



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004  
Office of the Common Council/City Clerk

**Property**

1813 N. 1ST ST.      **Brewers Hill Historic District**

**Description of work**

Remove rear chimney and patch roof to match existing roofing material. Install new PVC venting for heating equipment on side elevation. Install new central a/c unit on grade at back of building. Repair and replace wooden railings and guardrails on front porch as needed to match the existing design and dimensions. Remove air conditioner from third floor front gable window and replace with a new, all-wood double hung window to match the original size and configuration. Tuckpoint house and garage where needed. Replace side and back storm doors with new all wood storm/screen doors.

**Date issued**

4/13/2012

PTS ID 79301 COA, exterior repairs

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 be done according to the attached photos and specifications. PVC sidewall venting for new heating equipment must be painted out to blend with the colors of the surrounding building materials. PVC pipes must not be on the front elevation and must be as far back as possible on the side elevations.

New mortar for tuckpointing must match the original mortar in terms of mortar color, texture, hardness, joint width and joint finish. See the Masonry chapter in the city's book *As Good As New* for an explanation on why mortar that is too hard is subject to premature failure. A small masonry text panel of the new mortar must be reviewed and approved by HPC staff prior to general commencement of the work. The new attic window for the front elevation must be all wood. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.

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 Jakubovich of the Historic Preservation department as follows:  
Phone: (414) 286-5712 Fax: (414) 286-3004 E-mail: [pjakub@milwaukee.gov](mailto:pjakub@milwaukee.gov).

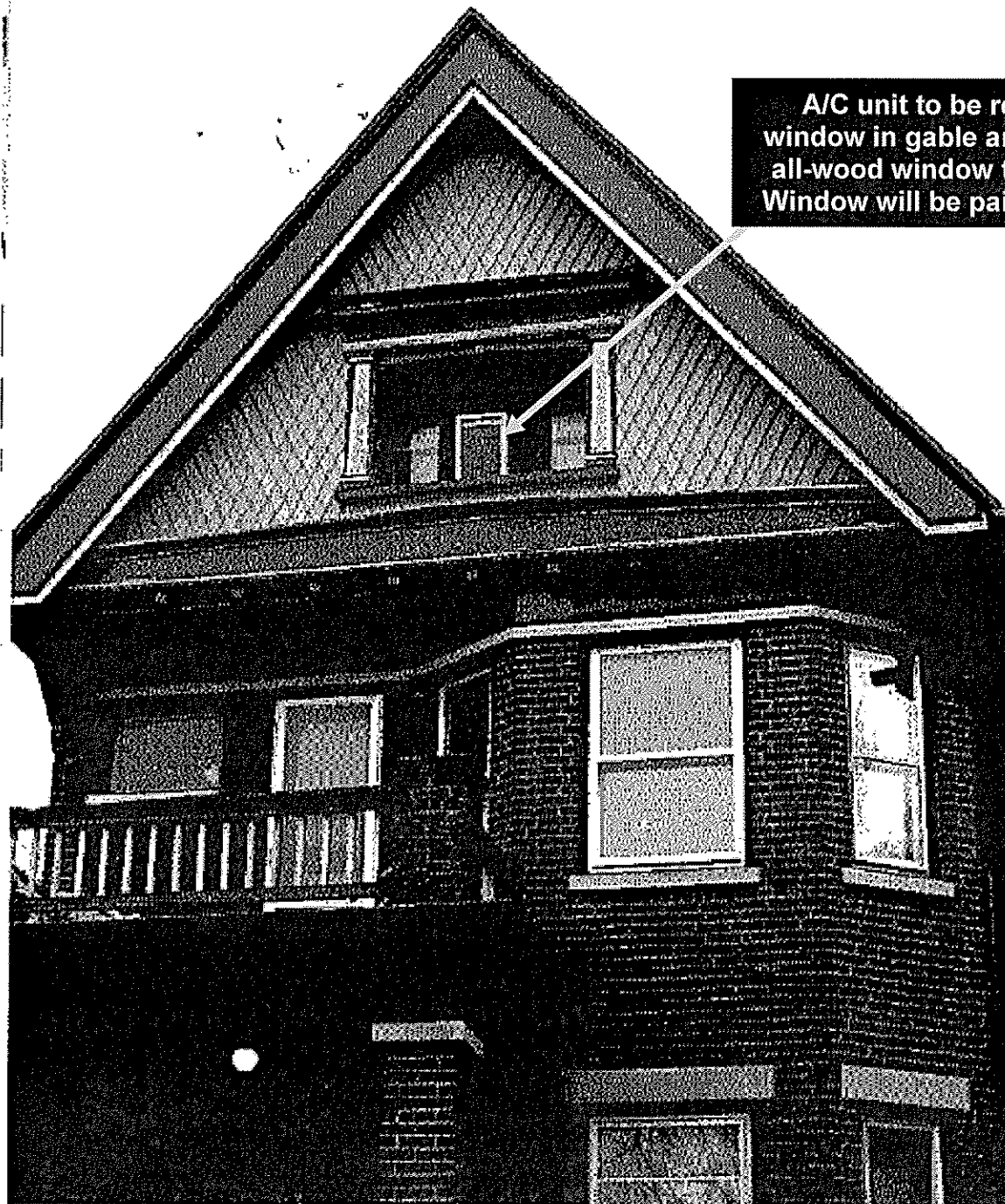
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.mkedcd.org/build](http://www.mkedcd.org/build), or call (414) 286-8210.



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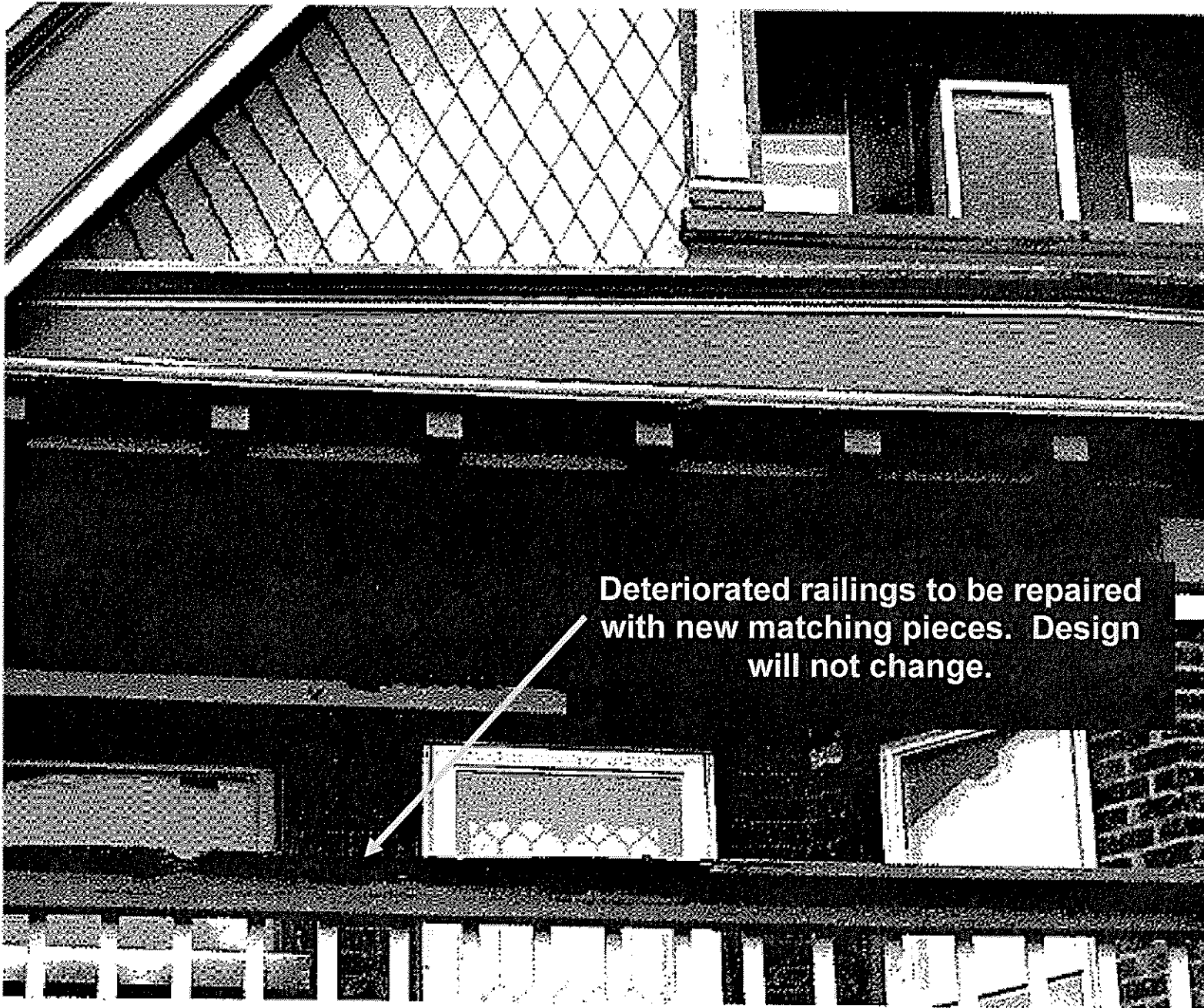
Paul Jakubovich  
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Milele Coggs, Inspector Bill Richter (286-2518), Inspector Heidi Weed

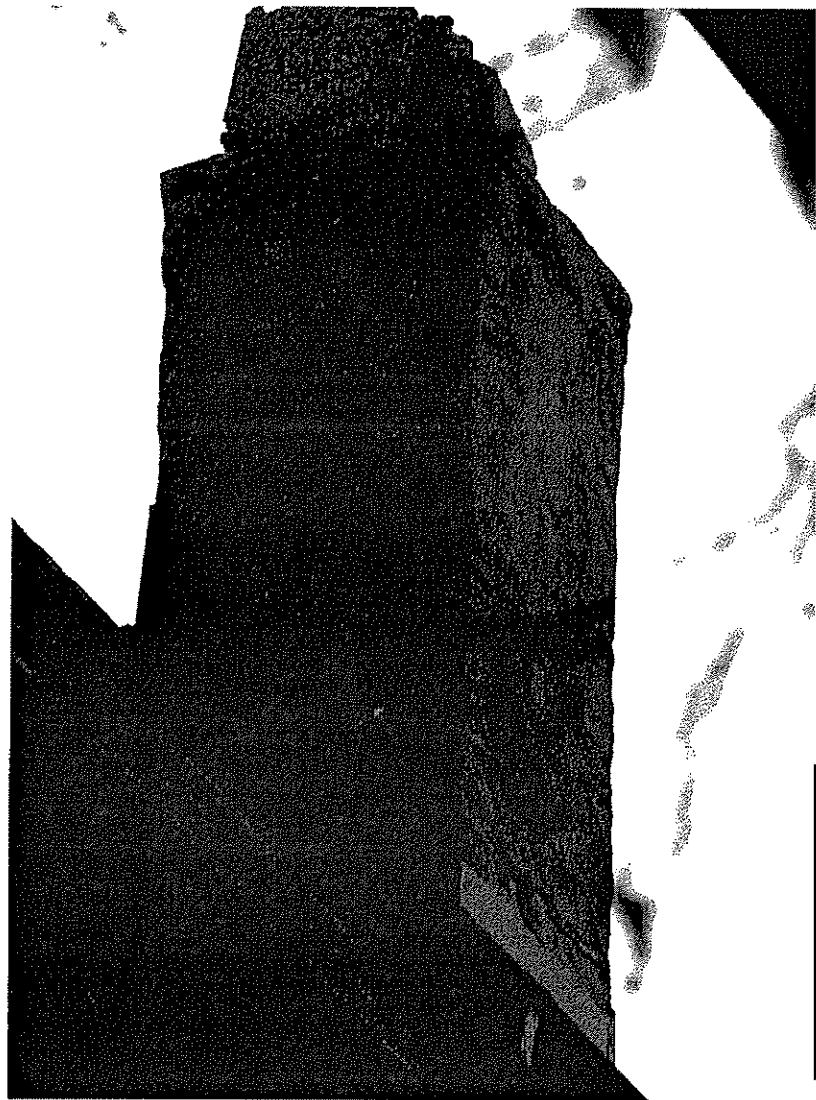


A/C unit to be removed from center window in gable and replaced with a new all-wood window to match the originals. Window will be painted upon completion.

1813 N. 1<sup>st</sup> St.



**Deteriorated railings to be repaired  
with new matching pieces. Design  
will not change.**



**Deteriorated secondary chimney at the back of the house to be removed and the roof area patched with shingles to match the existing.**