



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

1810 N. PALMER ST. Brewers Hill

Description of work

Eliminate porch at rear corner and construct a new enclosed stairwell for easier and sheltered rear and basement entry and re-orienting the entry to face the driveway. The present porch structure dates to 1993, replacing a previous enclosed porch. The dormer shown pre-dates the district and the skylight on it is unknown date, but pre-existing. The enclosure will be L-shaped with the largest portion being 4'3" by 17'9". New windows will be Kolbe Heritage with unclad, all wood exterior. **10 pages of attached plans follow and work shall be done as indicated.**

Date issued

9/23/2020

PTS ID 115006 COA: porch enclosure

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 door to be wood or wood veneer

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.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. 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. 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.

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

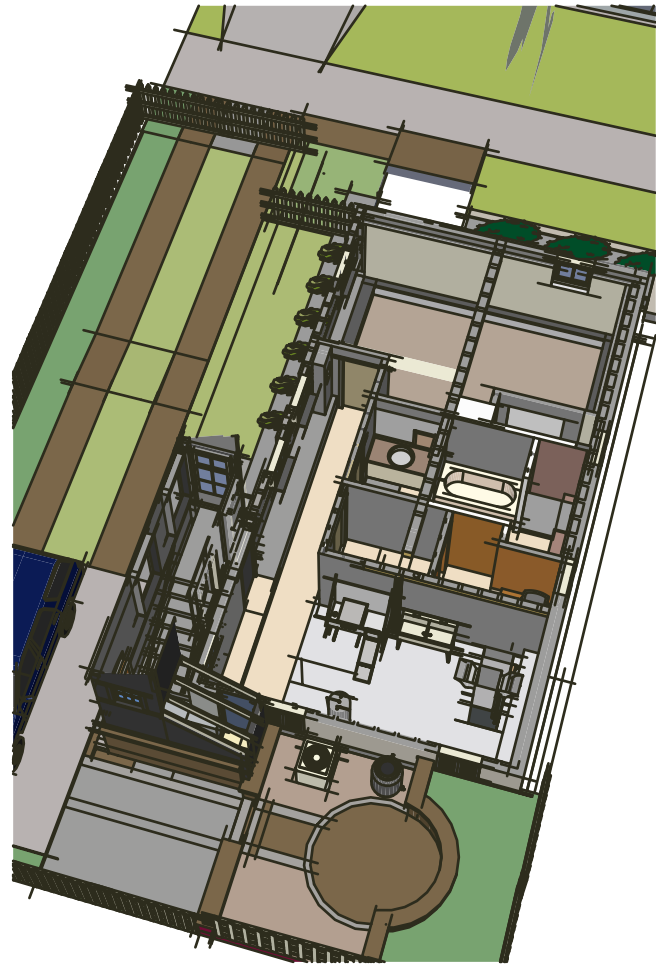
A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

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.

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

City of Milwaukee Historic Preservation Staff

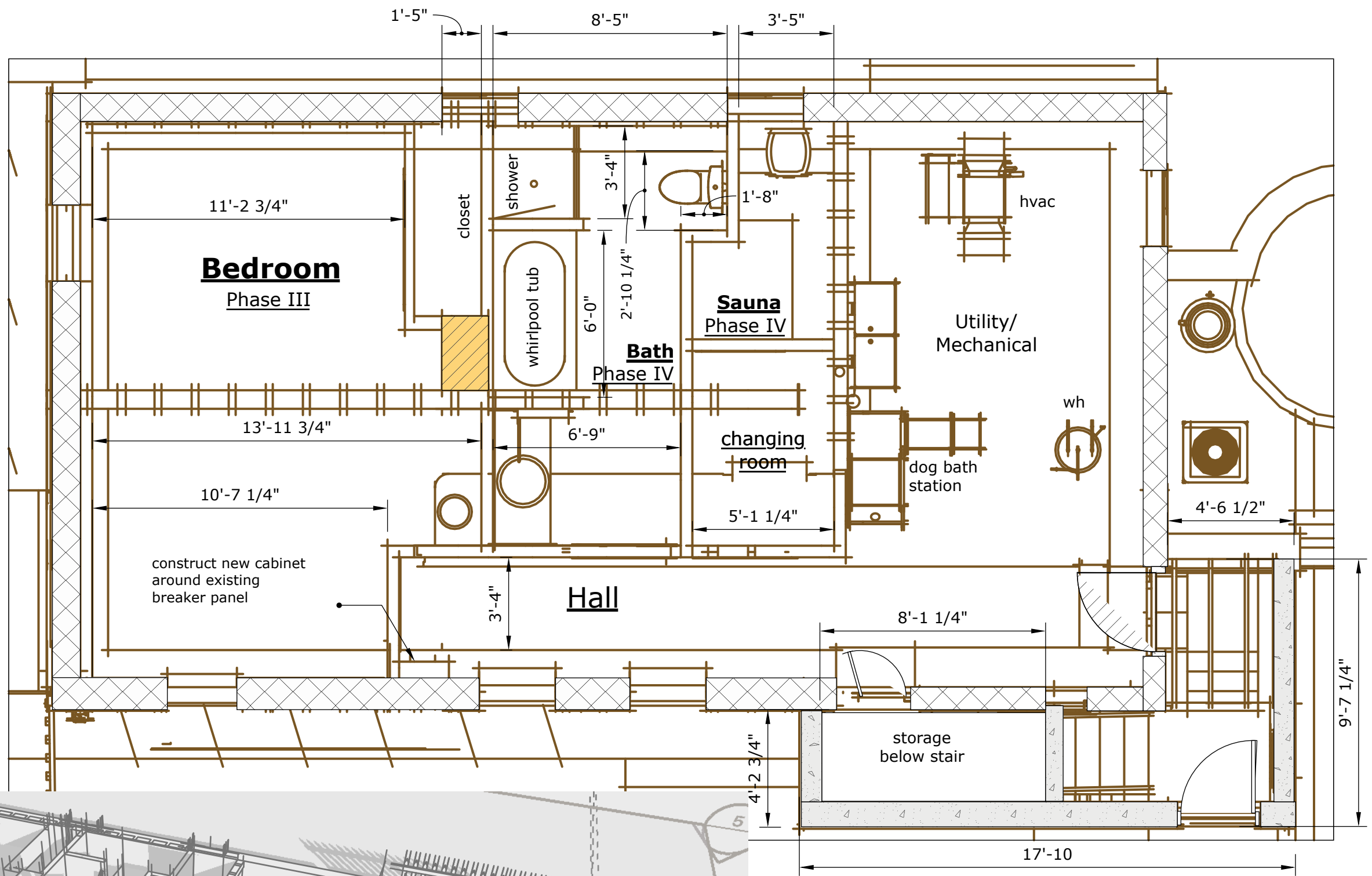


cutaway perspective
no scale

A
03

APPROVED

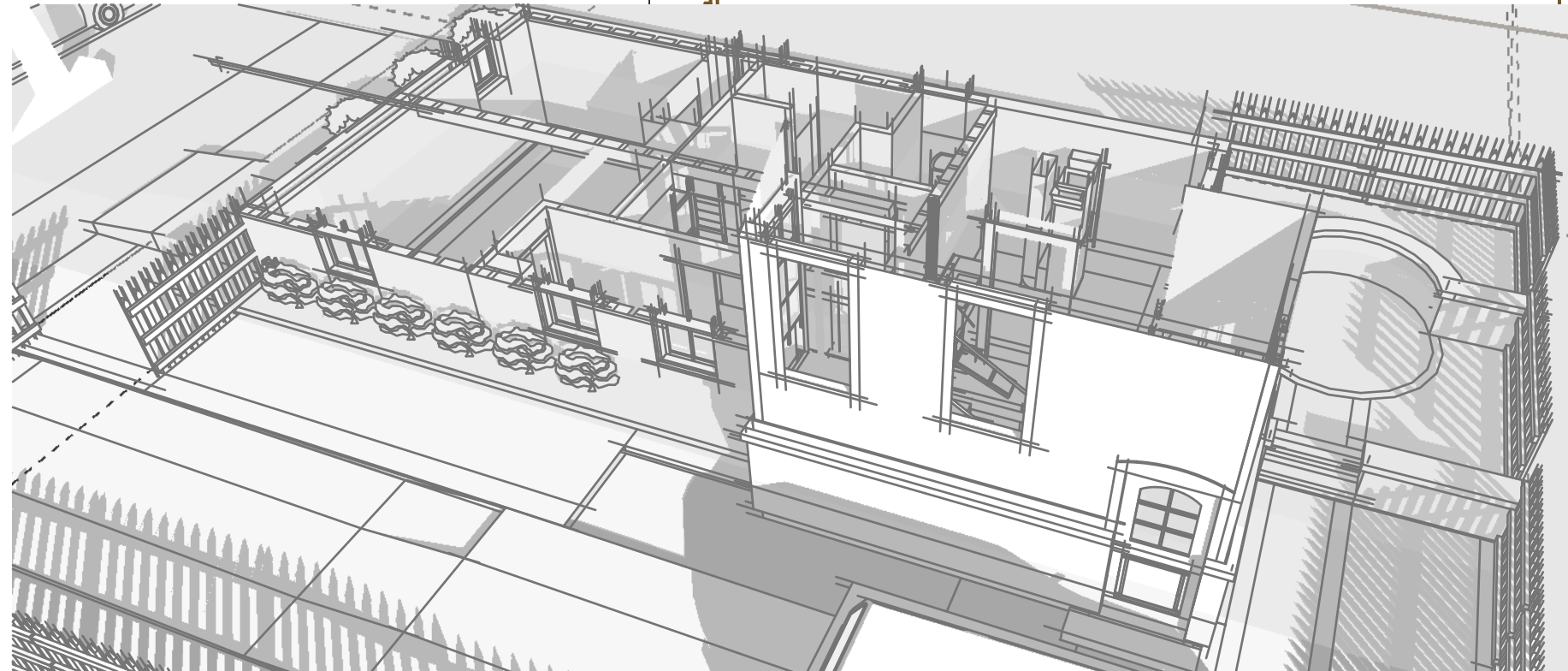
By Tim Askin - Milwaukee HPC at 4:13 pm, Sep 23, 2020



Basement Plan
scale: 3/16"=1'



A
01



cutaway perspective
no scale

A
02

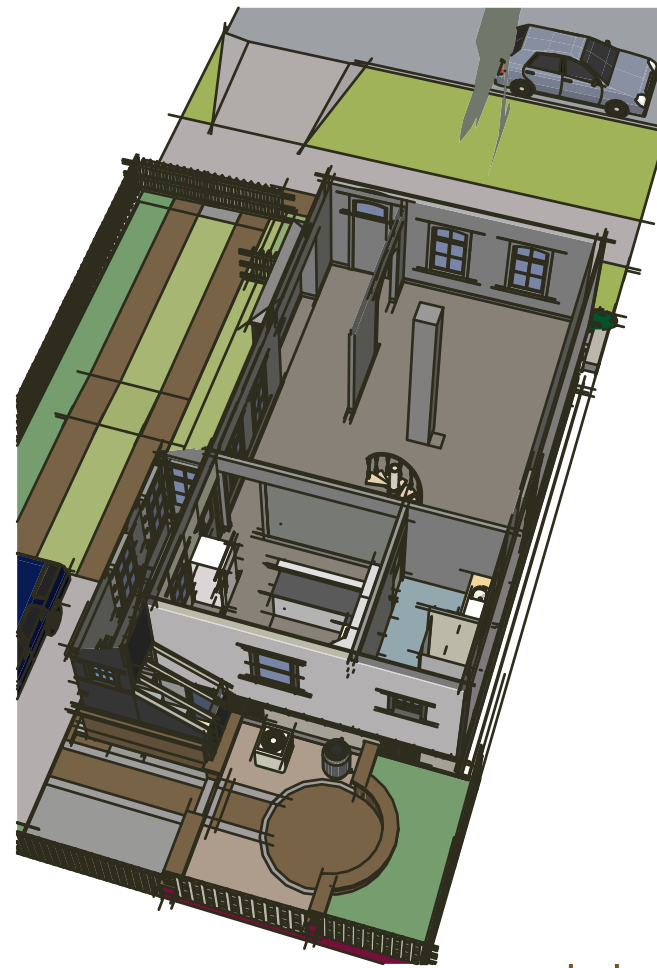
- Note: Entry to be primary contract, as Phase I
- Note: Basement bedroom to be Phase III, under separate contract.
- Note: Basement bath and Sauna to be Phase IV, under separate contract.

Mikich House Addition

1810 North Palmer Street
Historic Brewer's Hill



A2.0

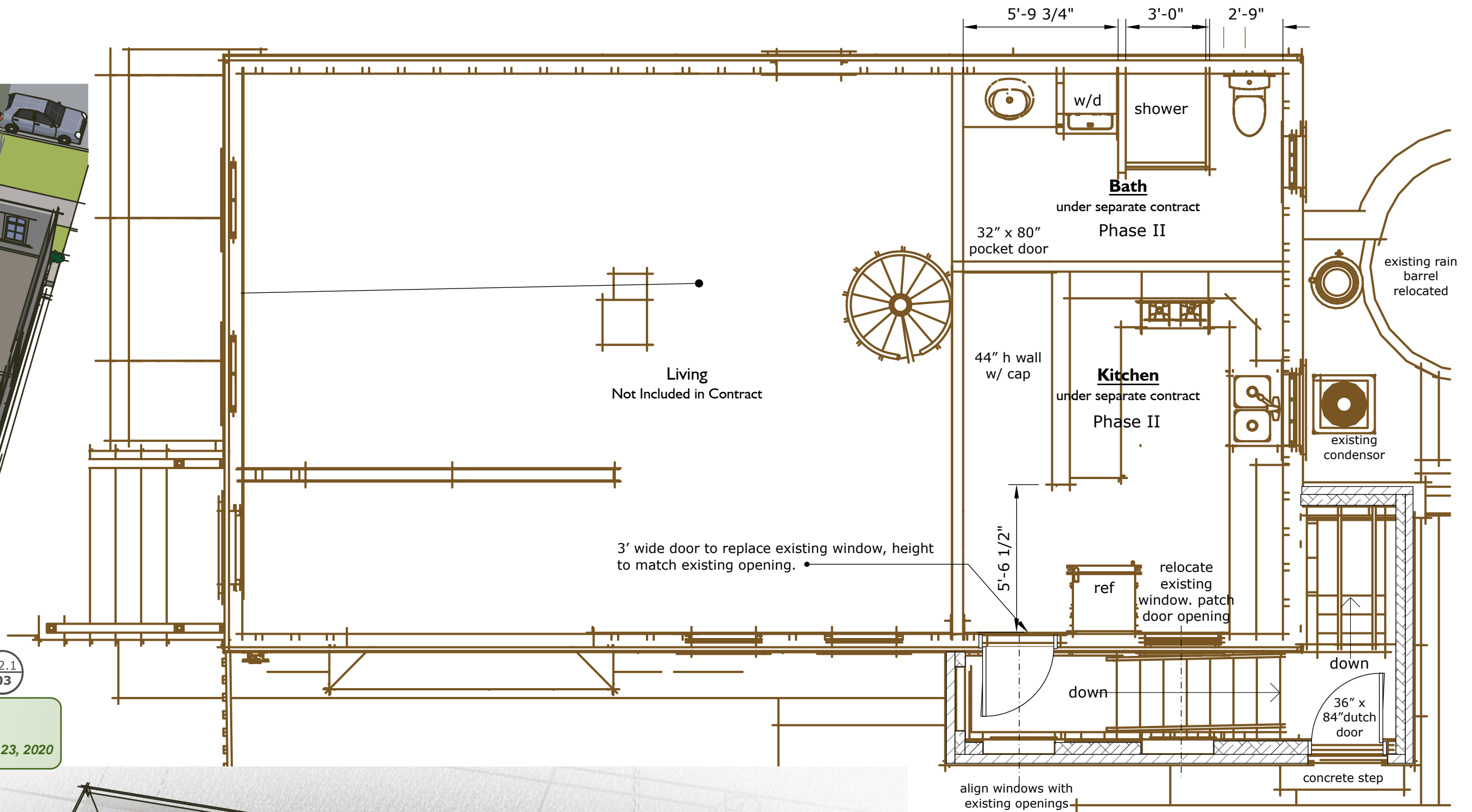


cutaway perspective
no scale

A2.1
03

APPROVED

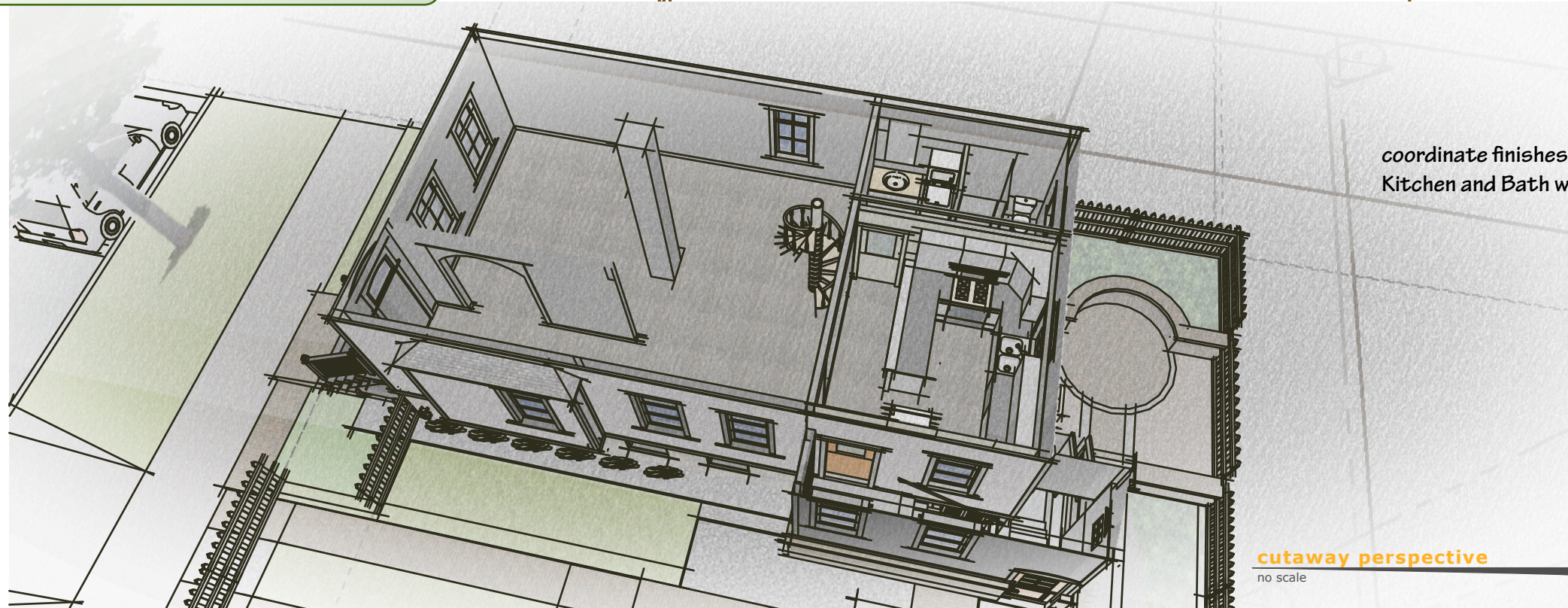
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First floor Plan
scale: 3"/16"=1'

A2.1
01

coordinate finishes in remodeled
Kitchen and Bath with Owner



cutaway perspective
no scale

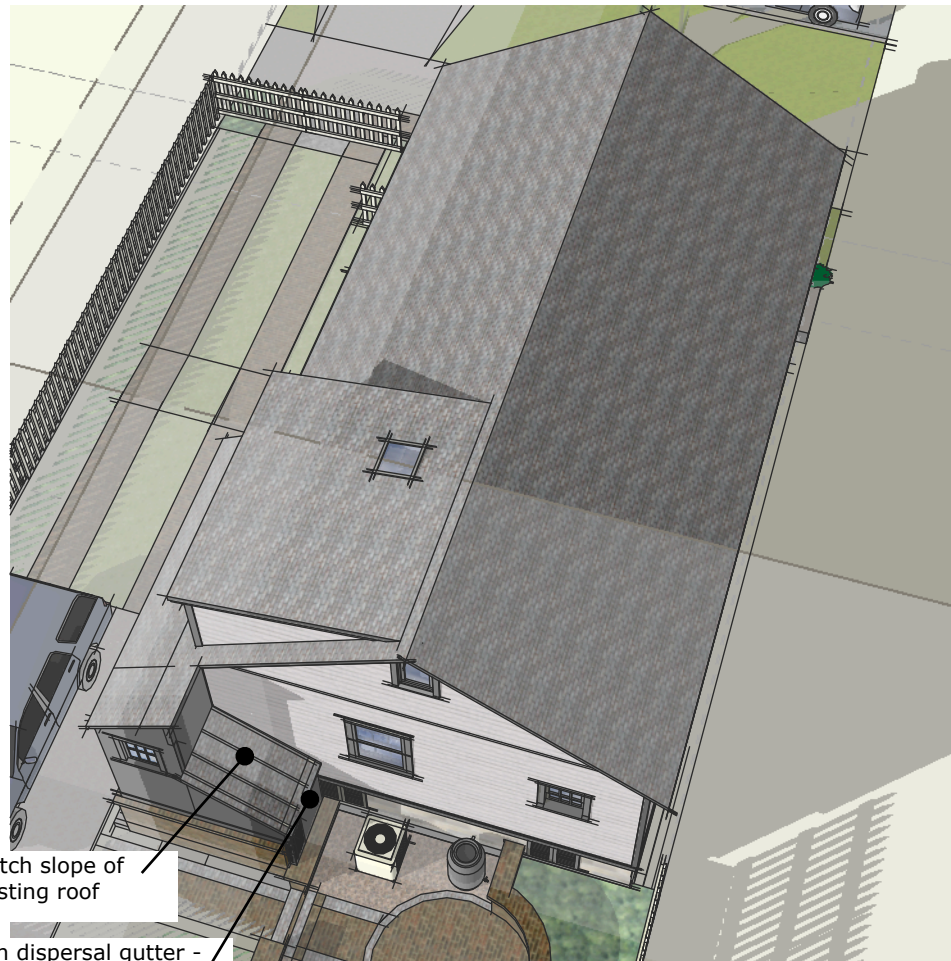
A2.1
02

Mikich House Addition

1810 North Palmer Street
Historic Brewer's Hill

Miller
Architectural
Group

A2.1

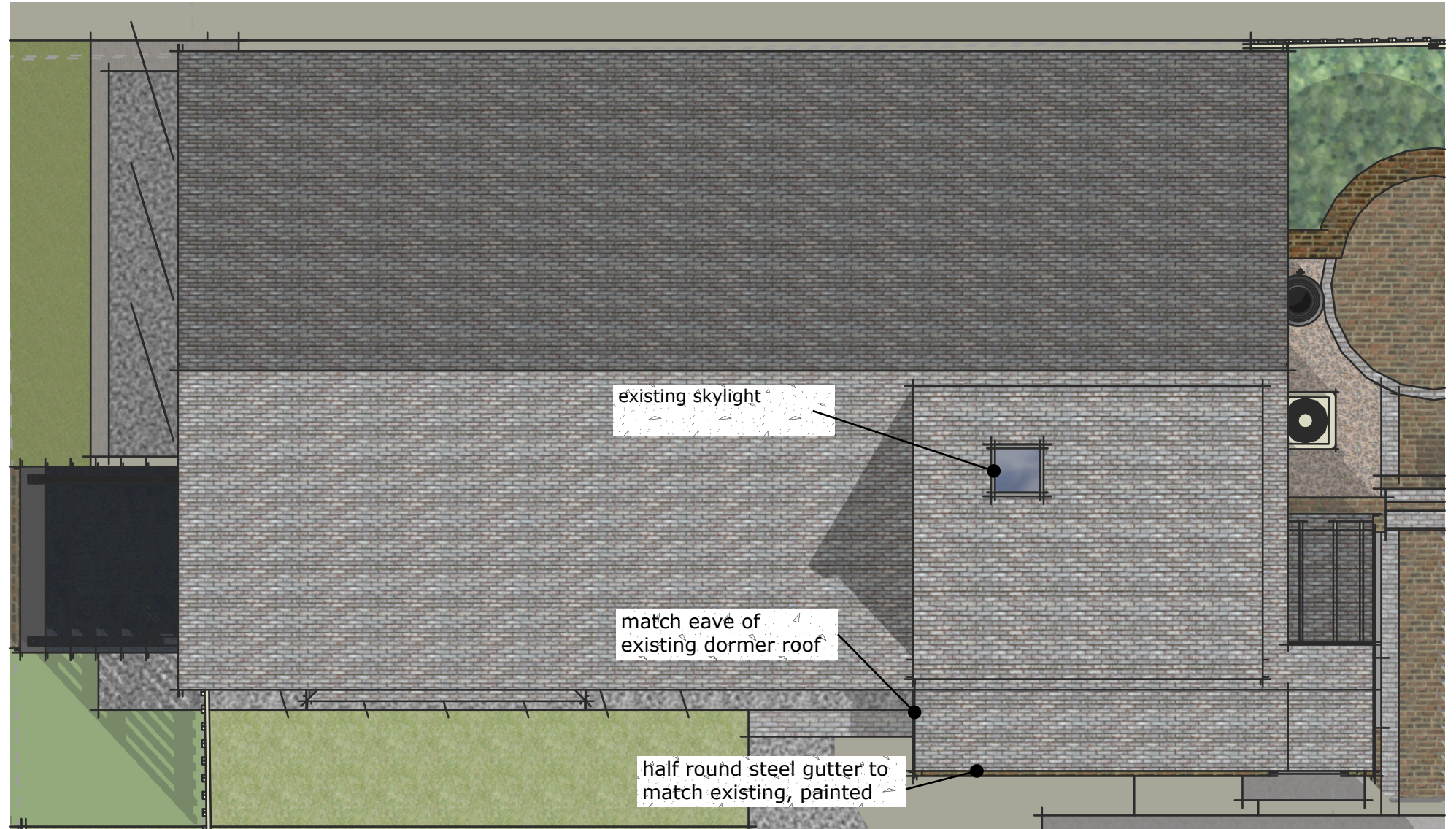


match slope of existing roof

rain dispersal gutter - alternate for gutter to match existing

aerial from northeast
no scale

A2.2
03



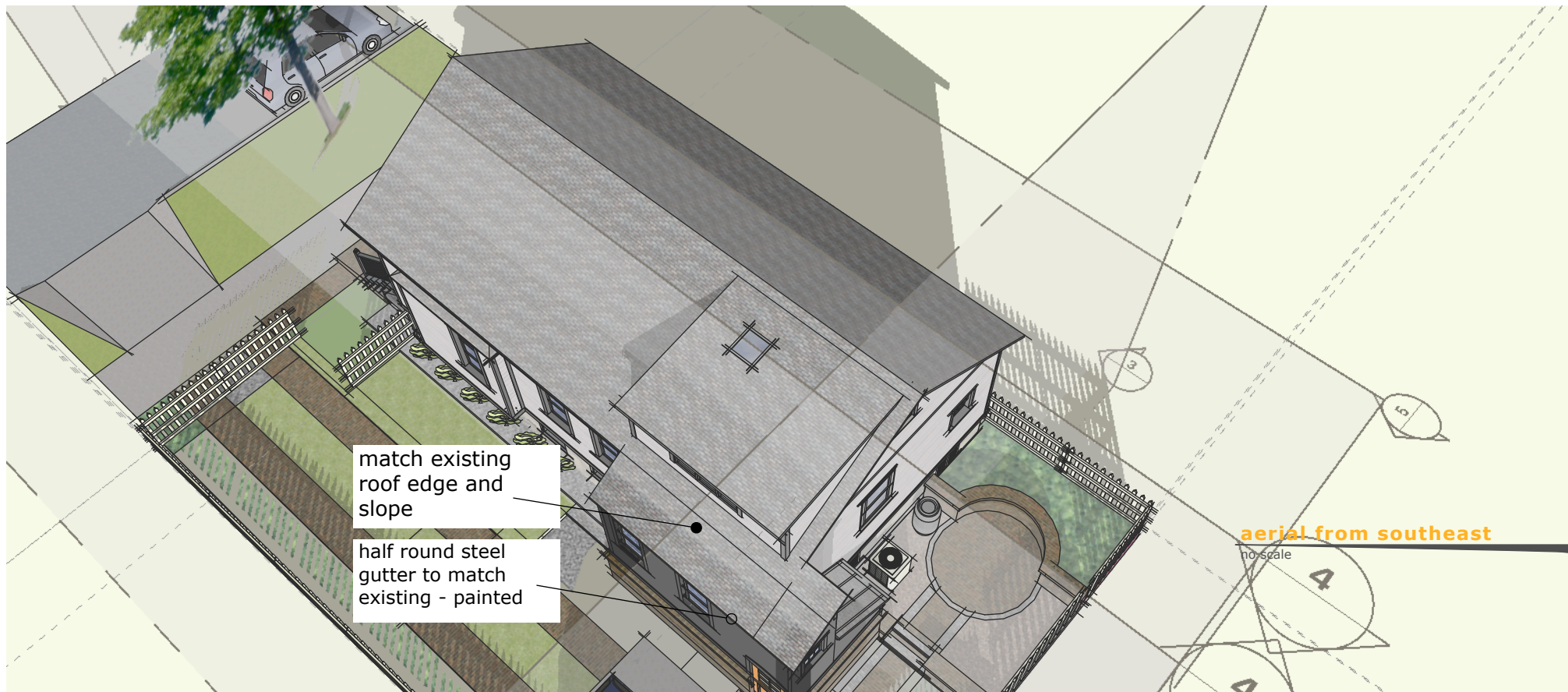
existing skylight

match eave of existing dormer roof

half round steel gutter to match existing, painted

Roof Plan
3/16" = 1'-0"

A2.2
01



match existing roof edge and slope

half round steel gutter to match existing - painted

aerial from southeast
no scale

A2.2
02

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Historic Brewer's Hill

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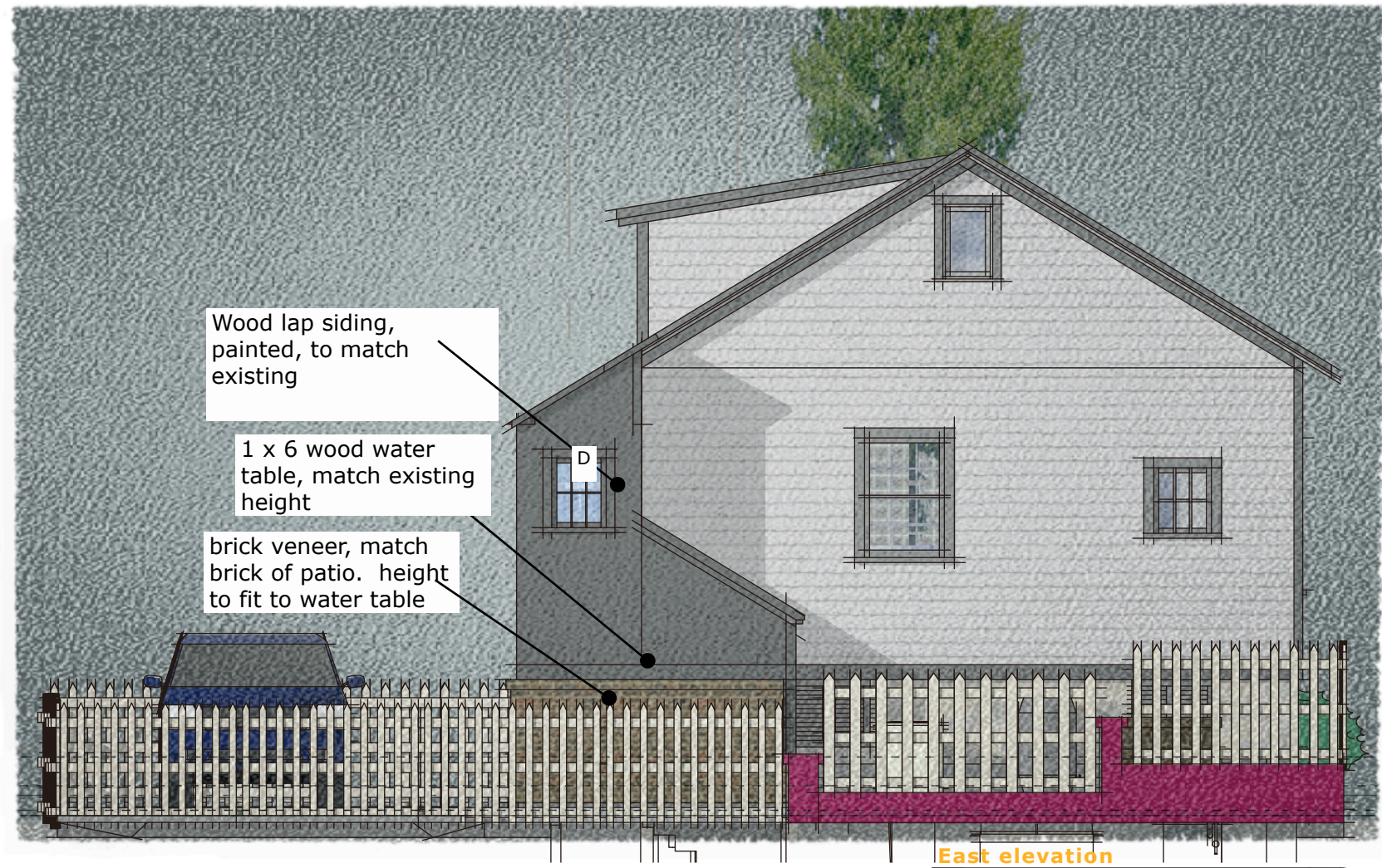
A2.2



West elevation

3/16" = 1' - 0"

A4.1
03



Wood lap siding,
painted, to match
existing

1 x 6 wood water
table, match existing
height

brick veneer, match
brick of patio. height
to fit to water table

East elevation

3/16" = 1' - 0"

A4.1
01



Wood 1x6 water table,
painted, to match existing

brick veneer to meet water
table, match patio brick

new historic quality
windows to replicate
existing window
configuration, painted to
match existing. see
details sheet A8.1 - A8.2

Wood lap siding,
painted, to match
existing

Simpson Doors 37214
Bungalow Door, Dutch
Door operation, 36" x
84", painted to match
existing doors

South elevation

3/16" = 1' - 0"

A4.1
02

NOTE: Existing siding shown without
color for clarity

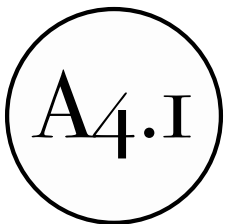
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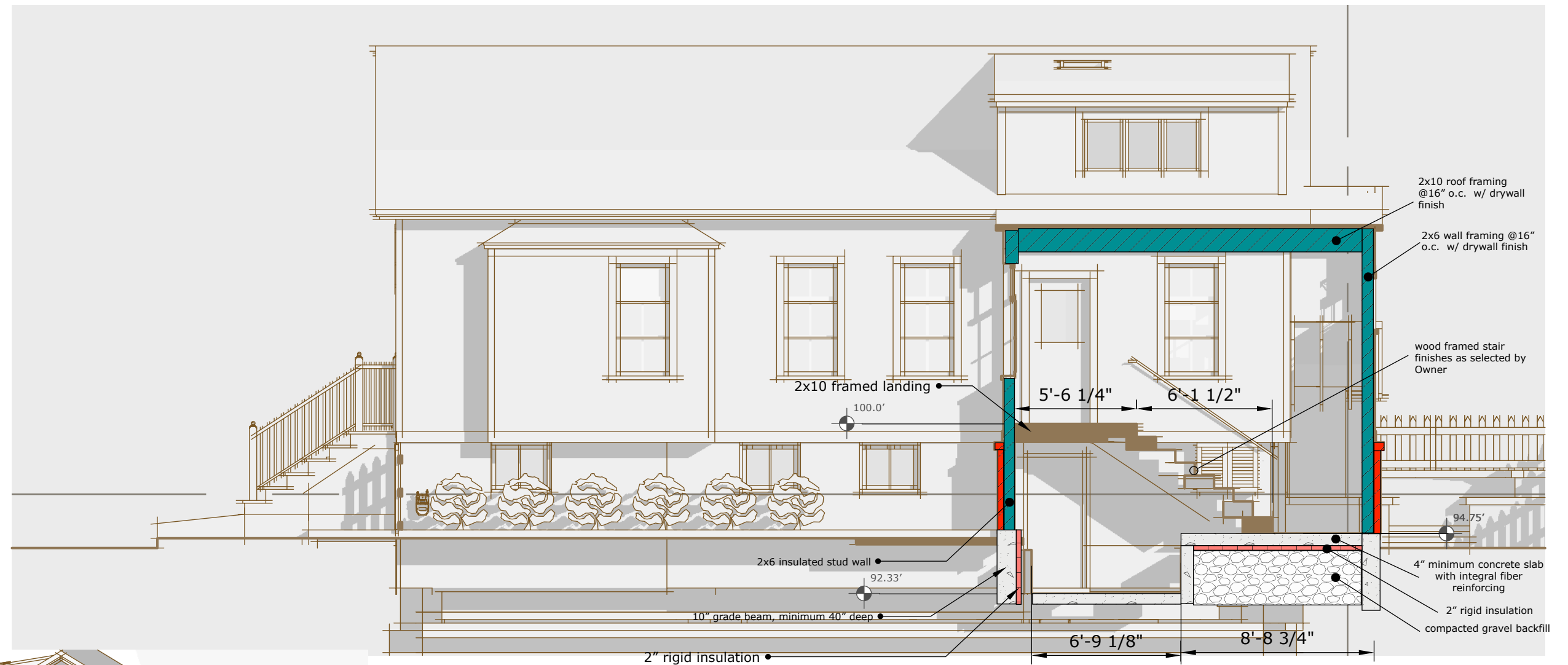
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Mikich House Addition

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Historic Brewer's Hill

Miller
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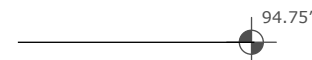




Section through new entry
looking north

3/16" = 1' - 0"

A5.1
01



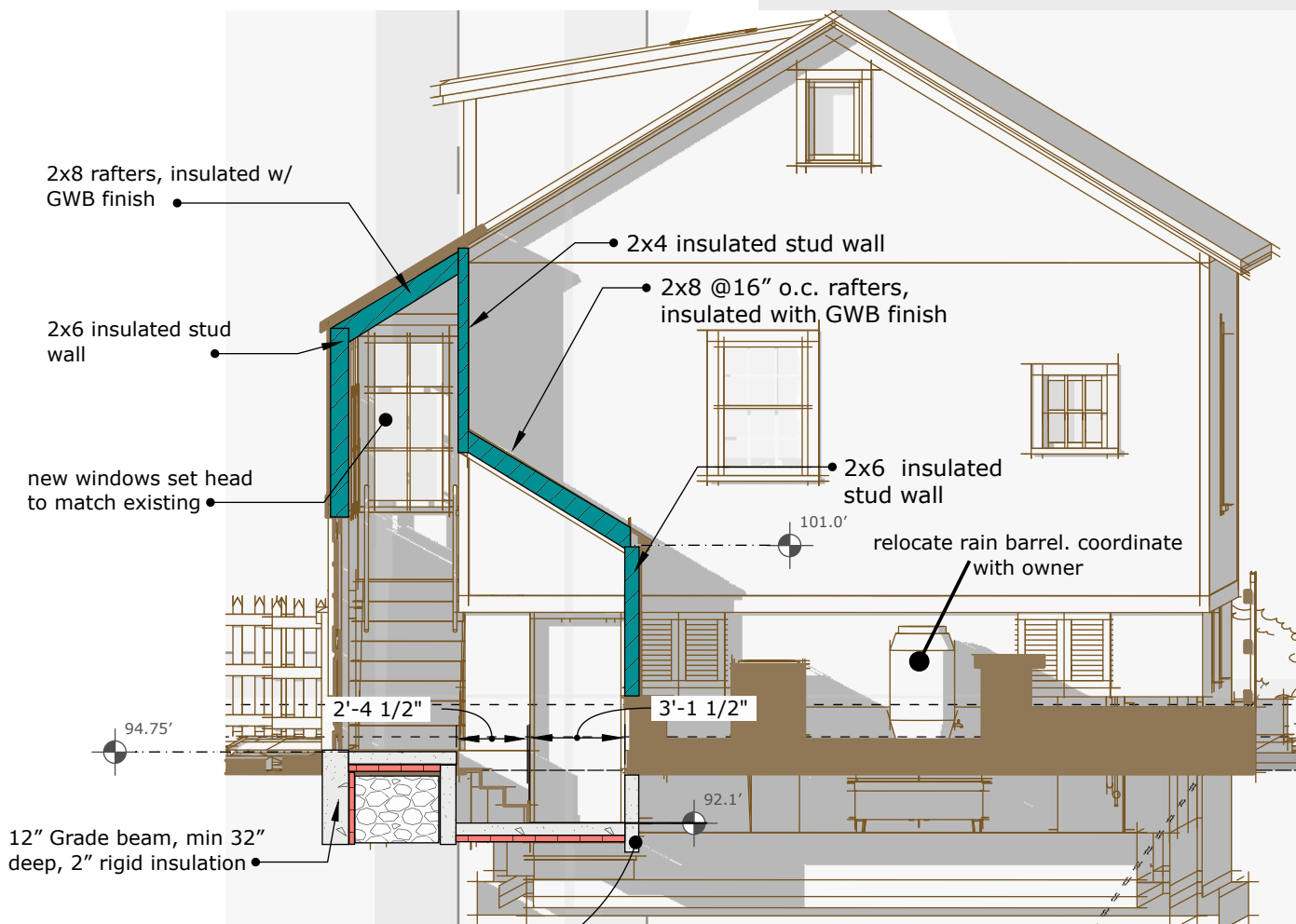
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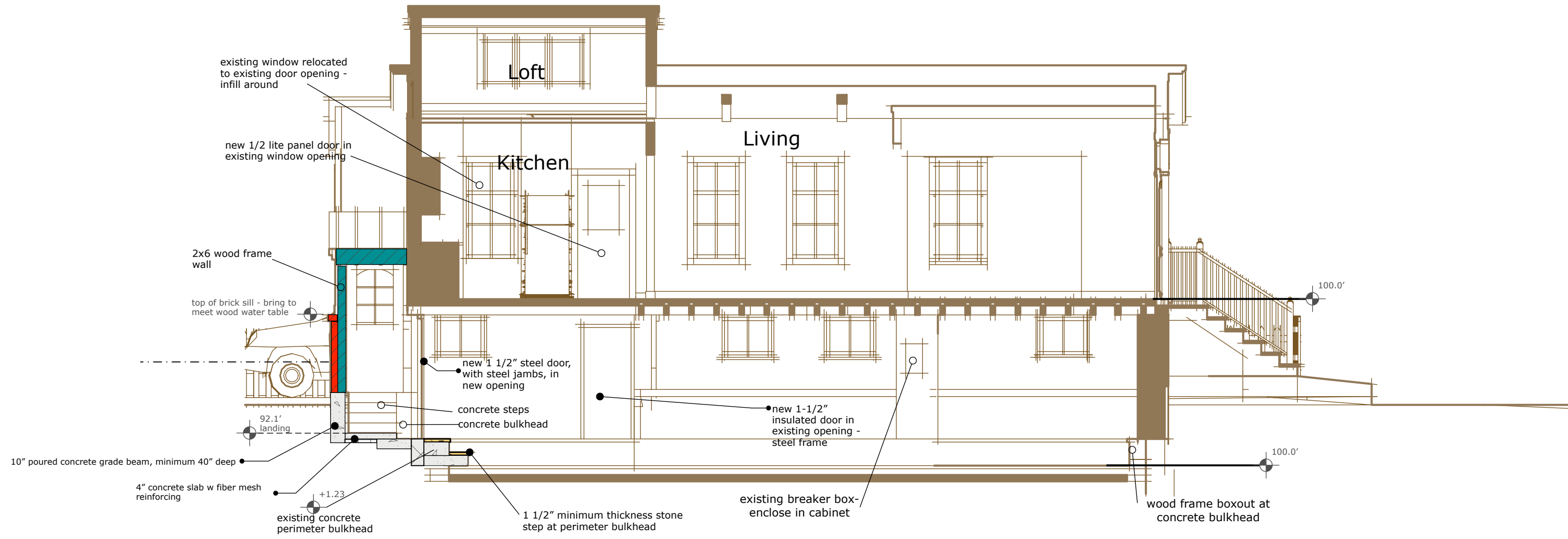
A5.1



Section through new entry
looking west

3/16" = 1' - 0"

A5.1
02



Section through new entry looking south
 3/16" = 1' - 0"

A5.2
 01

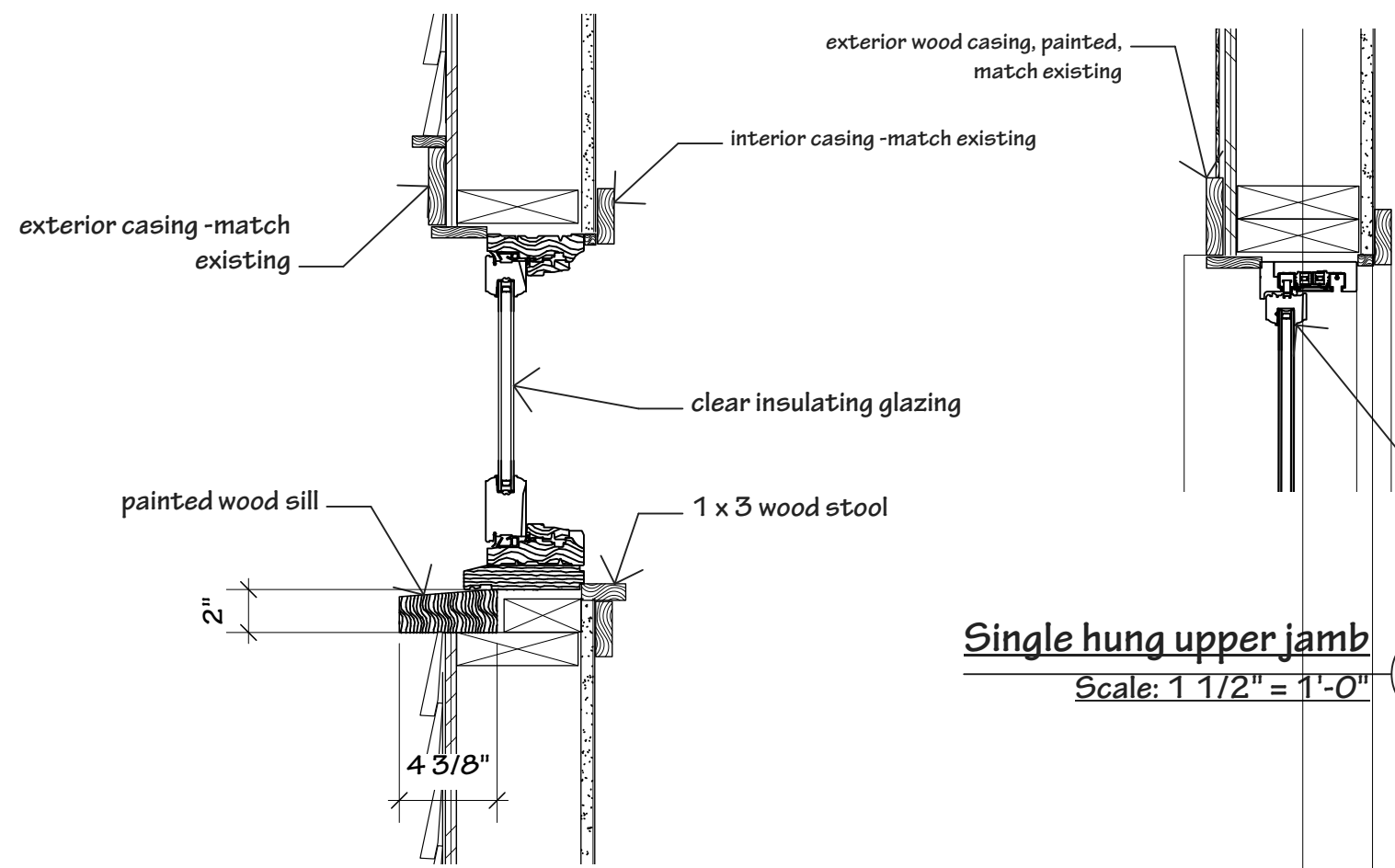
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Mikich House Addition

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 Historic Brewer's Hill

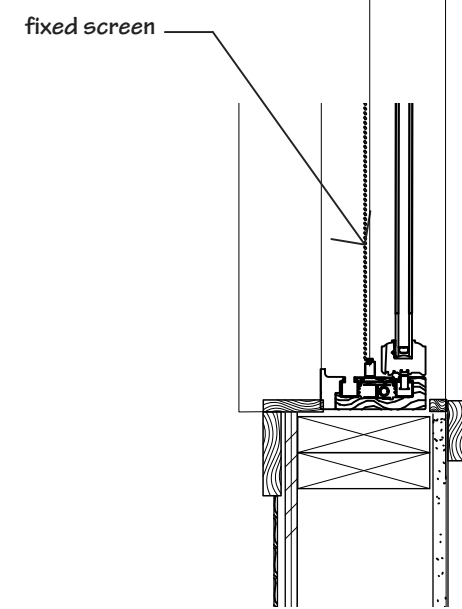
Miller
 Architectural
 Group

A5.2



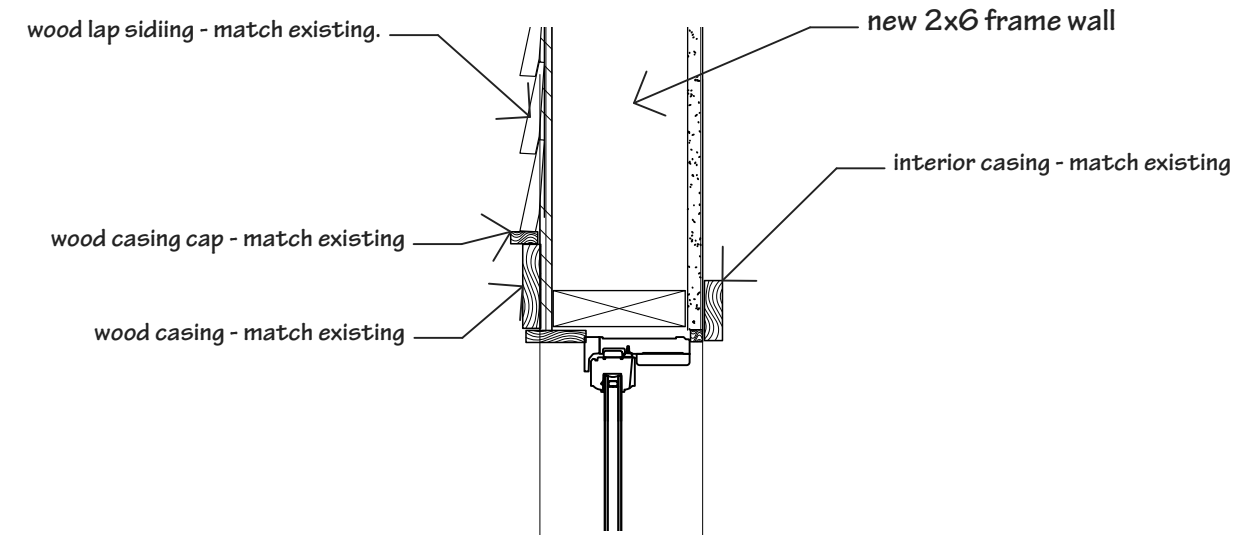
Single hung upper jamb
Scale: 1 1/2" = 1'-0" (7)

Circle top transom detail
Scale: 1 1/2" = 1'-0" (8)



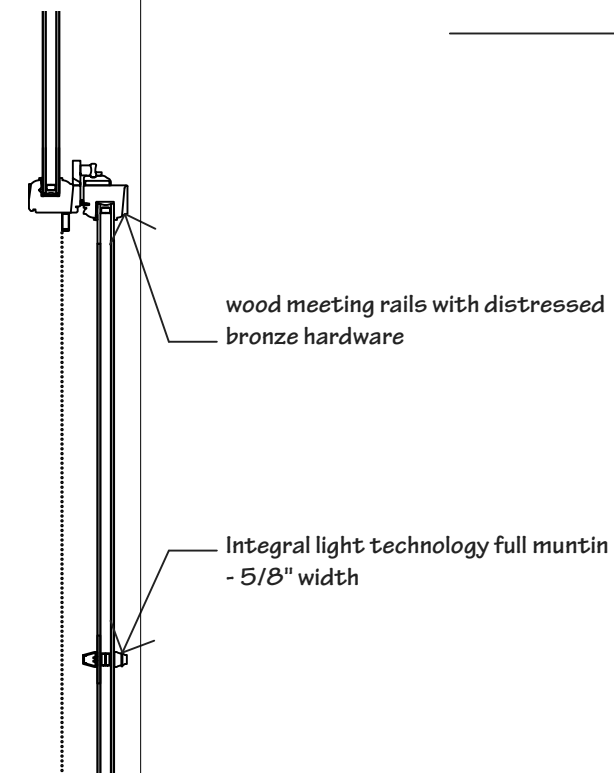
Single hung lower jamb
Scale: 1 1/2" = 1'-0" (6)

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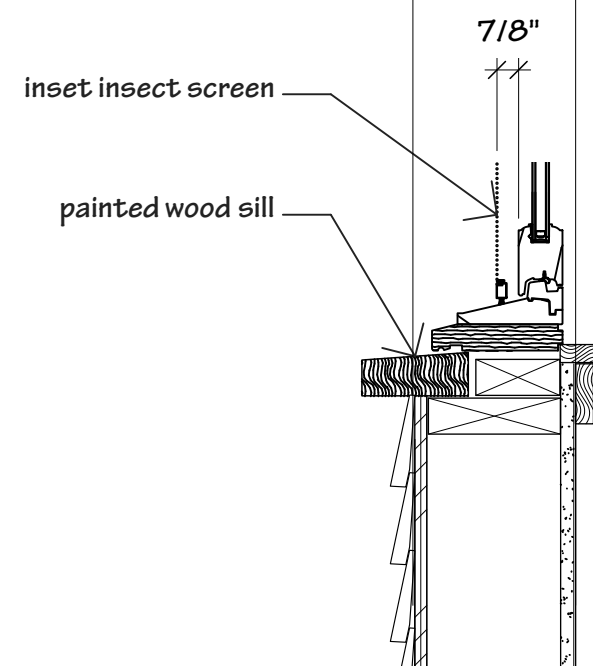


Single hung window head detail
Scale: 1 1/2" = 1'-0" (5)

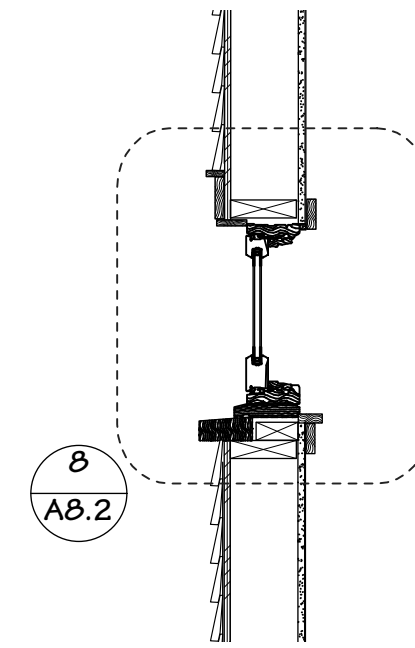
upper sash - fixed



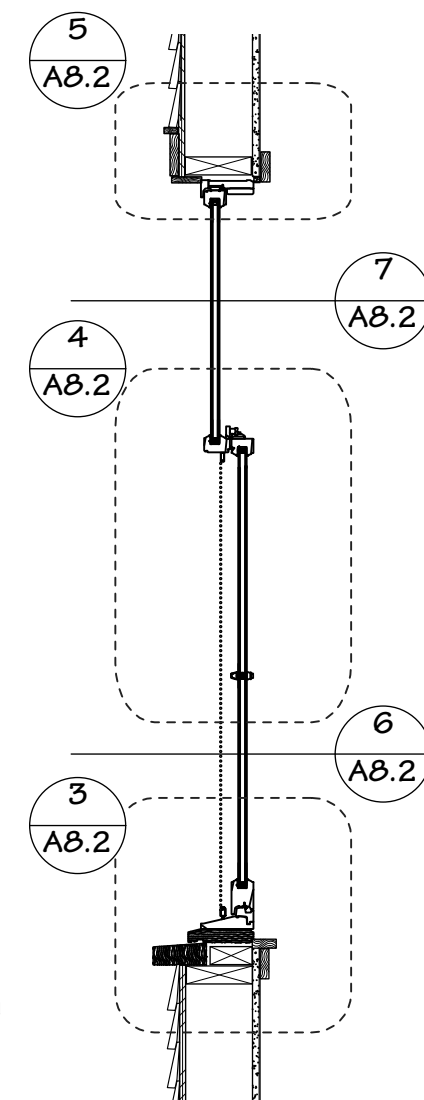
single hung window meeting rail detail
Scale: 1 1/2" = 1'-0" (4)



Single hung window sill detail
Scale: 1 1/2" = 1'-0" (3)

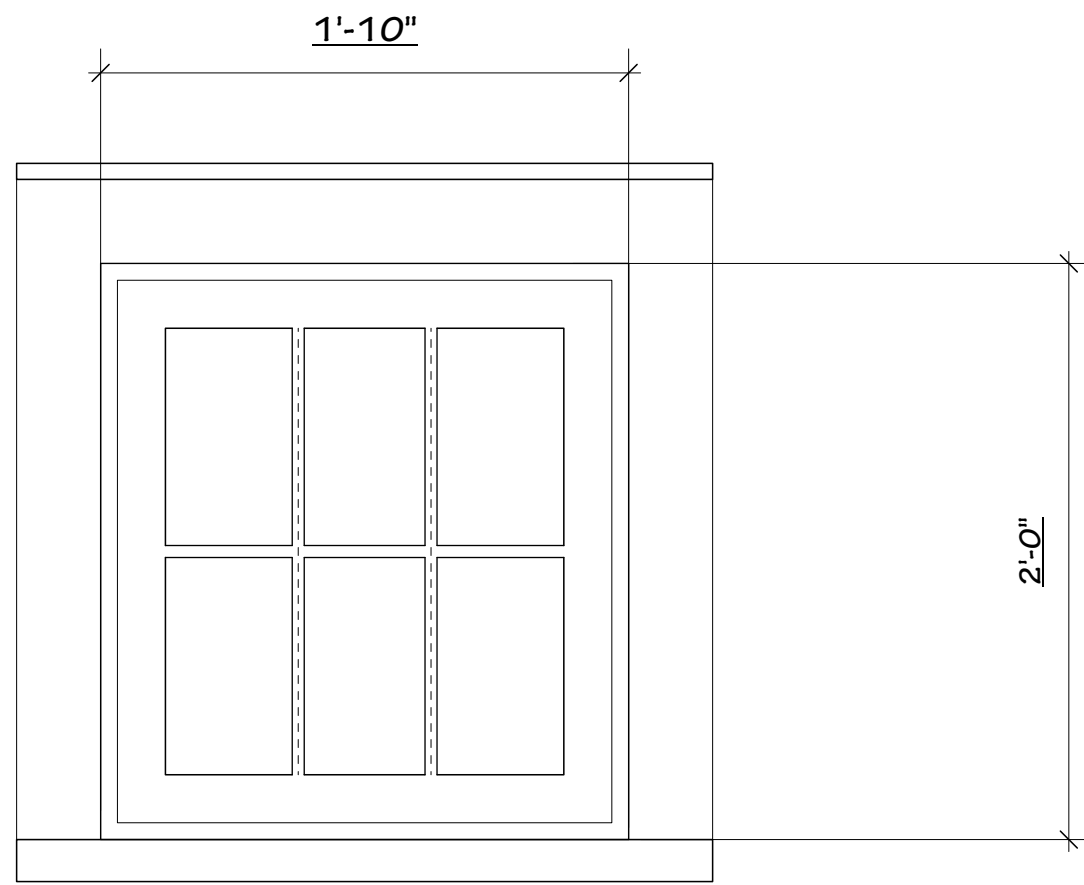


circle transom window
Scale: 3/4" = 1'-0" (2) A8.2



Single hung window
Scale: 3/4" = 1'-0" (1) A8.2

1810 North Palmer Street - Milkich House
Brewer's Hill Historic District
Milwaukee Wisconsin



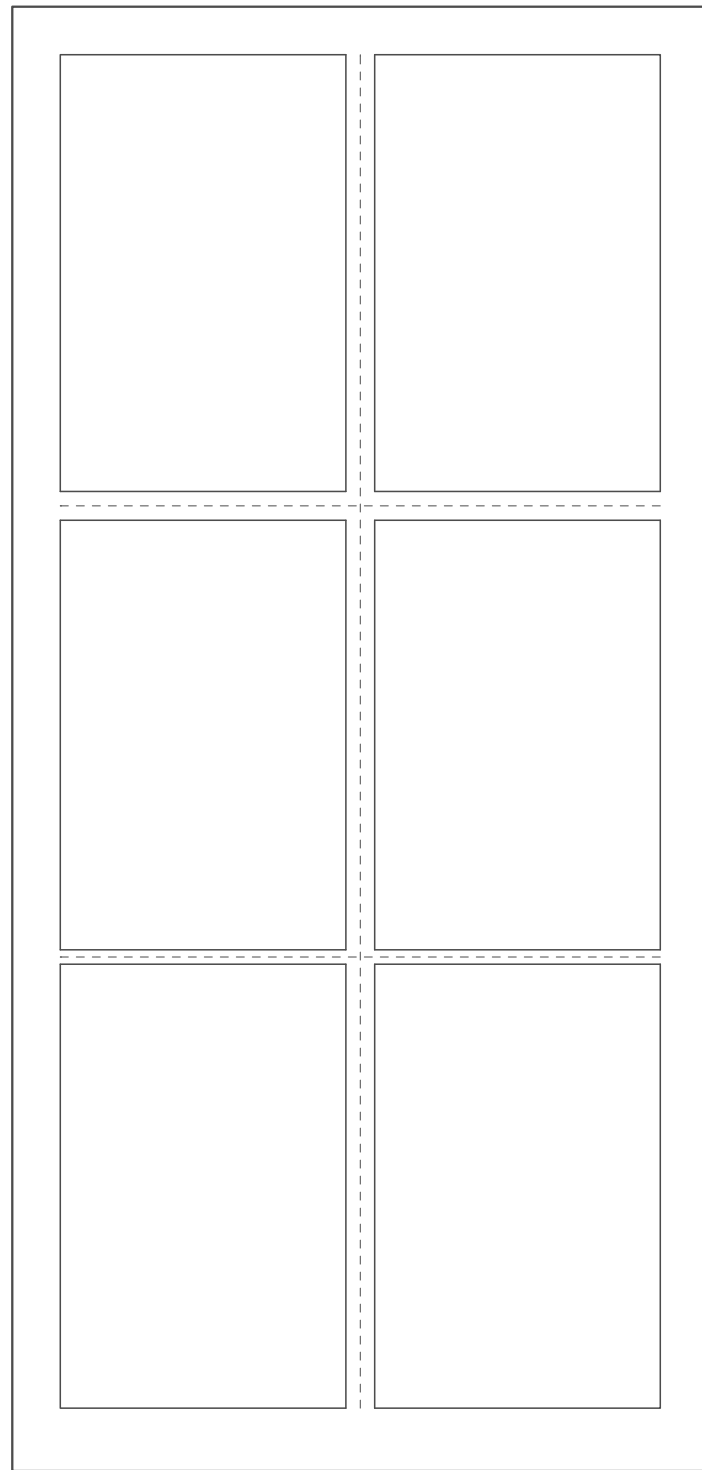
See detail 2/A8.2

Window Elevation

Scale: 1 1/2" = 1'-0"

3
A8.1

Window Type D



Storm window (N.I.C.)

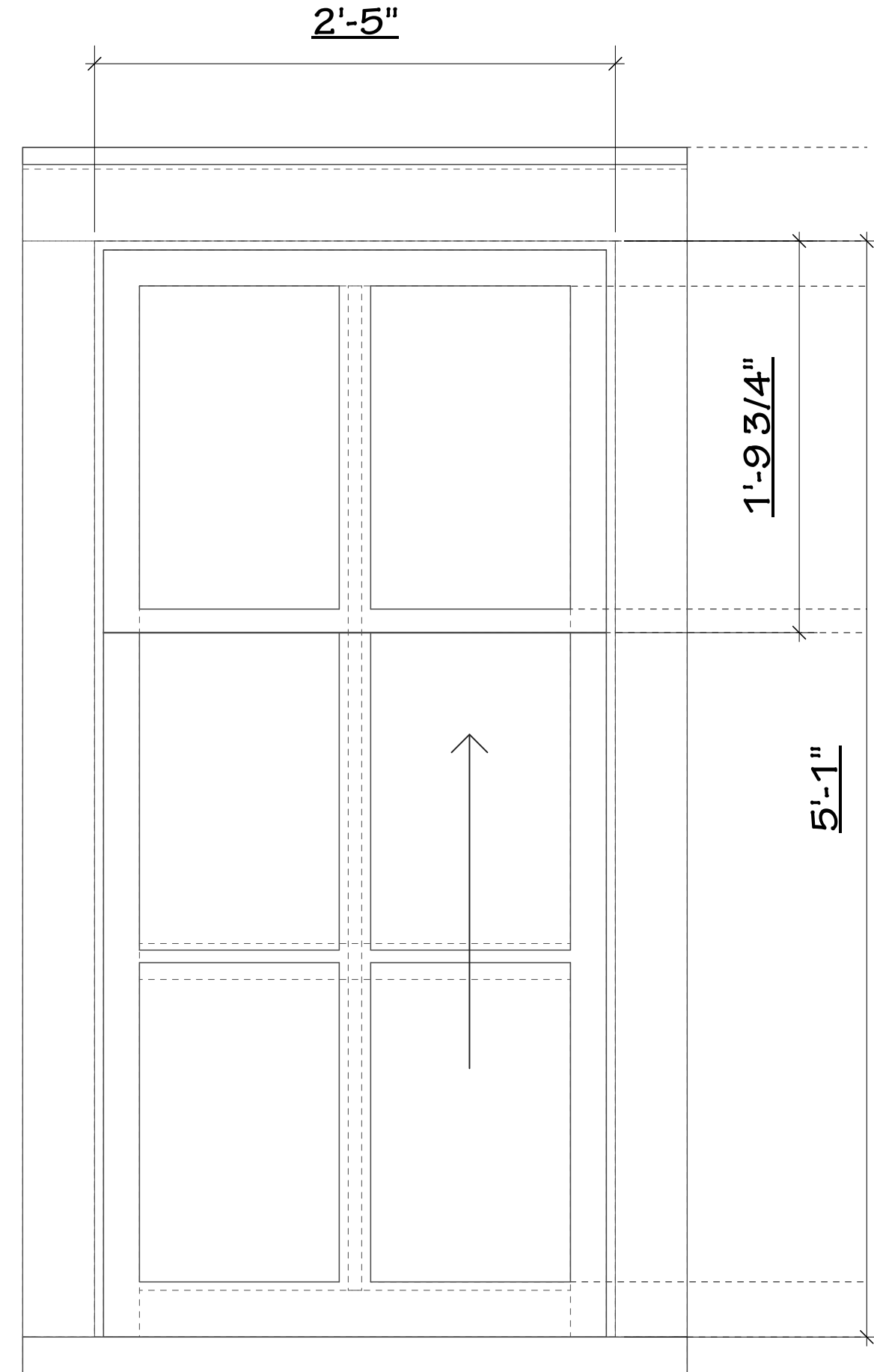
Scale: 1 1/2" = 1'-0"

1
A8.1

to remain at existing windows only

Notes:

1. Window dimensions are nominal. confirm against existing window dimensions.
2. Window manufacturers: Pella: Reserve Traditional Series
Kolbe: Heritage Series



single hung window

See detail 1/A8.2

Window Elevations

Scale: 1 1/2" = 1'-0"

Window Types A, B, C

2
A8.1

Window Elevations

Date: Issue:

Date:	Issue:
-	-
-	-
-	-

1810 North Palmer Street - Milkich House
Brewer's Hill Historic District
Milwaukee Wisconsin

M.A.G.i. 3050.0

SHEET
A8.1