



Certificate of Appropriateness

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

Property
Description of work

2015 N. PALMER ST. BREWERS HILL HD

Project A:

Restoration of damaged brickwork. Disassembly and rebuilding of section of north wall that appears to be delaminating. Repair of cracks in brick on North Wall. Replacement of eroded bricks on exterior ledge. Application of mortar wash to ledge to prevent water ingress and future erosion. Replacement of 4x wooden sills on north face with stone sills (2x second floor window, 1x first floor door, 1x first floor window). Sections of Mortar that had previously been repaired with caulk to be properly restored with mortar. Tuckpointing and mortar repair in brick and foundation as needed.

Proper mortar to be used, and color matched to existing.
(See job proposal from Krown Masonry)

Project B:

Opening of second floor boarded up window. New Marvin Ultimate Wood insert to be installed to match existing opening. 2 over 2, simulated divided light with spacer bar. Non-LowE double layered. Matching replacements as previously approved for 3 front upper and rear kitchen window replacements.

Replacement of 3x additional existing (not historic) windows on north side with same as above.

Project C:

Opening of Lower Level Side Window and Side door that are boarded up.

Door to be replaced with solid wood 4x panel exterior door. Custom made for short height of existing opening.

Due to security issues with large, at grade window. We are looking to install non-operable window, that is made to resemble double hung 2-over-2 style of rest of house. Because this window is at grade and exposed to water run off and snow buildup from adjacent walkway, we would like permission for this to be an aluminum clad, Marvin Ultimate window. Color forest green to match other paintwork.

Date issued

6/1/2022

PTS ID 115265 COA: MASONRY & 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 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:

WINDOWS

The one aluminum window must have a storm window. The storm window must be painted/enameled. Mill finish is not allowed. Add screens as required by by state building code and Milwaukee Code of Ordinances as applicable.

MASONRY

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/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

A sample panel of the masonry materials and their 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.**

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.



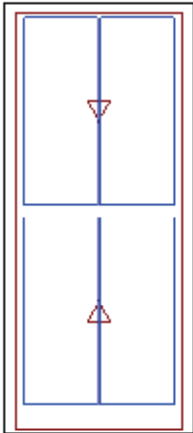
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs,

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, pl Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 3		Ext. Net Price:	USD



As Viewed From The Exterior

Entered As: IO
 FS 32 1/8" X 71 3/4"
 IO 32 1/2" X 72"
 Egress Information
 Width: 28 9/16" Height: 30 11/64"
 Net Clear Opening: 5.98 SqFt

- Primed Pine Exterior
- Bare Pine Interior
- Ultimate Wood Double Hung Insert
- Inside Opening 32 1/2" X 72"
- 0 Degree Frame Bevel
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- IG
- ~~Low E2 w/Argon~~ **Non-Low E Glass to be used.**
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular - Special Cut 2W1H
- Primed Pine Ext - Bare Pine Int
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular - Special Cut 2W1H
- Primed Pine Ext - Bare Pine Int
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Oil Rubbed Bronze Sash Lock
- 1 Per Unit Oil Rubbed Bronze Sash Lift
- Beige Jamb Hardware
- ~~Aluminum Screen~~
- Stone White Surround
- Charcoal Fiberglass Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jambs

***Note: Unit Availability and Price is Subject to Change

Doors

Traditional door



All styles
1860-1910



Italian
1860

Intended Door Style

Lower Level Window to be opened up (North Face)



Lower level Side door to be opened up. (North Face)

2015 N Palmer St. Milwaukee WI
Photographs



Example of Existing Stone Sills, (North Face)
Windows to be replaced

2015 N Palmer St. Milwaukee WI
Photographs



Wooden Sills to be replaced with Stone. Closed Window to be opened. New window to be installed. (North Face)

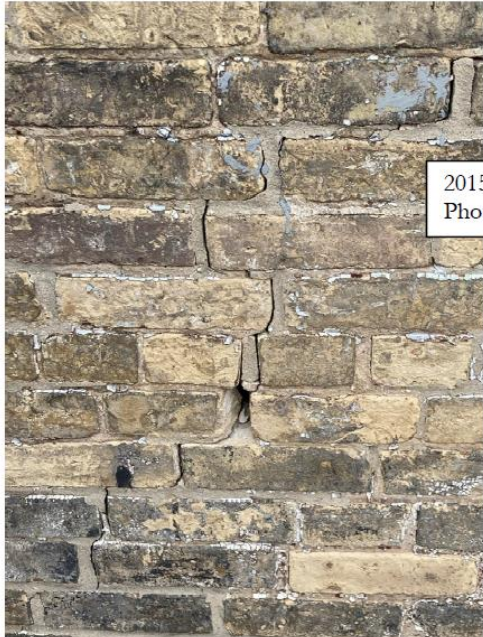
Examples of deterioration to brick to be repaired.



Section above shows signs of delamination.
Portion of wall to be disassembled and rebuilt.



Typical damage



2015 N Palmer St. Milwaukee WI
Photographs