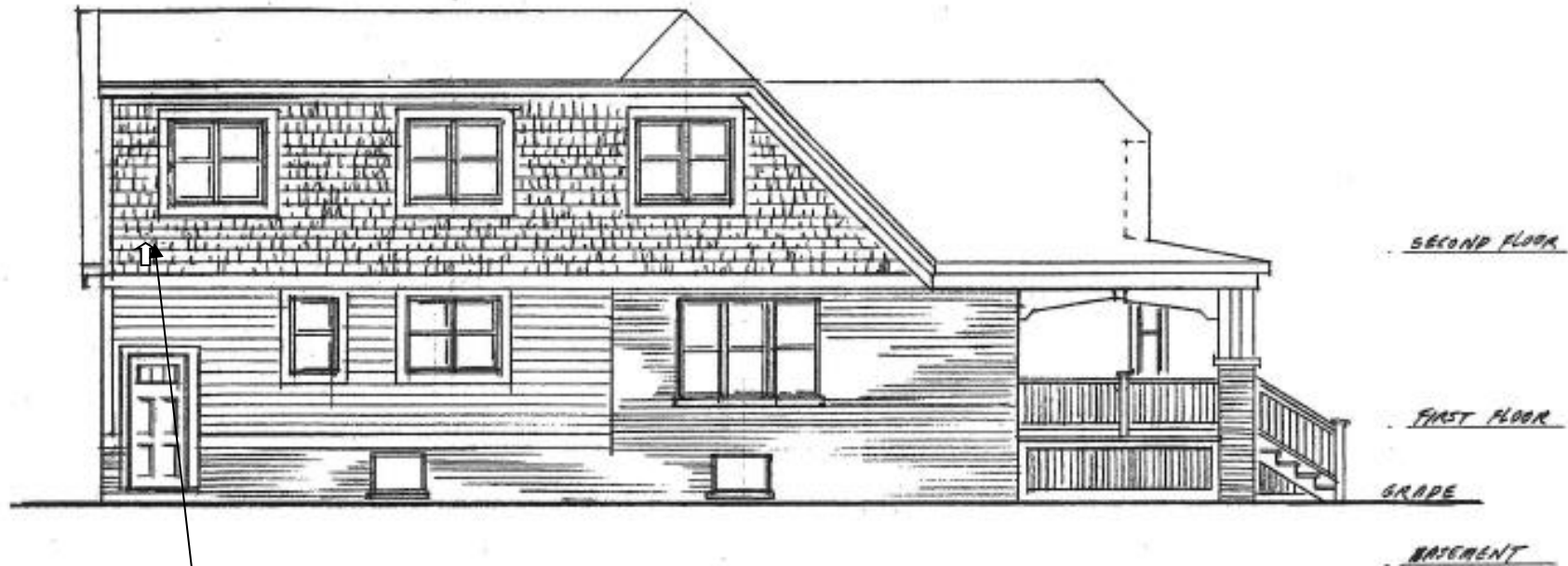
PROPOSED REAR ELEVATION

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

1923 N. 2<sup>ND</sup> STREET  
MILWAUKEE, WISCONSIN

MAY 15, 2016  
JULY 11, 2016 (REVISED DORMER)

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PROPOSED LEFT (SOUTH) ELEVATION

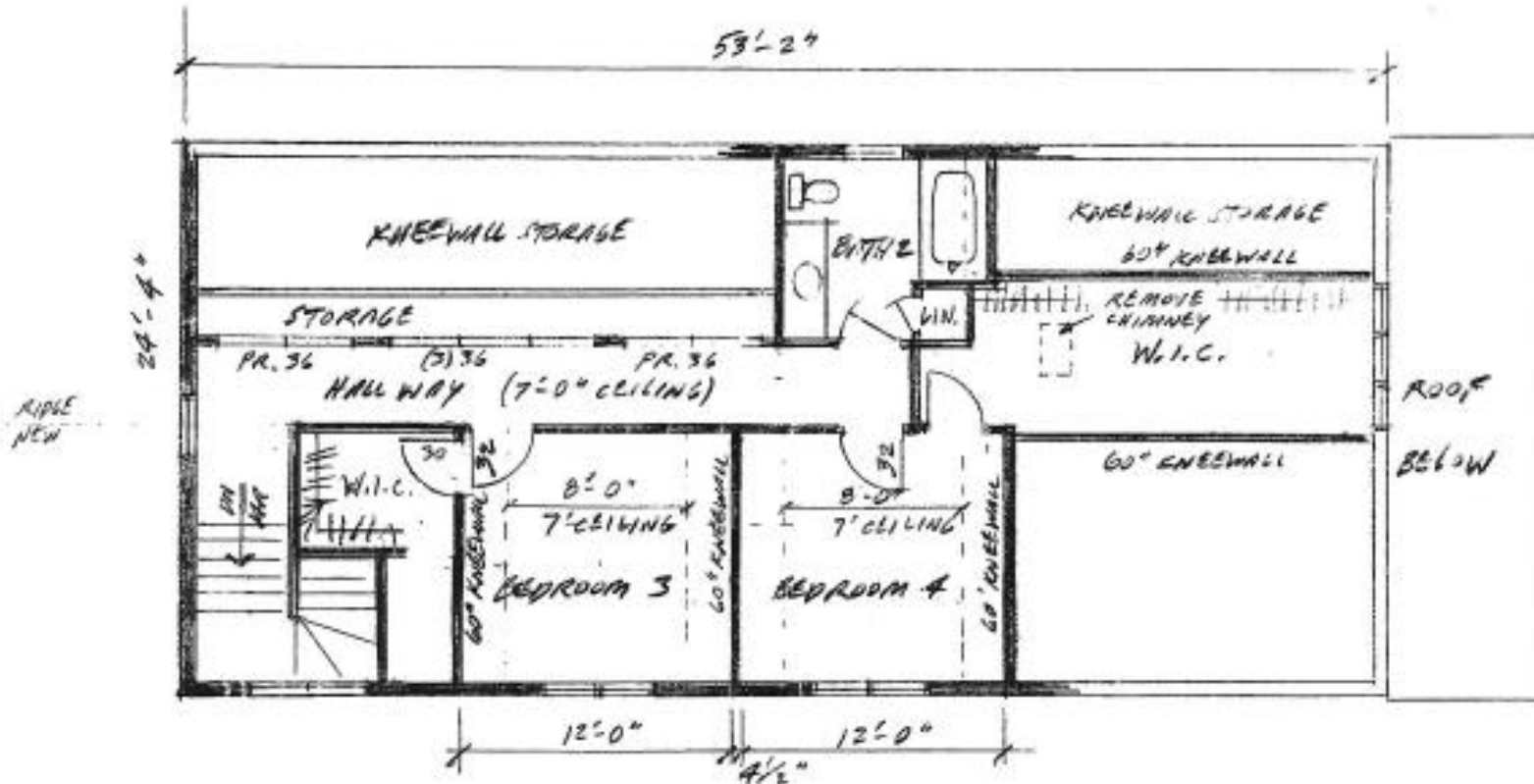
$\frac{1}{8}'' = 1'-0''$

1923 N. 2ND STREET  
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New dormer added to upper story for headroom for bedrooms.



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

1923 N. 2ND STREET  
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