



Certificate of Appropriateness

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

Property

1951 N. 2ND ST.

Brewers Hill

Description of work

Remove existing brick retaining wall at the rear of the property as it is in poor condition. Construct a new retaining wall (dimensions 5' high and 10' long) of 8x16 blocks. The new wall will be faced with new buff brick resembling cream city brick or salvaged stone from the original wall. The bottom of the wall will be filled with concrete with code-compliant arrangements for proper drainage.

Repour concrete sidewalk and replace the existing wood fence with a new wood dog-ear privacy fence. The fence will serve as the required guard around the rebuilt retaining wall. Fence shall be painted. A handrail may still be required by city ordinance or UDC.

Date issued

11/27/2019

PTS ID 114815 COA: reconstruct retaining wall, new fence

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:

1. Fence to meet all zoning and construction requirements of city ordinances.
2. Fence design to be selected from time-period appropriate selections in Living with History or work with staff on alternates.
3. All wood for fences must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building's front setback must be clear grain. Wood fences must be painted or stained 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 the of the paint job subsequently applied to it will be decreased.
4. Mortar conditions only apply to the contact point between the new wall and the original foundation. The contractor may select whatever mortar he deems structurally appropriate for the new wall. 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.

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.

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.

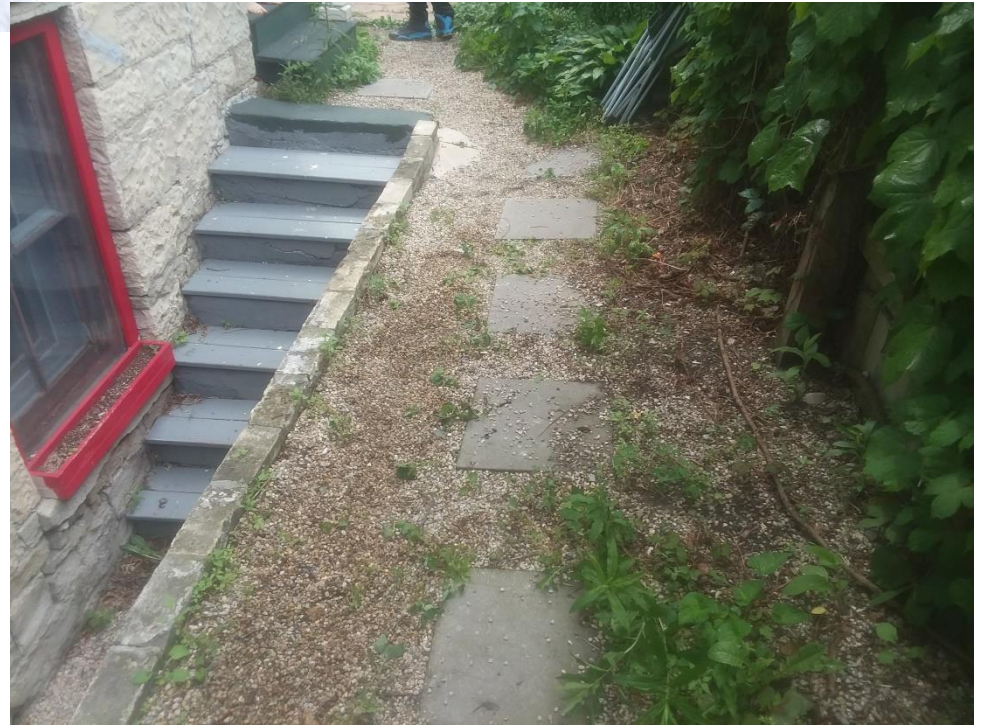


City of Milwaukee Historic Preservation Staff

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



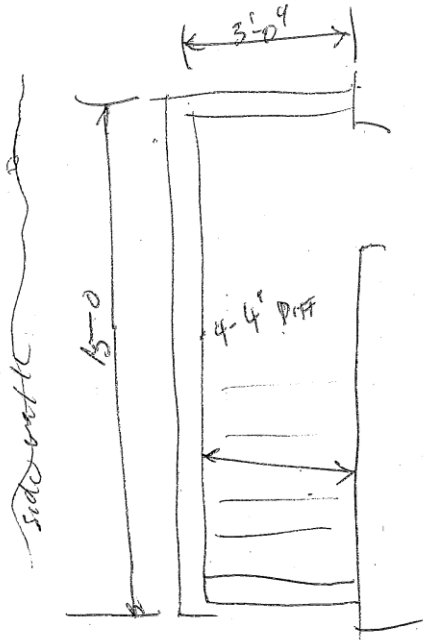
Area to be rebuilt.



9-17-19
Richard Smith

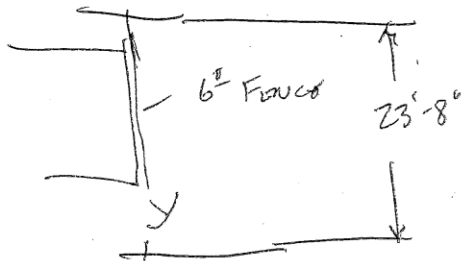
1951 N. 2ND

Site Plan & Fence Details



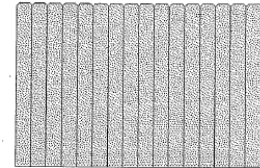
$$5^2(15+3) = 90 \cdot 1.125 = 101.25$$

$$4^8(13) = 84 \cdot 1.125 = 94.5$$
$$\begin{array}{r} 94.5 \\ - 7 \\ \hline 87.5 \end{array}$$



Fence Information

6'X8' Pressure Treated Dogeared Panels (5/8"x6" Pickets)
4"X4"X10' Pressure Treated Posts
No Post Tops Selected
Premium Screw Fasteners



Footing Information

Fast Set Concrete Footing For Posts

Fast Set Concrete
Mix - 50 lbs



Gate Information

1 - EZ 5/8" x 5.5" x 6' AC2 Dogear Picket Gate