



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

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	2019 N. PALMER ST.	Brewers Hill Historic District
Description of work	Install new GAF Timberline Natural Shadow shingles in slate color. Restore two original window openings on first story of front elevation and install new wood windows in them. Tuck-point front elevation as needed.	
Date issued	6/10/2014	PTS ID 95437 COA, window restoration, tuckpointing, new roof

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:

All work will follow the specifications and photos contained in this COA. A continuous ridge vent may be installed on the ridge of the roof, but it must extend the total length of the roof and not stop short. If box vents are used on the roof they must be as far to the rear as possible where they will not be visible from the street and they must be painted out to blend with the color of the roof shingles.

Mortar for tuckpointing must be type K and the new mortar must match the original in terms of color, texture, joint width and joint finish. A small sample panel, no more than about one foot by 2 feet of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material. The edges of the brick must not be nicked during the mortar removal process and only unsound or missing mortar should be replaced. Owner and contractor must work closely with HPC staff during construction.

The new wood windows will have semi-elliptical tops to match the second story front windows. No vinyl, vinyl-clad, aluminum, aluminum-cad, fiberglass or steel windows are permitted. New windows will be one-over-one with no muntins. Existing snap-in muntins on second floor windows of front elevation will be removed. The new window openings will be fitted with PRESSED cream brick arches and field brick. New mortar must match the original in terms of color, texture, hardness joint width and joint finish. Mortar no harder than type K should be used to match the mortar used during the 1860s when the house was built. Please see the masonry chapter in the city's book "As Good As New" for more information on why the proper hardness mortar is crucial to a lasting job and one that will not damage the historic brickwork.

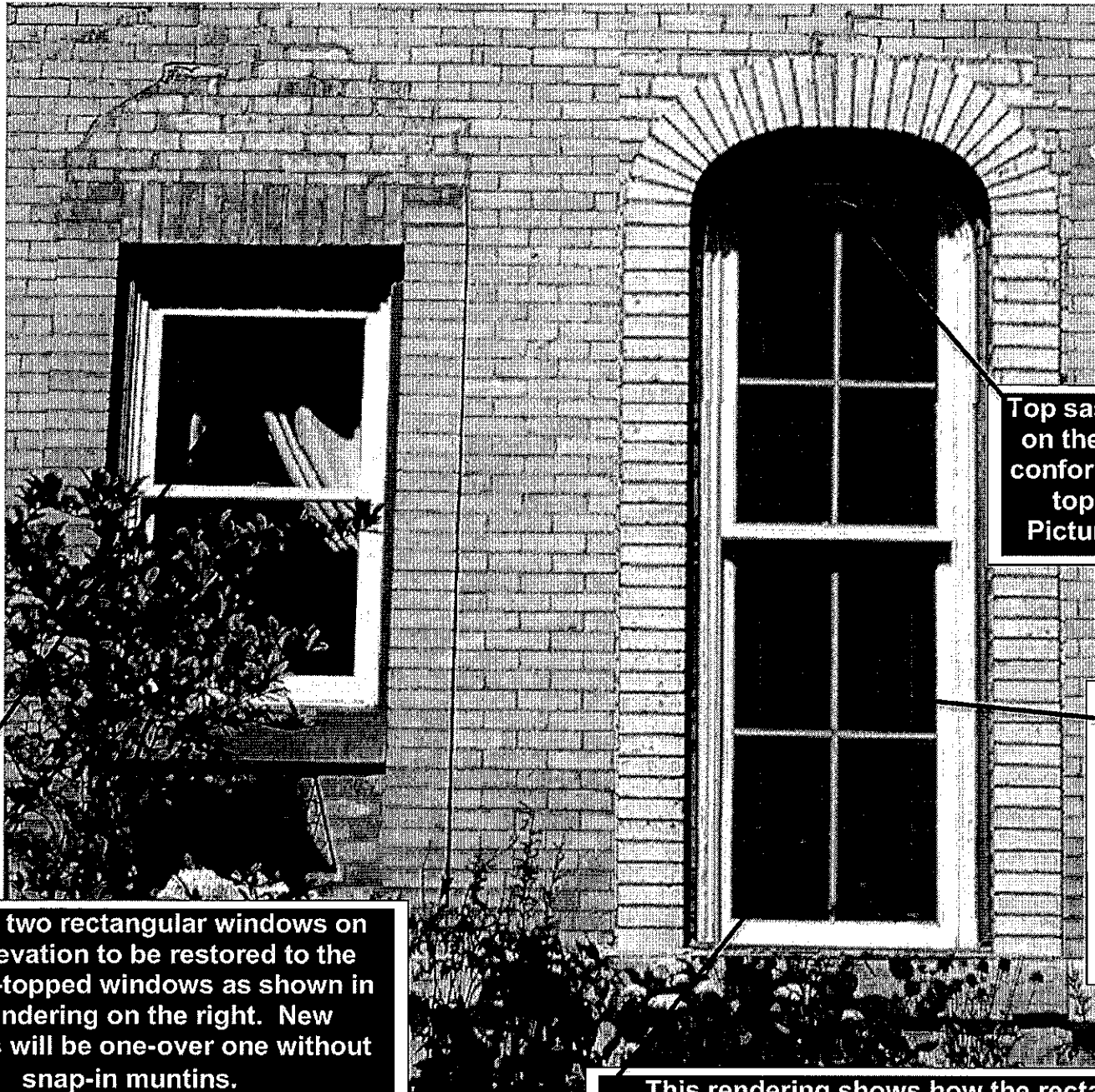
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakobovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: pjakub@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.

A handwritten signature in cursive script, reading "Paul Jakobovich", written over a horizontal line.

Paul Jakobovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Contractor Jeremy Gross, Inspector Bret Radke (286-2553), Inspector Heidi Weed



Existing two rectangular windows on front elevation to be restored to the elliptical-topped windows as shown in the rendering on the right. New windows will be one-over one without snap-in muntins.

Top sash must be cured on the INSIDE edge to conform to the elliptical topped windows. Pictured here the top

No muntins and snap-in muntins will be removed from existing windows on the second story of the front elevation

This rendering shows how the rectangular windows will be modified on the first story of the front elevation to match the original design.